3767 Seventh Avenue

HILLCREST | SAN DIEGO, CA 92103

Hillcrest Luxury Fourplex With Existing Plans To Build Up To 10 Additional Units At Rear Of Property

CBRE

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

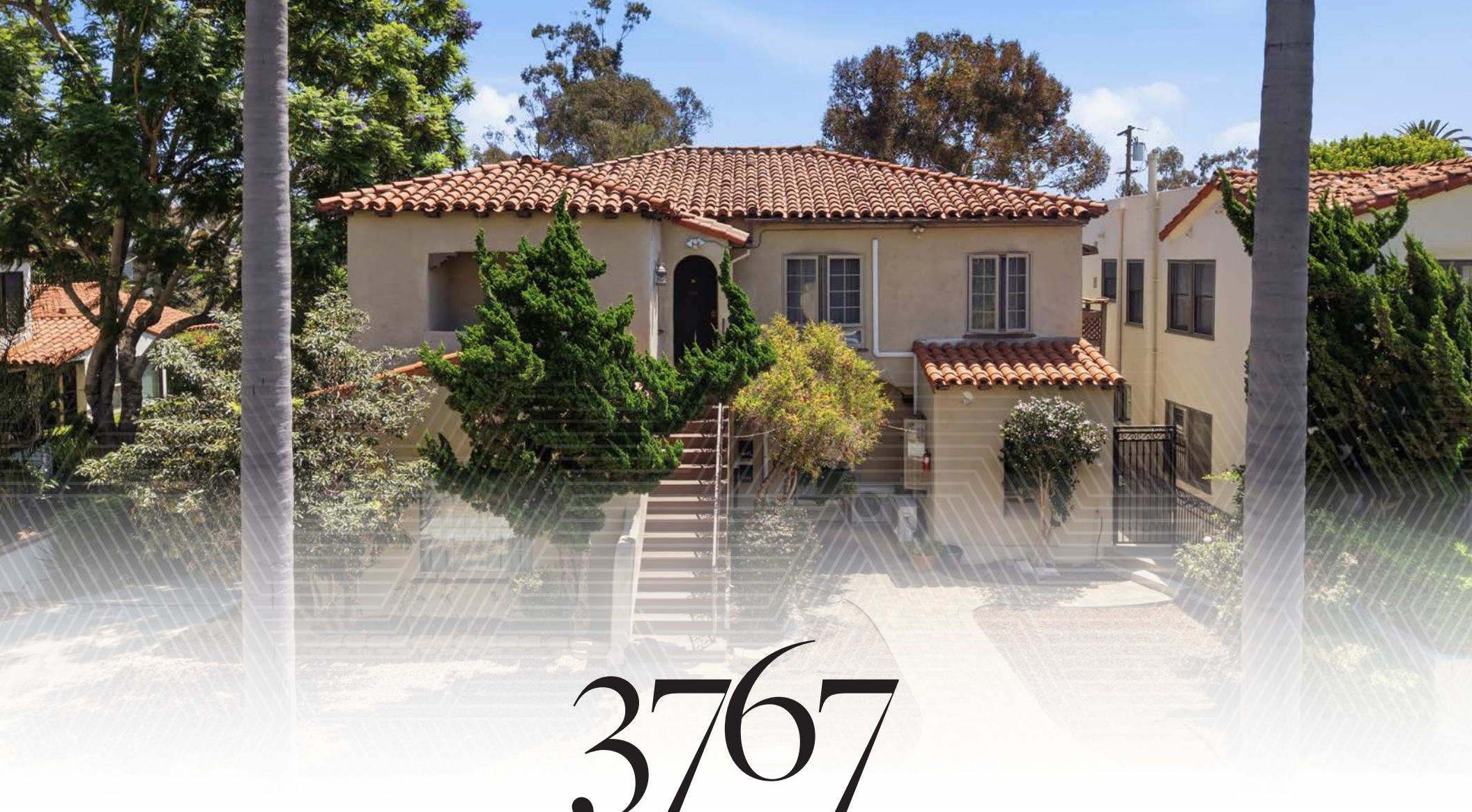
Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

© 2026 CBRE, Inc. All Rights Reserved.



3767
Seventh Avenue

one
INVESTMENT OVERVIEW

two
SITE PLANS

three
FINANCIAL ANALYSIS

four
SALES COMPARABLES

five
MARKET OVERVIEW

3767 Seventh Avenue

one

EXECUTIVE SUMMARY

CBRE is pleased to exclusively present for sale 3767 7th Avenue, an exceptionally restored Spanish-style multifamily investment located in the heart of Hillcrest, one of San Diego's most desirable and supply-constrained urban neighborhoods. Combining stabilized in-place cash flow with fully entitled expansion potential, the offering presents a rare opportunity to acquire a trophy-quality asset featuring immediate development upside. The property currently consists of four legal apartment units and one non-conforming one-bedroom unit, while approved plans allow a purchaser to immediately commence construction of nine additional apartment units and legalize the existing non-conforming residence, resulting in a 14-unit apartment community upon completion.

Originally constructed in 1930, the property has undergone an extensive, condo-quality restoration over recent years, preserving its timeless Spanish architecture while incorporating modern luxury finishes throughout. The existing improvements comprise approximately 3,910 rentable square feet and include a highly desirable unit mix consisting of one (1) 2-bedroom / 2-bath townhome (±1,200 SF), two (2) 2-bedroom / 1-bath residences (±875 SF each), one (1) studio (±400 SF), and one (1) non-conforming 1-bedroom / 1-bath unit (±560 SF) converted from a former laundry facility. The property currently generates approximately $167,200 in annual gross income, providing investors with meaningful in-place cash flow while preparing for immediate vertical expansion.

Unlike traditional development opportunities requiring years of entitlement risk, 3767 7th Avenue offers the rare advantage of approved plans already in place, allowing a buyer to move directly into construction and significantly accelerate project timelines. Upon completion of the approved improvements, investors will own a substantially larger, institutional-quality apartment community in one of San Diego's strongest rental markets, benefiting from increased economies of scale, long-term appreciation, and enhanced operating efficiencies.

An additional financing advantage further differentiates the offering. Because the property is currently legally comprised of four residential units, qualified purchasers may be eligible to obtain high loan-to-value residential financing with long-term fixed-rate terms, providing a significantly lower cost of capital than traditional commercial multifamily financing while simultaneously controlling a future development opportunity.

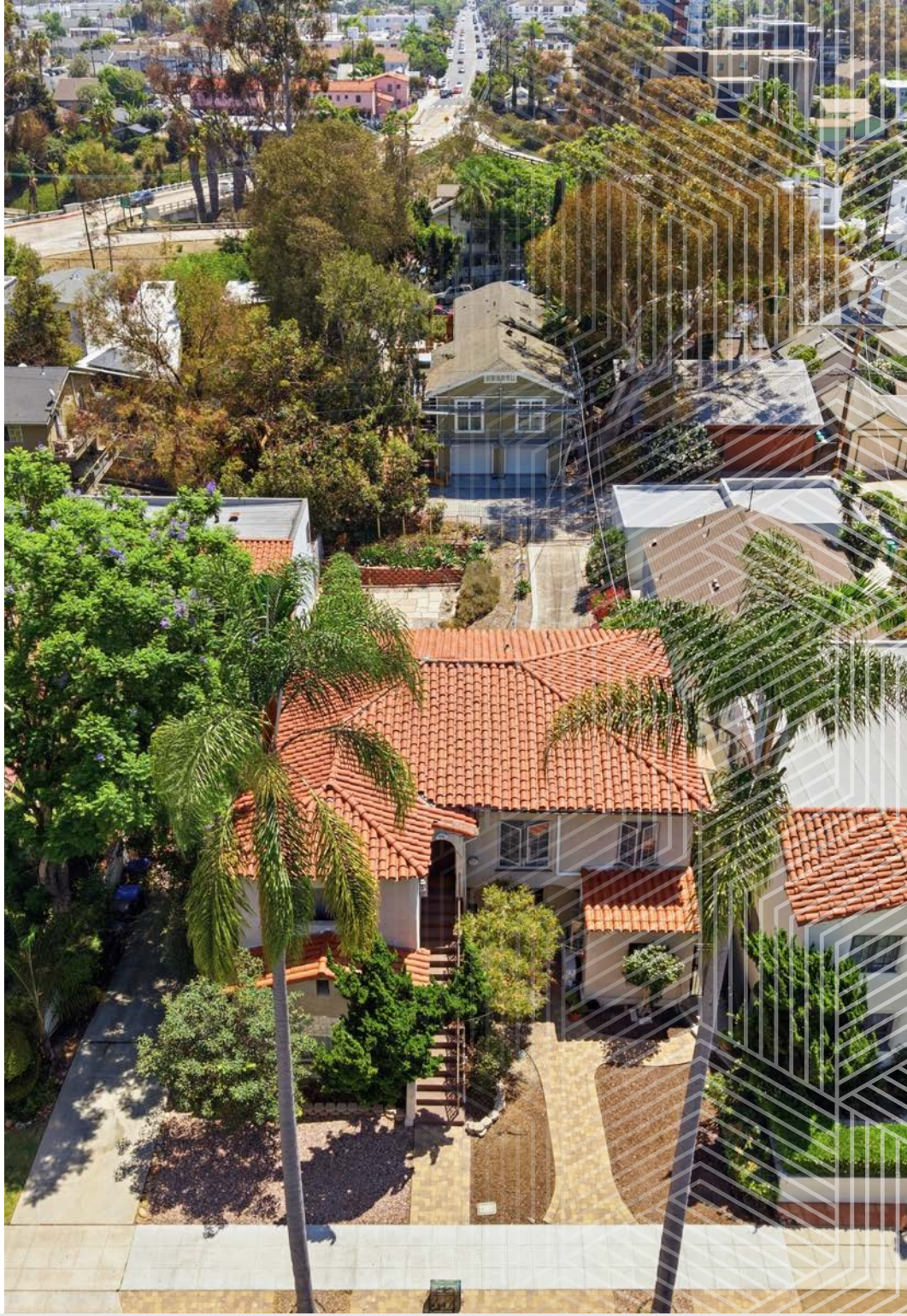
Located in the center of Hillcrest, one of San Diego's premier walkable neighborhoods, the property is just steps from Whole Foods Market, Balboa Park, and the area's vibrant collection of acclaimed restaurants, cafés, nightlife, boutique retail, and employment centers. Hillcrest's exceptional walkability, limited housing supply, and consistently strong rental demand continue to support long-term rent growth and investor confidence.

Each residence has been thoughtfully renovated with luxury finishes designed to compete with newly constructed product, including fully remodeled interiors, in-unit washer and dryers, air conditioning, new stainless steel appliances, gas ranges, dishwashers, abundant natural light, and designer finishes throughout. The property also benefits from four off-street parking spaces. Utility expenses are efficiently managed through a RUBS program whereby tenants pay their own electric, gas, cable/internet service, plus $50 per resident monthly toward water, while ownership remains responsible only for trash and sewer service.

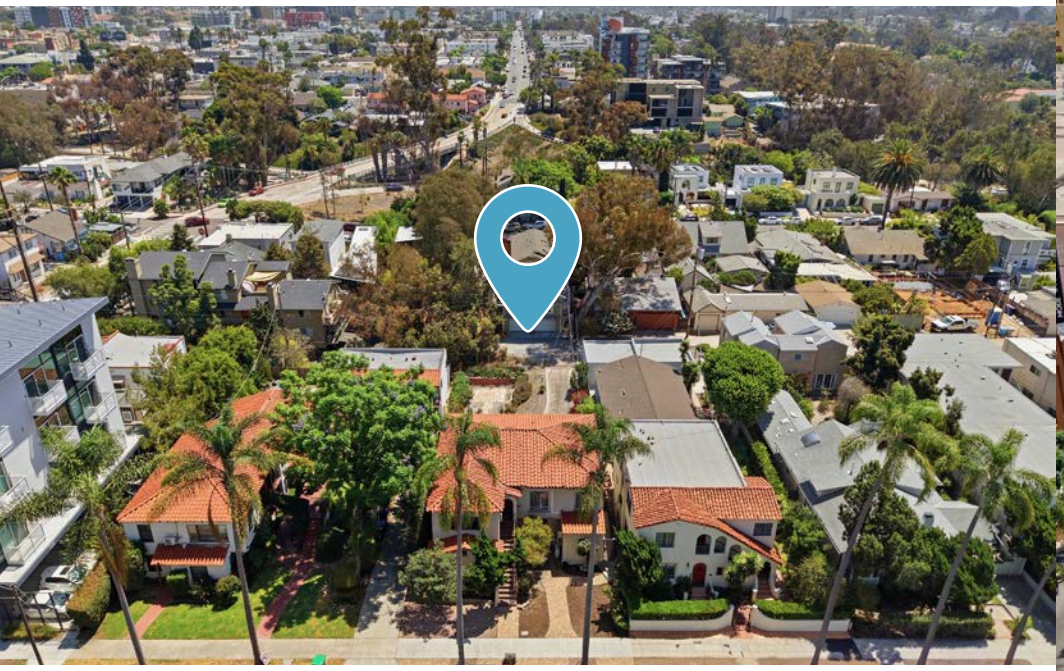
3767 7th Avenue represents a highly differentiated investment opportunity combining immediate cash flow, luxury existing improvements, entitled development potential, attractive financing advantages, and an irreplaceable Hillcrest location, a combination that is seldom available within San Diego's multifamily market.

