FRIVAK
BUILDINGS

FRIDA
LOPEZ

KALEB
NORTDRIGE

VANESSA
PARTIDA

SITE

NEIGHBORHOOD

Address: 4220-4222 Georgia Street,
San Diego California
Zone: RM 3-9 - **Max Square Footage:** 14,175 sq ft
Max building height: 60 ft.
Setbacks:
a). **Interior:** 5 ft. b). **Street:** 10 ft. c). **Rear:** 5 ft.
Property Dimensions: 37'-6'' x 140'-0''

Grocery:
Sprouts Market
Trader Joe's
Gas:
Chevron
Arco
Distance from:
Downtown San Diego- 3.9 miles
MIssion Beach- 8 Miles
Balboa Park- 1 Mile
Tijuana- 18.1 Miles

Parks: North Community Park
Schools - Elementary:
Garfield, Elementary,
Jefferson Elementary
Alice Birney Elementary,
Jr. High: Alba JH,
High School: Alba HS
Private: (K-12/ Religion),
Aseltine St. Patricks, St. Johns,
Colleges/Universities
SDSU, SDCC

Property Notes

DImensions- 37'-6" x 140'-0"
Max Height- 60'-0"
Property has a 12 foot decrease from the west (alleyway) end of the property to the east (street) side of the property.
Property is in a residential/commercial zone
Weather in San Diego, CA is normally in the 50-80 degree range year round making sustainable design not an issue

DESIGN PROBLEMS

Sustainability

Parking

Lot

Customer

DESIGN SOLUTIONS

San Diego's weather has made building cooling easy on the design process.
Big windows are used to capture sunlight
Windows are placed to allow ventilation flow from the NW prevailing winds
Solar is implemented

With only 1 parking space available on the street, room has been set aside adjacent to the ally for parking 3 parking spaces are set to the width of the property, are are hydrolic to allow spaces underneath, tripling the amount

WIth the width and the properties elevation increase being an issue, the building was designed narrow, and 3 stories.

Due to San DIego's college reputation, we figured students would be a perfect customer. San Diego, and the properties location offers many amenities to a young student.

BUILDING FACTS

Overall square footage:
5,250 S.F.
Units:
First Floor
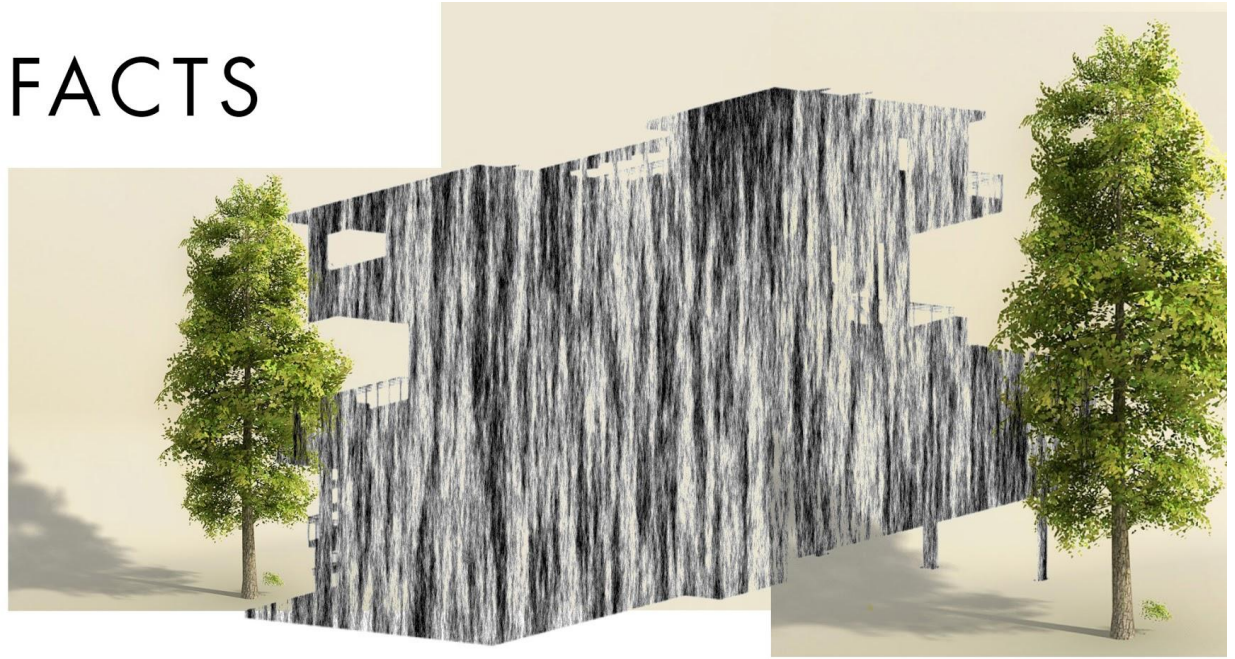2 two-bedrooms
Second Floor

