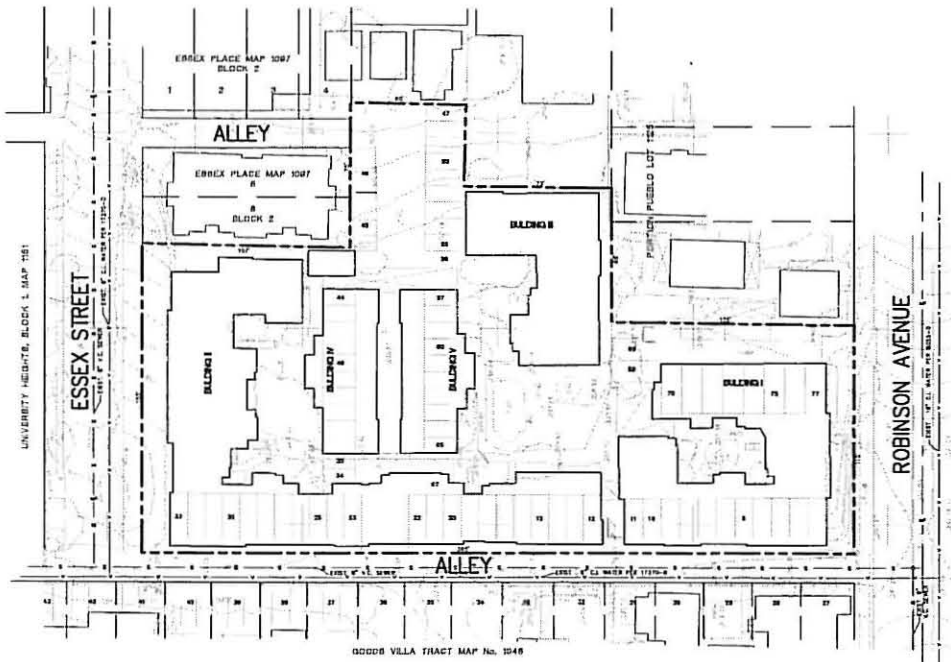
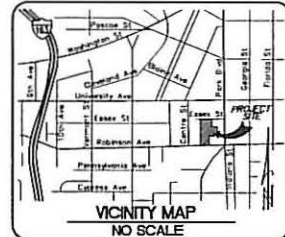


# 1707 ESSEX STREET TENTATIVE MAP NO. XXXX



SITE PLAN



**SITE DATA**

1. THERE ARE 14 OPEN PARKING SPACES, AND 63 COVERED.
2. THERE ARE 52 UNITS TOTAL WITH 20 ONE BEDROOM UNITS (775 S.F. EA.), 30 TWO BEDROOM UNITS (825 S.F. EA.) AND 2 THREE BEDROOM UNITS (995 S.F. EA.) WITH A TOTAL OF 42,140 S.F.

**REFERENCE PLANS**

100' SCALE CITY OF SAN DIEGO OVERLAYS

**LEGEND**

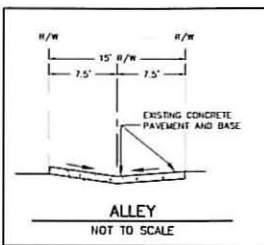
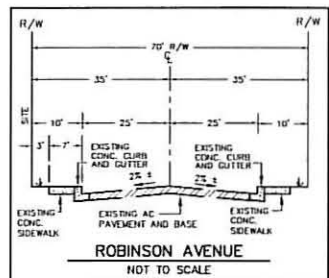
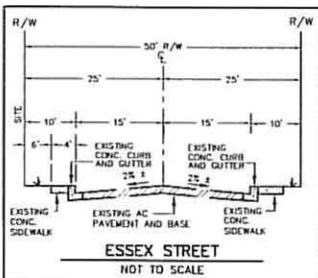
- PROPERTY LINE.
- INDICATES EXISTING ELEVATION.
- INDICATES EXISTING WATER METER.
- INDICATES EXISTING WATER LINE.
- INDICATES EXISTING SEWER LINE.
- INDICATES EXISTING GAS LINE.
- INDICATES EXISTING STREET LIGHT.