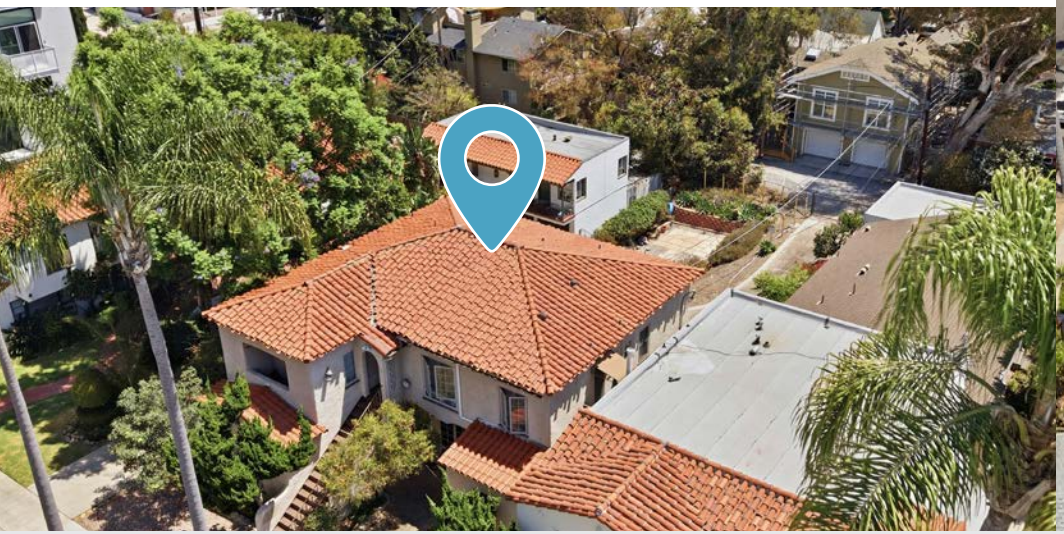
INVESTMENT HIGHLIGHTS

- Premier Hillcrest Location | Walker's Paradise Near Balboa Park
- Immediate Cash Flow with Fully Entitled Development Upside
- Approved Plans for 9 New Units | Future 14-Unit Community
- Rare Trophy Asset | Extensively Restored Spanish Architecture
- Luxury Renovated Interiors | Condo-Quality Finishes Throughout
- High-LTV Residential Financing Opportunity
- Current Gross Income of Approximately $167K Annually
- Modern Amenities | In-Unit Laundry, A/C & Stainless Steel Appliances
- RUBS Utility Program | Enhanced Operating Efficiency
- Strong Rental Fundamentals | Supply-Constrained Urban Market
- Walkable to Whole Foods, Balboa Park, Restaurants & Entertainment
- Exceptional Long-Term Value Creation Through Entitled Expansion

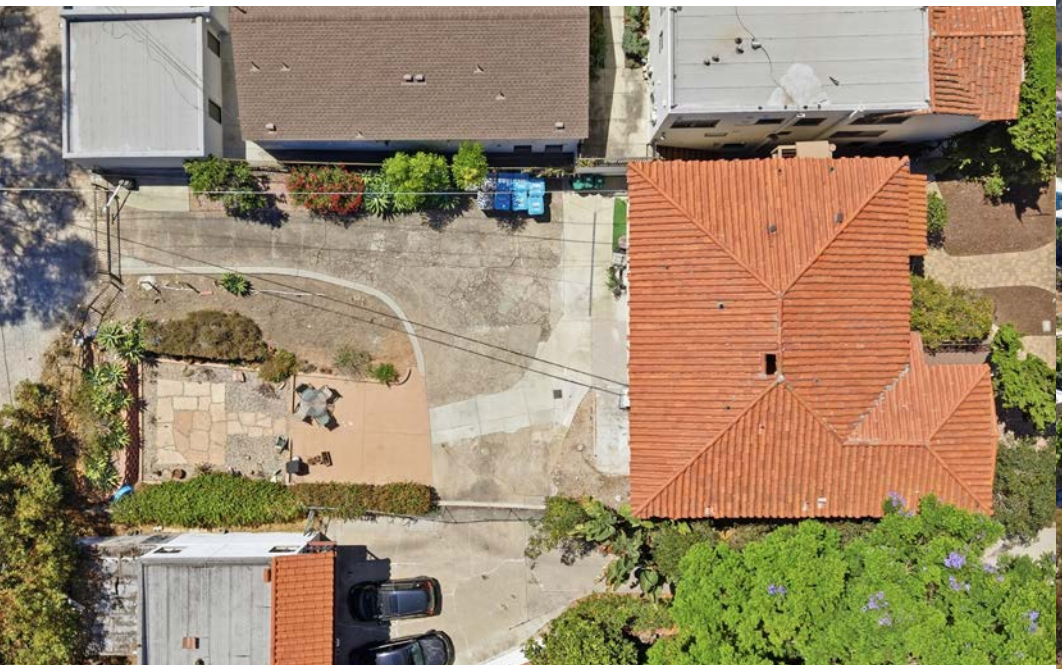


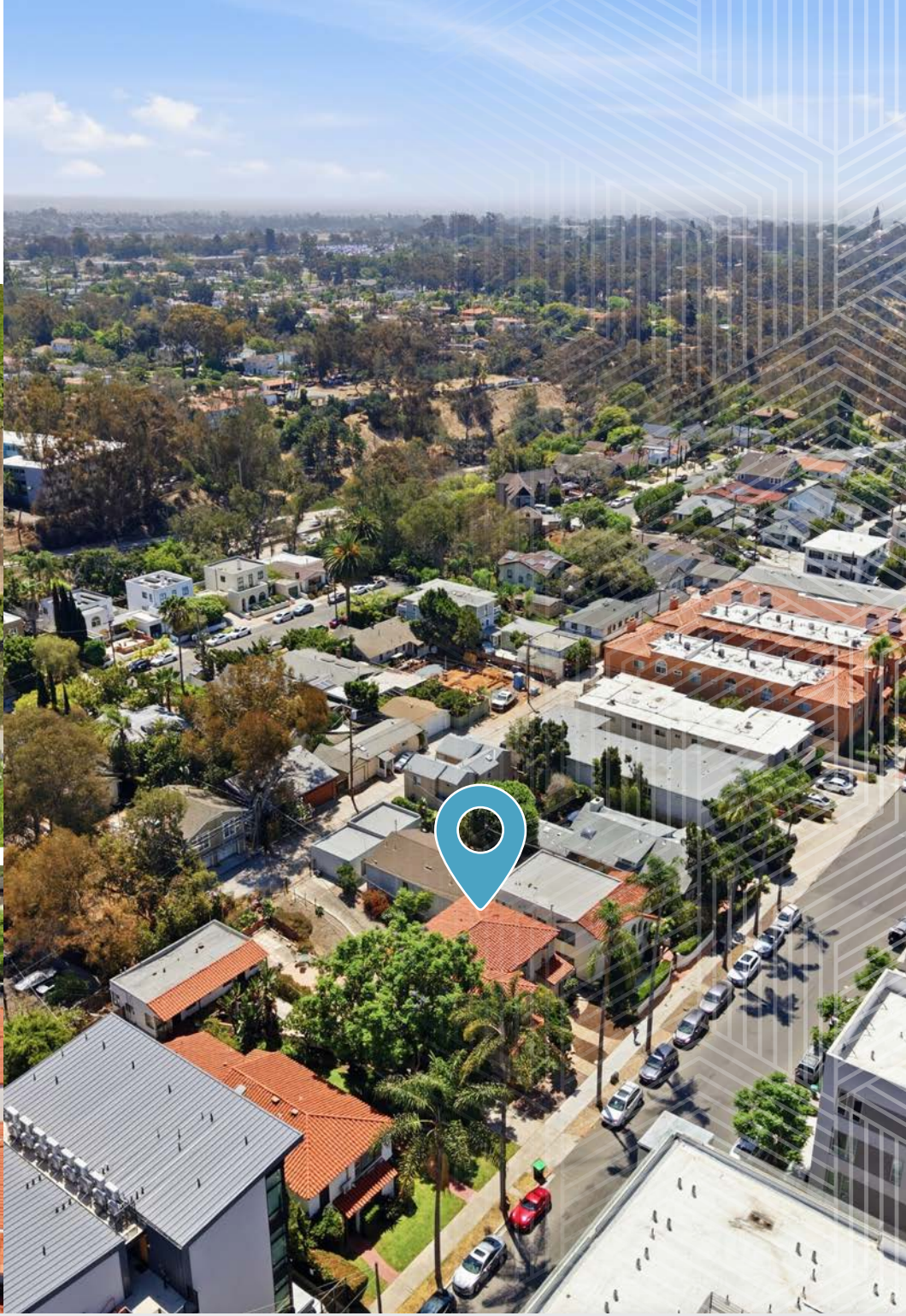
PROPERTY PHOTOS





PROPERTY PHOTOS

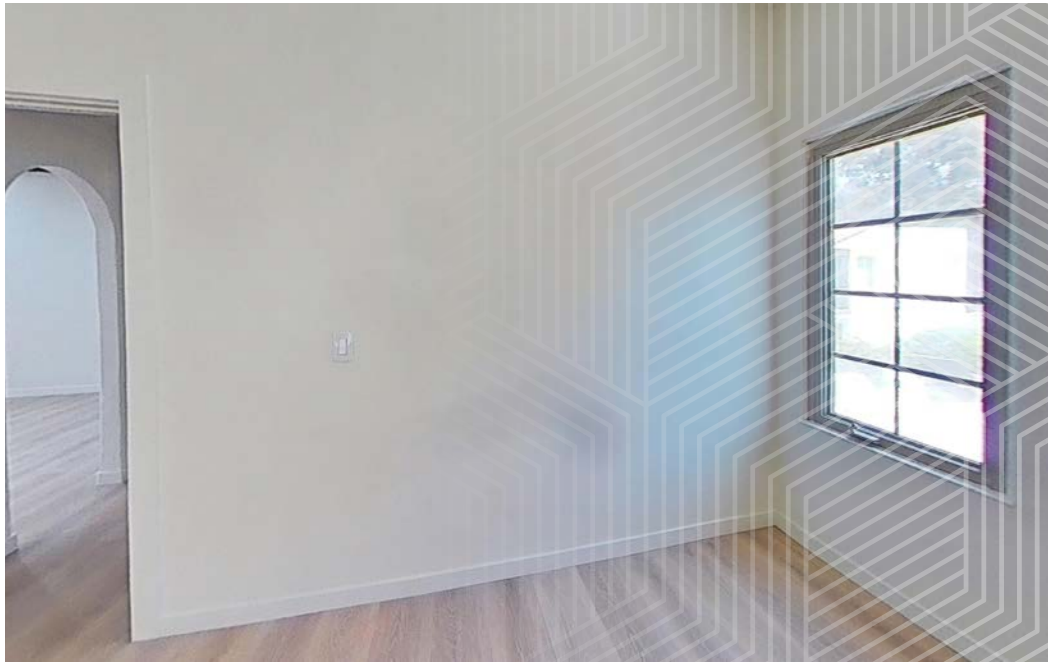




INTERIOR PHOTOS

INTERIOR PHOTOS

INTERIOR PHOTOS



BALBOA PARK
DOWNTOWN
SAN DIEGO BAY
CORONADO
POINT LOMA
SAN DIEGO AIRPORT
3767
Seventh Avenue

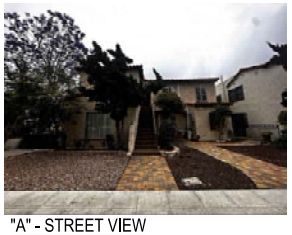
3767
Seventh Avenue
BALBOA PARK
SAN DIEGO AIRPORT
DOWNTOWN
PETCO PARK
SAN DIEGO BAY

3767 Seventh Avenue

two

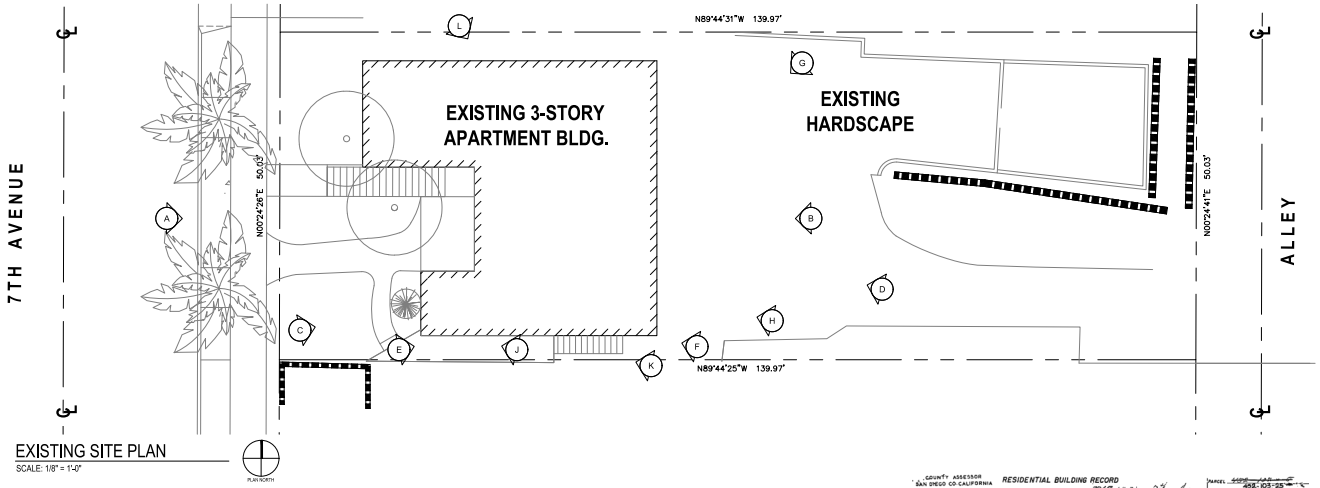
SITE
PLANS

SITE PLANS

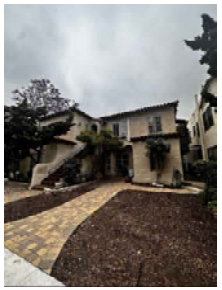


"A" - STREET VIEW

"B" - NORTH



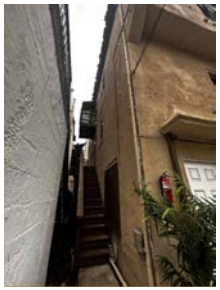
EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



"C" - WEST

"D" - EAST

"E" - SOUTHWEST

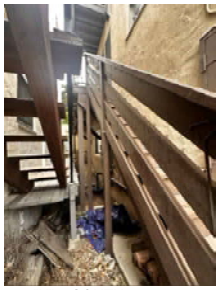


"F" - SOUTHEAST

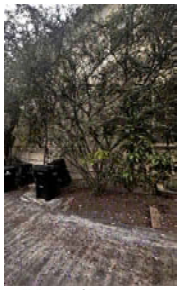
"G" - NORTH

"H" - SOUTHEAST

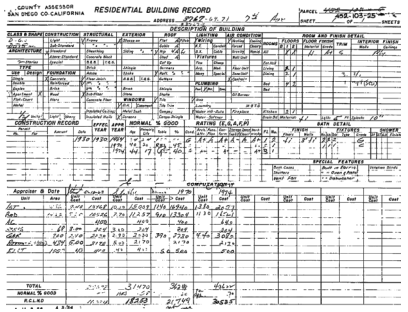
"J" - SOUTH

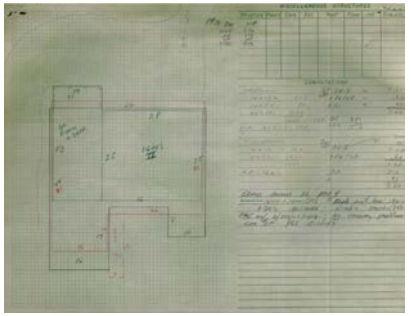


"K" - SOUTH



"L" - EAST





BUILDING RECORDS

Any reproduction of these drawings is prohibited without written consent of Arch5 Design Studio. All dimensions and conditions on job site shall be verified prior to beginning of construction and shall immediately report any and all discrepancies to Designer.

arch5design
2825 Dewey Road
Bldg 202, Unit 207
San Diego, CA 92106
Phone: 619.546.9670