3 Studio Apartments w/ loft
Gym
Third Floor
1 one-bedroom apartment
Cafe (noncommercial)

Amenities
Pool- 16'-0'' x 27'-4''
Cafe with Roof top patio
Gym

Parking: Parking located at West end of property,
adjacent to the alley
3 Hydraulic elevator parking spots
1 street parking spot
10 Parking spots total

Sustainability

Incorporated Techniques:
1. Cross ventilation
2. Plants
3. Solar Panels
4. Light Building colors
5. Low E glass

Leucophyllum species (shrubs)

Silver Leaf, a type of Leucophyllum shrub

These shrubs are known for their ability to forecast rain, blooming a couple of days before rainstorms in response to humidity. Since they require minimal water to thrive, this species is the perfect San Diego landscaping plant. Blooms range from white to magenta or deep purple.

Bougainvillea (vine)

Also known as "Scarlet O'Hara," this vine brings vibrancy to fences and borders.

Bougainvillea is an ornamental vine that thrives in San Diego climates. The vine's delicate blossoms and deep green leaves provide a pop of life and color, weaving across fences and walls with ease. Drought-resistant and evergreen in warm climates, bougainvillea is a great addition to any San Diego landscape.

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FIRST FLOOR - UNIT A

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

0'   4'-0"   8'-0"   16'-0"

Square Footage- 851.39 S.F.

Level 1
26'-6'' × 19'-11'' living
8'-6'' × 11'-7'' foyer
8'-2'' × 6'-0'' BA

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UNIT B

FIRST FLOOR UNITS

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

0'   4'-0"   8'-0"   16'-0"

Square Footage- 685.56 S.F.
26'-6'' × 13'-9'' living
9'-8'' × 13'-4'' BR 1
12'-9'' × 9'-8'' BR 2
7'-8'' × 5'-3'' BA 1
7'-7'' × 5'-3'' BA 2v

Level 2
11'-9'' × 11'-0'' BR1
9'-8'' × 12'-2'' BR2
12'-1'' × 9'-7'' BA

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SECOND FLOOR UNITS

Gym
Square footage-400 S.F.
20'-0'' × 20'-0'' overall
6'-3'' × 6'-0'' BA

Unit C- E
Square footage-563 S.F.
20'-0'' × 20'-0'' overall

SCALE: 3/16" = 1'-0"
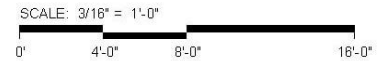
0'   4'-0"   8'-0"   16'-0"

SECOND FLOOR UNITS (LOFT)

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Gym
Square footage-400 S.F.
20'-0'' × 20'-0'' overall
6'-3'' × 6'-0'' BA

Unit C- E (LOFT)
8'-2'' × 20'-0''

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

0'   4'-0"   8'-0"   16'-0"

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

0'   4'-0"   8'-0"   16'-0"

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THIRD FLOOR UNITS

Unit F
Square footage- 687.03 S.F.
14'-2'' × 20'-0'' living
9'-8'' × 7'-8'' BA
13'-11'' × 12'-0'' BR