**PARKING DATA - ORIGINAL**

2 X 1.6 (THREE BEDROOMS)	=	3
30 X 1.6 (TWO BEDROOMS)	=	48
20 X 1.3 (ONE BEDROOMS)	=	28
TOTAL RESIDENT SPACES REQUIRED	=	77
TOTAL SPACES SHOWN	=	77

**PARKING DATA - CURRENT**

2 X 1.75 (THREE BEDROOM)	=	3
20 X 1.25 (ONE BEDROOMS)	=	25
30 X 1.75 (TWO BEDROOMS)	=	53
REQUIRED RESIDENT SPACES	=	81
SUPPLEMENTAL SPACE X 20%	=	16
TOTAL SPACES REQUIRED	=	97
TOTAL SPACES SHOWN	=	77



**SURVEYOR OF WORK**

I, ALAN J. REAM, a duly licensed Land Surveyor in the State of California, hereby certify that this plot represents the results of a survey performed during FEB., 2005.

BY: ALAN J. REAM LS 7619  
EXPIRES ON 12-31-06



Revisions	Drawn by	Date	Approved

Benchmark
Location: NMP INT. ESSEX STREET AND PARK BLVD. ACCORDING TO THE CITY OF SAN DIEGO VERTICAL CONTROL DATUM
Elevation: 314.05
Datum: MEAN SEA LEVEL

**NOTES**

1. PROJECT SITE IS ZONED MR-1000, CH-2 IN THE MID-CITY COMMUNITY PLANNED DISTRICT AND UPTOWN COMMUNITY PLAN THE PROPOSED ZONE IS MR-1000, CH-2, NO CHANGE IN ZONE IS REQUESTED.
2. THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1250 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 52.
3. NUMBER OF EXISTING LOTS: 6
4. NUMBER OF PROPOSED LOTS: 1.
5. LOT ACREAGE WITH TENTATIVE MAP BOUNDARY: 1.3 ACRE.
6. THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
7. OWNER TO REQUEST WATER PER CONCAL POLICY 600-25 FOR PERMISSION TO ALLOW EXIST. OVERHEAD FACILITIES TO REMAIN.
8. EXISTING DRAINAGE PATTERNS ARE STREET FLOW THROUGH ESSEX STREET, ROBISON AVE. AND THE ADJACENT ALLEY.
9. THE APARTMENT BUILDING WAS BUILT IN APPROXIMATELY 1977.
10. THE SUBDIVIDER SHALL INSTALL APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, IRRIGATION, AND FIRE) ADJACENT TO THE PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
11. THE TITLE DATA AS SHOWN IS BASED UPON THAT CERTAIN PRELIMINARY TITLE REPORT PREPARED BY

**Graphic Scale: 1"=30'**

0' 30' 60' 90' 120'

If sheet is less than 24" x 36" it is a reduced print, scale is reduced accordingly.

Job No.	2004-27
Sheet	1 of 1

**LEGAL DESCRIPTION & ASSESSOR PARCEL NUMBER:**  
 LOTS 7 THROUGH 12, BLOCK 2, ESSEX PLACE IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1097 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALONG WITH A PORTION OF PUEBLO LOT 1123. APN: 452-200-63

**ZONING:**  
 EXISTING ZONE: MR-1000, CH-2  
 PROPOSED ZONE: NO ZONE CHANGE

**SITE AND PROPOSED BUILDING DATA:**  
 EXISTING USAGE: APARTMENT  
 FUTURE USAGE: CONDOMINIUMS

**OWNER:** PARK FIFTH AVENUE VENTURE  
 920 KLINE STREET  
 LA JOLLA, CA 92037

**LAURENT COORDINATES:** 210-1719  
**MAD 83 COORDINATES:** 1850-6281

**TERRA SURVEYING CONSULTANTS**  
 1179 HORSERAIL ROAD  
 ESCONDIDO, CALIFORNIA 92025  
 TELE: (818) 947-7225 FAX: (818) 238-8614

**Project Address:**  
 1707 ESSEX STREET  
 SAN DIEGO, CALIFORNIA 92103

**Project Name:**  
 1707 ESSEX AVENUE CONDOMINIUMS  
 PROJECT TRACKING NO. X

**Sheet Title:**  
 TENTATIVE MAP

**Original Date:** 3-20-05

**W.O. NO. X**

- Revision 1: \_\_\_\_\_
- Revision 10: \_\_\_\_\_
- Revision 9: \_\_\_\_\_
- Revision 8: \_\_\_\_\_
- Revision 7: \_\_\_\_\_
- Revision 6: \_\_\_\_\_
- Revision 5: \_\_\_\_\_
- Revision 4: \_\_\_\_\_
- Revision 3: \_\_\_\_\_
- Revision 2: \_\_\_\_\_
- Revision 1: \_\_\_\_\_

**1707 Essex Street  
San Diego, CA 92103  
(Park Diplomat)**

**PTS 69202**



**View from Essex Street**



**View from Essex Street**



**View from Robinson Avenue**



**Rear view of units from alley.**