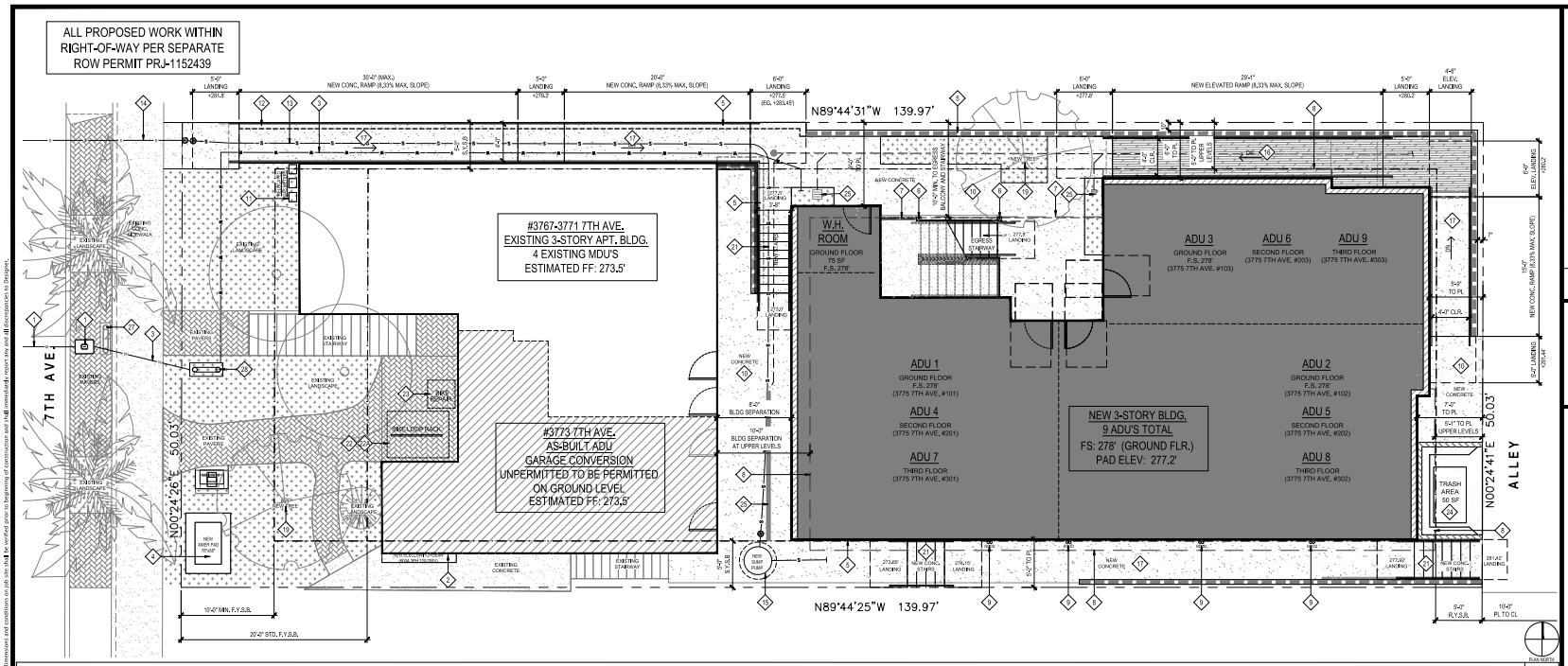
7TH AVE ADU'S
3767-3775 7TH AVENUE
SAN DIEGO, CA 92103

REVISIONS

DATE	DESCRIPTION
02/20/26	1 RESUBMITTAL

Bid Issue Date:	TBD
Date:	02/20/26
Scale:	AS NOTED
Project No.	PRJ-1130099
Sheet Title:	HISTORICAL PACKAGE
Sheet No.:	T2.0

SITE PLANS



PROPOSED SITE PLAN

SCALE: 3/16" = 1'-0"

1

SITE PLAN NOTES

1. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.
2. SURFACE WATER WILL DRAIN AWAY FROM BUILDING. THE GRADE SHALL FALL A MINIMUM OF 5% WITHIN THE FIRST 10 FEET (2% FOR IMPERVIOUS SURFACES). SECTION 1804.4.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND CONTRACTING WITH A LICENSED SURVEYOR TO SURVEY AND STAKE THE PROPERTY CORNERS AND NEW BUILDING CORNERS PRIOR TO THE START OF ANY CONSTRUCTION OR EXCAVATION. CONTRACTOR SHALL CONTACT THE DESIGNER IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND IN THE FIELD DURING SURVEYING. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL STAKES DURING CONSTRUCTION AS BEST AS POSSIBLE AND HAVE THE BUILDING INSPECTOR SIGN-OFF ON THE BUILDING LOCATION PRIOR TO ANY REMOVAL.

REFUSE REQUIREMENTS

1. PROPERTY OWNER SHALL ENTER AN AGREEMENT WITH A WASTE MANAGEMENT COMPANY TO PROVIDE REFUSE PICKUP AT A FREQUENCY PER THE FOLLOWING:

- STANDARD REFUSE: BI-WEEKLY
- RECYCLABLES MATERIAL: BI-WEEKLY
- ORGANIC MATERIAL: BI-WEEKLY

2. WASTE MANAGEMENT COMPANY SHALL BE ONE OF THE FOLLOWING:

- WM - WASTE MANAGEMENT
  https://www.wm.com/us/en
- EDCO - WASTE MANAGEMENT
  https://www.edcodisposal.com

WASTE STORAGE CALCULATION (PER SDMC TABLE 142-08B)

PROVIDED AREA:	50 SF.	
REQUIRED AREA:	72 SF.	(24 REFUSE + 24 ORGANIC + 24 RECYCLE)
BI-WEEKLY PICKUP:	100	(50 x 2)

TRANSPORTATION AMENITIES

1. ON-SITE BICYCLE REPAIR STATION: (KEYNOTE 23)	2 POINTS
2. MICRO MOBILITY 10%: (KEYNOTE 22 23)	3 POINTS
TOTAL TRANSPORTATION AMENITY POINTS:	5 POINTS
TOTAL TRANSPORTATION AMENITY REQUIRED:	4 POINTS

SITE PLAN KEYNOTES

1. EXISTING WATER METER TO BE REMOVED AND REPLACED WITH NEW 2" METER PER RIGHT-OF-WAY PERMIT AND CIVIL DRAWINGS. EXISTING 2" WATER SERVICE TO REMAIN (TO SERVE BOTH BUILDINGS)
2. NEW ELECTRICAL SERVICE - REFER TO ELECTRICAL DRAWINGS GC TO COORDINATE WITH ELECTRICAL SERVICE PROVIDER
3. NEW PRIVATE WATER LINE PER PLUMBING DRAWINGS
4. NEW PAD MOUNTED TRANSFORMER UNDER SDGE PERMIT
5. PROPOSED SPLIT FACE CMU RETAINING WALL WITH WALL CAP AND 42" MIN. HEIGHT GUARDRAIL ABOVE FINISH GRADE. SEE CIVIL FOR MORE INFORMATION
6. NEW POSTS PER STRUCTURAL
7. LINE OF DECK ABOVE, REFER TO FLOOR PLANS
8. LINE OF BUILDING FLOORS ABOVE
9. APPROX. LOCATION OF ROOF DOWNSPOUTS / SCUPPERS
10. CONCRETE WALKWAY
11. RELOCATED GAS METERS - GC TO COORDINATE WITH UTILITY PROVIDER
12. "INTERNATIONAL SYMBOL OF ACCESSIBILITY" SIGN INDICATING DIRECTION OF ACCESSIBLE BUILDING ENTRY
13. NEW WASTE/VENT LINES PER PLUMBING DRAWINGS
14. EXISTING 4" SEWER LATERAL TO REMAIN - REFER TO SHEET C100 (TO SERVE BOTH BUILDINGS)
15. NEW SEWER SUMP PUMP PER CIVIL AND PLUMBING DRAWINGS
16. NEW ELEVATED RAMP AND LANDINGS
17. NEW CONCRETE RAMP
18. NEW PATIO FENCE/SCREEN
19. NEW TREE PER LANDSCAPE PLANS
20. NEW MAILBOXES
21. NEW CONCRETE STAIRS
22. NEW 5 BICYCLE STORAGE/SECURITY RACK
23. 2 DEDICATED DOCKING/CHARGING STATIONS FOR E-SCOOTER OR E-BIKE ADJACENT OR AFFIXED TO BIKE SECURITY RACK
24. BICYCLE REPAIR TABLE
25. NEW REFUSE AREA ENCLOSURE PER SHEET T1.7
26. DRAIN PER CIVIL PLANS
27. EXISTING POWER POLE
28. EXISTING 1-1/2" BACKFLOW TO BE REMOVED PER RIGHT-OF-WAY PERMIT
29. NEW 2" BACKFLOW PREVENTER PER PLUMBING DRAWINGS & SDW-155 (ZURN WILKINS MODEL 945XL2)

SITE PLAN LEGEND

- LIMITS OF EXISTING BUILDING
- LIMITS OF UNPERMITTED ADU GARAGE CONVERSION WITHIN EXISTING BUILDING
- LIMITS OF NEW BUILDING
- LANDSCAPE AREA
- PAVERS
- NEW CONCRETE AREA
- NEW ELEVATED RAMP / LANDING AREA
- NEW SITE RETAINING WALL PER CIVIL DRAWINGS
- NEW BUILDING RETAINING WALLS PER STRUCTURAL DRAWINGS
- FOR TRASH ENCLOSURE CMU WALLS, SEE SHEET T1.6 FOR MORE INFORMATION

arch5design
2825 Dewey Road
Bldg 202, Unit 207
San Diego, CA 92106
Phone: 619.546.9670

7TH AVE ADU'S

3767-3775 7TH AVENUE
SAN DIEGO, CA 92103

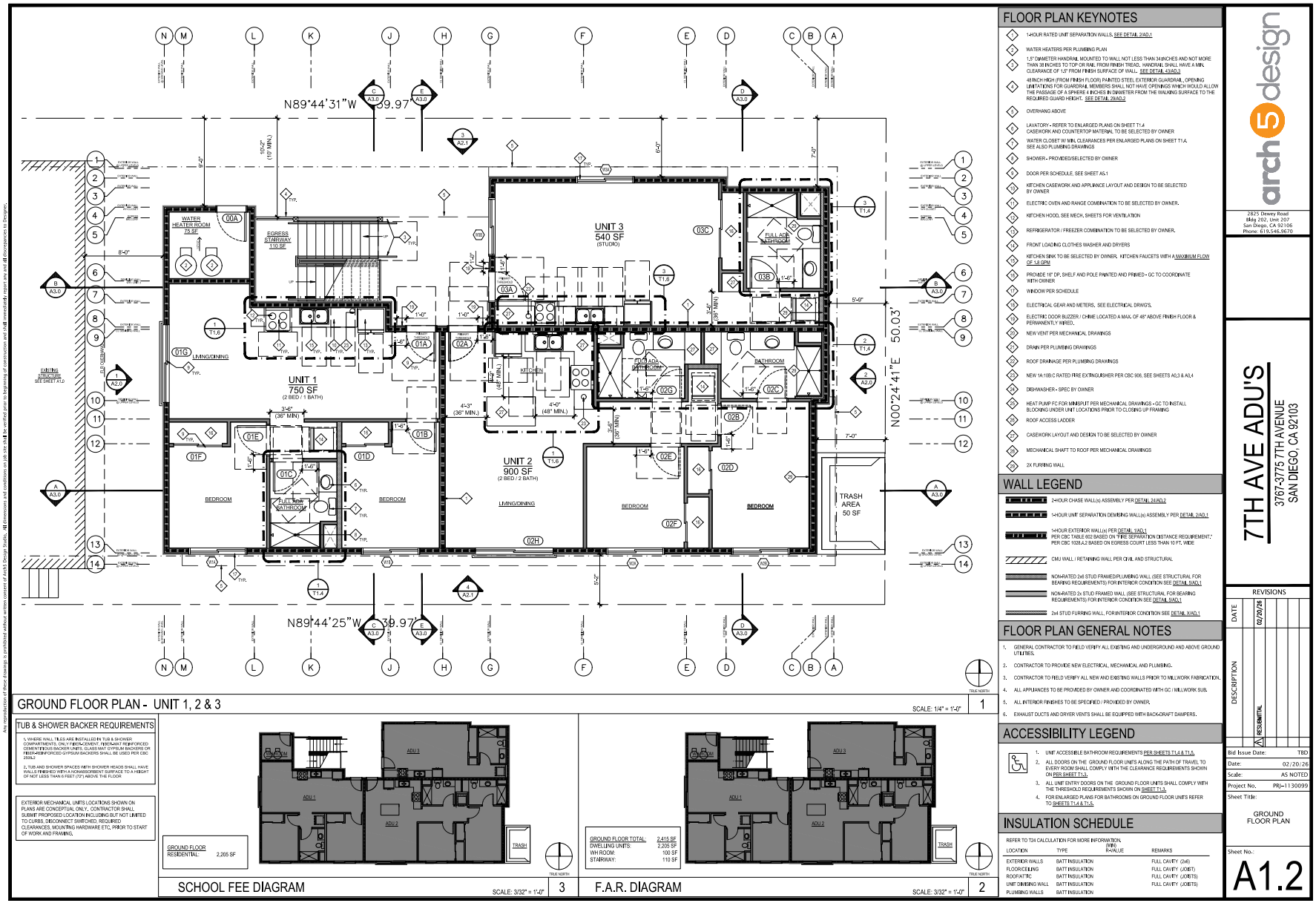
REVISIONS

DESCRIPTION	DATE
1 RESUBMITTAL	02/20/26

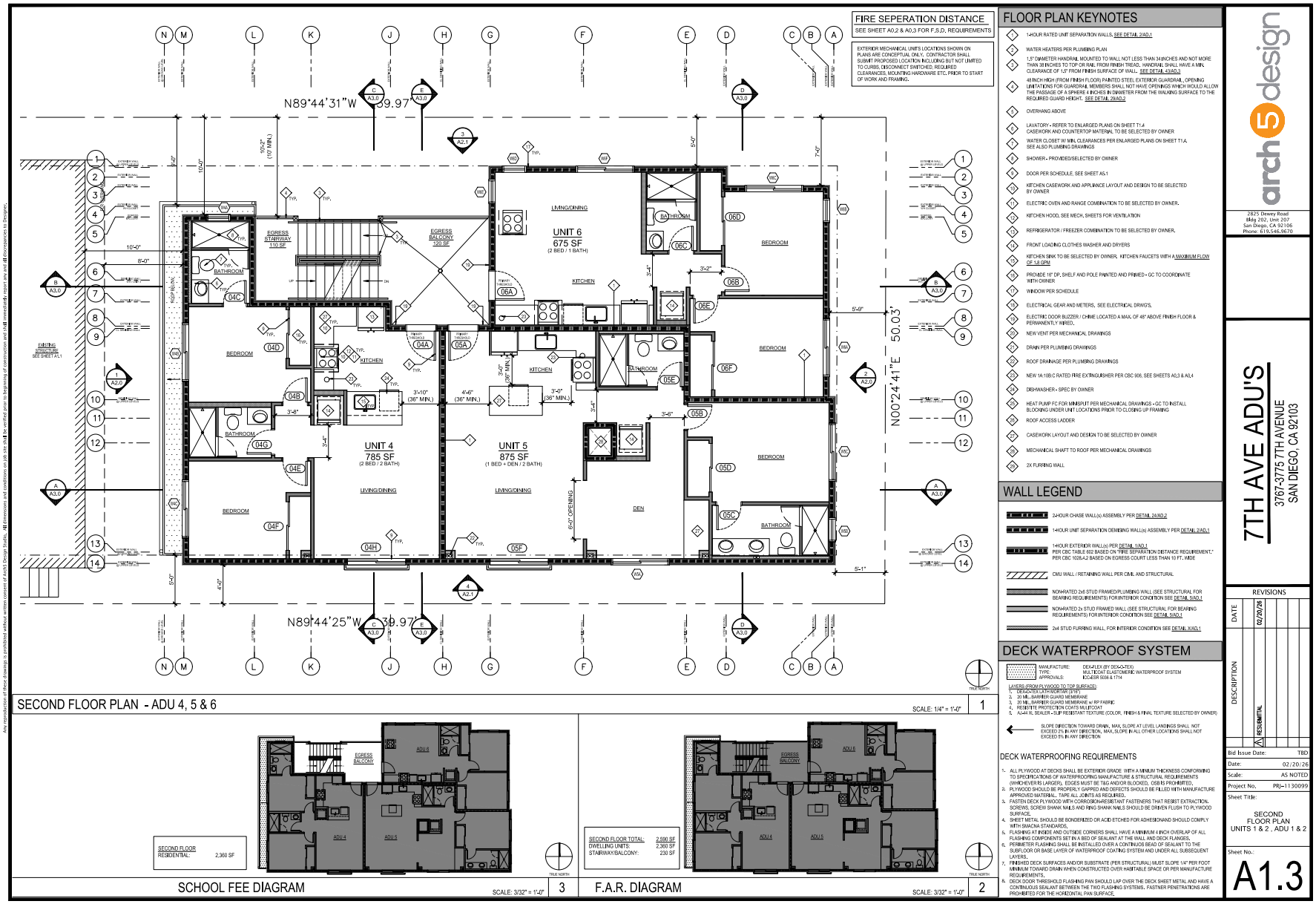
Bid Issue Date:	TBD
Date:	02/20/26
Scale:	AS NOTED
Project No.	PRJ-1130099
Sheet Title:	SITE PLAN
Sheet No.	A0.0