Cafe (noncommercial)
Square footage- 387.85 S.F.
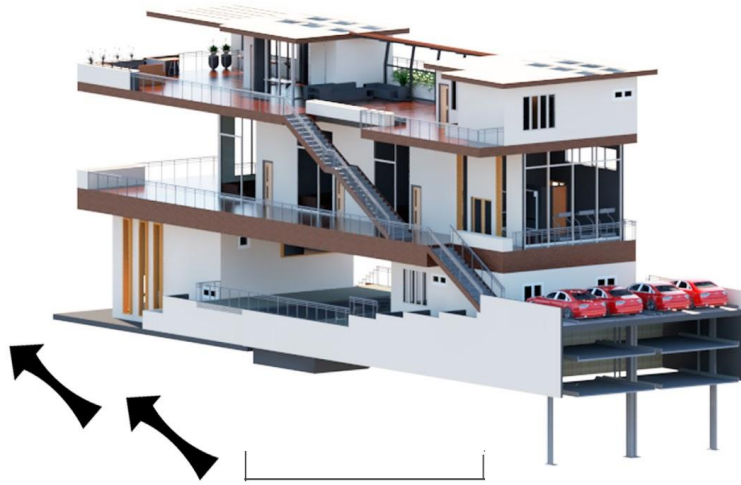
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Back North goes to 2nd/3rd floor
and directly to Cafe

Back South goes down to ground
level units and pool

EAST
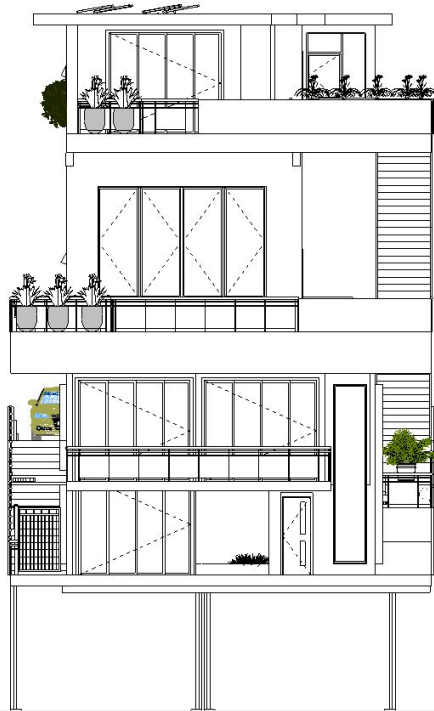
Level F
50' - 0"
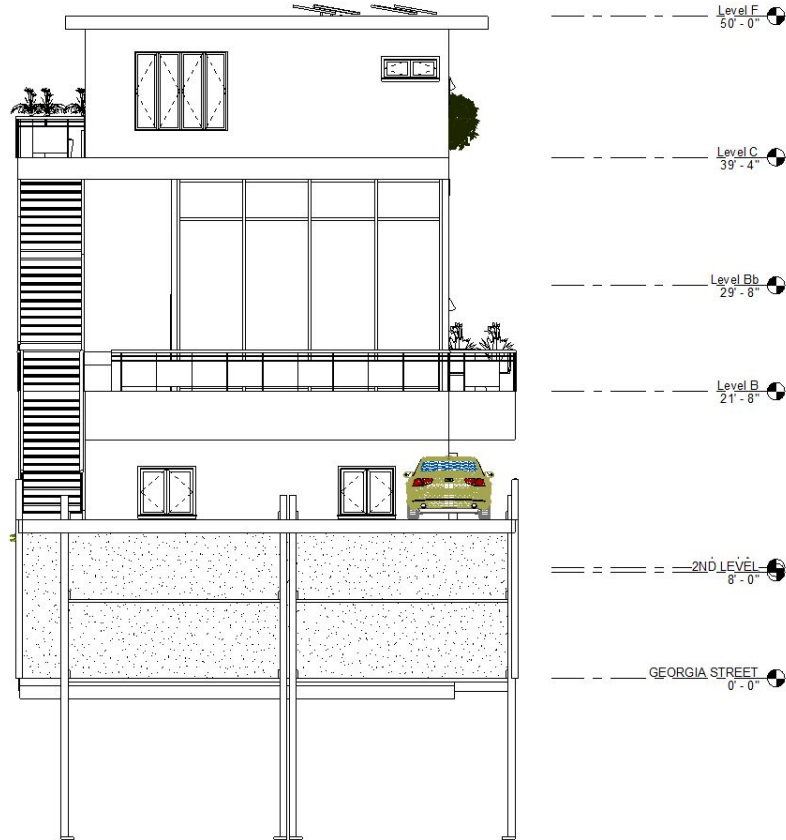
Level C
39' - 4"

Level Bb
29' - 8"

Level B
21' - 8"

Level E
8' - 0"