Any reproduction of these drawings is prohibited without written consent of Arch5 Design Studio. All dimensions and conditions on job site shall be verified prior to beginning of construction and shall immediately report any and all discrepancies to Designer.

SITE PLANS


GROUND FLOOR PLAN - UNIT 1, 2 & 3
SCALE: 1/4" = 1'-0"
UNIT 1
750 SF
(2 BED / 1 BATH)
UNIT 2
900 SF
(2 BED / 2 BATH)
UNIT 3
540 SF
(STUDIO)
WATER HEATER ROOM
75 SF
EGRESS STAIRWAY
110 SF
LIVING/DINING
KITCHEN
BEDROOM
BATHROOM
FULL ADA BATHROOM
FULL NON BATHROOM
TRASH AREA
50 SF
N89°44'31"W 39.97'
N89°44'25"W 39.97'
N00°24'41"E 50.03'
FLOOR PLAN KEYNOTES
1-HOUR RATED UNIT SEPARATION WALLS, SEE DETAIL 2/AD.1
WATER HEATERS PER PLUMBING PLAN
1.5" DIAMETER HANDRAIL MOUNTED TO WALL NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES TO TOP OR RAIL FROM FINISH TREAD. HANDRAIL SHALL HAVE A MIN. CLEARANCE OF 1.5" FROM FINISH SURFACE OF WALL. SEE DETAIL 4/AD.3
48 INCH HIGH FROM FINISH FLOOR) PAINTED STEEL EXTERIOR GUARDRAIL, OPENING LIMITATIONS FOR GUARDRAIL MEMBERS SHALL NOT HAVE OPENINGS WHICH WOULD ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT. SEE DETAIL 2/AD.2
OVERHANG ABOVE
LAVATORY - REFER TO ENLARGED PLANS ON SHEET T1.4 CASEWORK AND COUNTERTOP MATERIAL TO BE SELECTED BY OWNER
WATER CLOSET W/ MIN. CLEARANCES PER ENLARGED PLANS ON SHEET T1.4. SEE ALSO PLUMBING DRAWINGS
SHOWER - PROVIDED/SELECTED BY OWNER
DOOR PER SCHEDULE, SEE SHEET A5.1
KITCHEN CASEWORK AND APPLIANCE LAYOUT AND DESIGN TO BE SELECTED BY OWNER
ELECTRIC OVEN AND RANGE COMBINATION TO BE SELECTED BY OWNER.
KITCHEN HOOD, SEE MECH. SHEETS FOR VENTILATION
REFRIGERATOR / FREEZER COMBINATION TO BE SELECTED BY OWNER.
FRONT LOADING CLOTHES WASHER AND DRYERS
KITCHEN SINK TO BE SELECTED BY OWNER. KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GPM
PROVIDE 16" DP, SHELF AND POLE PAINTED AND PRIMED - GC TO COORDINATE WITH OWNER
WINDOW PER SCHEDULE
ELECTRICAL GEAR AND METERS, SEE ELECTRICAL DRWGS.
ELECTRIC DOOR BUZZER / CHIME LOCATED A MAX. OF 48" ABOVE FINISH FLOOR & PERMANENTLY WIRED.
NEW VENT PER MECHANICAL DRAWINGS
DRAIN PER PLUMBING DRAWINGS
ROOF DRAINAGE PER PLUMBING DRAWINGS
NEW 1A:10B:C RATED FIRE EXTINGUISHER PER CBC 906, SEE SHEETS A0.3 & A1.4
DISHWASHER - SPEC BY OWNER
HEAT PUMP F2 FOR MINISPLIT PER MECHANICAL DRAWINGS - GC TO INSTALL BLOCKING UNDER UNIT LOCATIONS PRIOR TO CLOSING UP FRAMING
ROOF ACCESS LADDER
CASEWORK LAYOUT AND DESIGN TO BE SELECTED BY OWNER
MECHANICAL SHAFT TO ROOF PER MECHANICAL DRAWINGS
2X FURRING WALL
WALL LEGEND
2-HOUR CHASE WALL(s) ASSEMBLY PER DETAIL 2/AD.2
1-HOUR UNIT SEPARATION DEMISING WALL(s) ASSEMBLY PER DETAIL 2/AD.1
1-HOUR EXTERIOR WALL(s) PER DETAIL 1/AD.1 PER CBC TABLE 602 BASED ON FIRE SEPARATION DISTANCE REQUIREMENT, PER CBC 1028.6.2 BASED ON EGRESS COURT LESS THAN 10 FT. WIDE
CMU WALL / RETAINING WALL PER CIVIL AND STRUCTURAL
NON-RATED 2x6 STUD FRAMED/PLUMBING WALL (SEE STRUCTURAL FOR BEARING REQUIREMENTS) FOR INTERIOR CONDITION SEE DETAIL 5/AD.1
NON-RATED 2x STUD FRAMED WALL (SEE STRUCTURAL FOR BEARING REQUIREMENTS) FOR INTERIOR CONDITION SEE DETAIL 5/AD.1
2x4 STUD FURRING WALL, FOR INTERIOR CONDITION SEE DETAIL 5/AD.1
FLOOR PLAN GENERAL NOTES
1. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING AND UNDERGROUND AND ABOVE GROUND UTILITIES.
2. CONTRACTOR TO PROVIDE NEW ELECTRICAL, MECHANICAL AND PLUMBING.
3. CONTRACTOR TO FIELD VERIFY ALL NEW AND EXISTING WALLS PRIOR TO MILLWORK FABRICATION.
4. ALL APPLIANCES TO BE PROVIDED BY OWNER AND COORDINATED WITH GC / MILLWORK SUB.
5. ALL INTERIOR FINISHES TO BE SPECIFIED / PROVIDED BY OWNER.
6. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.
ACCESSIBILITY LEGEND
1. UNIT ACCESSIBLE BATHROOM REQUIREMENTS PER SHEETS T1.4 & T1.5.
2. ALL DOORS ON THE GROUND FLOOR UNITS ALONG THE PATH OF TRAVEL TO EVERY ROOM SHALL COMPLY WITH THE CLEARANCE REQUIREMENTS SHOWN ON PER SHEET T1.3.
3. ALL UNIT ENTRY DOORS ON THE GROUND FLOOR UNITS SHALL COMPLY WITH THE THRESHOLD REQUIREMENTS SHOWN ON SHEET T1.3.
4. FOR ENLARGED PLANS FOR BATHROOMS ON GROUND FLOOR UNITS REFER TO SHEETS T1.4 & T1.5.
INSULATION SCHEDULE
REFER TO T24 CALCULATION FOR MORE INFORMATION.
LOCATION | TYPE | (MIN) R-VALUE | REMARKS
EXTERIOR WALLS | BATT INSULATION | | FULL CAVITY (2x6)
FLOOR/CEILING | BATT INSULATION | | FULL CAVITY (JOIST)
ROOF/ATTIC | BATT INSULATION | | FULL CAVITY (JOISTS)
UNIT DIMISING WALL | BATT INSULATION | | FULL CAVITY (JOISTS)
PLUMBING WALLS | BATT INSULATION | |
TUB & SHOWER BACKER REQUIREMENTS
1. WHERE WALL TILES ARE INSTALLED IN TUB & SHOWER COMPARTMENTS, ONLY FIBERCEMENT, FIBERMAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED PER CBC 709.2
2. TUB AND SHOWER SPACES WITH SHOWER HEADS SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET (72") ABOVE THE FLOOR
EXTERIOR MECHANICAL UNITS LOCATIONS SHOWN ON PLANS ARE CONCEPTUAL ONLY. CONTRACTOR SHALL SUBMIT PROPOSED LOCATION INCLUDING BUT NOT LIMITED TO CURBS, DISCONNECT SWITCHED, REQUIRED CLEARANCES, MOUNTING HARDWARE ETC, PRIOR TO START OF WORK AND FRAMING.
GROUND FLOOR RESIDENTIAL: 2,205 SF
SCHOOL FEE DIAGRAM
SCALE: 3/32" = 1'-0"
GROUND FLOOR TOTAL: 2,415 SF
DWELLING UNITS: 2,205 SF
WH ROOM: 100 SF
STAIRWAY: 110 SF
F.A.R. DIAGRAM
SCALE: 3/32" = 1'-0"
arch5design
2825 Dewey Road
Bldg 202, Unit 207
San Diego, CA 92106
Phone: 619.546.9670
7TH AVE ADU'S
3767-3775 7TH AVENUE
SAN DIEGO, CA 92103
REVISIONS
DATE | DESCRIPTION
02/20/26 | RESIDENTIAL
Bid Issue Date: TBD
Date: 02/20/26
Scale: AS NOTED
Project No. PRJ-1130099
Sheet Title: GROUND FLOOR PLAN
Sheet No.: A1.2

SITE PLANS



FLOOR PLAN KEYNOTES

1. 1-HOUR RATED UNIT SEPARATION WALLS, SEE DETAIL 2/A0.1
2. WATER HEATERS PER PLUMBING PLAN
3. 1.5" DIAMETER HANDRAIL MOUNTED TO WALL NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES TO TOP OR RAIL FROM FINISH TREAD. HANDRAIL SHALL HAVE A MIN. CLEARANCE OF 1.5" FROM FINISH SURFACE OF WALL. SEE DETAIL 4/A0.3
4. 48 INCH HIGH (FROM FINISH FLOOR) PAINTED STEEL EXTERIOR GUARDRAIL, OPENING LIMITATIONS FOR GUARDRAIL MEMBERS SHALL NOT HAVE OPENINGS WHICH WOULD ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT. SEE DETAIL 29/A0.2
5. OVERHANG ABOVE
6. LAVATORY - REFER TO ENLARGED PLANS ON SHEET T1.4 CASEWORK AND COUNTERTOP MATERIAL TO BE SELECTED BY OWNER
7. WATER CLOSET W/ MIN. CLEARANCES PER ENLARGED PLANS ON SHEET T1.4. SEE ALSO PLUMBING DRAWINGS
8. SHOWER - PROVIDED/SELECTED BY OWNER
9. DOOR PER SCHEDULE, SEE SHEET A5.1
10. KITCHEN CASEWORK AND APPLIANCE LAYOUT AND DESIGN TO BE SELECTED BY OWNER
11. ELECTRIC OVEN AND RANGE COMBINATION TO BE SELECTED BY OWNER.
12. KITCHEN HOOD, SEE MECH. SHEETS FOR VENTILATION
13. REFRIGERATOR / FREEZER COMBINATION TO BE SELECTED BY OWNER.
14. FRONT LOADING CLOTHES WASHER AND DRYERS
15. KITCHEN SINK TO BE SELECTED BY OWNER. KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GPM
16. PROVIDE 16" DP, SHELF AND POLE PAINTED AND PRIMED - GC TO COORDINATE WITH OWNER
17. WINDOW PER SCHEDULE
18. ELECTRICAL GEAR AND METERS. SEE ELECTRICAL DRWGS.
19. ELECTRIC DOOR BUZZER / CHIME LOCATED A MAX. OF 48" ABOVE FINISH FLOOR & PERMANENTLY WIRED.
20. NEW VENT PER MECHANICAL DRAWINGS
21. DRAIN PER PLUMBING DRAWINGS
22. ROOF DRAINAGE PER PLUMBING DRAWINGS
23. NEW 1A:10B:C RATED FIRE EXTINGUISHER PER CBC 906, SEE SHEETS A0.3 & A0.4
24. DISHWASHER - SPEC BY OWNER
25. HEAT PUMP PZ FOR MINISPLIT PER MECHANICAL DRAWINGS - GC TO INSTALL BLOCKING UNDER UNIT LOCATIONS PRIOR TO CLOSING UP FRAMING
26. ROOF ACCESS LADDER
27. CASEWORK LAYOUT AND DESIGN TO BE SELECTED BY OWNER
28. MECHANICAL SHAFT TO ROOF PER MECHANICAL DRAWINGS
29. 2X FURRING WALL

WALL LEGEND

- 2-HOUR CHASE WALL(s) ASSEMBLY PER DETAIL 24/A0.2
- 1-HOUR UNIT SEPARATION DEMISING WALL(s) ASSEMBLY PER DETAIL 2/A0.1
- 1-HOUR EXTERIOR WALL(s) PER DETAIL 1/A0.1 PER CBC TABLE 602 BASED ON "FIRE SEPARATION DISTANCE REQUIREMENT," PER CBC 1028.4.2 BASED ON EGRESS COURT LESS THAN 10 FT. WIDE
- CMU WALL / RETAINING WALL PER CIVIL AND STRUCTURAL
- NON-RATED 2x6 STUD FRAMED/PLUMBING WALL (SEE STRUCTURAL FOR BEARING REQUIREMENTS) FOR INTERIOR CONDITION SEE DETAIL 3/A0.1
- NON-RATED 2x STUD FRAMED WALL (SEE STRUCTURAL FOR BEARING REQUIREMENTS) FOR INTERIOR CONDITION SEE DETAIL 5/A0.1
- 2x4 STUD FURRING WALL, FOR INTERIOR CONDITION SEE DETAIL 3/A0.1

DECK WATERPROOF SYSTEM

MANUFACTURE: DEK-FLEX (BY DEKO-TEX)
TYPE: MULTI COAT ELASTOMERIC WATERPROOF SYSTEM
APPROVALS: ICC-ESR 5008 & 1714

LAYERS (FROM PLYWOOD TO TOP SURFACE):
1. DEKO-TEX LATHKOR FAB (3 PLY)
2. 30 MIL BARRIER GUARD MEMBRANE
3. 20 MIL BARRIER GUARD MEMBRANE w/ RP FABRIC
4. RESISTE PROTECTION COATS MULTICOAT
5. ALJAN XL SEALER - SLIP RESISTANT TEXTURE (COLOR, FINISH & FINAL TEXTURE SELECTED BY OWNER)

SLOPE DIRECTION TOWARD DRAIN, MAX. SLOPE AT LEVEL LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION, MAX. SLOPE IN ALL OTHER LOCATIONS SHALL NOT EXCEED 5% IN ANY DIRECTION

DECK WATERPROOFING REQUIREMENTS

1. ALL PLYWOOD AT DECKS SHALL BE EXTERIOR GRADE WITH A MINIMUM THICKNESS CONFORMING TO SPECIFICATIONS OF WATERPROOFING MANUFACTURE & STRUCTURAL REQUIREMENTS (WHICHEVER IS LARGER). EDGES MUST BE TAG AND/OR BLOCKED. OSB IS PROHIBITED.
2. PLYWOOD SHOULD BE PROPERLY GAPPED AND DEFECTS SHOULD BE FILLED WITH MANUFACTURE APPROVED MATERIAL. TAPE ALL JOINTS AS REQUIRED.
3. FASTEN DECK PLYWOOD WITH CORROSION-RESISTANT FASTENERS THAT RESIST EXTRACTION. SCREWS, SCREW SHANK NAILS AND RING SHANK NAILS SHOULD BE DRIVEN FLUSH TO PLYWOOD SURFACE.
4. SHEET METAL SHOULD BE BONDERIZED OR ACID ETCHED FOR ADHESION AND SHOULD COMPLY WITH SMACNA STANDARDS.
5. FLASHING AT INSIDE AND OUTSIDE CORNERS SHALL HAVE A MINIMUM 4 INCH OVERLAP OF ALL FLASHING COMPONENTS SET IN A BED OF SEALANT AT THE WALL AND DECK FLANGES.
6. PERIMETER FLASHING SHALL BE INSTALLED OVER A CONTINUOS BEAD OF SEALANT TO THE SUBFLOOR OR BASE LAYER OF WATERPROOF COATING SYSTEM AND UNDER ALL SUBSEQUENT LAYERS.
7. FINISHED DECK SURFACES AND/OR SUBSTRATE (PER STRUCTURAL) MUST SLOPE 1/4" PER FOOT MINIMUM TOWARD DRAIN WHEN CONSTRUCTED OVER HABITABLE SPACE OR PER MANUFACTURE REQUIREMENTS.
8. DECK DOOR THRESHOLD FLASHING PAN SHOULD LAP OVER THE DECK SHEET METAL AND HAVE A CONTINUOUS SEALANT BETWEEN THE TWO FLASHING SYSTEMS. FASTNER PENETRATIONS ARE PROHIBITED FOR THE HORIZONTAL PAN SURFACE.

arch5design
2825 Dewey Road
Bldg 202, Unit 207
San Diego, CA 92106
Phone: 619.546.9670

7TH AVE ADU'S

3767-3775 7TH AVENUE
SAN DIEGO, CA 92103

REVISIONS

DATE	DESCRIPTION
02/20/26	RESIDENTIAL

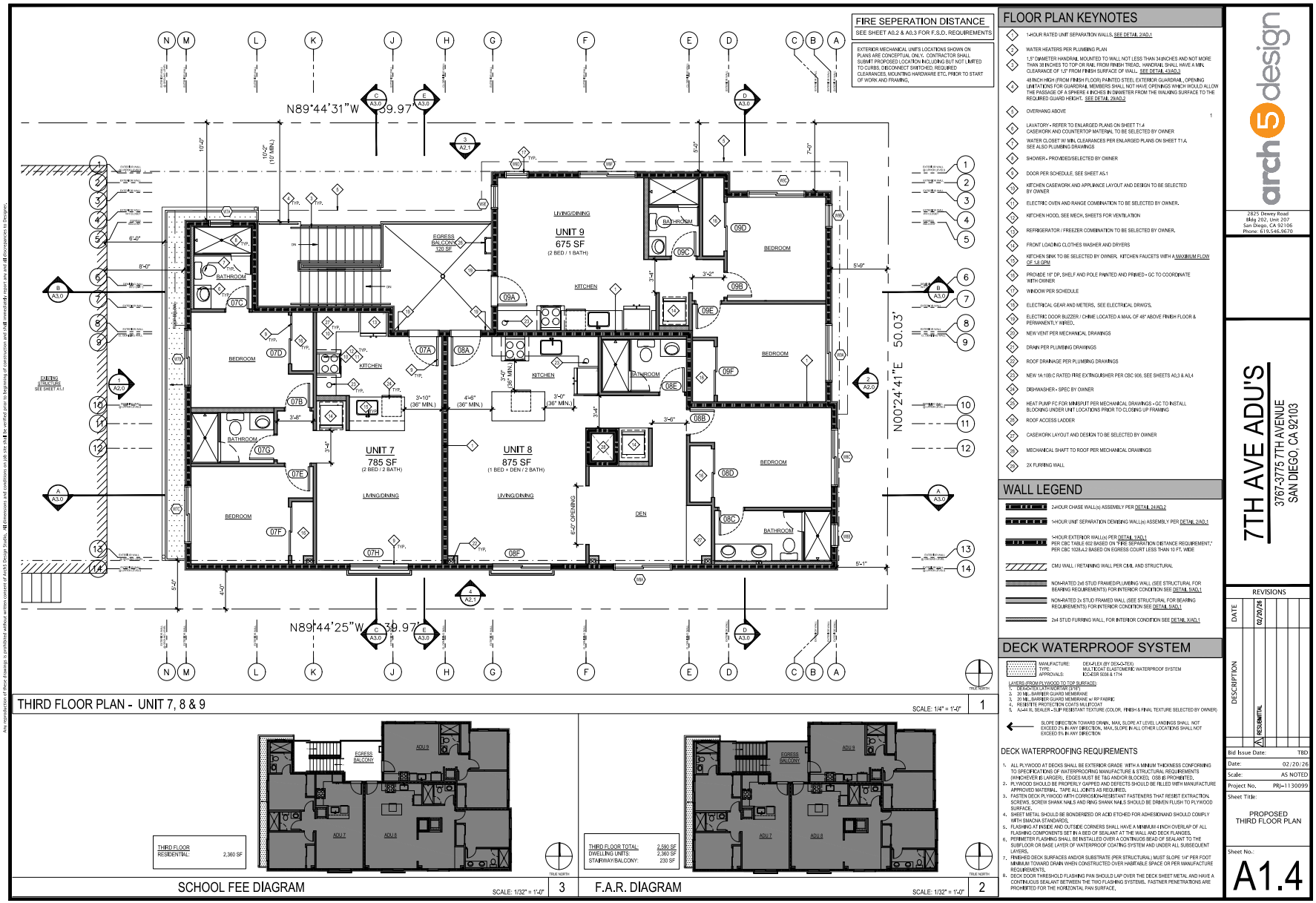
Bid Issue Date:	TBD
Date:	02/20/26
Scale:	AS NOTED
Project No.	PRJ-1130099

Sheet Title: SECOND FLOOR PLAN UNITS 1 & 2 , ADU 1 & 2

Sheet No.: A1.3

Any reproduction of these drawings is prohibited without written consent of Arch5 Design Studio. All dimensions and conditions on job site shall be verified prior to beginning of construction and shall immediately report any and all discrepancies to Designer.

SITE PLANS



FLOOR PLAN KEYNOTES

1. 1-HOUR RATED UNIT SEPARATION WALLS, SEE DETAIL 2/A0.1
2. WATER HEATERS PER PLUMBING PLAN
3. 1.5" DIAMETER HANDRAIL MOUNTED TO WALL NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES TO TOP OR RAIL FROM FINISH TREAD. HANDRAIL SHALL HAVE A MIN. CLEARANCE OF 1.5" FROM FINISH SURFACE OF WALL. SEE DETAIL 4/A0.3
4. 48 INCH HIGH (FROM FINISH FLOOR) PAINTED STEEL EXTERIOR GUARDRAIL, OPENING LIMITATIONS FOR GUARDRAIL MEMBERS SHALL NOT HAVE OPENINGS WHICH WOULD ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT. SEE DETAIL 2/A0.2
5. OVERHANG ABOVE
6. LAVATORY - REFER TO ENLARGED PLANS ON SHEET T1.4 CASEWORK AND COUNTERTOP MATERIAL TO BE SELECTED BY OWNER
7. WATER CLOSET W/ MIN. CLEARANCES PER ENLARGED PLANS ON SHEET T1.4. SEE ALSO PLUMBING DRAWINGS
8. SHOWER - PROVIDED/SELECTED BY OWNER
9. DOOR PER SCHEDULE, SEE SHEET A5.1
10. KITCHEN CASEWORK AND APPLIANCE LAYOUT AND DESIGN TO BE SELECTED BY OWNER
11. ELECTRIC OVEN AND RANGE COMBINATION TO BE SELECTED BY OWNER.
12. KITCHEN HOOD, SEE MECH. SHEETS FOR VENTILATION
13. REFRIGERATOR / FREEZER COMBINATION TO BE SELECTED BY OWNER.
14. FRONT LOADING CLOTHES WASHER AND DRYERS
15. KITCHEN SINK TO BE SELECTED BY OWNER. KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GPM
16. PROVIDE 16" DP, SHELF AND POLE PAINTED AND PRIMED - GC TO COORDINATE WITH OWNER
17. WINDOW PER SCHEDULE
18. ELECTRICAL GEAR AND METERS. SEE ELECTRICAL DRWGS.
19. ELECTRIC DOOR BUZZER / CHIME LOCATED A MAX. OF 48" ABOVE FINISH FLOOR & PERMANENTLY WIRED.
20. NEW VENT PER MECHANICAL DRAWINGS
21. DRAIN PER PLUMBING DRAWINGS
22. ROOF DRAINAGE PER PLUMBING DRAWINGS
23. NEW 1A:10B:C RATED FIRE EXTINGUISHER PER CBC 906, SEE SHEETS A0.3 & A1.4
24. DISHWASHER - SPEC BY OWNER
25. HEAT PUMP F2 FOR MINISPLIT PER MECHANICAL DRAWINGS - GC TO INSTALL BLOCKING UNDER UNIT LOCATIONS PRIOR TO CLOSING UP FRAMING
26. ROOF ACCESS LADDER
27. CASEWORK LAYOUT AND DESIGN TO BE SELECTED BY OWNER
28. MECHANICAL SHAFT TO ROOF PER MECHANICAL DRAWINGS
29. 2X FURRING WALL

WALL LEGEND

- 2-HOUR CHASE WALL(s) ASSEMBLY PER DETAIL 2/A0.2
- 1-HOUR UNIT SEPARATION DEMISING WALL(s) ASSEMBLY PER DETAIL 2/A0.1
- 1-HOUR EXTERIOR WALL(s) PER DETAIL 1/A0.1 PER CBC TABLE 602 BASED ON "FIRE SEPARATION DISTANCE REQUIREMENT," PER CBC 1028.4.2 BASED ON EGRESS COURT LESS THAN 10 FT. WIDE
- CMU WALL / RETAINING WALL PER CIVIL AND STRUCTURAL
- NON-RATED 2x6 STUD FRAMED/PLUMBING WALL (SEE STRUCTURAL FOR BEARING REQUIREMENTS) FOR INTERIOR CONDITION SEE DETAIL 5/A0.1
- NON-RATED 2x STUD FRAMED WALL (SEE STRUCTURAL FOR BEARING REQUIREMENTS) FOR INTERIOR CONDITION SEE DETAIL 5/A0.1
- 2x4 STUD FURRING WALL, FOR INTERIOR CONDITION SEE DETAIL 5/A0.1

DECK WATERPROOF SYSTEM

MANUFACTURE: DEKA-FLEX (BY DEKA-TEX)
TYPE: MULTI-COAT ELASTOMERIC WATERPROOF SYSTEM
APPROVALS: ICC-ESR 5108 & 1714

LAYERS (FROM PLYWOOD TO TOP SURFACE):
1. DEKA-CRETA LATHI MORTAR (3TM)
2. 30 MIL - BARRIER GUARD MEMBRANE
3. 20 MIL - BARRIER GUARD MEMBRANE w/ RIP FABRIC
4. RESISTIE PROTECTION COATS MULTICOAT
5. A-44 XL SEALER - SLIP RESISTANT TEXTURE (COLOR, FINISH & FINAL TEXTURE SELECTED BY OWNER)

SLOPE DIRECTION TOWARD DRAIN, MAX. SLOPE AT LEVEL LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION. MAX. SLOPE IN ALL OTHER LOCATIONS SHALL NOT EXCEED 5% IN ANY DIRECTION

DECK WATERPROOFING REQUIREMENTS

1. ALL PLYWOOD AT DECKS SHALL BE EXTERIOR GRADE WITH A MINIMUM THICKNESS CONFORMING TO SPECIFICATIONS OF WATERPROOFING MANUFACTURE & STRUCTURAL REQUIREMENTS (WHICHEVER IS LARGER). EDGES MUST BE TAG AND/OR BLOCKED. OSB IS PROHIBITED.
2. PLYWOOD SHOULD BE PROPERLY GAPPED AND DEFECTS SHOULD BE FILLED WITH MANUFACTURE APPROVED MATERIAL. TAPE ALL JOINTS AS REQUIRED.
3. FASTEN DECK PLYWOOD WITH CORROSION-RESISTANT FASTENERS THAT RESIST EXTRACTION. SCREWS, SCREW SHANK NAILS AND RING SHANK NAILS SHOULD BE DRIVEN FLUSH TO PLYWOOD SURFACE.
4. SHEET METAL SHOULD BE BONDERIZED OR ACID ETCHED FOR ADHESION AND SHOULD COMPLY WITH SMACNA STANDARDS.
5. FLASHING AT INSIDE AND OUTSIDE CORNERS SHALL HAVE A MINIMUM 4 INCH OVERLAP OF ALL FLASHING COMPONENTS SET IN A BED OF SEALANT AT THE WALL AND DECK FLANGES.
6. PERIMETER FLASHING SHALL BE INSTALLED OVER A CONTINUOS BEAD OF SEALANT TO THE SURFLOOR OR BASE LAYER OF WATERPROOF COATING SYSTEM AND UNDER ALL SUBSEQUENT LAYERS.
7. FINISHED DECK SURFACES AND/OR SUBSTRATE (PER STRUCTURAL) MUST SLOPE 1/4" PER FOOT MINIMUM TOWARD DRAIN WHEN CONSTRUCTED OVER HABITABLE SPACE OR PER MANUFACTURE REQUIREMENTS.
8. DECK DOOR THRESHOLD FLASHING PAN SHOULD LAP OVER THE DECK SHEET METAL AND HAVE A CONTINUOUS SEALANT BETWEEN THE TWO FLASHING SYSTEMS. FASTNER PENETRATIONS ARE PROHIBITED FOR THE HORIZONTAL PAN SURFACE.