Level A
0' - 0"

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

0'   4'-0"   8'-0"   16'-0"

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A P A R T M E N T S

WEST

Level F
50' - 0"

Level C
39' - 4"

Level Bb
29' - 8"

Level B
21' - 8"

2ND LEVEL
8' - 0"

GEORGIA STREET
0' - 0"

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

0'   4'-0"   8'-0"   16'-0"

NORTH

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

0'   4'-0"   8'-0"   16'-0"

SOUTH

Level F
50' - 0"

Level C
39' - 4"

Level Bb
29' - 8"

Level B
21' - 8"

2ND LEVEL
8' - 8"

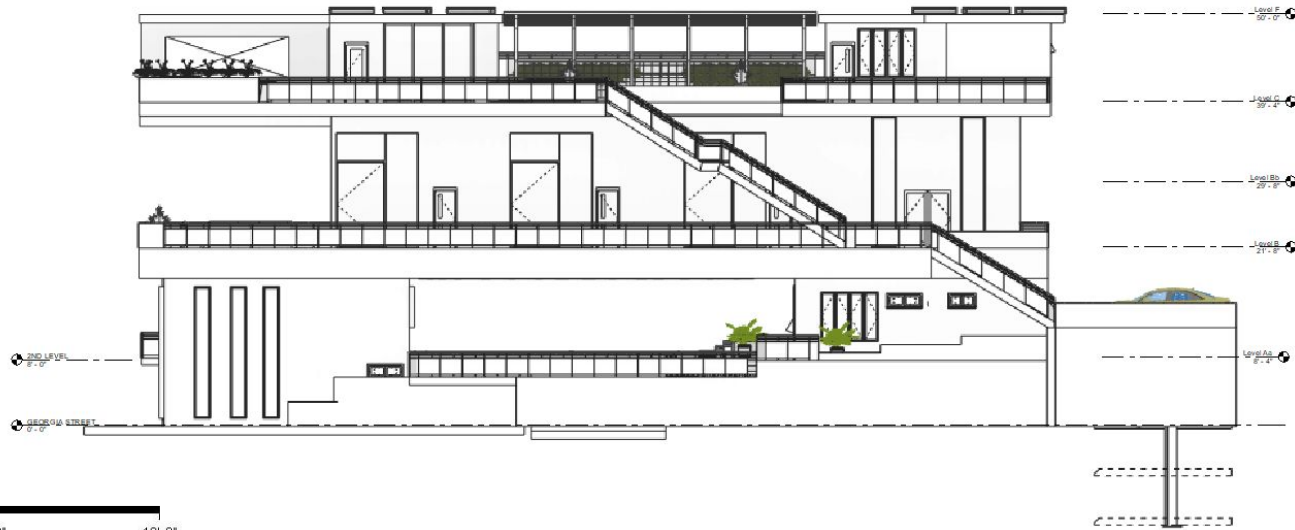Level Aa
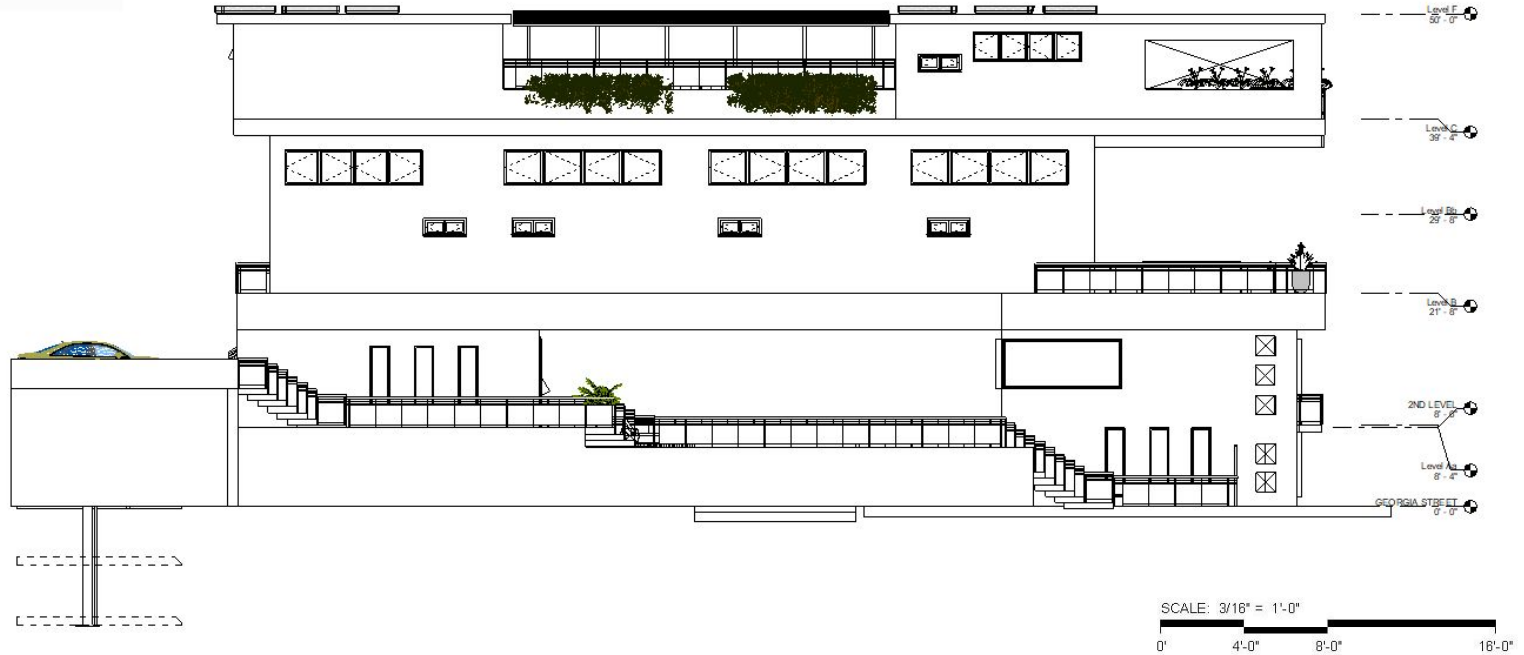8' - 4"

GEORGIA STREET
0' - 0"

SCALE: 3/16" = 1'-0"
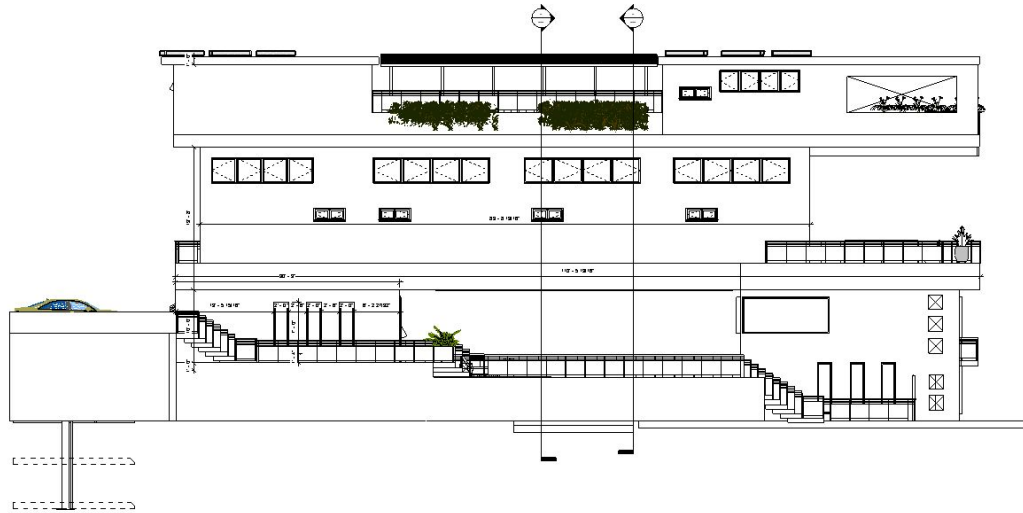
0'   4'-0"   8'-0"   16'-0"

VERTICAL SECTION

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

0'   4'-0"   8'-0"   16'-0"

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2

Level F
50'-0"

Level C
39'-4"

Level Db
29'-8"

Level B
21'-8"

Level Aa
8'-4"

Level Ag
8'-4"

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

0'   4'-0"   8'-0"   16'-0"

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1

2

1

2

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

0'   4'-0"   8'-0"   16'-0"