arch5design
2825 Dewey Road
Bldg 202, Unit 207
San Diego, CA 92106
Phone: 619.546.9670

7TH AVE ADU'S

3767-3775 7TH AVENUE
SAN DIEGO, CA 92103

REVISIONS

DESCRIPTION	DATE
1 RESUBMITTAL	02/20/26

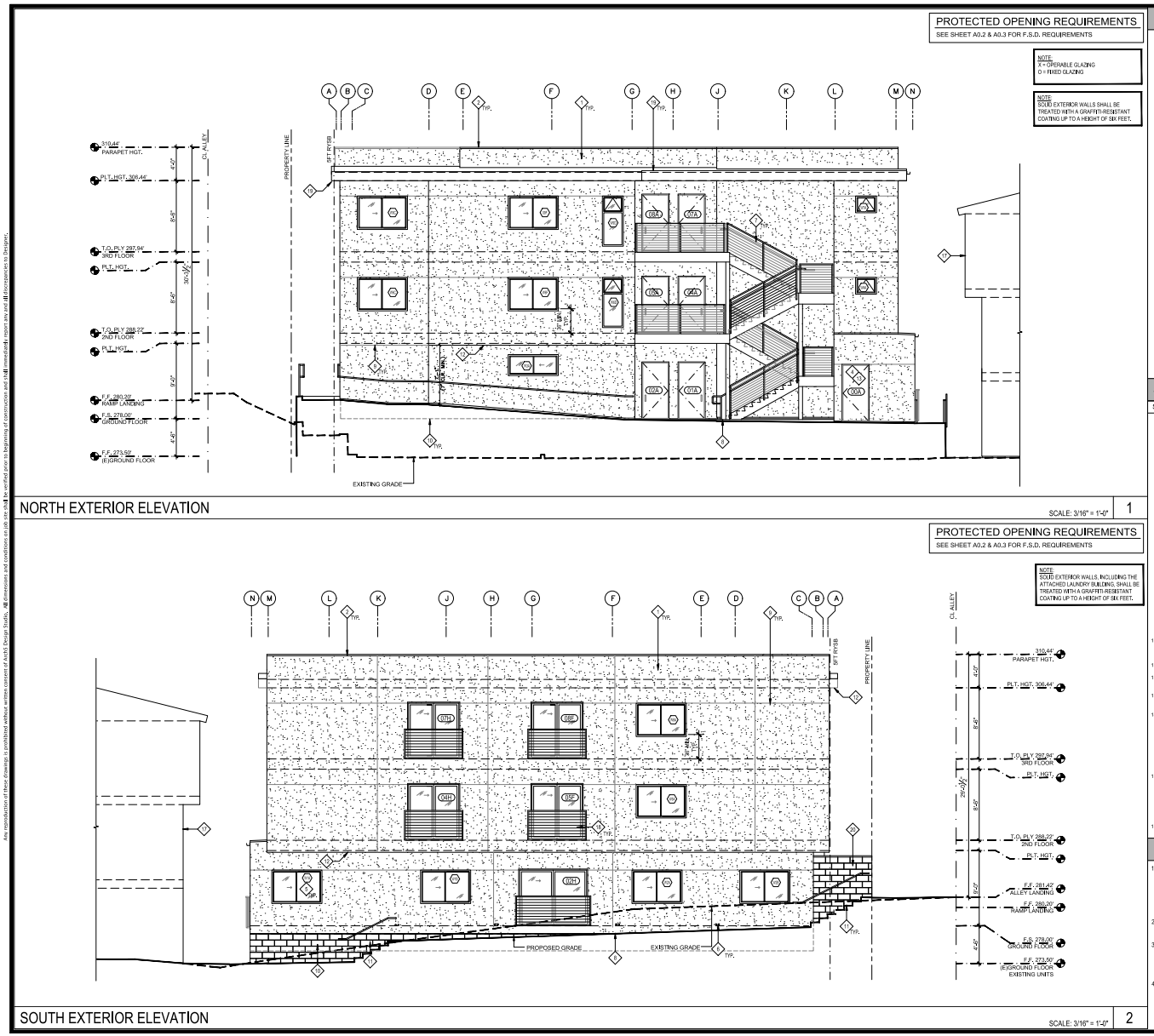
Bid Issue Date:	TBD
Date:	02/20/26
Scale:	AS NOTED
Project No.	PRJ-1130099

Sheet Title: PROPOSED THIRD FLOOR PLAN

Sheet No.: A1.4

Any reproduction of these drawings is prohibited without written consent of Arch5 Design Studio. All dimensions and conditions on job site shall be verified prior to beginning of construction and shall immediately report any and all discrepancies to Designer.

SITE PLANS



ELEVATION KEYNOTES

1. STUCCO FINISH. SEE DETAILS FOR MORE INFORMATION
2. PARAPET WITH GALVANIZED CAP FLASHING INSTALLED WITH CLEAT, PAINTED TO MATCH ADJACENT FINISH, SEE DETAIL 21/A0.2
3. MECHANICAL UNIT, REFER TO MECHANICAL PLANS
4. DOOR PER DOOR SCHEDULE, SEE SHEET A5.1
5. WINDOW PER WINDOW SCHEDULE, SEE SHEET A5.0
6. DOWNSPOUT PER PLUMBING DRAWINGS
7. 44" HIGH (MIN.) STEEL GUARDRAIL
8. LINE OF GRADE
9. VINYL EXPANSION JOINTS -CONSULT ARCHITECT FOR DIAGRAM OF DIMENSIONED LOCATIONS
10. BUILDING FOUNDATION PER STRUCTURAL DRAWINGS
11. EXTERIOR CONCRETE STEPS W/ HANDRAIL - SEE ENLARGED PLANS ON SHEET A6.0
12. FLOOR OVERHANG ABOVE - REFER TO FLOOR PLAN AND TO STRUCTURAL DRAWINGS
13. WATER HEATER CLOSET
14. ELECTRICAL GEAR AND METERS. SEE ELECTRICAL DRWGS.
15. EXHAUST DUCT WALL CAP PER MECHANICAL DRAWINGS - DAMPER REQUIRED IN RATED WALLS
16. SITE RETAINING WALL PER SITE PLAN
17. EXISTING STRUCTURE - SEE SHEET A2.2
18. JULIET BALCONY
19. ROOF OVERHANG, REFER TO ROOF PLAN AND STRUCTURAL DRAWINGS FOR FRAMING
20. TRASH ENCLOSURE

SOUND TRANSMISSION NOTES

SOUND TRANSMISSION REQUIREMENT IN DEMISING WALL

1. ALL PENETRATIONS INTO SOUND RATED PARTITIONS OR FLOOR-CEILING ASSEMBLIES SHALL BE SEALED, LINED, OR INSULATED WITH AN APPROVED PERMANENT RESILIENT SEALANT.
2. ALL RIGID CONDUITS, DUCTS, PLUMBING PIPES, AND APPLIANCE VENTS LOCATED IN SOUND RATED ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR A MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.
3. AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS.
4. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND RATED ASSEMBLIES SHALL BE LINED (EXCEPTION: DUCTS SERVING ONLY EXIT WAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED).
5. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING, PIPING, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIPE, GAS LINE OR ELECTRICAL CONDUIT.
6. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24" AND NOTE THAT BACK AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK MINERAL FIBER INSULATION.
7. NO WALL FURNACE SHALL BE INSTALLED IN SOUND RATED PARTITIONS.
8. WHERE RESILIENT CHANNELS ARE USED FOR ACOUSTIC PERFORMANCE, HOLD ENDS OF CHANNELS AWAY FROM INTERSECTING WALLS, FLOORS OR CEILINGS TO ALLOW PROPER DECOUPLING.
9. RESILIENT CHANNELS SHOULD BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.
10. PROVIDE 1/4" GAP BETWEEN PARTY WALL GYPSUM BOARD AND CEILING GYPSUM BOARD AND BETWEEN PARTY-WALL GYPSUM BOARD AND FLOOR FOR ACOUSTIC DECOUPLING. FILL VOIDS WITH FIRE RATED ACOUSTIC SEALANT AS SPECIFIED BELOW.
11. NO ELECTRICAL PANEL SHALL BE INSTALLED IN SOUND RATED PARTITIONS.
12. AT WOOD FLOOR CONSTRUCTION FILL ALL VOIDS AT THE UNDERSIDE OF ALL TUBS & SHOWER PANS WITH INSULATION FOR ACOUSTIC DAMPENING.
13. STAIR STRINGERS AND LANDINGS SHOULD NOT BE FASTENED TO DWELLING UNIT SEPARATION WALLS AND SUPPORTED INDEPENDENTLY FOR ACOUSTIC DAMPENING.
14. HOT WATER PIPES BE INSULATED IN ALL LOCATIONS REQUIRED PER CEnC 150.0(j)2. CEnC TABLE 102.3-A & CPC 605.11.2 (FOR MINIMUM INSULATION THICKNESS)
    A) THE FIRST 5 FEET OF HOT & COLD WATER PIPES FROM STORAGE TANK.
    B) ALL PIPING WITH A NOMINAL DIAMETER OF 3/4 INCH OR LARGER.
    C) ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM REGARDLESS OF THE PIPE DIAMETER.
    D) PIPING FROM THE HEATING SOURCE TO STORAGE TANK OR BETWEEN TANKS.
    E) PIPING BURIED BELOW GRADE.
    F) ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES
15. APPROVED SMOKE AND SOUND SEALANT IN RATED ASSEMBLIES SHALL BE:
    3M SMOKE AND SEALANT SS 100
    APPROVAL: ASTM E 84 & ASTM E84
    STC: 58
    FLAME SPREAD:5
    SMOKE DEVELOPMENT:5
16. PROHIBIT INSTALLATION OF PLUMBING, MECHANICAL EQUIPMENT, DUCTS, VENTS IN THE CAVITY OF THE UNIT DEMISING WALLS.

PENETRATION IN RATED ASSEMBLIES

1. FOR ANY PENTRATION INTO OR THROUGH A FIRE RATED ASSEMBLY (INCLUDES ANY PLUMBING PIPES, ELECTRICAL CONDUITS OR PANELS, DUCTS, ETC.) SHALL BE FIRE PROTECTED AND HAVE ACOUSTIC VALUES THAT MEET THE MINIMUM REQUIREMENT FOR THAT ASSEMBLY
   SEE SHEET A0.4 FOR MORE INFORMATION
2. NO DUCTS OR AIR OPENINGS ARE PERMITTED IN EXTERIOR WALLS WITH A FIRE SEPERATION DISTANCE OF LESS THAN 3 FEET.
3. PENETRATIONS OF HORIZONTAL ASSEMBLIES, A FLOOR, FLOOR/CEILING ASSEMBLY OR THE CEILING MEMBRANE OF A ROOF/CEILING, NOT REQUIRED TO BE ENCLOSED IN A SHAFT BY SECTION 712.1 SHALL BE PROTECTED IN ACCORDANCE WITH CBC, 2018 SECTION 714.4.1, THRU 714.4.2.2.
4. PENETRATIONS OF MEMBRANES THAT ARE PART OF A FIRE-RESISTANCE-RATED HORIZONTAL ASSEMBLY SHALL COMPLY AS A THROUGH PENETRATION BY SECITON 714.4.1.1.1 FOR THE ASSEMBLY OR 714.4.1.1.2 AS A FIRE STOP. WHERE FLOOR/CEILING ASSEMBLIES ARE REQUIRED TO HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING. RECESSED FIXTURES SHALL BE INTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.

arch5design
2825 Dewey Road
Bldg 202, Unit 207
San Diego, CA 92106
Phone: 619.546.9670

7TH AVE ADU'S

3767-3775 7TH AVENUE
SAN DIEGO, CA 92103

REVISIONS

DESCRIPTION	DATE
1 RESIDENTIAL	02/20/26

Bid Issue Date:	TBD
Date:	02/20/26
Scale:	AS NOTED
Project No.	PRJ-1130099

Sheet Title: EXTERIOR ELEVATIONS

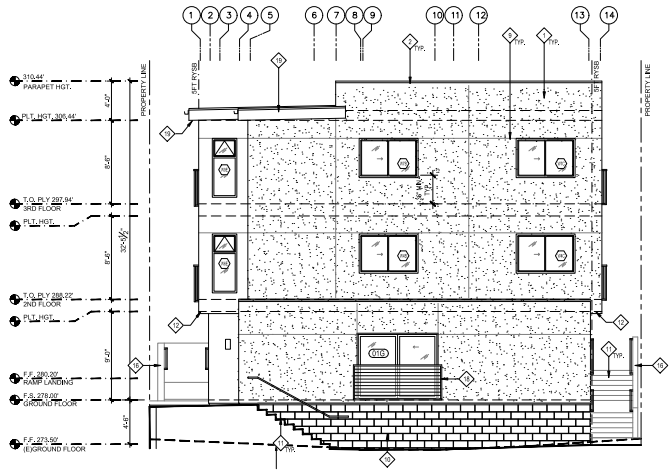
Sheet No.: A2.0

Any reproduction of these drawings is prohibited without written consent of Arch5 Design Studio. All dimensions and conditions on job site shall be verified prior to beginning of construction and shall immediately report any and all discrepancies to Designer.

SITE PLANS

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 40' ABOVE GRADE ABOVE THE BASE MEASUREMENT.

PROTECTED OPENING REQUIREMENTS
SEE SHEET A0.2 & A0.3 FOR F.S.D. REQUIREMENTS

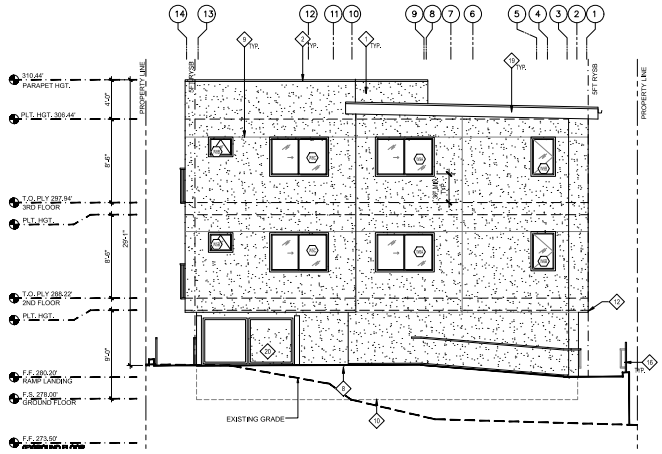


NOTE
SOLID EXTERIOR WALLS, INCLUDING THE ATTACHED LAUNDRY BUILDING, SHALL BE TREATED WITH A GRAFFITI-RESISTANT COATING UP TO A HEIGHT OF SIX FEET.

WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0" | 3

PROTECTED OPENING REQUIREMENTS
SEE SHEET A0.2 & A0.3 FOR F.S.D. REQUIREMENTS



NOTE
SOLID EXTERIOR WALLS, INCLUDING THE ATTACHED LAUNDRY BUILDING, SHALL BE TREATED WITH A GRAFFITI-RESISTANT COATING UP TO A HEIGHT OF SIX FEET.

EASTS EXTERIOR ELEVATION (ALLEY)

SCALE: 3/16" = 1'-0" | 4

ELEVATION KEYNOTES

1. STUCCO FINISH, SEE DETAILS FOR MORE INFORMATION
2. PARAPET WITH GALVANIZED CAP FLASHING INSTALLED WITH CLEAT, PAINTED TO MATCH ADJACENT FINISH, SEE DETAIL 21/A0.2
3. MECHANICAL UNIT, REFER TO MECHANICAL PLANS
4. DOOR PER DOOR SCHEDULE, SEE SHEET A5.1
5. WINDOW PER WINDOW SCHEDULE, SEE SHEET A5.0
6. DOWNSPOUT PER PLUMBING DRAWINGS
7. 44" HIGH (MIN.) STEEL GUARDRAIL
8. LINE OF GRADE
9. VINYL EXPANSION JOINTS -CONSULT ARCHITECT FOR DIAGRAM OF DIMENSIONED LOCATIONS
10. BUILDING FOUNDATION PER STRUCTURAL DRAWINGS
11. EXTERIOR CONCRETE STEPS W/ HANDRAIL - SEE ENLARGED PLANS ON SHEET A6.0
12. FLOOR OVERHANG ABOVE - REFER TO FLOOR PLAN AND TO STRUCTURAL DRAWINGS
13. WATER HEATER CLOSET
14. ELECTRICAL GEAR AND METERS. SEE ELECTRICAL DRWGS.
15. EXHAUST DUCT WALL CAP PER MECHANICAL DRAWINGS - DAMPER REQUIRED IN RATED WALLS
16. SITE RETAINING WALL PER SITE PLAN
17. EXISTING STRUCTURE - SEE SHEET A2.2
18. JULIET BALCONY
19. ROOF OVERHANG, REFER TO ROOF PLAN AND STRUCTURAL DRAWINGS FOR FRAMING
20. TRASH ENCLOSURE

SOUND TRANSMISSION NOTES

SOUND TRANSMISSION REQUIREMENT IN DEMISING WALL

1. ALL PENETRATIONS INTO SOUND RATED PARTITIONS OR FLOOR-CEILING ASSEMBLIES SHALL BE SEALED, LINED, OR INSULATED WITH AN APPROVED PERMANENT RESILIENT SEALANT.
2. ALL RIGID CONDUITS, DUCTS, PLUMBING PIPES, AND APPLIANCE VENTS LOCATED IN SOUND RATED ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR A MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.
3. AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS.
4. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND RATED ASSEMBLIES SHALL BE LINED (EXCEPTION: DUCTS SERVING ONLY EXIT WAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED).
5. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING, PIPING, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIPE, GAS LINE OR ELECTRICAL CONDUIT.
6. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24" AND NOTE THAT BACK AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK MINERAL FIBER INSULATION.
7. NO WALL FURNACE SHALL BE INSTALLED IN SOUND RATED PARTITIONS.
8. WHERE RESILIENT CHANNELS ARE USED FOR ACOUSTIC PERFORMANCE, HOLD ENDS OF CHANNELS AWAY FROM INTERSECTING WALLS, FLOORS OR CEILINGS TO ALLOW PROPER DECOUPLING.
9. RESILIENT CHANNELS SHOULD BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.
10. PROVIDE 1/8" GAP BETWEEN PARTY WALL GYPSUM BOARD AND CEILING GYPSUM BOARD AND BETWEEN PARTY-WALL GYPSUM BOARD AND FLOOR FOR ACOUSTIC DECOUPLING. FILL VOIDS WITH FIRE RATED ACOUSTIC SEALANT AS SPECIFIED BELOW.
11. NO ELECTRICAL PANEL SHALL BE INSTALLED IN SOUND RATED PARTITIONS.
12. AT WOOD FLOOR CONSTRUCTION FILL ALL VOIDS AT THE UNDERSIDE OF ALL TUBS & SHOWER PANS WITH INSULATION FOR ACOUSTIC DAMPENING.
13. STAIR STRINGERS AND LANDINGS SHOULD NOT BE FASTENED TO DWELLING UNIT SEPARATION WALLS AND SUPPORTED INDEPENDENTLY FOR ACOUSTIC DAMPENING.
14. HOT WATER PIPES BE INSULATED IN ALL LOCATIONS REQUIRED PER CEnC 150.0(j)2. CEnC TABLE 102.2-A & CPC 609.11.2 (FOR MINIMUM INSULATION THICKNESS)
    A) THE FIRST 5 FEET OF HOT & COLD WATER PIPES FROM STORAGE TANK.
    B) ALL PIPING WITH A NOMINAL DIAMETER OF 3/4 INCH OR LARGER.
    C) ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM REGARDLESS OF THE PIPE DIAMETER.
    D) PIPING FROM THE HEATING SOURCE TO STORAGE TANK OR BETWEEN TANKS.
    E) PIPING BURIED BELOW GRADE.
    F) ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES
16. APPROVED SMOKE AND SOUND SEALANT IN RATED ASSEMBLIES SHALL BE:
    3M SMOKE AND SEALANT SS 100
    APPROVAL ASTM E 84 & ASTM E84
    STC 56
    FLAME SPREAD 5
    SMOKE DEVELOPMENT 5
18. PROHIBIT INSTALLATION OF PLUMBING, MECHANICAL EQUIPMENT, DUCTS, VENTS IN THE CAVITY OF THE UNIT DEMISING WALLS.

PENETRATION IN RATED ASSEMBLIES

1. FOR ANY PENTRATION INTO OR THROUGH A FIRE RATED ASSEMBLY (INCLUDES ANY PLUMBING PIPES, ELECTRICAL CONDUITS, OR PANELS, DUCTS , ETC.) SHALL BE FIRE PROTECTED AND HAVE ACOUSTIC VALUES THAT MEET THE MINIMUM REQUIREMENT FOR THAT ASSEMBLY.
   SEE SHEET A0.4 FOR MORE INFORMATION
2. NO DUCTS OR AIR OPENINGS ARE PERMITTED IN EXTERIOR WALLS WITH A FIRE SEPERATION DISTANCE OF LESS THAN 3 FEET.
3. PENETRATIONS OF HORIZONTAL ASSEMBLIES, A FLOOR, FLOOR/CEILING ASSEMBLY OR THE CEILING MEMBRANE OF A ROOF/CEILING, NOT REQUIRED TO BE ENCLOSED IN A SHAFT BY SECTION 712.1 SHALL BE PROTECTED IN ACCORDANCE WITH CBC, 2016 SECTION 714.4.1, THRU 714.4.2.2.
4. PENETRATIONS OF MEMBRANES THAT ARE PART OF A FIRE-RESISTANCE-RATED HORIZONTAL ASSEMBLY SHALL COMPLY AS A THROUGH PENETRATION BY SECTION 714.4.1.1.1 FOR THE ASSEMBLY OR 714.4.1.1.2 AS A FIRE STOP. WHERE FLOOR/CEILING ASSEMBLIES ARE REQUIRED TO HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING, RECESSED FIXTURES SHALL BE INTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.

arch5design
2825 Dewey Road
Bldg 202, Unit 207
San Diego, CA 92106
Phone: 619.546.9670

7TH AVE ADU'S

3767-3775 7TH AVENUE
SAN DIEGO, CA 92103

REVISIONS

DESCRIPTION	DATE
1 RESIDENTIAL	02/20/26

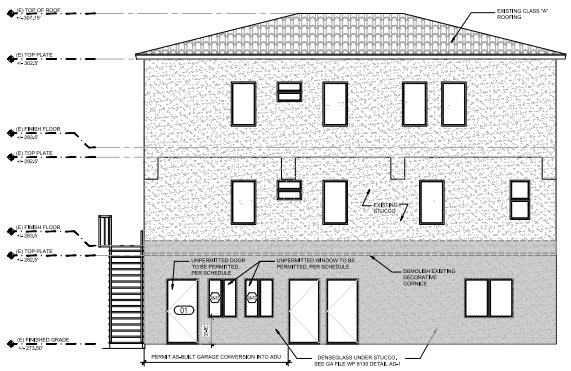
Bid Issue Date:	TBD
Date:	02/20/26
Scale:	AS NOTED
Project No.	PRJ-1130099

Sheet Title: EXTERIOR ELEVATIONS

Sheet No.: A2.1

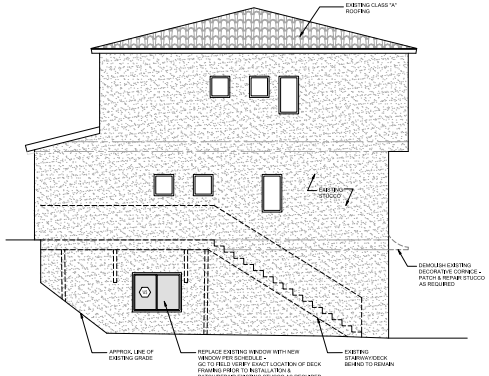
Any reproduction of these drawings is prohibited without written consent of Arch5 Design Studio. All dimensions and conditions on job site shall be verified prior to beginning of construction and shall immediately report any and all discrepancies to Designer.

SITE PLANS

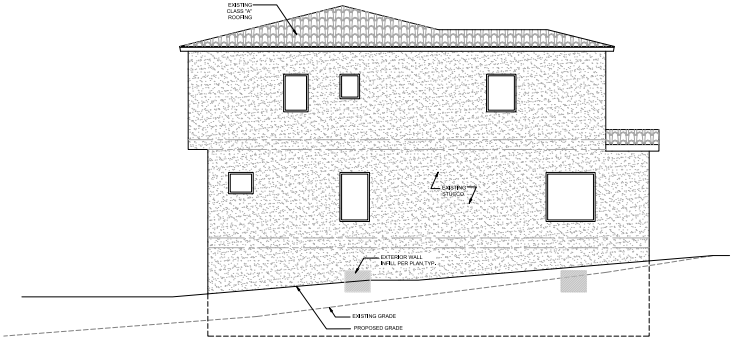


NOTE
SOLID EXTERIOR WALLS, SHALL BE TREATED WITH A GRAFFITI-RESISTANT COATING UP TO A HEIGHT OF SIX FEET.

EXISTING MDU - EAST EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 1



EXISTING MDU - SOUTH EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 2



EXISTING MDU - NORTH EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 3

ELEVATION KEYNOTES

1. STUCCO FINISH TO MATCH EXISTING
2. DOOR PER DOOR SCHEDULE, SEE SHEET A5.1
3. WINDOW PER WINDOW SCHEDULE, SEE SHEET A5.0
4. NEW 50 GAL RHEEM PROPH50T2 RH07515 HEAT PUMP WATER HEATER LOCATED IN HOLDREE 24" GALVANIZED STEEL WATERPROOF WATER HEATER ENCLOSURE- BELOW STAIRCASE
5. LINE OF GRADE
6. EXISTING STAIRCASE AND RAILINGTO REMAIN

SOUND TRANSMISSION NOTES

SOUND TRANSMISSION REQUIREMENT IN DEMISING WALL

1. ALL PENETRATIONS INTO SOUND RATED PARTITIONS OR FLOOR-CEILING ASSEMBLIES SHALL BE SEALED, LINED, OR INSULATED WITH AN APPROVED PERMANENT RESILIENT SEALANT.
2. ALL RIGID CONDUITS, DUCTS, PLUMBING PIPES, AND APPLIANCE VENTS LOCATED IN SOUND RATED ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR A MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.
3. AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS.
4. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND RATED ASSEMBLIES SHALL BE LINED (EXCEPTION: DUCTS SERVING ONLY EXIT WAYS. KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED).
5. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING, PIPING, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIPE, GAS LINE OR ELECTRICAL CONDUIT.
6. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24" AND NOTE THAT BACK AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK MINERAL FIBER INSULATION.
7. NO WALL FURNACE SHALL BE INSTALLED IN SOUND RATED PARTITIONS.
8. WHERE RESILIENT CHANNELS ARE USED FOR ACOUSTIC PERFORMANCE, HOLD ENDS OF CHANNELS AWAY FROM INTERSECTING WALLS, FLOORS OR CEILINGS TO ALLOW PROPER DECOUPLING.
9. RESILIENT CHANNELS SHOULD BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.
10. PROVIDE 1/4" GAP BETWEEN PARTY WALL GYPSUM BOARD AND CEILING GYPSUM BOARD AND BETWEEN PARTY-WALL GYPSUM BOARD AND FLOOR FOR ACOUSTIC DECOUPLING. FILL VOIDS WITH FIRE RATED ACOUSTIC SEALANT AS SPECIFIED BELOW.
11. NO ELECTRICAL PANEL SHALL BE INSTALLED IN SOUND RATED PARTITIONS.
12. AT WOOD FLOOR CONSTRUCTION FILL ALL VOIDS AT THE UNDERSIDE OF ALL TUBS & SHOWER PANS WITH INSULATION FOR ACOUSTIC DAMPENING.
13. STAIR STRINGERS AND LANDINGS SHOULD NOT BE FASTENED TO DWELLING UNIT SEPARATION WALLS AND SUPPORTED INDEPENDENTLY FOR ACOUSTIC DAMPENING.
14. HOT WATER PIPES BE INSULATED IN ALL LOCATIONS REQUIRED PER CBnC 1502.6(2. CEnC TABLE 102.3-A & CPC 609.11.2 (FOR MINIMUM INSULATION THICKNESS)
    A) THE FIRST 5 FEET OF HOT & COLD WATER PIPES FROM STORAGE TANK.
    B) ALL PIPING WITH A NOMINAL DIAMETER OF 3/4 INCH OR LARGER.
    C) ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM REGARDLESS OF THE PIPE DIAMETER.
    D) PIPING FROM THE HEATING SOURCE TO STORAGE TANK OR BETWEEN TANKS.
    E) PIPING BURIED BELOW GRADE.
    F) ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES
16. APPROVED SMOKE AND SOUND SEALANT IN RATED ASSEMBLIES SHALL BE:
    3M SMOKE AND SEALANT SS 100
    APPROVAL ASTM E 84 & ASTM E84
    STC-56
    FLAME SPREAD 5
    SMOKE DEVELOPMENT 5
18. PROHIBIT INSTALLATION OF PLUMBING, MECHANICAL EQUIPMENT, DUCTS, VENTS IN THE CAVITY OF THE UNIT DEMISING WALLS.

PENETRATION IN RATED ASSEMBLIES

1. FOR ANY PENITRATION INTO OR THROUGH A FIRE RATED ASSEMBLY (INCLUDES ANY PLUMBING PIPES, ELECTRICAL CONDUITS OR PANELS, DUCTS , ETC.) SHALL BE FIRE PROTECTED AND HAVE ACOUSTIC VALUES THAT MEET THE MINIMUM REQUIREMENT FOR THAT ASSEMBLY.
   SEE SHEET A0.4 FOR MORE INFORMATION
2. NO DUCTS OR AIR OPENINGS ARE PERMITTED IN EXTERIOR WALLS WITH A FIRE SEPERATION DISTANCE OF LESS THAN 3 FEET.
3. PENETRATIONS OF HORIZONTAL ASSEMBLIES, A FLOOR, FLOOR/CEILING ASSEMBLY OR THE CEILING MEMBRANE OF A ROOF,CEILING, NOT REQUIRED TO BE ENCLOSED IN A SHAFT BY SECTION 712.1 SHALL BE PROTECTED IN ACCORDANCE WITH CBC, 2016 SECTION 714.4.1. THRU 714.4.2.2.
4. PENETRATIONS OF MEMBRANES THAT ARE PART OF A FIRE-RESISTANCE-RATED HORIZONTAL ASSEMBLY SHALL COMPLY AS A THROUGH PENETRATION BY SECTION 714.4.1.1.1 FOR THE ASSEMBLY OR 714.4.1.1.2 AS A FIRE STOP. WHERE FLOOR/CEILING ASSEMBLIES ARE REQUIRED TO HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING, RECESSED FIXTURES SHALL BE INTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.

arch5design
2825 Dewey Road
Bldg 202, Unit 207
San Diego, CA 92106
Phone: 619.546.9670

7TH AVE ADU'S

3767-3775 7TH AVENUE
SAN DIEGO, CA 92103

REVISIONS

DESCRIPTION	DATE
1 RESUBMITTAL	02/20/26

Bid Issue Date:	TBD
Date:	02/20/26
Scale:	AS NOTED
Project No.	PRJ-1130099
Sheet Title:	EXTERIOR ELEVATIONS
Sheet No.:	A2.2

Any reproduction of these drawings is prohibited without written consent of Arch5 Design Studio. All dimensions and conditions on job site shall be verified prior to beginning of construction and shall immediately report any and all discrepancies to Designer.

3767 Seventh Avenue

three

FINANCIAL ANALYSIS

RENT ROLL SUMMARY

				Current		Market Stabilized		Post Renovation	
Unit Type	# of Units	Avg Sq Feet	Rental Range	Avg Rent	Monthly Income	Avg Rent	Monthly Income	Avg Rent	Monthly Income
2-Bedroom / 2-Bath TWHS	1	1,200	$3,650	$3,650	$3,650	$3,800	$3,800	$3,800	$3,800
2-Bedroom / 1-Bath	2	875	$3,000-$3,350	$3,175	$6,350	$3,350	$6,700	$3,350	$6,700
1-Bedroom / 1-Bath on-conf	1	560	$1,995	$1,995	$1,995	$1,995	$1,995	$1,995	$1,995
Studio / 1-Bath	1	400	1939	$2,100	$2,100	$2,100	$2,100	$2,100	$2,100
Totals / Weighted Avg	5	3910			$13,934		$14,595		$14,595
Gross Annualized Rents					**$167,203**		**$175,140**		**$175,140**

RENT ROLL DETAIL

			Current		Market Stabilized		Post Renovation	
Unit	Unit Type	Square Feet	Rent / Month	Rent / SF / Month	Rent / Month	Rent / SF / Month	Rent / Month	Rent / SF / Month
3767	2-Bedroom / 2-Bath TWHS	1200	$3,650	$3.04	$3,800	$3.17	$3,800	$3.17
3769	2-Bedroom / 1-Bath	875	$3,350	$3.83	$3,350	$3.83	$3,350	$3.83
3767.5-A	Studio / 1-Bath	400	$1,939	$4.85	$2,100	$5.25	$2,100	$5.25
3767.5-B	1-Bedroom / 1-Bath non-conf	560	$1,995	$3.56	$1,995	$3.56	$1,995	$3.56
3771	2-Bedroom / 1-Bath	875	$3,000	$3.43	$3,350	$3.83	$3,350	$3.83
Total		**3,910**	**$13,934**	**$3.56**	**$14,595**	**$3.73**	**$14,595**	**$3.73**

OPERATING STATEMENT

INCOME	Current		Market Stabilized		Post Renovation	
Gross Scheduled Rent		$167,203		$175,140		$175,140
Less: Vacancy / Deductions	3%	$5,016	3%	$5,254	3%	$5,254
Total Effective Rental Income		$162,187		$169,886		$169,886
Effective Gross Income		$162,187		$169,886		$169,886
Less: Expenses	31.59%	$51,239	30.39%	$51,624	30.39%	$51,624
Net Operating Income		$110,948		$118,262		$118,262
Cash Flow		$110,948		$118,262		$118,262
Debt Service		$91,893		$91,893		$91,893
Net Cash Flow After Debt Service	1.59%	$19,055	2.20%	$26,369	2.20%	$26,369
Principal Reduction		$14,796		$14,796		$14,796
Total Return	**2.82%**	**$33,851**	**3.43%**	**$41,165**	**3.43%**	**$41,165**

EXPENSES						
Real Estate Tax		$29,180		$29,180		$29,180
Insurance		$4,250		$4,250		$4,250
Utilities		$2,119		$2,119		$2,119
Trash Removal		$2,400		$2,400		$2,400
Repairs & Maintenance		$3,500		$3,500		$3,500
Landscaping		$1,680		$1,680		$1,680
Management Fee	5%	$8,109.36	5%	$8,494.29	5%	$8,494.29
Total Expense		$51,239		$51,624		$51,624
Expense as a % of EGI		31.59%		30.39%		30.39%
Net Operating Income		**$110,948**		**$118,262**		**$118,262**

PRICING DETAILS

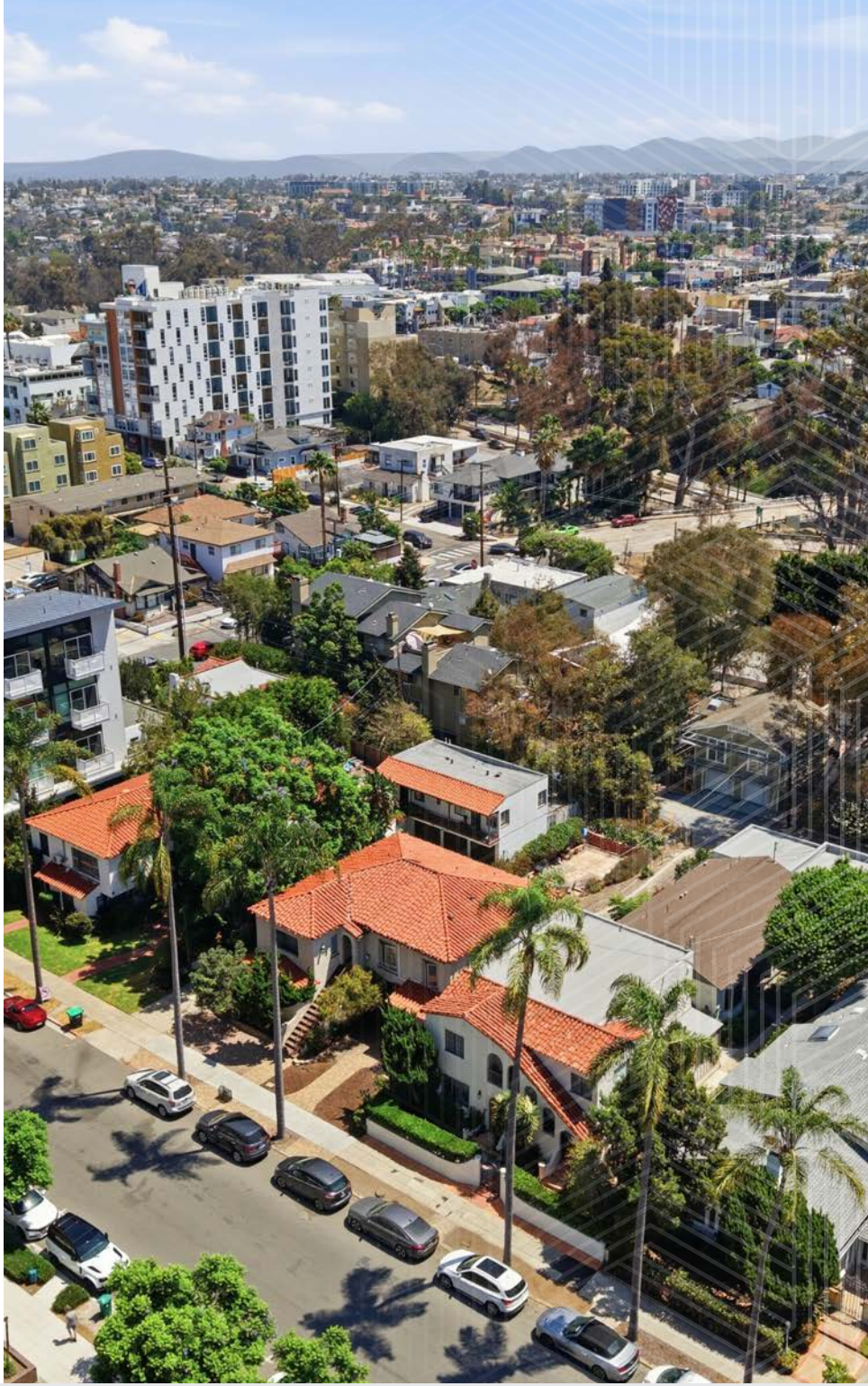
SUMMARY

Price	$2,399,000
Number of Units	4+1*
Price Pr Unit	$479,800
Price Per SF	$613.55
Rentable SF	3,910
Lot Size	7,001
Approx. Year Built	1930/2024

RETURNS	CURRENT	MARKET STABILIZED	POTENTIAL
Cap Rate	4.62%	4.93%	4.93%
GRM	14.35	13.70	13.70
Cash-on-Cash	1.59%	2.20%	2.20%
Debt Coverage Ratio	1.21	1.29	1.29

FINANCING	1ST LOAN
Down Payment	$1,199,000
Loan Amount	$1,200,000
Loan Type	Proposed New
Interest Rate	6.50%
Amortization	30 Years
Term	5 Years

*non-conforming 1-bedroom was converted from a laundry room. Plans include legalizing this unit.



3767 Seventh Avenue

four

SALES
COMPARABLES

SALES COMPARABLES

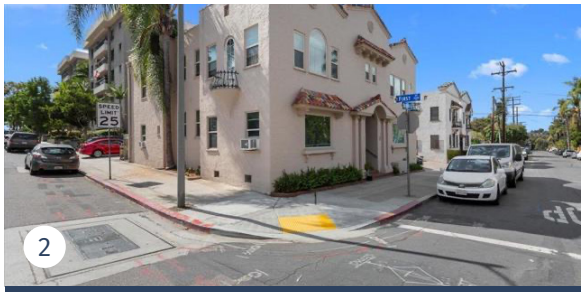
3767 7th Avenue, San Diego, CA 92103

Sales Date		N/A
Status		On Market
Sales Price		$2,399,000
Price/Unit		$479,800
Number of Units		4+1*
Year Built		1930/2024
# Units / Unit Type	2	2-bed 1-bath TWHS
# Units / Unit Type	1	2-bed 1-bath
# Units / Unit Type*	1	1-bed 1-bath non-conf
# Units / Unit Type	1	studio 1-bath

*non-conforming 1-bedroom was converted from a laundry room. Plans include legalizing this unit.

3664 4th Avenue, San Diego, CA 92103

Sales Date		3/20/2025
Status		Sold
Sales Price		$2,725,000
Price/Unit		$681,250
Number of Units		4
Year Built		1933
# Units / Unit Type	3	2-bed 2-bath
# Units / Unit Type	1	2-bed 2.5-bath



1017 W Brookes Avenue, San Diego, CA 92103

Sales Date		11/3/2024
Status		Sold
Sales Price		$2,350,000
Price/Unit		$587,500
Number of Units		4
Year Built		1947
# Units / Unit Type	17	1-bed 1-bath
# Units / Unit Type	1	Commercial

SALES COMPARABLES

3760-66 Pershing Ave, San Diego, CA 92104

Sales Date		5/7/2026
Status		Sold
Sales Price		$2,695,000
Price/Unit		$673,750
Number of Units		4
Year Built		1920/2023
# Units / Unit Type	1	2-bed 2-bath
# Units / Unit Type	3	1-bed 1-bath

806-812 W Brookes Ave, San Diego, CA 92103

Sales Date		11/27/2024
Status		Sold
Sales Price		$2,500,000
Price/Unit		$625,000
Number of Units		4
Year Built		1958
# Units / Unit Type	4	2-bed 1-bath

1610-14 Upas St, San Diego, CA 92103

Sales Date		8/20/2024
Status		Sold
Sales Price		$2,275,000
Price/Unit		$568,750
Number of Units		4
Year Built		1925
# Units / Unit Type	2	2-bed 2-bath
# Units / Unit Type	2	1-bed 1-bath

3767 Seventh Avenue

five

MARKET
OVERVIEW

Hillcrest: A Vibrant, Walkable Neighborhood in the Heart of San Diego

Hillcrest, located just north of Balboa Park in San Diego, is one of the city's most vibrant and desirable neighborhoods for multifamily development. Known for its walkability, central location, and strong sense of community, it attracts a diverse mix of residents, including healthcare professionals, students, and creative professionals. Its proximity to major medical centers such as UC San Diego Medical Center and Scripps Mercy Hospital adds to its appeal for long-term renters.

The neighborhood's real estate fundamentals are strong, with consistently high rental demand and low vacancy rates. Residents are drawn to Hillcrest for its lifestyle convenience, urban energy, and access to employment hubs, making it a reliable and resilient market for multifamily investment.

Hillcrest offers a dense, character-rich environment with tree-lined streets, historic homes, and active retail corridors along University and Fifth Avenues. Its high walk and bike scores support a car-light lifestyle, and the area is well-served by public transit, connecting residents easily to downtown and surrounding neighborhoods.

Recent updates to San Diego's community plans have opened the door for higher-density residential development in parts of Hillcrest. These zoning changes align with the city's broader goals of increasing infill housing and improving urban livability. Despite some local resistance, the combination of location, demand, and evolving land use policies makes Hillcrest a prime opportunity for thoughtfully designed multifamily projects.

For multifamily investors, Hillcrest offers a rare combination of lifestyle appeal, stable tenant demand, limited new supply, and long-term growth potential. Its central location, demographic strength, and evolving zoning environment make it an ideal setting for a well-executed multifamily development aimed at professionals seeking urban convenience and cultural connection.

3767
Seventh Avenue

CONOR BRENNAN
Senior Vice President
+1 720 841 8139
LIC: #01918598
conor.brennan@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE