

13TH AND BROADWAY RESIDENTIAL

ENTITLEMENT SUBMITTAL

APPLICANT / DEVELOPER
CHELSEA INVESTMENT CORPORATION
6339 PASEO DEL LAGO
CARLSBAD, CA 92011

2018-11-21

JWDA
2359 4TH AVE
SAN DIEGO
CA 92101
T 619.233.6777
F 619.237.0541
JWDAINC.COM



PROJECT TEAM

PROJECT DATA

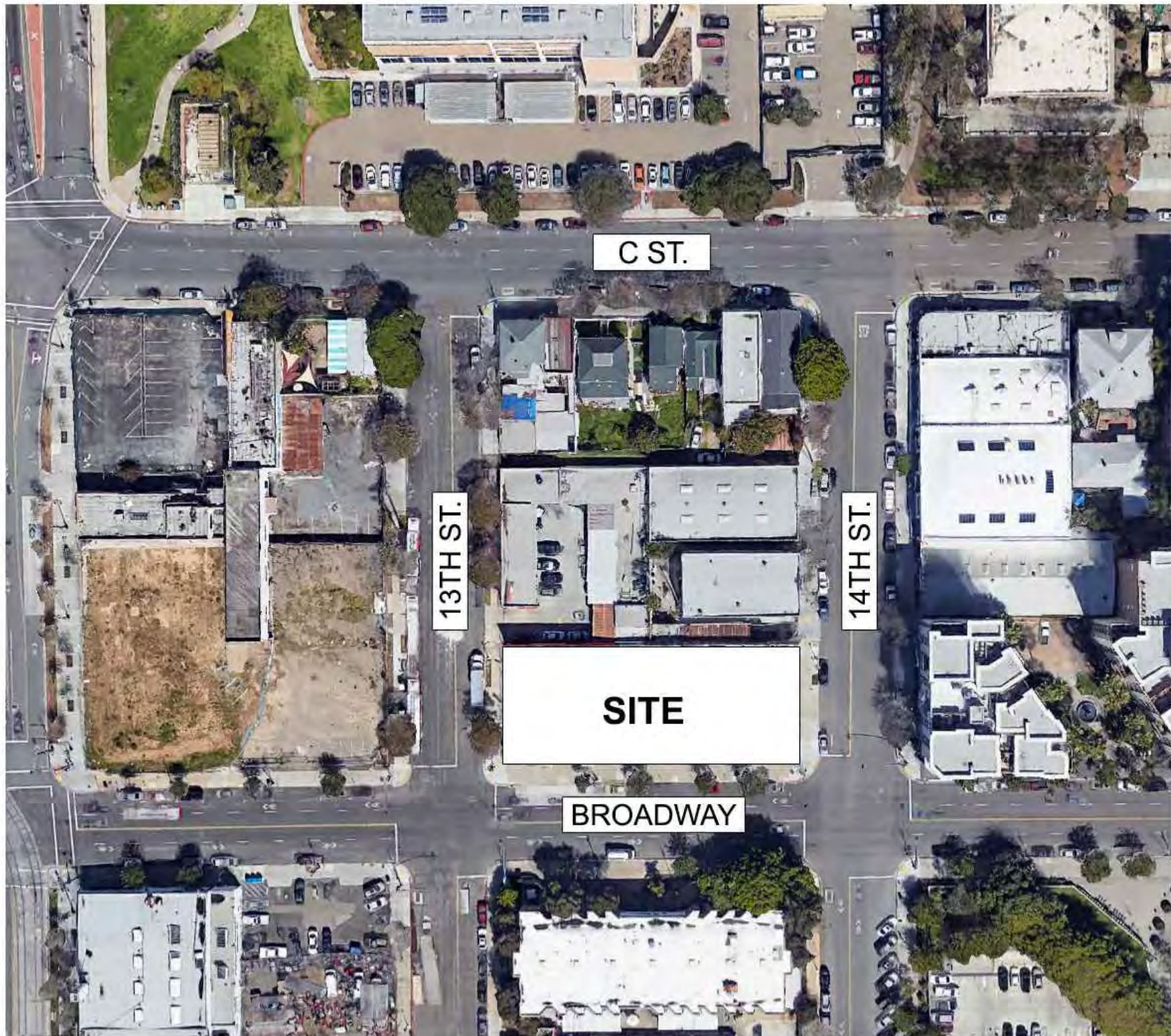
PROJECT DESCRIPTION

SHEET INDEX

GEOTECHNICAL ENGINEER:
LEIGHTON GROUP
 3934 MURPHY CANYON ROAD, STE. B205
 SAN DIEGO, CA 92123
 TEL: 858-300-8494
 CONTACT: BOB STROH, SENIOR PROJECT MANAGER
 EMAIL: rstroh@leightongroup.com

*MANAGER UNITS

PROJECT LOCATION



LANDSCAPE	
L1.0	LEVEL 1 STREETSCAPE
L2.0	LEVEL 2 DECK
L3.0	LEVEL 6 DECK
L4.0	LEVEL 14 DECK

<h1 style="margin: 0;">JWDA</h1> <p style="margin: 0; font-size: 0.8em;">ARCHITECTS ENGINEERS PLANNERS DESIGN</p> <p style="margin: 0; font-size: 0.8em;">Joseph Wong Design Associates</p> <p style="margin: 0; font-size: 0.8em;">3359 Fourth Avenue</p> <p style="margin: 0; font-size: 0.8em;">San Diego, California 92101-1606</p> <p style="margin: 0; font-size: 0.8em;">Phone (619) 233-6772 Fax (619) 237-0541</p>		Project Number 3325																																																																																																																																																																																																										
PROJECT NAME: <h2 style="margin: 0;">13TH & BROADWAY</h2>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;">NO</th> <th style="text-align: center;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">1</td><td></td></tr> <tr><td style="text-align: center;">2</td><td></td></tr> <tr><td style="text-align: center;">3</td><td></td></tr> <tr><td style="text-align: center;">4</td><td></td></tr> <tr><td style="text-align: center;">5</td><td></td></tr> <tr><td style="text-align: center;">6</td><td></td></tr> <tr><td style="text-align: center;">7</td><td></td></tr> <tr><td style="text-align: center;">8</td><td></td></tr> <tr><td style="text-align: center;">9</td><td></td></tr> <tr><td style="text-align: center;">10</td><td></td></tr> <tr><td style="text-align: center;">11</td><td></td></tr> <tr><td style="text-align: center;">12</td><td></td></tr> <tr><td style="text-align: center;">13</td><td></td></tr> <tr><td style="text-align: center;">14</td><td></td></tr> <tr><td style="text-align: center;">15</td><td></td></tr> <tr><td style="text-align: center;">16</td><td></td></tr> <tr><td style="text-align: center;">17</td><td></td></tr> <tr><td style="text-align: center;">18</td><td></td></tr> <tr><td style="text-align: center;">19</td><td></td></tr> <tr><td style="text-align: center;">20</td><td></td></tr> <tr><td style="text-align: center;">21</td><td></td></tr> <tr><td style="text-align: center;">22</td><td></td></tr> <tr><td style="text-align: center;">23</td><td></td></tr> <tr><td style="text-align: center;">24</td><td></td></tr> <tr><td style="text-align: center;">25</td><td></td></tr> <tr><td style="text-align: center;">26</td><td></td></tr> <tr><td style="text-align: center;">27</td><td></td></tr> <tr><td style="text-align: center;">28</td><td></td></tr> <tr><td style="text-align: center;">29</td><td></td></tr> <tr><td style="text-align: center;">30</td><td></td></tr> <tr><td style="text-align: center;">31</td><td></td></tr> <tr><td style="text-align: center;">32</td><td></td></tr> <tr><td style="text-align: center;">33</td><td></td></tr> <tr><td style="text-align: center;">34</td><td></td></tr> <tr><td style="text-align: center;">35</td><td></td></tr> <tr><td style="text-align: center;">36</td><td></td></tr> <tr><td style="text-align: center;">37</td><td></td></tr> <tr><td style="text-align: center;">38</td><td></td></tr> <tr><td style="text-align: center;">39</td><td></td></tr> <tr><td style="text-align: center;">40</td><td></td></tr> <tr><td style="text-align: center;">41</td><td></td></tr> <tr><td style="text-align: center;">42</td><td></td></tr> <tr><td style="text-align: center;">43</td><td></td></tr> <tr><td style="text-align: center;">44</td><td></td></tr> <tr><td style="text-align: center;">45</td><td></td></tr> <tr><td style="text-align: center;">46</td><td></td></tr> <tr><td style="text-align: center;">47</td><td></td></tr> <tr><td style="text-align: center;">48</td><td></td></tr> <tr><td style="text-align: center;">49</td><td></td></tr> <tr><td style="text-align: center;">50</td><td></td></tr> <tr><td style="text-align: center;">51</td><td></td></tr> <tr><td style="text-align: center;">52</td><td></td></tr> <tr><td style="text-align: center;">53</td><td></td></tr> <tr><td style="text-align: center;">54</td><td></td></tr> <tr><td style="text-align: center;">55</td><td></td></tr> <tr><td style="text-align: center;">56</td><td></td></tr> <tr><td style="text-align: center;">57</td><td></td></tr> <tr><td style="text-align: center;">58</td><td></td></tr> <tr><td style="text-align: center;">59</td><td></td></tr> <tr><td style="text-align: center;">60</td><td></td></tr> <tr><td style="text-align: center;">61</td><td></td></tr> <tr><td style="text-align: center;">62</td><td></td></tr> <tr><td style="text-align: center;">63</td><td></td></tr> <tr><td style="text-align: center;">64</td><td></td></tr> <tr><td style="text-align: center;">65</td><td></td></tr> <tr><td style="text-align: center;">66</td><td></td></tr> <tr><td style="text-align: center;">67</td><td></td></tr> <tr><td style="text-align: center;">68</td><td></td></tr> <tr><td style="text-align: center;">69</td><td></td></tr> <tr><td style="text-align: center;">70</td><td></td></tr> <tr><td style="text-align: center;">71</td><td></td></tr> <tr><td style="text-align: center;">72</td><td></td></tr> <tr><td style="text-align: center;">73</td><td></td></tr> <tr><td style="text-align: center;">74</td><td></td></tr> <tr><td style="text-align: center;">75</td><td></td></tr> <tr><td style="text-align: center;">76</td><td></td></tr> <tr><td style="text-align: center;">77</td><td></td></tr> <tr><td style="text-align: center;">78</td><td></td></tr> <tr><td style="text-align: center;">79</td><td></td></tr> <tr><td style="text-align: center;">80</td><td></td></tr> <tr><td style="text-align: center;">81</td><td></td></tr> <tr><td style="text-align: center;">82</td><td></td></tr> <tr><td style="text-align: center;">83</td><td></td></tr> <tr><td style="text-align: center;">84</td><td></td></tr> <tr><td style="text-align: center;">85</td><td></td></tr> <tr><td style="text-align: center;">86</td><td></td></tr> <tr><td style="text-align: center;">87</td><td></td></tr> <tr><td style="text-align: center;">88</td><td></td></tr> <tr><td style="text-align: center;">89</td><td></td></tr> <tr><td style="text-align: center;">90</td><td></td></tr> <tr><td style="text-align: center;">91</td><td></td></tr> <tr><td style="text-align: center;">92</td><td></td></tr> <tr><td style="text-align: center;">93</td><td></td></tr> <tr><td style="text-align: center;">94</td><td></td></tr> <tr><td style="text-align: center;">95</td><td></td></tr> <tr><td style="text-align: center;">96</td><td></td></tr> <tr><td style="text-align: center;">97</td><td></td></tr> <tr><td style="text-align: center;">98</td><td></td></tr> <tr><td style="text-align: center;">99</td><td></td></tr> <tr><td style="text-align: center;">100</td><td></td></tr> </tbody> </table>		NO	DESCRIPTION	1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16		17		18		19		20		21		22		23		24		25		26		27		28		29		30		31		32		33		34		35		36		37		38		39		40		41		42		43		44		45		46		47		48		49		50		51		52		53		54		55		56		57		58		59		60		61		62		63		64		65		66		67		68		69		70		71		72		73		74		75		76		77		78		79		80		81		82		83		84		85		86		87		88		89		90		91		92		93		94		95		96		97		98		99		100	
NO	DESCRIPTION																																																																																																																																																																																																											
1																																																																																																																																																																																																												
2																																																																																																																																																																																																												
3																																																																																																																																																																																																												
4																																																																																																																																																																																																												
5																																																																																																																																																																																																												
6																																																																																																																																																																																																												
7																																																																																																																																																																																																												
8																																																																																																																																																																																																												
9																																																																																																																																																																																																												
10																																																																																																																																																																																																												
11																																																																																																																																																																																																												
12																																																																																																																																																																																																												
13																																																																																																																																																																																																												
14																																																																																																																																																																																																												
15																																																																																																																																																																																																												
16																																																																																																																																																																																																												
17																																																																																																																																																																																																												
18																																																																																																																																																																																																												
19																																																																																																																																																																																																												
20																																																																																																																																																																																																												
21																																																																																																																																																																																																												
22																																																																																																																																																																																																												
23																																																																																																																																																																																																												
24																																																																																																																																																																																																												
25																																																																																																																																																																																																												
26																																																																																																																																																																																																												
27																																																																																																																																																																																																												
28																																																																																																																																																																																																												
29																																																																																																																																																																																																												
30																																																																																																																																																																																																												
31																																																																																																																																																																																																												
32																																																																																																																																																																																																												
33																																																																																																																																																																																																												
34																																																																																																																																																																																																												
35																																																																																																																																																																																																												
36																																																																																																																																																																																																												
37																																																																																																																																																																																																												
38																																																																																																																																																																																																												
39																																																																																																																																																																																																												
40																																																																																																																																																																																																												
41																																																																																																																																																																																																												
42																																																																																																																																																																																																												
43																																																																																																																																																																																																												
44																																																																																																																																																																																																												
45																																																																																																																																																																																																												
46																																																																																																																																																																																																												
47																																																																																																																																																																																																												
48																																																																																																																																																																																																												
49																																																																																																																																																																																																												
50																																																																																																																																																																																																												
51																																																																																																																																																																																																												
52																																																																																																																																																																																																												
53																																																																																																																																																																																																												
54																																																																																																																																																																																																												
55																																																																																																																																																																																																												
56																																																																																																																																																																																																												
57																																																																																																																																																																																																												
58																																																																																																																																																																																																												
59																																																																																																																																																																																																												
60																																																																																																																																																																																																												
61																																																																																																																																																																																																												
62																																																																																																																																																																																																												
63																																																																																																																																																																																																												
64																																																																																																																																																																																																												
65																																																																																																																																																																																																												
66																																																																																																																																																																																																												
67																																																																																																																																																																																																												
68																																																																																																																																																																																																												
69																																																																																																																																																																																																												
70																																																																																																																																																																																																												
71																																																																																																																																																																																																												
72																																																																																																																																																																																																												
73																																																																																																																																																																																																												
74																																																																																																																																																																																																												
75																																																																																																																																																																																																												
76																																																																																																																																																																																																												
77																																																																																																																																																																																																												
78																																																																																																																																																																																																												
79																																																																																																																																																																																																												
80																																																																																																																																																																																																												
81																																																																																																																																																																																																												
82																																																																																																																																																																																																												
83																																																																																																																																																																																																												
84																																																																																																																																																																																																												
85																																																																																																																																																																																																												
86																																																																																																																																																																																																												
87																																																																																																																																																																																																												
88																																																																																																																																																																																																												
89																																																																																																																																																																																																												
90																																																																																																																																																																																																												
91																																																																																																																																																																																																												
92																																																																																																																																																																																																												
93																																																																																																																																																																																																												
94																																																																																																																																																																																																												
95																																																																																																																																																																																																												
96																																																																																																																																																																																																												
97																																																																																																																																																																																																												
98																																																																																																																																																																																																												
99																																																																																																																																																																																																												
100																																																																																																																																																																																																												
PROJECT ADDRESS: <h2 style="margin: 0;">1320 BROADWAY AVE.</h2> <h2 style="margin: 0;">SAN DIEGO, CA 92101</h2>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr><td style="text-align: center;">1</td><td></td></tr> <tr><td style="text-align: center;">2</td><td></td></tr> <tr><td style="text-align: center;">3</td><td></td></tr> <tr><td style="text-align: center;">4</td><td></td></tr> <tr><td style="text-align: center;">5</td><td></td></tr> <tr><td style="text-align: center;">6</td><td></td></tr> <tr><td style="text-align: center;">7</td><td></td></tr> <tr><td style="text-align: center;">8</td><td></td></tr> <tr><td style="text-align: center;">9</td><td></td></tr> <tr><td style="text-align: center;">10</td><td></td></tr> <tr><td style="text-align: center;">11</td><td></td></tr> <tr><td style="text-align: center;">12</td><td></td></tr> <tr><td style="text-align: center;">13</td><td></td></tr> <tr><td style="text-align: center;">14</td><td></td></tr> <tr><td style="text-align: center;">15</td><td></td></tr> <tr><td style="text-align: center;">16</td><td></td></tr> <tr><td style="text-align: center;">17</td><td></td></tr> <tr><td style="text-align: center;">18</td><td></td></tr> <tr><td style="text-align: center;">19</td><td></td></tr> <tr><td style="text-align: center;">20</td><td></td></tr> <tr><td style="text-align: center;">21</td><td></td></tr> <tr><td style="text-align: center;">22</td><td></td></tr> <tr><td style="text-align: center;">23</td><td></td></tr> <tr><td style="text-align: center;">24</td><td></td></tr> <tr><td style="text-align: center;">25</td><td></td></tr> <tr><td style="text-align: center;">26</td><td></td></tr> <tr><td style="text-align: center;">27</td><td></td></tr> <tr><td style="text-align: center;">28</td><td></td></tr> <tr><td style="text-align: center;">29</td><td></td></tr> <tr><td style="text-align: center;">30</td><td></td></tr> <tr><td style="text-align: center;">31</td><td></td></tr> <tr><td style="text-align: center;">32</td><td></td></tr> <tr><td style="text-align: center;">33</td><td></td></tr> <tr><td style="text-align: center;">34</td><td></td></tr> <tr><td style="text-align: center;">35</td><td></td></tr> <tr><td style="text-align: center;">36</td><td></td></tr> <tr><td style="text-align: center;">37</td><td></td></tr> <tr><td style="text-align: center;">38</td><td></td></tr> <tr><td style="text-align: center;">39</td><td></td></tr> <tr><td style="text-align: center;">40</td><td></td></tr> <tr><td style="text-align: center;">41</td><td></td></tr> <tr><td style="text-align: center;">42</td><td></td></tr> <tr><td style="text-align: center;">43</td><td></td></tr> <tr><td style="text-align: center;">44</td><td></td></tr> <tr><td style="text-align: center;">45</td><td></td></tr> <tr><td style="text-align: center;">46</td><td></td></tr> <tr><td style="text-align: center;">47</td><td></td></tr> <tr><td style="text-align: center;">48</td><td></td></tr> <tr><td style="text-align: center;">49</td><td></td></tr> <tr><td style="text-align: center;">50</td><td></td></tr> <tr><td style="text-align: center;">51</td><td></td></tr> <tr><td style="text-align: center;">52</td><td></td></tr> <tr><td style="text-align: center;">53</td><td></td></tr> <tr><td style="text-align: center;">54</td><td></td></tr> <tr><td style="text-align: center;">55</td><td></td></tr> <tr><td style="text-align: center;">56</td><td></td></tr> <tr><td style="text-align: center;">57</td><td></td></tr> <tr><td style="text-align: center;">58</td><td></td></tr> <tr><td style="text-align: center;">59</td><td></td></tr> <tr><td style="text-align: center;">60</td><td></td></tr> <tr></tr></tbody></table>		1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16		17		18		19		20		21		22		23		24		25		26		27		28		29		30		31		32		33		34		35		36		37		38		39		40		41		42		43		44		45		46		47		48		49		50		51		52		53		54		55		56		57		58		59		60																																																																																			
1																																																																																																																																																																																																												
2																																																																																																																																																																																																												
3																																																																																																																																																																																																												
4																																																																																																																																																																																																												
5																																																																																																																																																																																																												
6																																																																																																																																																																																																												
7																																																																																																																																																																																																												
8																																																																																																																																																																																																												
9																																																																																																																																																																																																												
10																																																																																																																																																																																																												
11																																																																																																																																																																																																												
12																																																																																																																																																																																																												
13																																																																																																																																																																																																												
14																																																																																																																																																																																																												
15																																																																																																																																																																																																												
16																																																																																																																																																																																																												
17																																																																																																																																																																																																												
18																																																																																																																																																																																																												
19																																																																																																																																																																																																												
20																																																																																																																																																																																																												
21																																																																																																																																																																																																												
22																																																																																																																																																																																																												
23																																																																																																																																																																																																												
24																																																																																																																																																																																																												
25																																																																																																																																																																																																												
26																																																																																																																																																																																																												
27																																																																																																																																																																																																												
28																																																																																																																																																																																																												
29																																																																																																																																																																																																												
30																																																																																																																																																																																																												
31																																																																																																																																																																																																												
32																																																																																																																																																																																																												
33																																																																																																																																																																																																												
34																																																																																																																																																																																																												
35																																																																																																																																																																																																												
36																																																																																																																																																																																																												
37																																																																																																																																																																																																												
38																																																																																																																																																																																																												
39																																																																																																																																																																																																												
40																																																																																																																																																																																																												
41																																																																																																																																																																																																												
42																																																																																																																																																																																																												
43																																																																																																																																																																																																												
44																																																																																																																																																																																																												
45																																																																																																																																																																																																												
46																																																																																																																																																																																																												
47																																																																																																																																																																																																												
48																																																																																																																																																																																																												
49																																																																																																																																																																																																												
50																																																																																																																																																																																																												
51																																																																																																																																																																																																												
52																																																																																																																																																																																																												
53																																																																																																																																																																																																												
54																																																																																																																																																																																																												
55																																																																																																																																																																																																												
56																																																																																																																																																																																																												
57																																																																																																																																																																																																												
58																																																																																																																																																																																																												
59																																																																																																																																																																																																												
60																																																																																																																																																																																																												

FLOOR SUMMARY						
LEVEL	RETAIL	RESIDENTIAL COMMON	RESIDENTIAL (NET)	RESIDENTIAL (GFA)	TOTAL	PARKING
B1	3,200	5,025 3,965	11,470	7,100 3,965 15,585	18,840	18,840 8,295
L1					16,520	
MEZZANINE					3,965	
L2					15,585	
L3			11,515	14,770	14,770	
L4			11,515	14,770	14,770	
L5			11,625	14,390	14,390	
L6		870	7,890	11,440	11,440	
L7			8,765	11,350	11,350	
L8			8,765	11,350	11,350	
L9			8,765	11,350	11,350	
L10			8,590	11,125	11,125	
L11			8,590	11,125	11,125	
L12			8,590	11,125	11,125	
L13			8,590	11,125	11,125	
L14		1,500	6,340	10,410	10,410	
TOTAL		11,360	121,010	170,980	199,240	27,135
TOTAL GFA ABOVE-GRADE		11,360	121,010	170,980	180,400	8,295

UNIT MIX			
LEVEL	LIVING UNIT 350-SF	2 BEDROOM 825-SF	TOTAL
B1			
L1			
MEZZANINE			
L2	26	2	28
L3	29	2	31
L4	29	2	31
L5	26	3	29
L6	15	3	18
L7	15	4	19
L8	15	4	19
L9	15	4	19
L10	12	5	17
L11	12	5	17
L12	12	5	17
L13	12	5	17
L14	6	5	11
PERCENTAGE MIX	82%	18%	
TOTAL	224	49	273

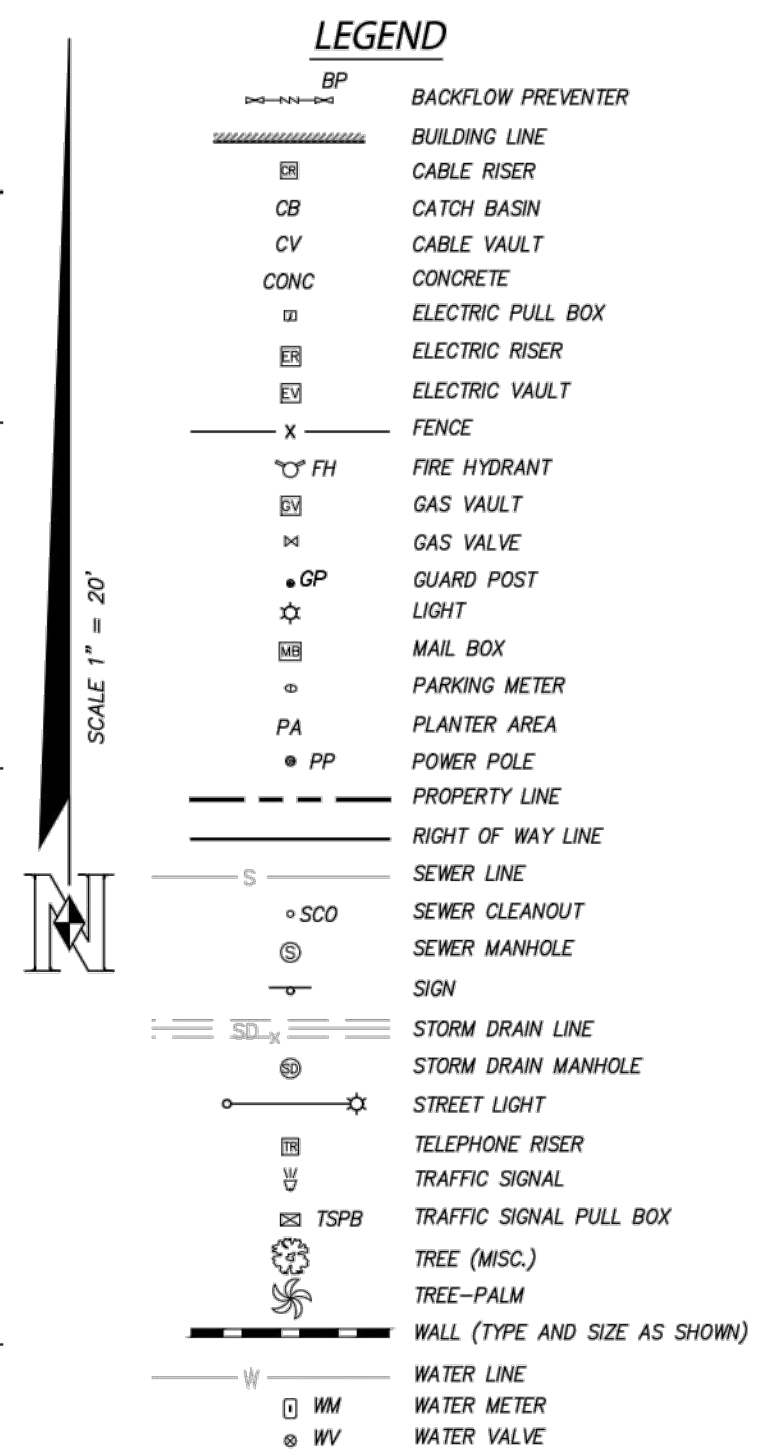
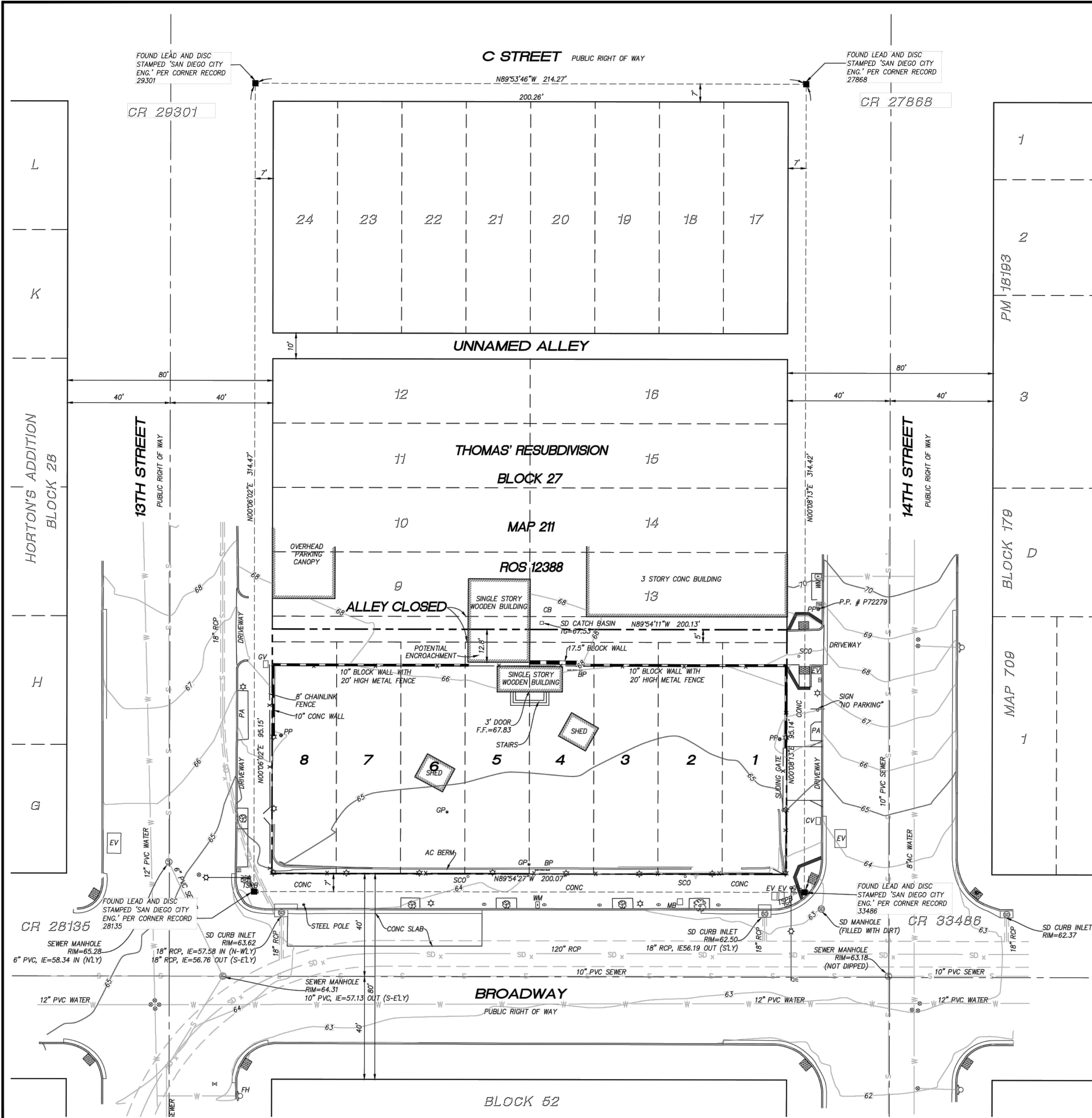
PROPOSED PARKING					
LEVEL	MOTORCYCLE	AUTOMOBILE			TOTAL
		ACCESSORY	ACCESSIBLE	STANDARD	
B1	N/A	N/A		45	45
L1	N/A	N/A	4	9**	13
TOTAL	0	0	4	54	58

**7 STALLS REQUIRED FOR FUTURE FIRE STATION

REQUIRED PARKING			
AFFORDABLE HOUSING		NO. OF UNITS	TOTAL
LIVING UNIT			
AT OR BELOW 40% AMI	0	115	0
50% AMI	0.2	73	14.6
ABOVE 50% AMI	0.5	36	18
		224	32.6
DWELLING UNIT			
AT OR BELOW 40% AMI	0.5	18	9
50% AMI	0.5	10	5
ABOVE 50% AMI	0.5	18	9
MARKET RATE*	0.5	3	1.5
		49	24.5
GUEST			
50 DWELLING UNITS OR LESS		49	0
TOTAL		273	58
FIRE STATION			
CITY REQUIREMENT			7
TOTAL		273	65

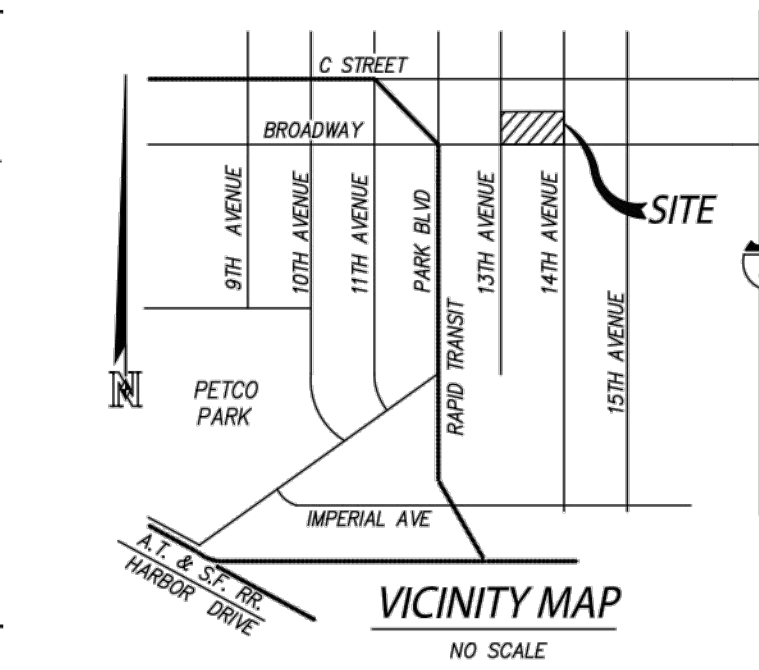
*MANAGER UNITS

13TH & BROADWAY		
<div><div>JWDA</div><div>ARCHITECTURE / PLANNING / INTERIOR DESIGN</div><div>Joseph Wong Design Associates</div><div>2359 Fourth Avenue</div><div>San Diego, California 92101-1606</div><div>Phone (619) 233-6777 Fax (619) 237-0544</div></div>	Project Number	3325
	NO	DESCRIPTION
PROJECT NAME:		
13TH & BROADWAY		
PROJECT ADDRESS:		
1320 BROADWAY AVE.		
SAN DIEGO, CA 92101		
SHEET TITLE:		Date 11/21/2018
PROJECT DATA		T0.2



BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM CCS83 ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON SEPTEMBER 20, 2018 AT THE FOLLOWING STATIONS PER RECORD OF SURVEY ROS 14492. GPS STATION NO. 173. GPS STATION NO. 1135.

BENCHMARK
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CITY OF SAN DIEGO VERTICAL CONTROL SYSTEM, REFERENCE TO THE BENCHMARK LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF BROADWAY AND 13TH STREET, BRASS PLUG SET IN THE TOP OF CURB. ELEVATION = 63.30 FEET M.S.L.



LEGAL DESCRIPTION
LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 27, OF THOMAS' RESUBDIVISION OF BLOCK 27, HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER MAP 211, FILED JUNE 8, 1886, INCLUDING ALL MINERAL INTERESTS THEREIN. ALSO, THE SOUTH ONE-HALF OF THE ALLEY ADJOINING SAID LOTS 1 THROUGH 8, INCLUSIVE, ON THE NORTH, AS VACATED AND CLOSED TO PUBLIC USE BY SAN DIEGO CITY COUNCIL RESOLUTION NO. 82006, OCTOBER 20, 1945.

- EXCEPTIONS**
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE.
 - GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2016-2017 ARE EXEMPT.
 - THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
 - A LEASE, EXECUTED BY OSCAR C. ZAHN AND ZARA B. MC DONALD AS LESSOR AND GLENN PEARSON, DOING BUSINESS UNDER THE FICTITIOUS FIRM NAME OF PEARSON MOTOR COMPANY AS LESSEE, RECORDED SEPTEMBER 22, 1945 AS INSTRUMENT NO. 79303 OF OFFICIAL RECORDS, DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
 - THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE CENTRE CITY REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED MAY 12, 1992 AS INSTRUMENT NO. 1992-0287642 OF OFFICIAL RECORDS, DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 4, 2009 AS INSTRUMENT NO. 2009-0499449 OF OFFICIAL RECORDS.
 - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
 - RIGHTS OF PARTIES IN POSSESSION.

- NOTES**
- THE EASEMENT AND OTHER TITLE DATA SHOWN HEREON CORRESPOND TO FIRST AMERICAN TITLE COMPANY ORDER NO. NMSC-5514595, DATED JULY 28, 2017. NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID TITLE REPORT IS ASSUMED BY SURVEY.
 - THIS ALTA SURVEY WAS PREPARED AT THE REQUEST OF CHELSEA INVESTMENT CORPORATION TO BE UTILIZED FOR THE ISSUANCE OF A POLICY OF TITLE INSURANCE. NO RESPONSIBILITY WILL BE ASSUMED BY NASLAND ENGINEERING FOR THE SUBSEQUENT UNAUTHORIZED USE OF THE INFORMATION PROVIDED BY THIS SURVEY.
 - LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON AS-BUILT REFERENCE DRAWINGS FOR PUBLIC AND PRIVATE IMPROVEMENTS AND ARE SHOWN FOR INFORMATION ONLY. NASLAND ENGINEERING MAKES NO CLAIM AS TO THE ACCURACY OF THE UNDERGROUND UTILITIES LOCATION.
 - ASSESSOR'S PARCEL NUMBER: 534-205-08-00
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 - FLOOD PLAIN: FLOOD ZONE X COMMUNITY-PANEL NO. 06073C1885G DATED MAY 16, 2012
 - PARCEL AREA: 0.437 ACRES / 19,039 SQ. FT.
 - ZONING INFORMATION OMITTED - NO ZONING REPORT PROVIDED
 - NO PARTY WALLS IDENTIFIED BY CLIENT
 - NO PARKING DESIGNATED ON THE PROPERTY

SURVEYOR'S STATEMENT
TO: CHELSEA INVESTMENT CORPORATION AND FIRST AMERICAN TITLE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, 19 AND 20 (\$1M) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 20, 2018.

DRAFT 9/25/2018
D.K. NASLAND, LS 5562 DATE

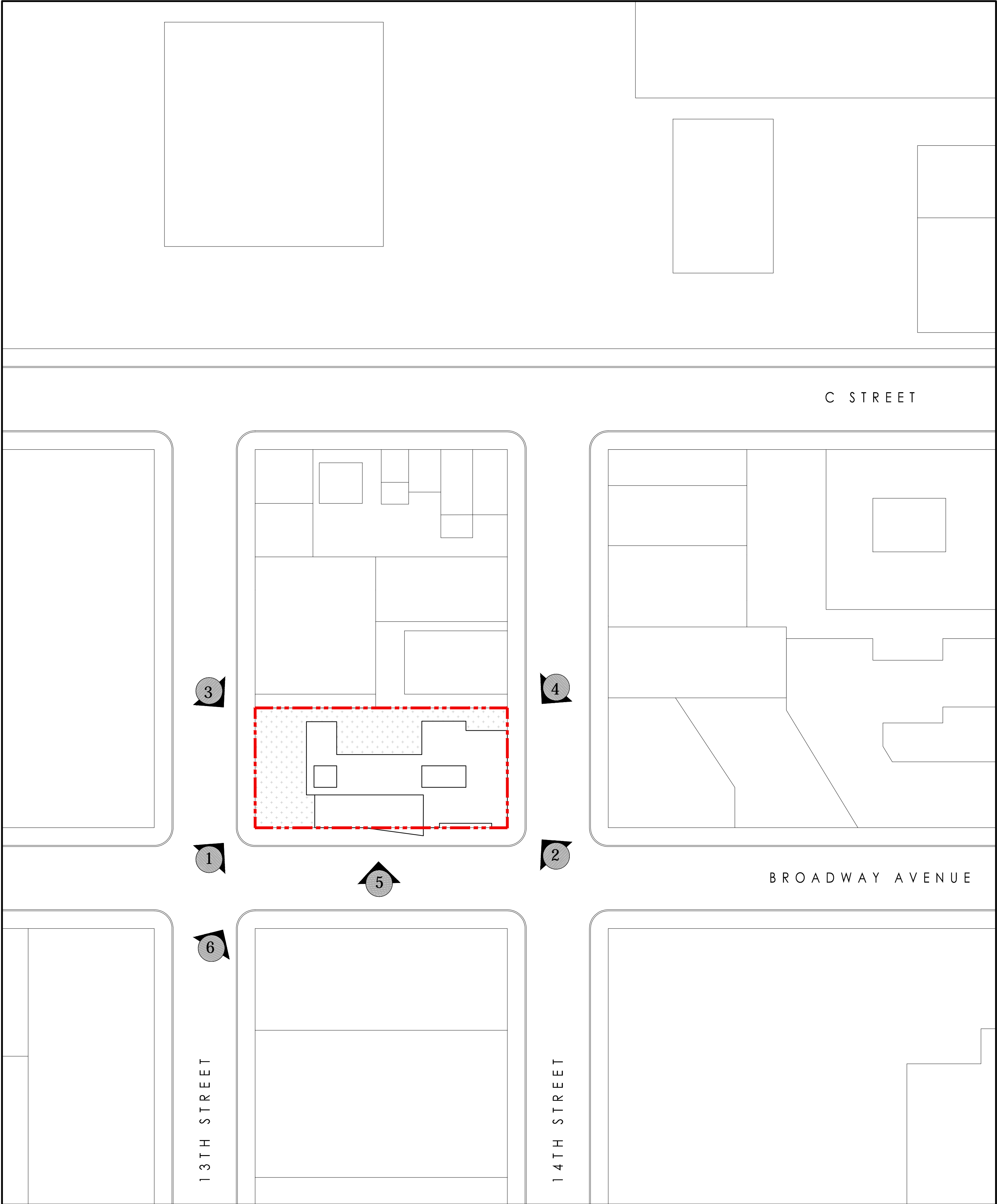
ALTA/NSPS LAND TITLE SURVEY
LOT 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 27
AND A PORTION OF THE ADJOINING ALLEY PER MAP NO. 211 - SAN DIEGO, CALIFORNIA

Nasland Civil Engineering
Surveying
Land Planning
T (619) 292-7770
4740 La Jolla Village Drive
San Diego, CA 92111
nasland.com

REVISION	DATE	BY	REVISION	DATE	BY
ORIGINAL	9/25/2018	JRW			

SCALE 1" = 20'

13TH & BROADWAY		
<div>JWDA</div> <div>ARCHITECT/PLANNING/INTERIOR DESIGN</div> <div>Joseph Wong Design Associates</div> <div>2359 Fourth Avenue</div> <div>San Diego, California 92101-1606</div> <div>Phone (619) 233-6777 Fax (619) 237-0541</div>	Project Number 3325	
	NO	DESCRIPTION
	.	
PROJECT NAME:		
13TH & BROADWAY		
PROJECT ADDRESS:		
1320 BROADWAY AVE.		
SAN DIEGO, CA 92101		
SHEET TITLE:		Date 11/21/2018
ALTA SURVEY		T0.3



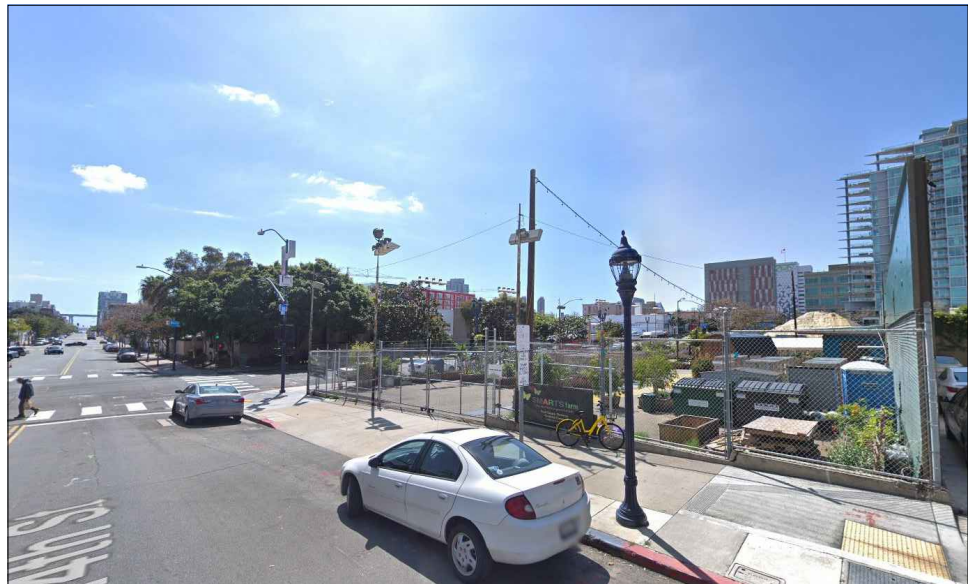
1



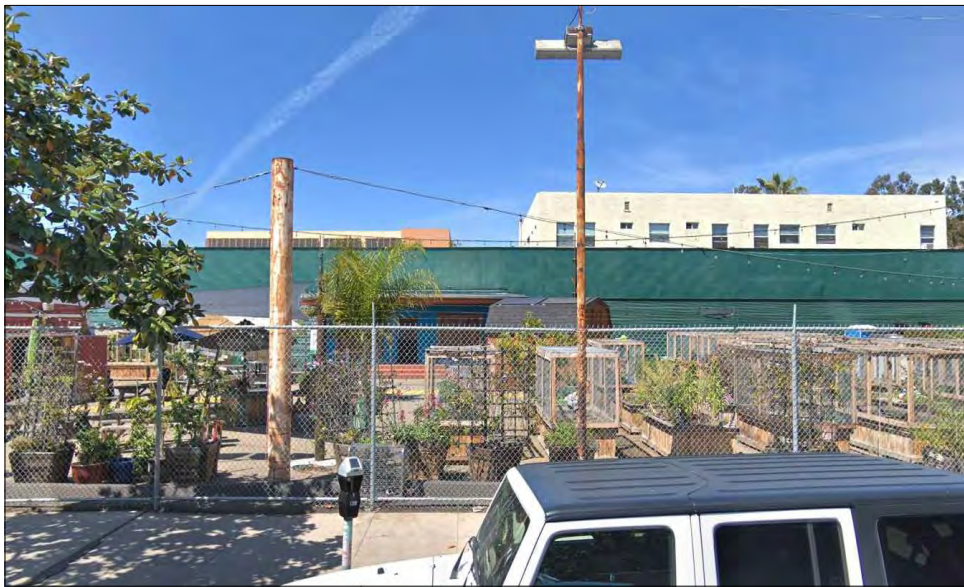
2



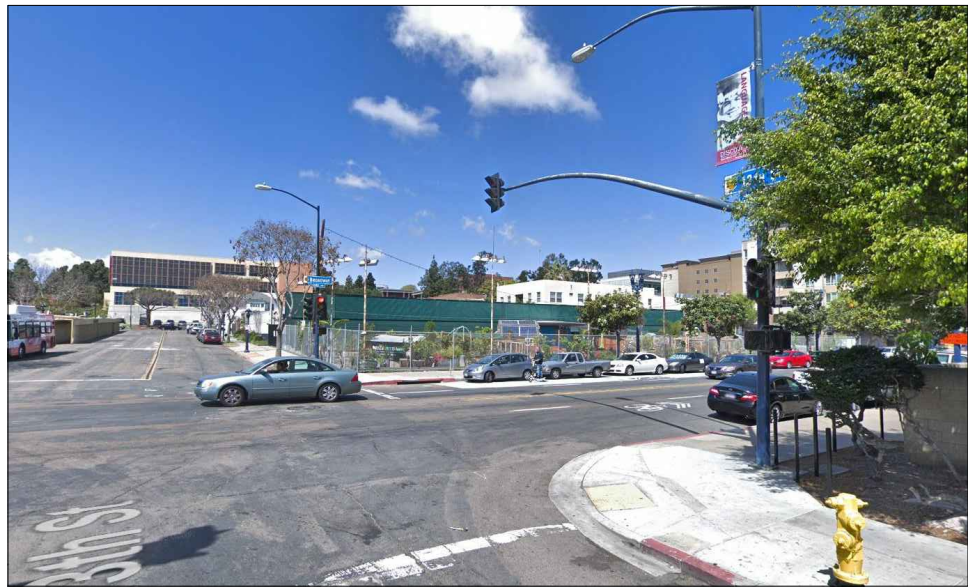
3



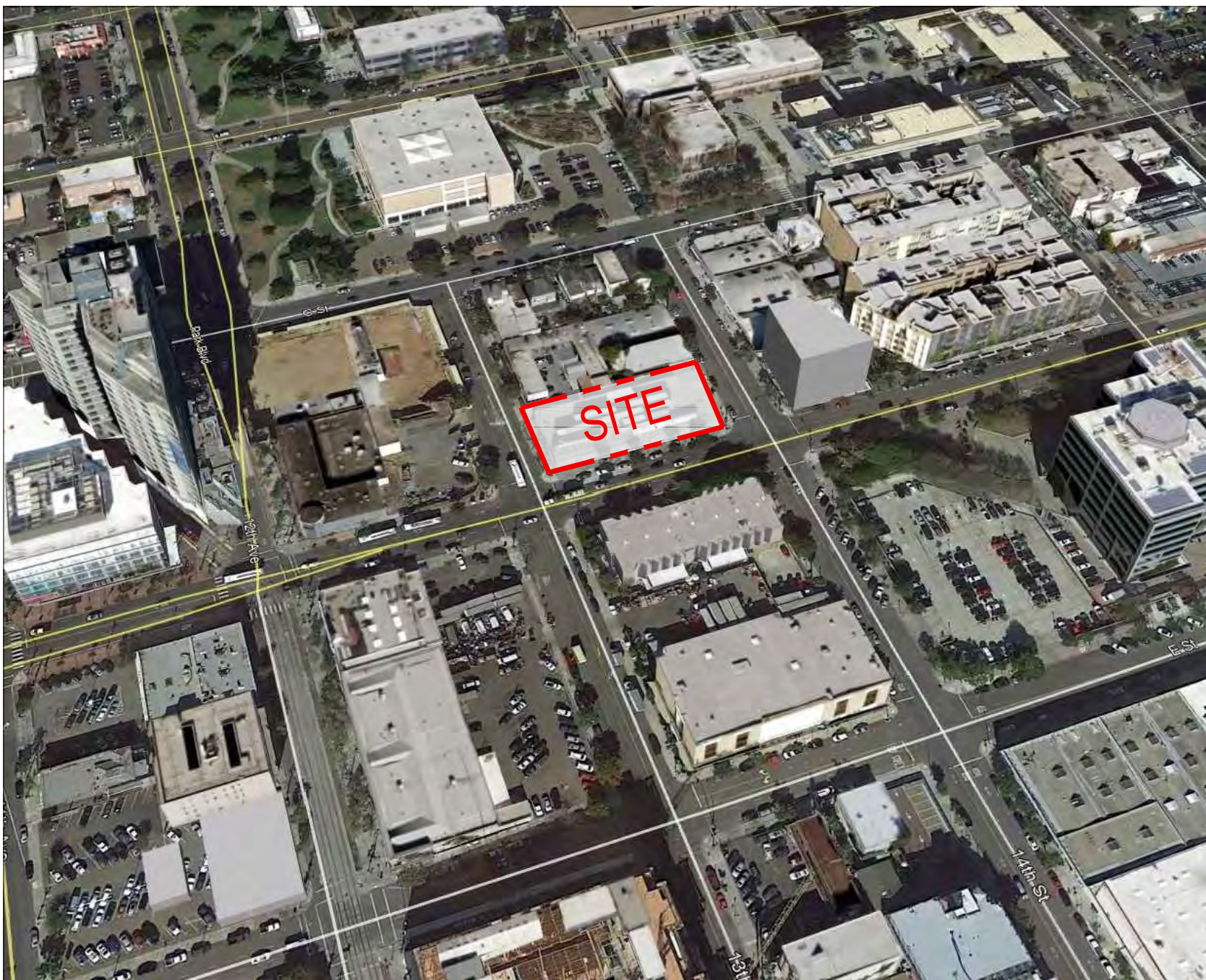
4



5

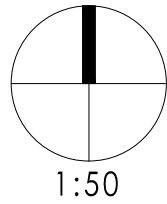


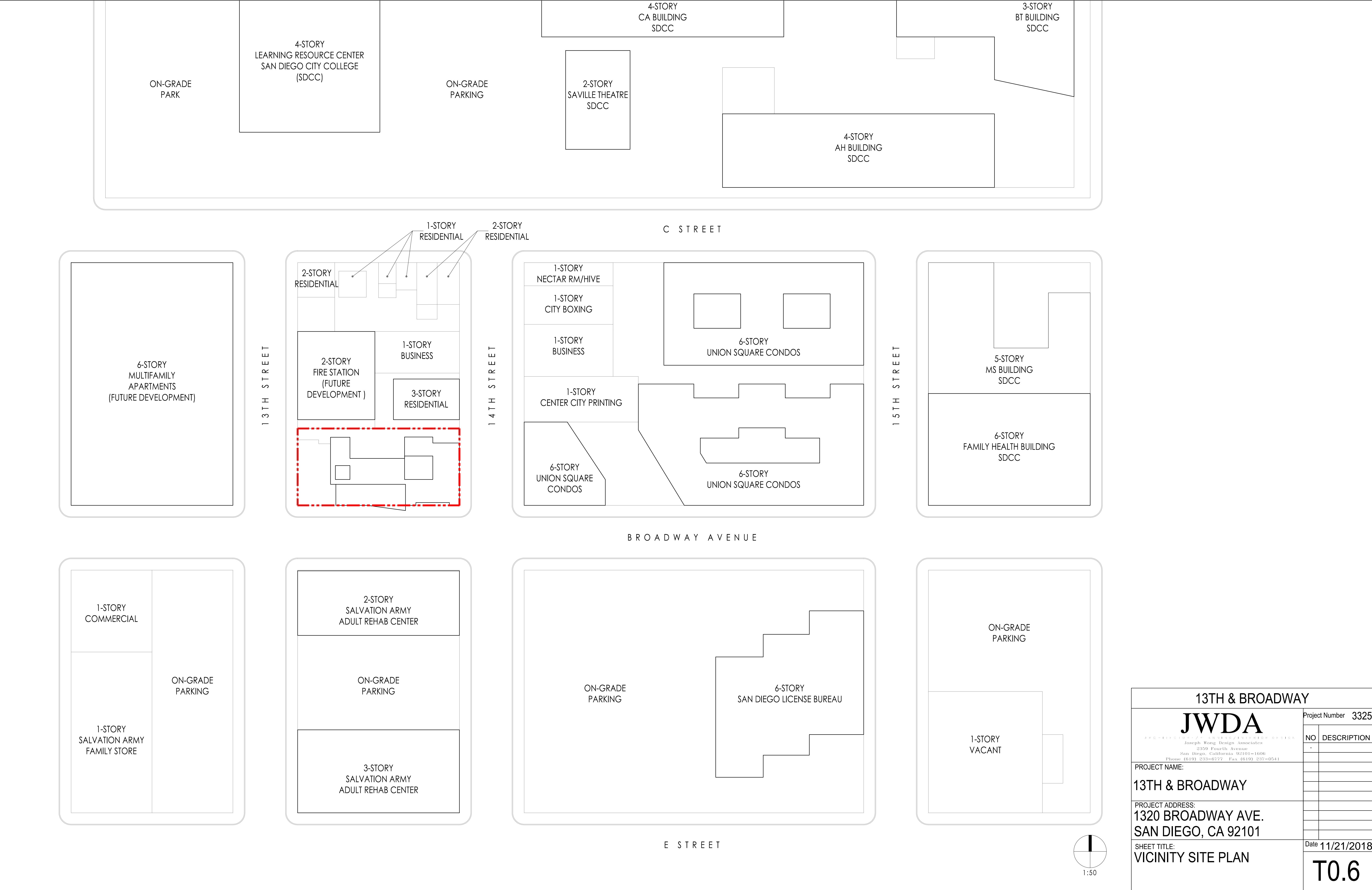
6



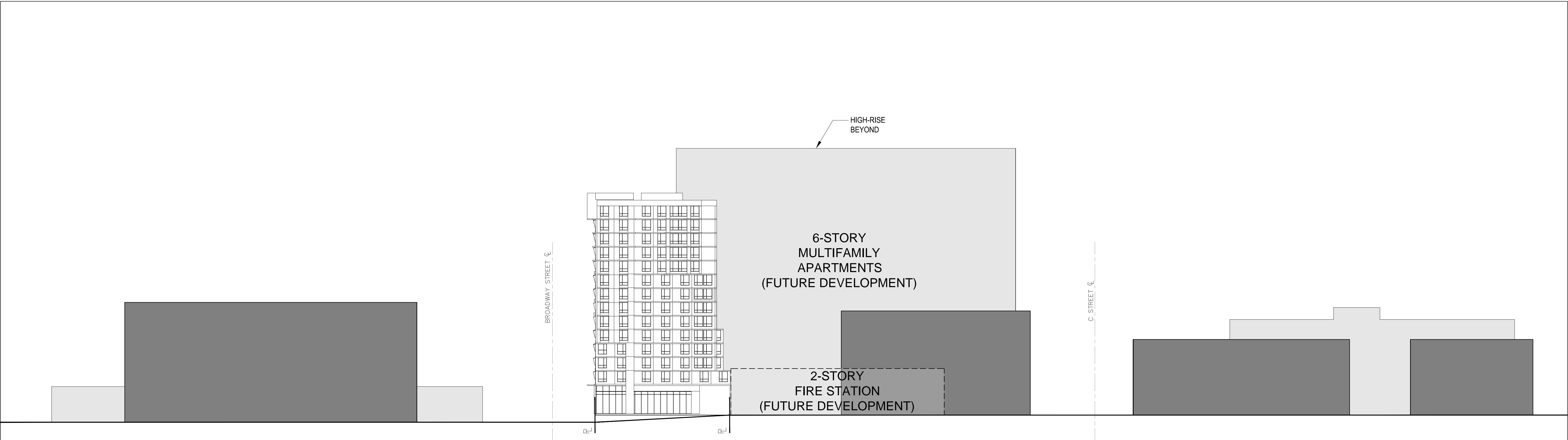
13TH & BROADWAY		
JWDA <small>ARCHITECTURE / PLANNING / INTERIOR DESIGN</small> Joseph Wong Design Associates 2359 Fourth Avenue San Diego, California 92101-1606 Phone (619) 233-6777 Fax (619) 237-0541	Project Number 3325	
	NO	DESCRIPTION
PROJECT NAME: 13TH & BROADWAY		
PROJECT ADDRESS: 1320 BROADWAY AVE. SAN DIEGO, CA 92101		
SHEET TITLE: EXISTING SITE PLAN & PHOTOGRAPHIC SURVEY		Date 11/21/2018
		T0.5

EXISTING SITE CONDITIONS & PHOTOGRAPHIC SURVEY
1:50 = 1'-0"

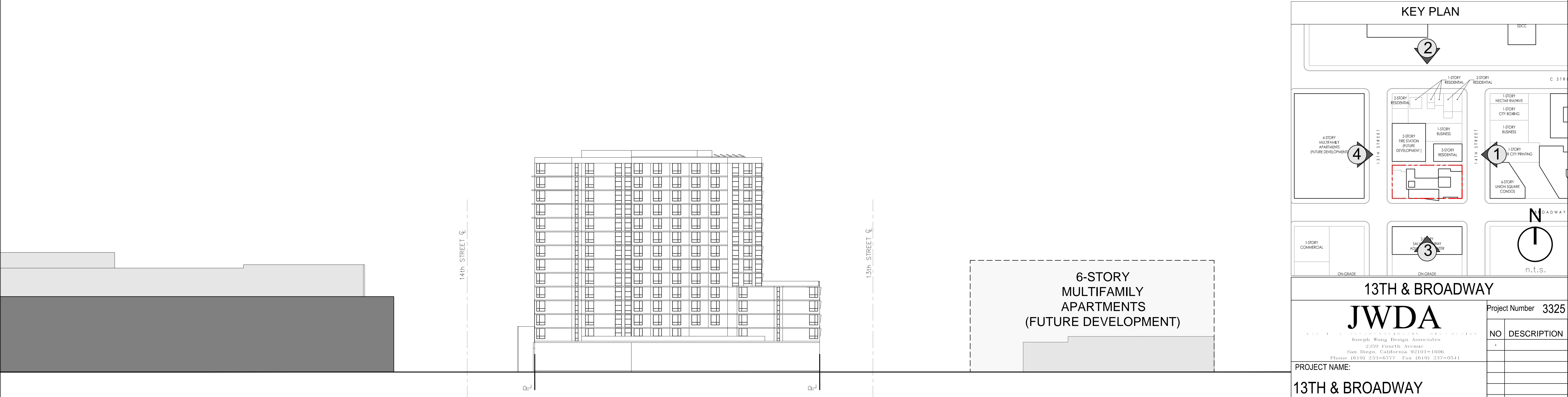




13TH & BROADWAY		
<div><div><div>JWDA</div><div>ARCHITECTURE / INTERIOR DESIGN</div><div>Joseph Wong Design Associates</div><div>2359 Fourth Avenue</div><div>San Diego, California 92101-1606</div><div>Phone (619) 233-6777 Fax (619) 237-0541</div></div></div>	Project Number	3325
	NO	DESCRIPTION
	1	
	2	
	3	
PROJECT NAME:		
13TH & BROADWAY		
PROJECT ADDRESS:		
1320 BROADWAY AVE.		
SAN DIEGO, CA 92101		
SHEET TITLE:		Date 11/21/2018
VICINITY SITE PLAN		T0.6



1 VICINITY ELEVATION ALONG 14TH AVE.
1/32" = 1'-0"



2 VICINITY ELEVATION ALONG C STREET
1/32" = 1'-0"

KEY PLAN

13TH & BROADWAY

JWDA
JOSEPH WONG DESIGN ASSOCIATES
2450 Fourth Avenue
San Diego, California 92101-1606
Phone: (619) 233-6777 Fax: (619) 237-0511

PROJECT NAME:
13TH & BROADWAY

PROJECT ADDRESS:
**1320 BROADWAY AVE.
SAN DIEGO, CA 92101**

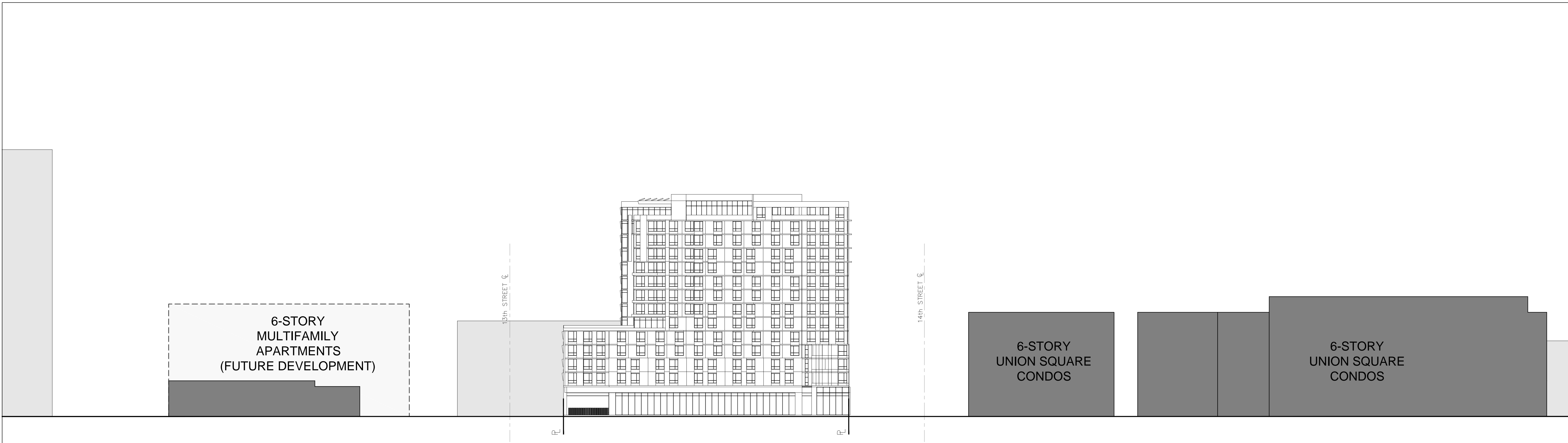
SHEET TITLE:
VICINITY ELEVATIONS

Project Number **3325**

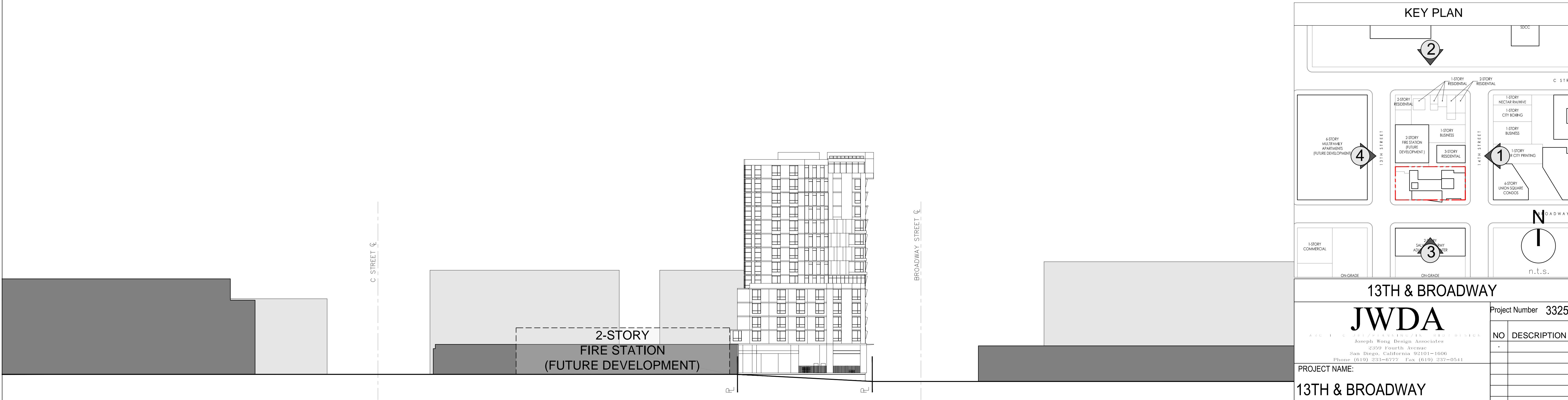
NO	DESCRIPTION

Date **11/21/2018**

T0.7



3 VICINITY ELEVATION ALONG BROADWAY
1/32" = 1'-0"



4 VICINITY ELEVATION ALONG 13TH AVE.
1/32" = 1'-0"

KEY PLAN

13TH & BROADWAY

JWDA
JOSEPH WONG DESIGN ASSOCIATES
2450 Fourth Avenue
San Diego, California 92101-1606
Phone (619) 233-6777 Fax (619) 237-0511

PROJECT NAME:
13TH & BROADWAY

PROJECT ADDRESS:
**1320 BROADWAY AVE.
SAN DIEGO, CA 92101**

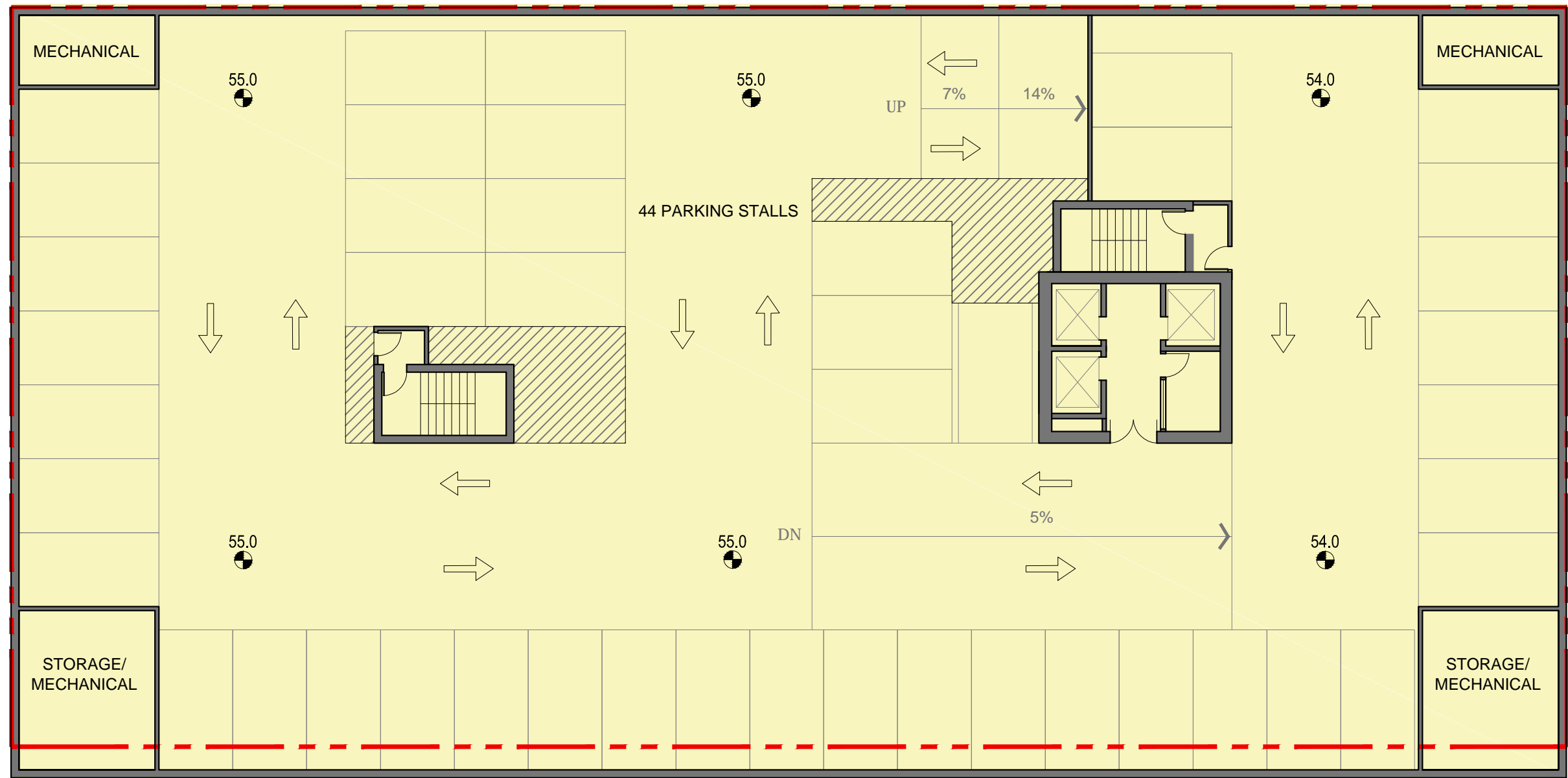
SHEET TITLE:
VICINITY ELEVATIONS

Project Number **3325**

NO	DESCRIPTION
1	1-STORY CITY PRINTING
2	2-STORY FIRE STATION (FUTURE DEVELOPMENT)
3	2-STORY SALVAGE YARD
4	6-STORY MULTIFAMILY APARTMENTS (FUTURE DEVELOPMENT)

Date **11/21/2018**

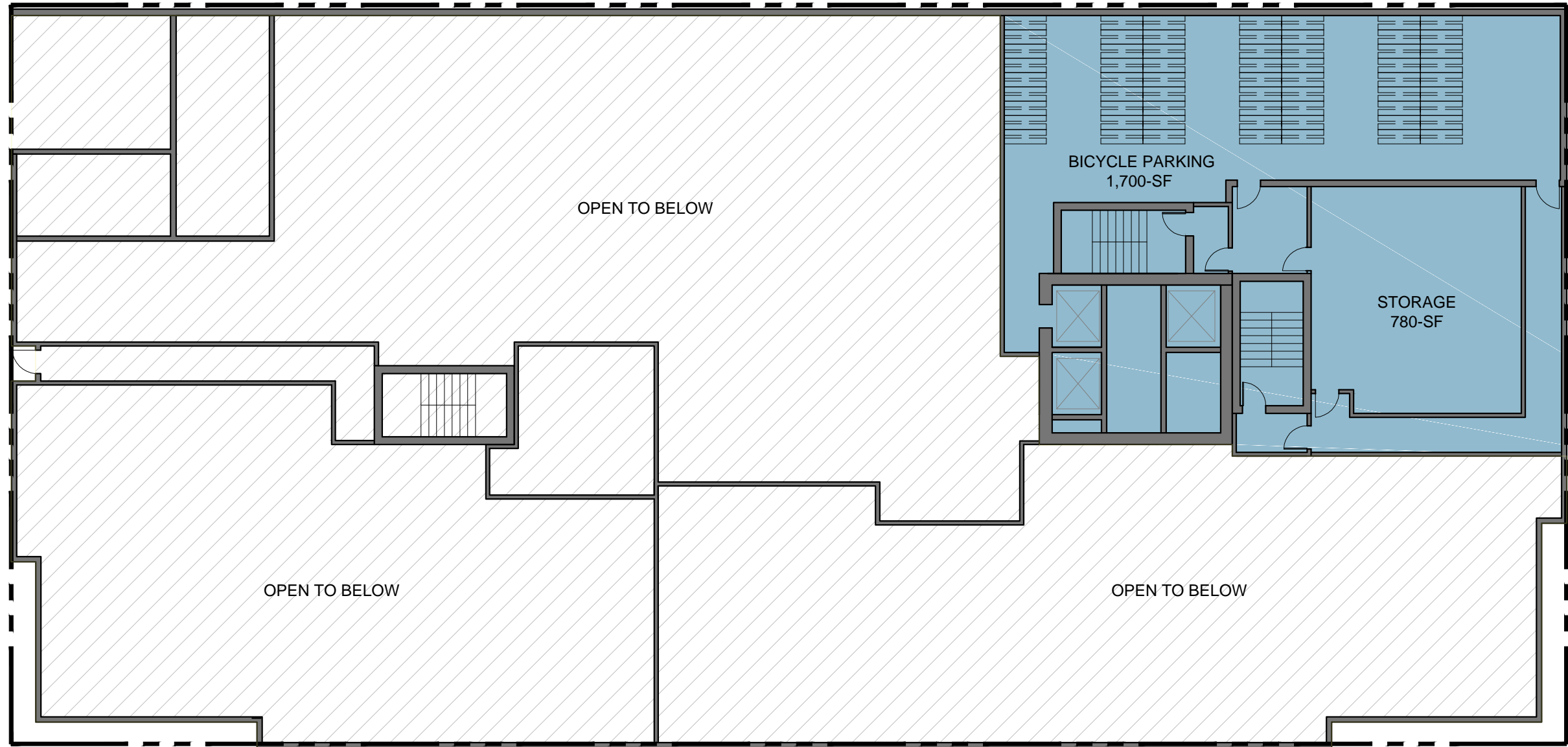
T0.8



LEVEL B1
SUBTERRANEAN LEVEL, 0-SF CALCULATED TOWARDS F.A.R.



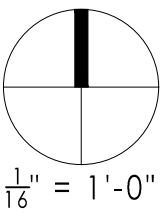
LEVEL 1
F.A.R. 7,100-SF



MEZZANINE
F.A.R. 3,965-SF



LEVEL 2
F.A.R. 15,585-SF



LEGEND

INCLUDED IN F.A.R.

NOT INCLUDED IN F.A.R.

13TH & BROADWAY

JWDA
ARCHITECTURE / INTERIOR DESIGN
 Joseph Wong Design Associates
 2359 Fourth Avenue
 San Diego, California 92101-1606
 Phone (619) 233-6777 Fax (619) 237-0541

PROJECT NAME:
13TH & BROADWAY

PROJECT ADDRESS:
**1320 BROADWAY AVE.
 SAN DIEGO, CA 92101**

SHEET TITLE:
F.A.R. DIAGRAMS

Project Number **3325**

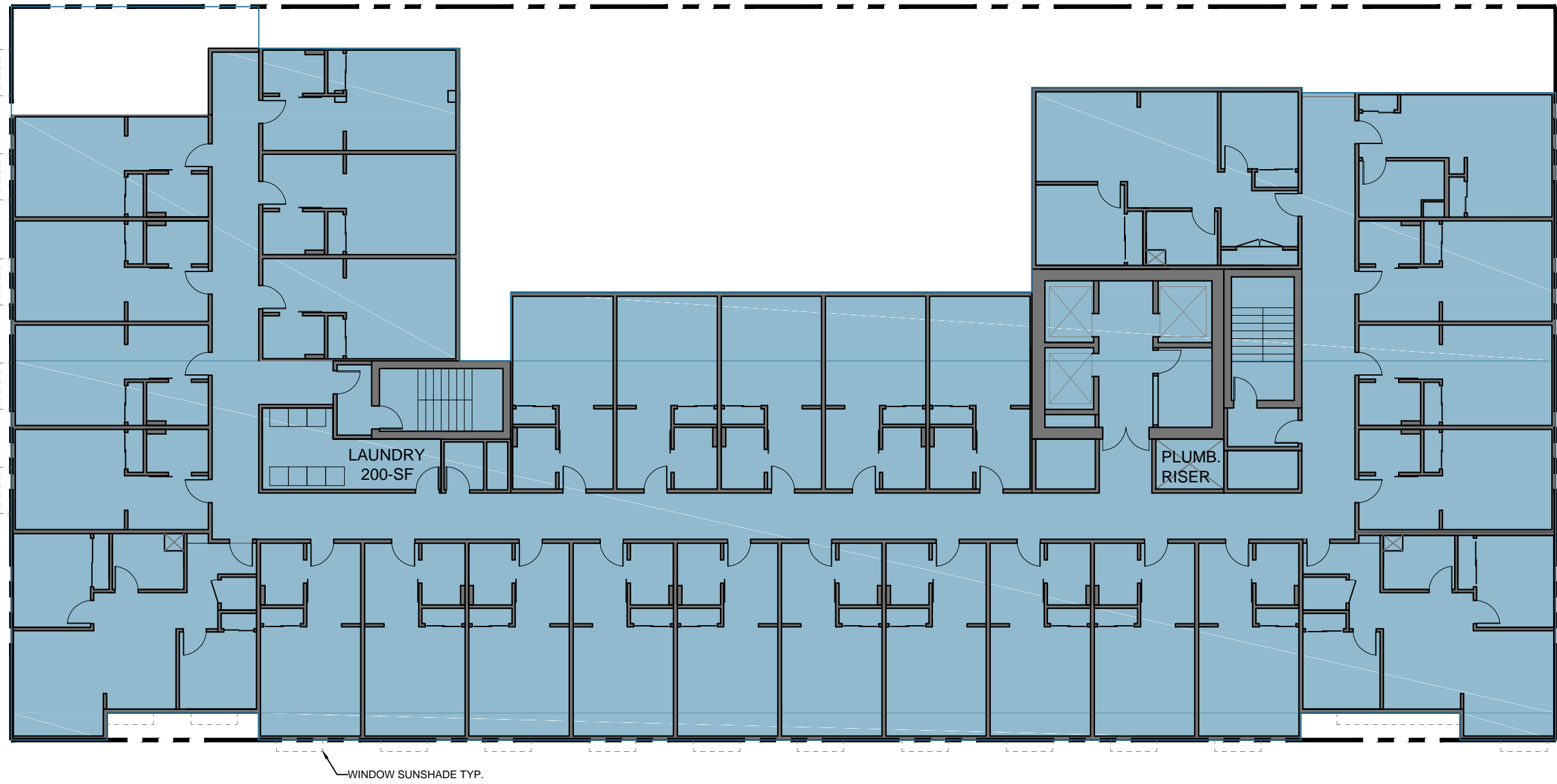
NO	DESCRIPTION

Date **11/21/2018**

T0.9



LEVELS 3-4
F.A.R. 14,770-SF X2 = 29,540-SF



LEVEL 5
F.A.R. 14,390-SF



LEVEL 6
F.A.R. 11,440-SF



LEVELS 7-9
F.A.R. 11,390-SF X3 = 31,170-SF

LEGEND

INCLUDED IN F.A.R.

NOT INCLUDED IN F.A.R.

13TH & BROADWAY

JWDA

ARCHITECTURE/PLANNING/INTERIOR DESIGN

Joseph Wong Design Associates

2159 Fourth Avenue

San Diego, California 92101-1606

Phone: (619) 333-6777 Fax: (619) 237-0541

PROJECT NAME:
13TH & BROADWAY

PROJECT ADDRESS:
1320 BROADWAY AVE.
SAN DIEGO, CA 92101

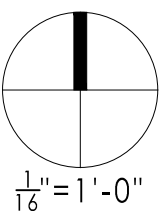
SHEET TITLE:
F.A.R. DIAGRAMS

Project Number 3325

NO	DESCRIPTION

Date 11/21/2018

T0.10





LEVELS 10-13
F.A.R. 11,125-SF X4 = 44,500-SF



LEVEL 14
F.A.R. 10,410-SF

LEGEND

INCLUDED IN F.A.R.

NOT INCLUDED IN F.A.R.

13TH & BROADWAY

JWDA

ARCHITECTURE / INTERIOR DESIGN

Joseph Wong Design Associates

2359 Fourth Avenue

San Diego, California 92101-1606

Phone (619) 233-6777 Fax (619) 237-0541

PROJECT NAME:
13TH & BROADWAY

PROJECT ADDRESS:
1320 BROADWAY AVE.
SAN DIEGO, CA 92101

SHEET TITLE:
VICINITY SITE PLAN

Project Number 3325

NO	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

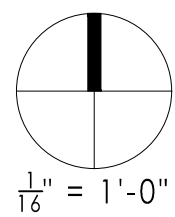
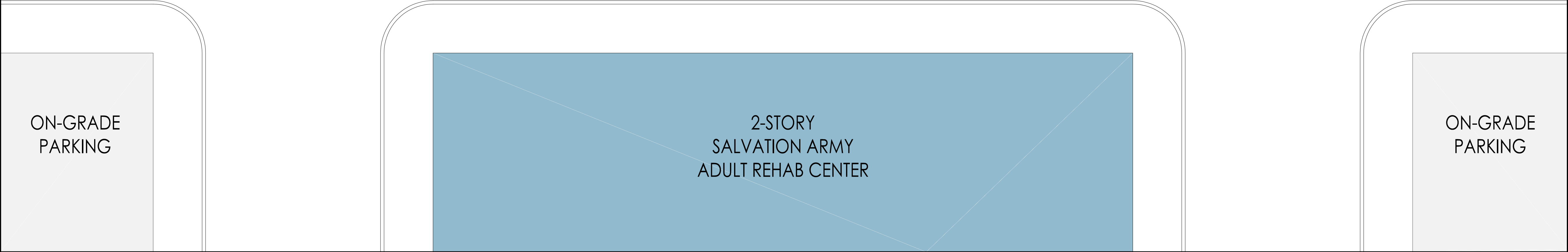
Date 11/21/2018

T0.11



LEGEND

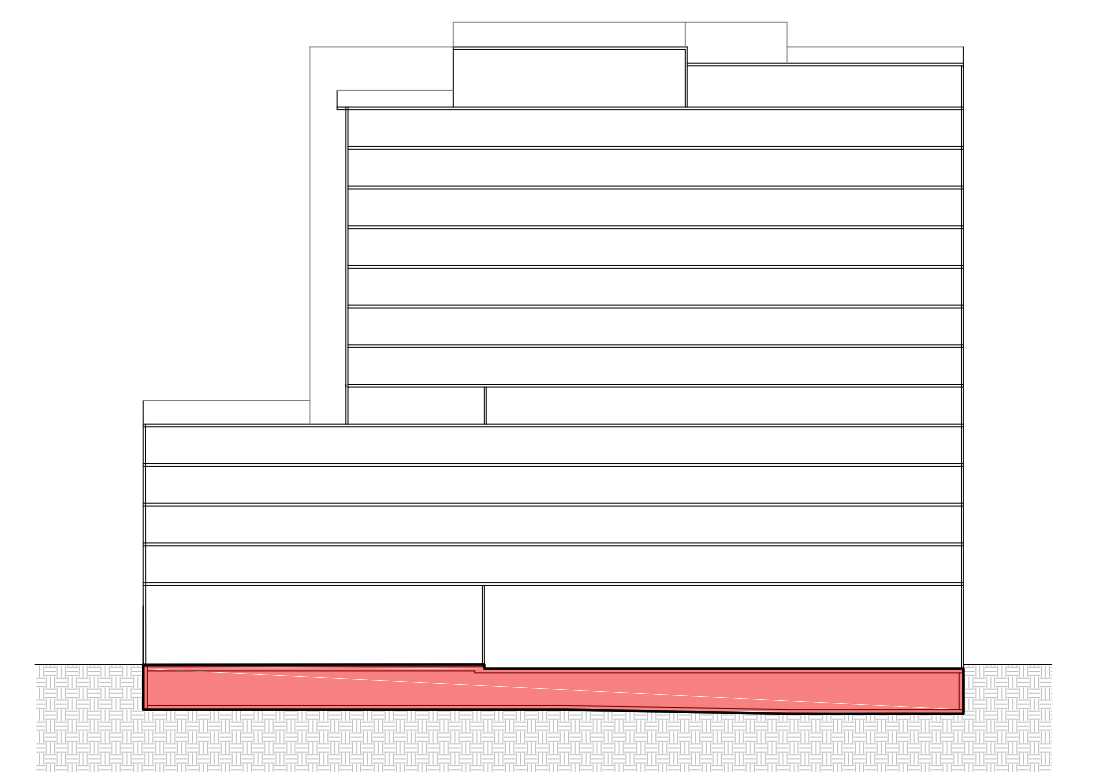
	COMMERCIAL
	BUSINESS
	PARKING
	PUBLIC PARK
	RESIDENTIAL



13TH & BROADWAY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
<div>JWDA</div> <div>ARCHITECTS / PLANNERS / INTERIOR DESIGN</div> <div>Joseph Wong Design Associates</div> <div>3359 Fourth Avenue</div> <div>San Diego, California 92101-1606</div> <div>Phone (619) 233-6777 Fax (619) 237-0541</div>		Project Number 3325																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
		<table><tr><th>NO</th><th>DESCRIPTION</th></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>	NO	DESCRIPTION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
NO	DESCRIPTION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					

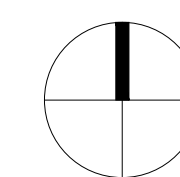
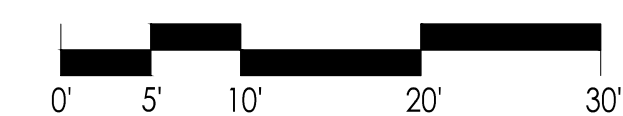


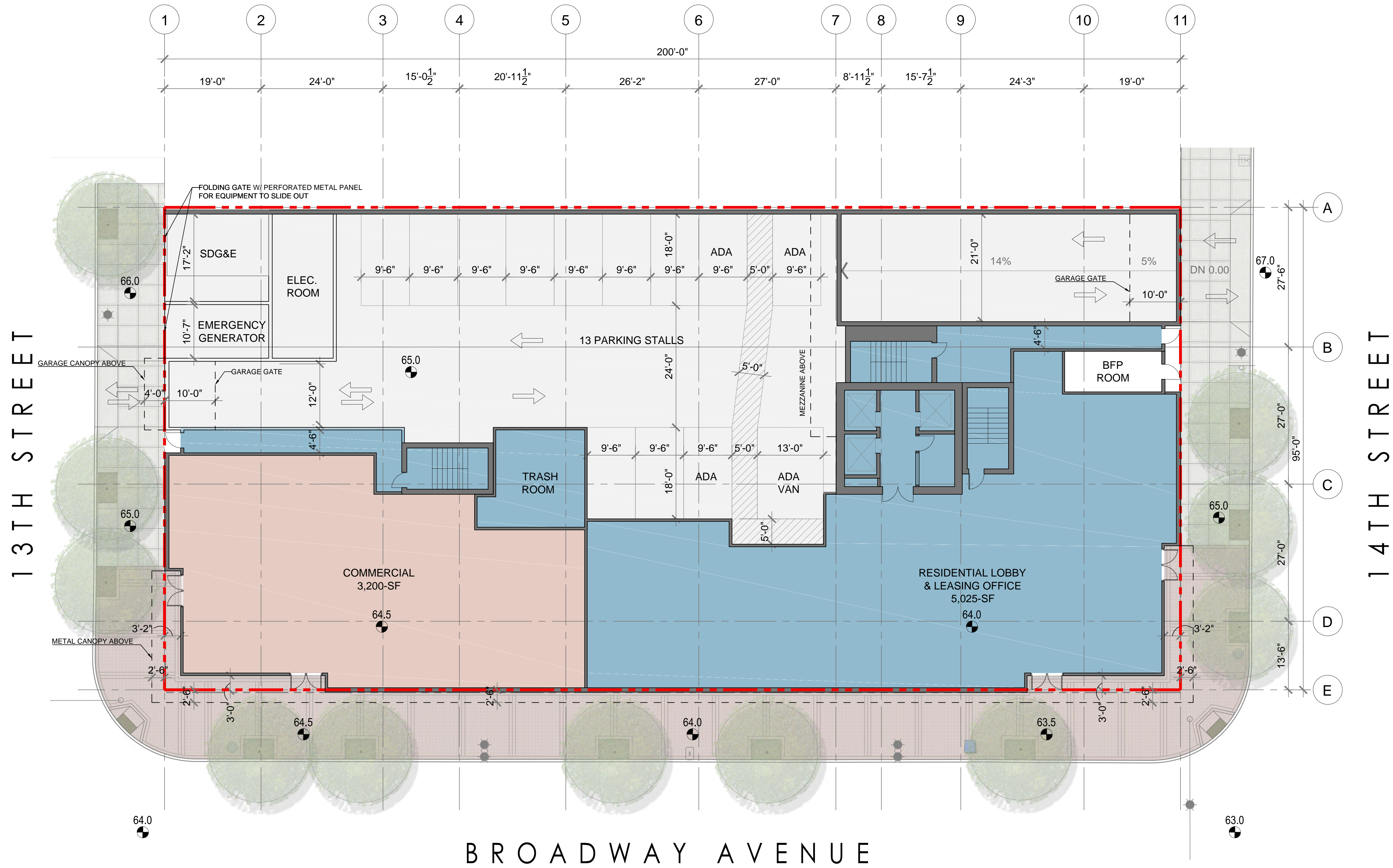
KEY SECTION



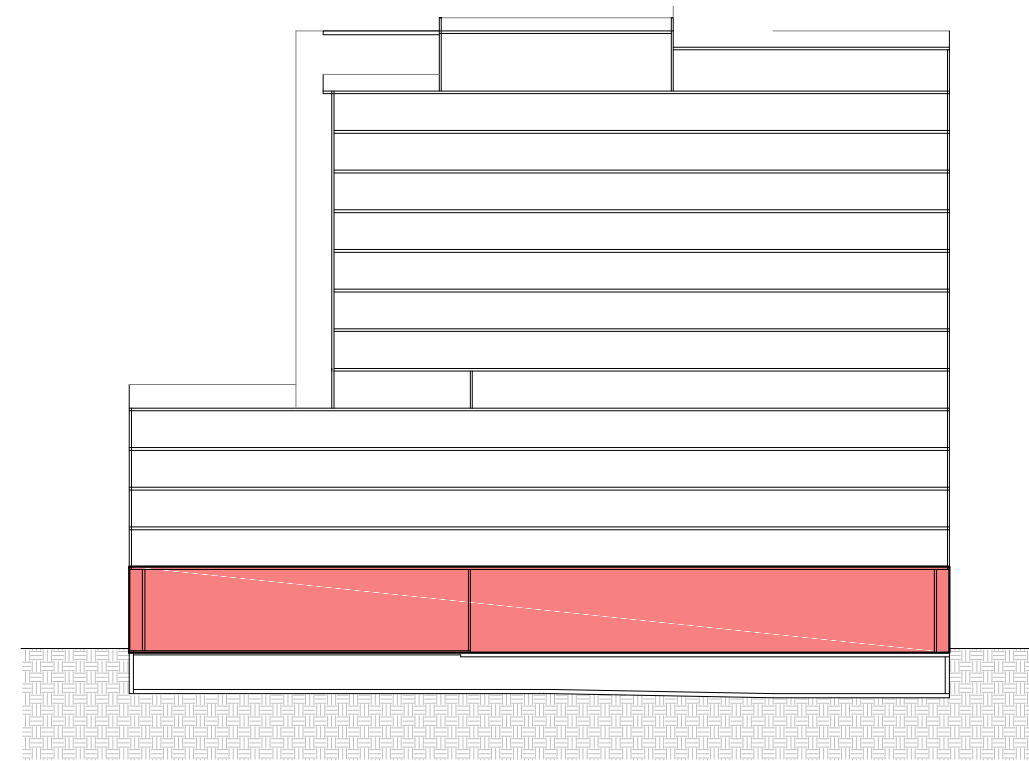
13TH & BROADWAY

JWDA <small>ARCHITECTURE / INTERIOR DESIGN</small> Joseph Wong Design Associates 2359 Fourth Avenue San Diego, California 92101-1606 Phone (619) 233-6777 Fax (619) 237-0541	Project Number 3325	
	NO	DESCRIPTION
PROJECT NAME: 13TH & BROADWAY		
PROJECT ADDRESS: 1320 BROADWAY AVE. SAN DIEGO, CA 92101		
SHEET TITLE: LEVEL B1 FLOOR PLAN	Date 11/21/2018	
	A2.0	





KEY SECTION



13TH & BROADWAY

JWDA

ARCHITECTURE / INTERIOR DESIGN
Joseph Wong Design Associates
2359 Fourth Avenue
San Diego, California 92101-1606
Phone (619) 233-6777 Fax (619) 237-0511

PROJECT NAME:

13TH & BROADWAY

PROJECT ADDRESS:

1320 BROADWAY AVE.
SAN DIEGO, CA 92101

SHEET TITLE:

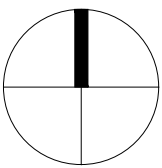
LEVEL 1 FLOOR PLAN

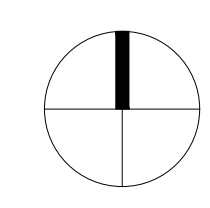
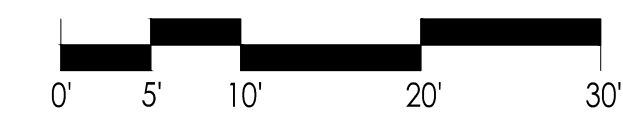
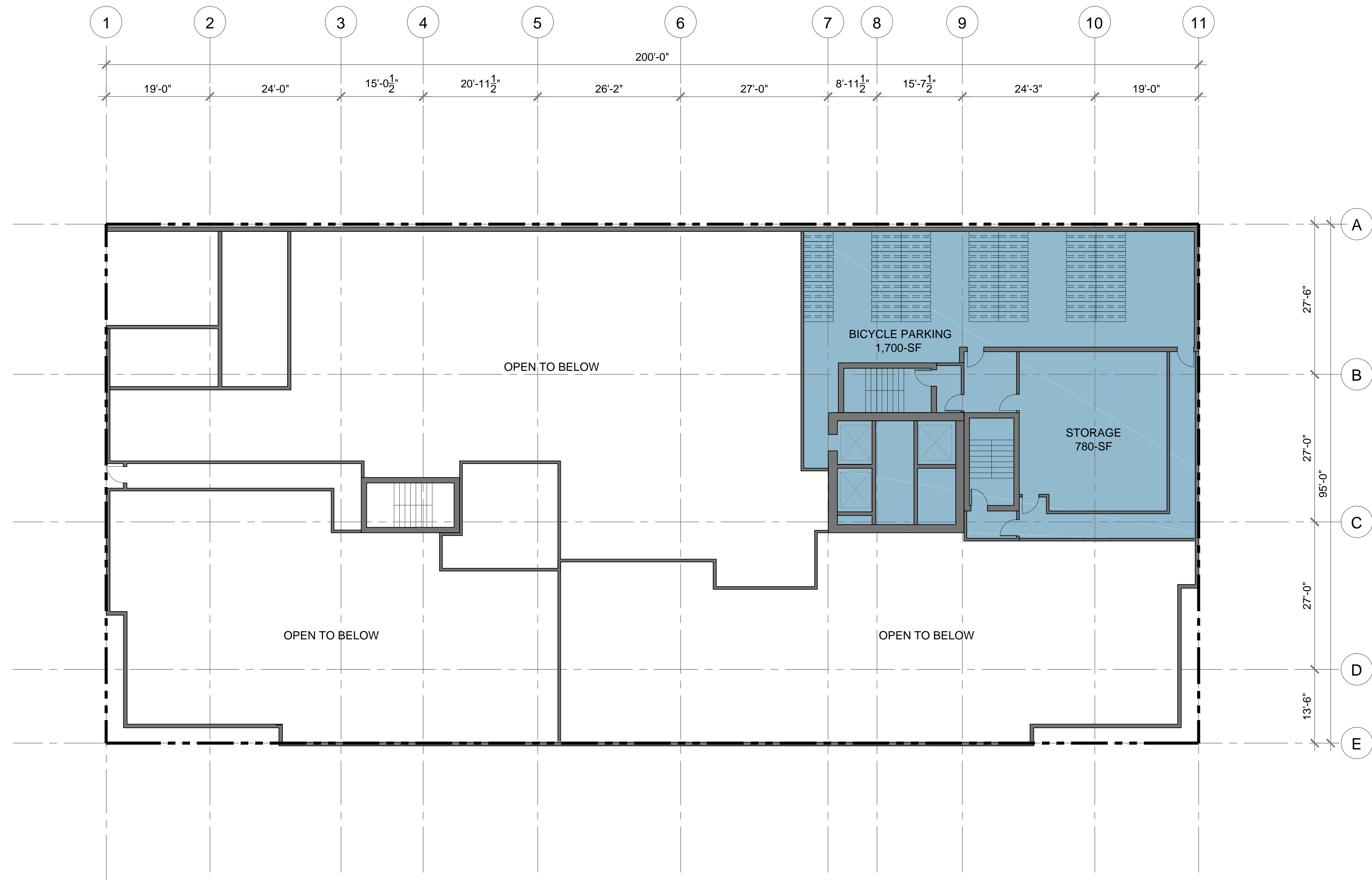
Project Number 3325

NO DESCRIPTION

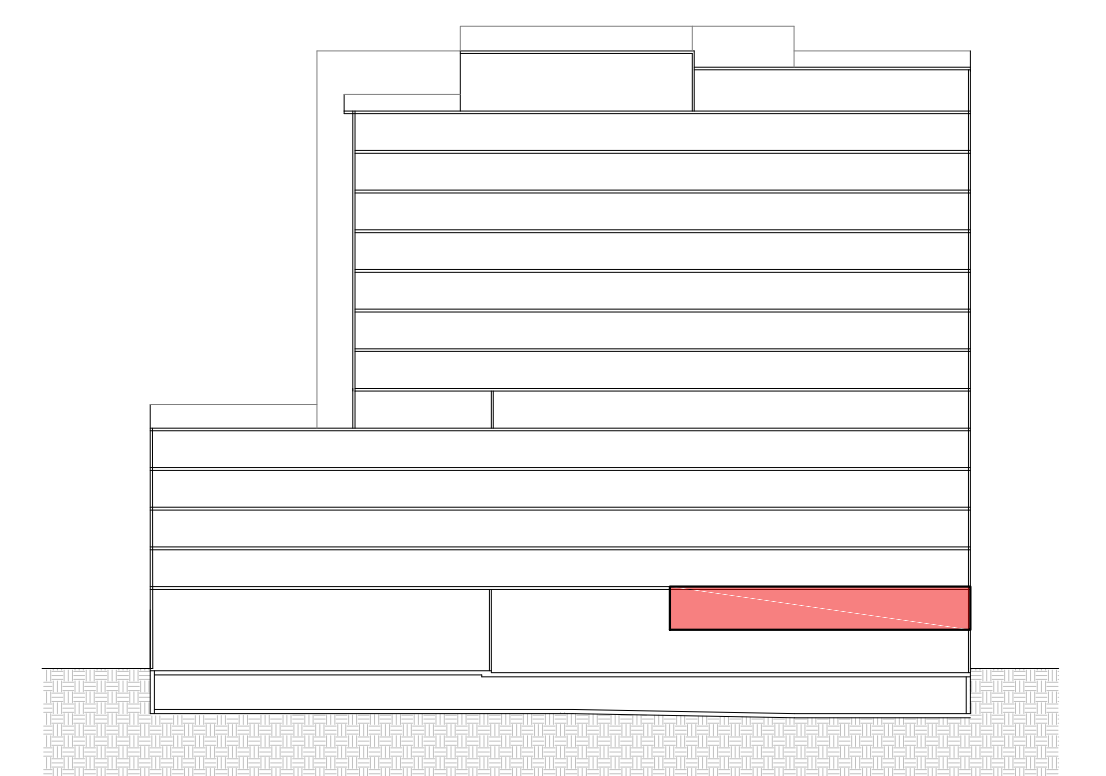
Date 11/21/2018

A2.1





KEY SECTION

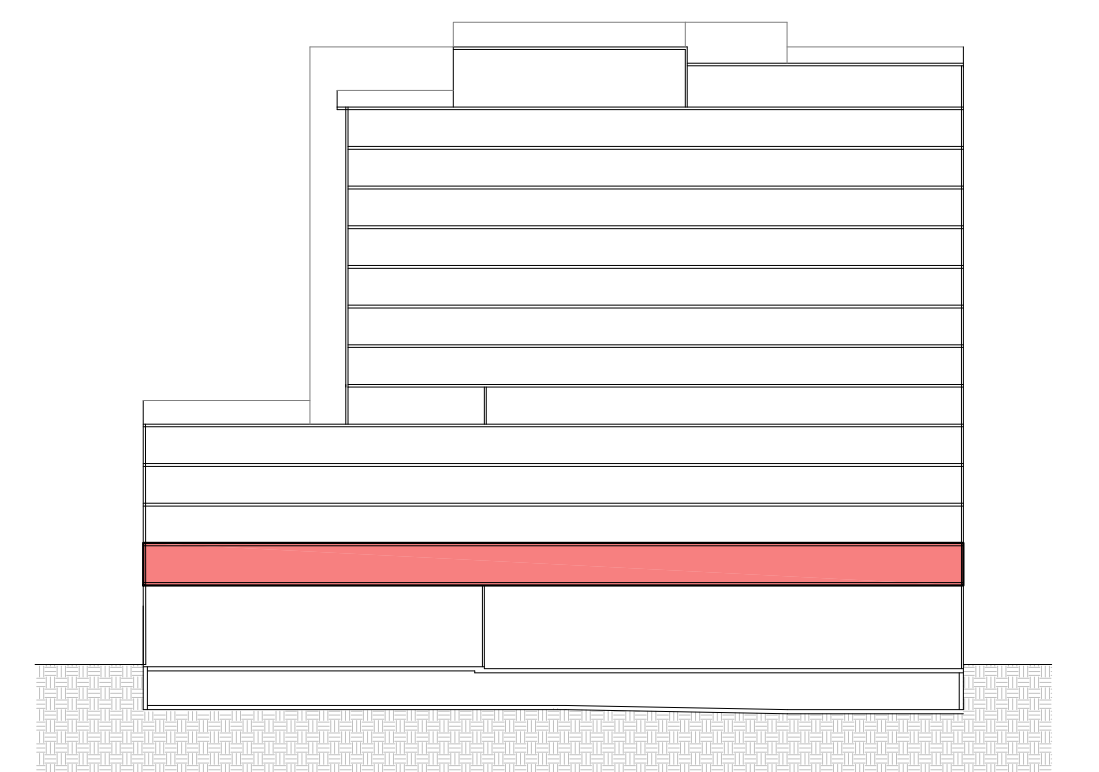


13TH & BROADWAY

JWDA <small>ARCHITECTURE / INTERIOR DESIGN</small> Joseph Wong Design Associates 2359 Fourth Avenue San Diego, California 92101-1606 Phone (619) 233-6777 Fax (619) 237-0511	Project Number 3325	
	NO	DESCRIPTION
PROJECT NAME: 13TH & BROADWAY		
PROJECT ADDRESS: 1320 BROADWAY AVE. SAN DIEGO, CA 92101		
SHEET TITLE: LEVEL MEZZANINE	Date 11/21/2018	
	A2.2	

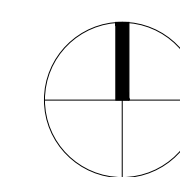
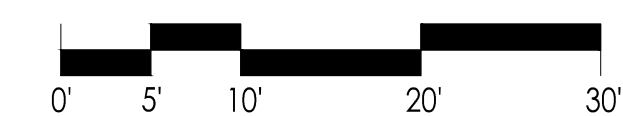


KEY SECTION



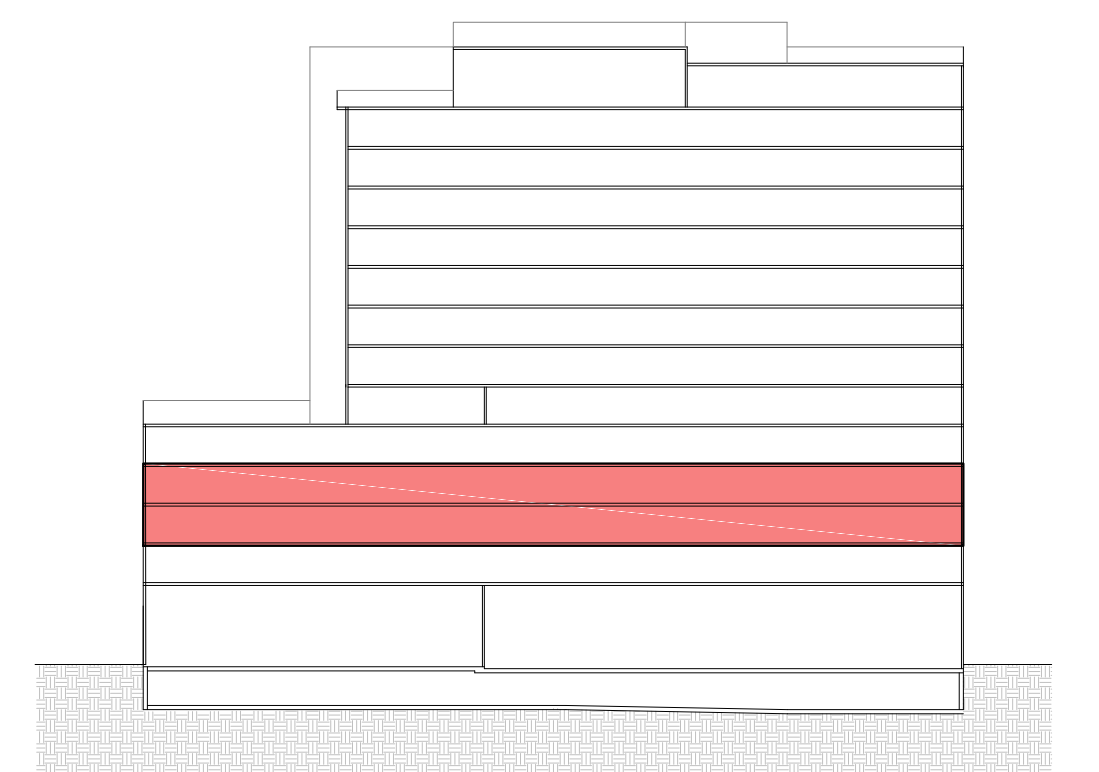
13TH & BROADWAY

JWDA <small>ARCHITECTURE / INTERIOR DESIGN</small> Joseph Wong Design Associates 2359 Fourth Avenue San Diego, California 92101-1606 Phone (619) 233-6777 Fax (619) 237-0541	Project Number 3325	
	NO	DESCRIPTION
PROJECT NAME: 13TH & BROADWAY		
PROJECT ADDRESS: 1320 BROADWAY AVE. SAN DIEGO, CA 92101		
SHEET TITLE: LEVEL 2 FLOOR PLAN		
Date 11/21/2018		A2.3





KEY SECTION

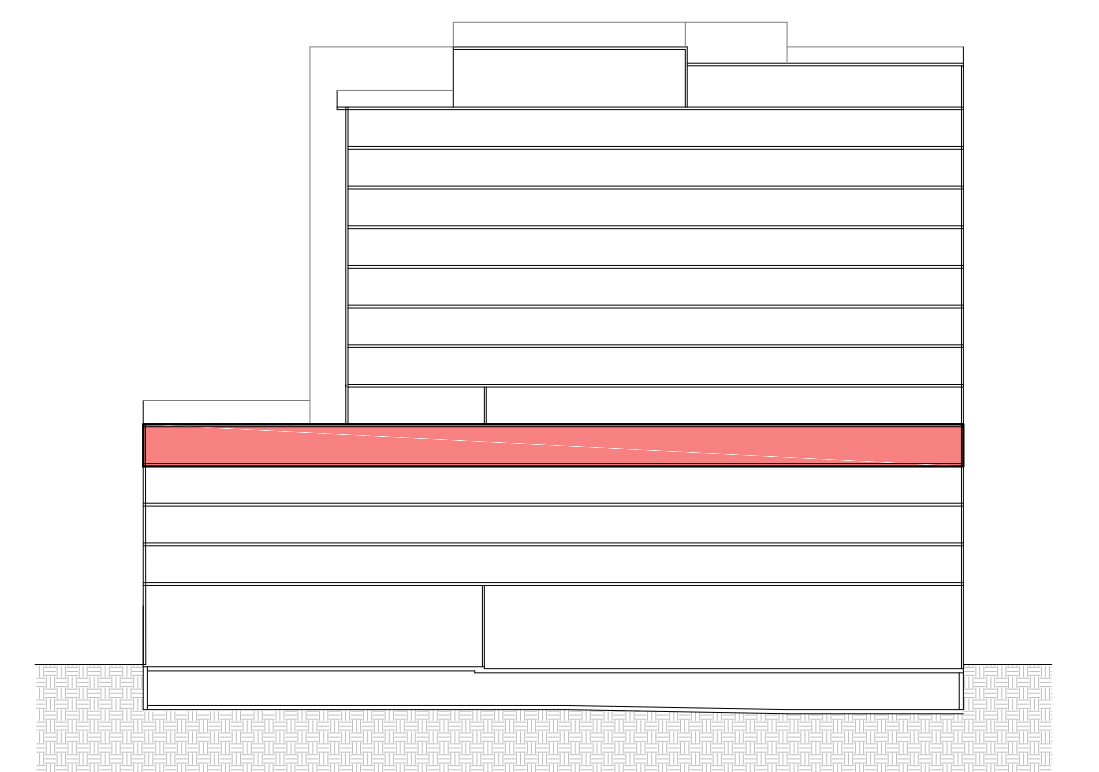


13TH & BROADWAY

JWDA <small>ARCHITECTURE / INTERIOR DESIGN</small> Joseph Wong Design Associates 2359 Fourth Avenue San Diego, California 92101-1606 Phone (619) 233-6777 Fax (619) 237-0541		Project Number	3325
		NO	DESCRIPTION
PROJECT NAME: 13TH & BROADWAY			
PROJECT ADDRESS: 1320 BROADWAY AVE. SAN DIEGO, CA 92101			
SHEET TITLE: LEVELS 3-4 FLOOR PLAN		Date	11/21/2018
			A2.4

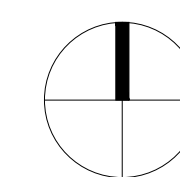


KEY SECTION



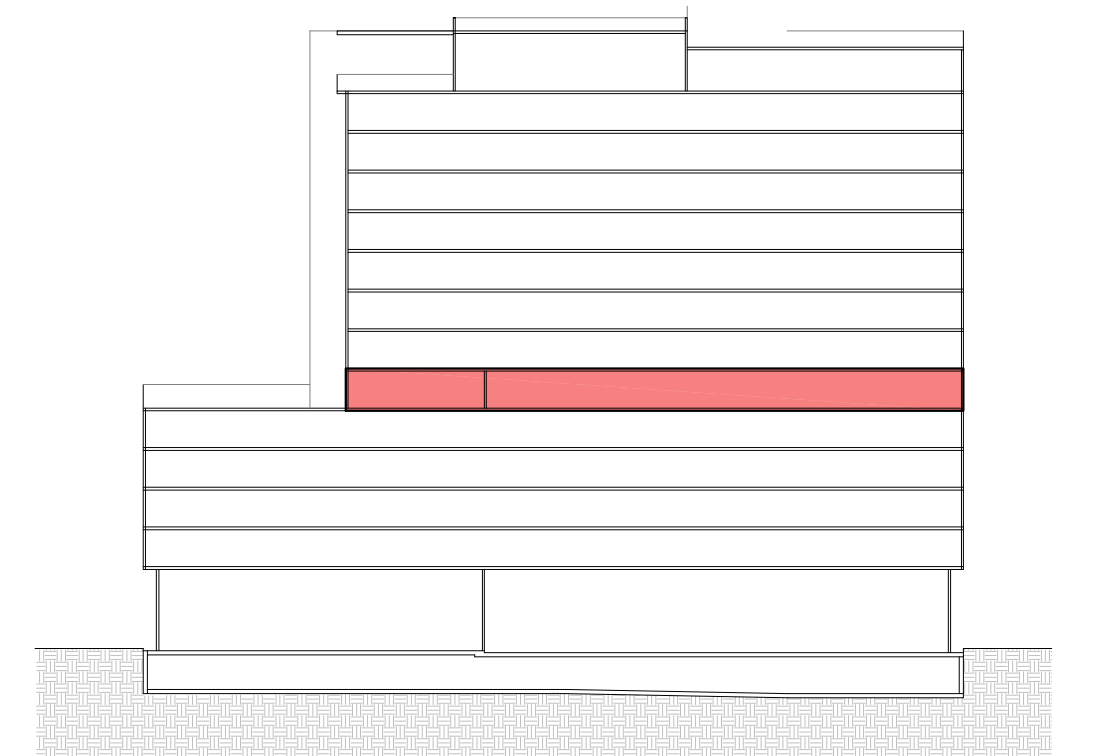
13TH & BROADWAY

JWDA <small>ARCHITECTURE / INTERIOR DESIGN</small> Joseph Wong Design Associates 2359 Fourth Avenue San Diego, California 92101-1606 Phone (619) 233-6777 Fax (619) 237-0541		Project Number	3325
		NO	DESCRIPTION
PROJECT NAME: 13TH & BROADWAY			
PROJECT ADDRESS: 1320 BROADWAY AVE. SAN DIEGO, CA 92101			
SHEET TITLE: LEVEL 5 FLOOR PLAN		Date	11/21/2018
			A2.5





KEY SECTION



13TH & BROADWAY

JWDA
ARCHITECTS / INTERIORS / EXTERIOR DESIGN
Joseph Wong Design Associates
2359 Fourth Avenue
San Diego, California 92101-1606
Phone (619) 233-6777 Fax (619) 237-0511

Project Number 3325

PROJECT NAME:

13TH & BROADWAY

PROJECT ADDRESS:

1320 BROADWAY AVE.
SAN DIEGO, CA 92101

SHEET TITLE:

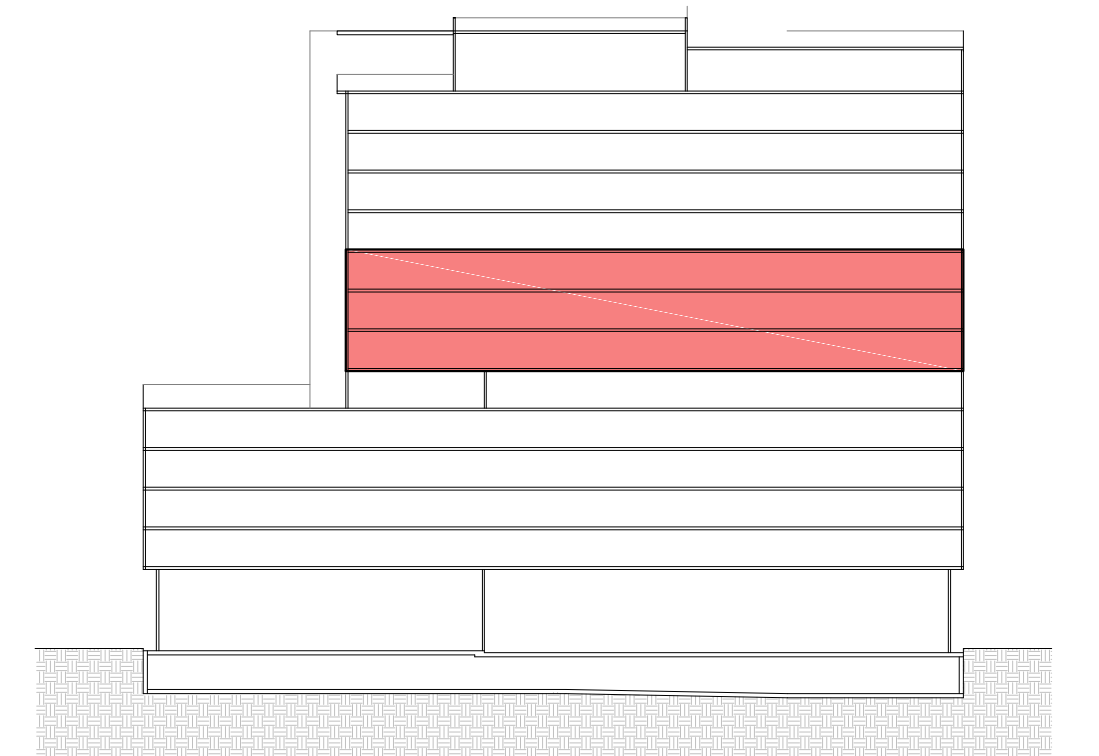
LEVEL 6 FLOOR PLAN

Date 11/21/2018

A2.6



KEY SECTION

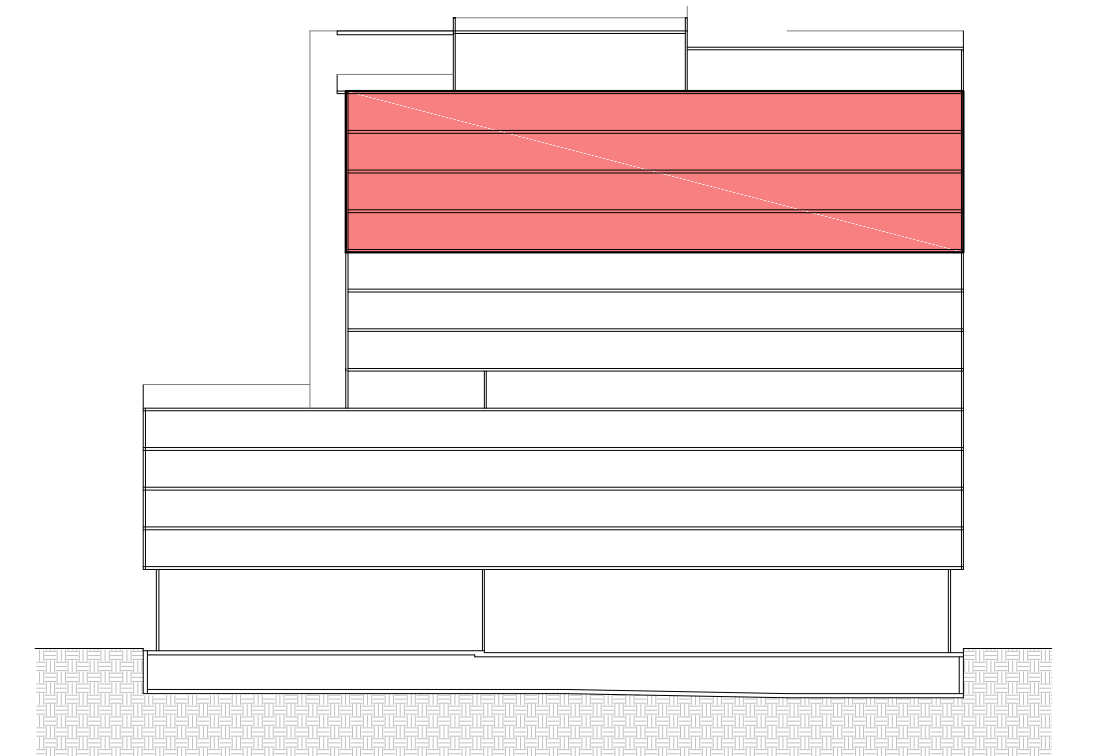


13TH & BROADWAY

JWDA <small>ARCHITECTURE / INTERIOR DESIGN</small> Joseph Wong Design Associates 2359 Fourth Avenue San Diego, California 92101-1606 Phone (619) 233-6777 Fax (619) 237-0541	Project Number 3325	
	NO	DESCRIPTION
PROJECT NAME: 13TH & BROADWAY		
PROJECT ADDRESS: 1320 BROADWAY AVE. SAN DIEGO, CA 92101		
SHEET TITLE: LEVELS 7-9 FLOOR PLAN	Date 11/21/2018	
	A2.7	

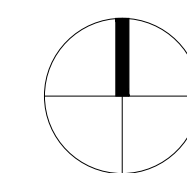


KEY SECTION



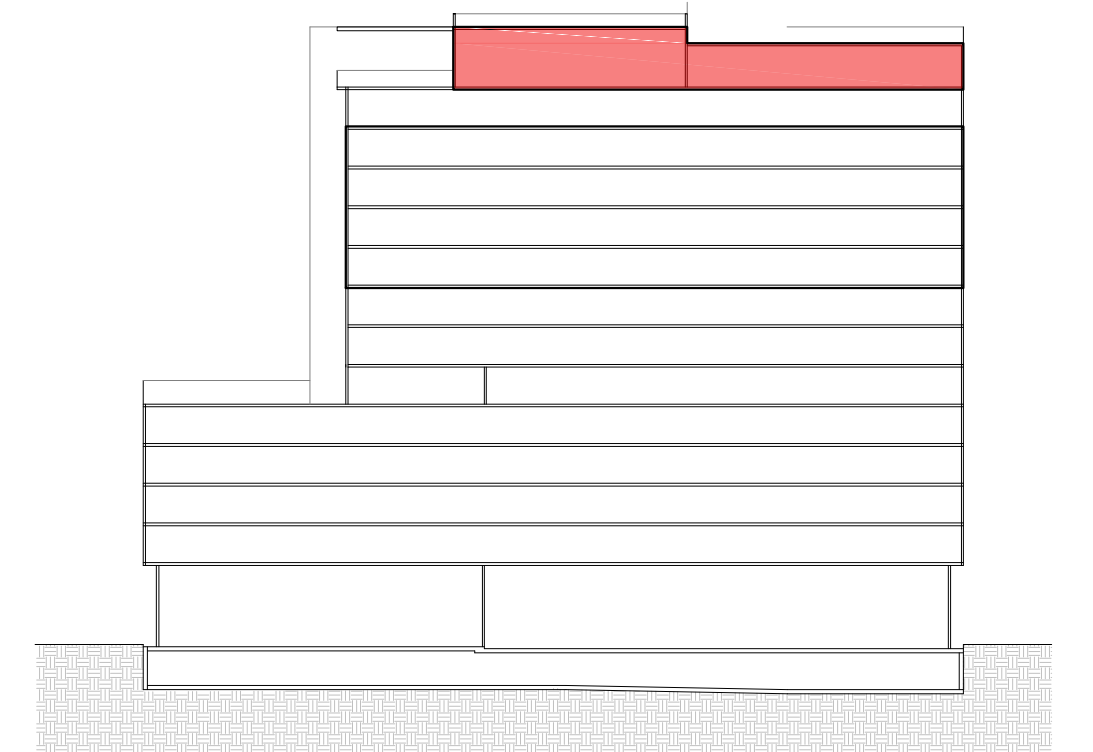
13TH & BROADWAY

JWDA <small>ARCHITECTS / PLANNERS / INTERIOR DESIGN</small> Joseph Wong Design Associates 2359 Fourth Avenue San Diego, California 92101-1606 Phone (619) 233-6777 Fax (619) 237-0541		Project Number	3325
		NO	DESCRIPTION
PROJECT NAME: 13TH & BROADWAY			
PROJECT ADDRESS: 1320 BROADWAY AVE. SAN DIEGO, CA 92101			
SHEET TITLE: LEVELS 10-13 FLOOR PLAN			
		Date	11/21/2018
			A2.8



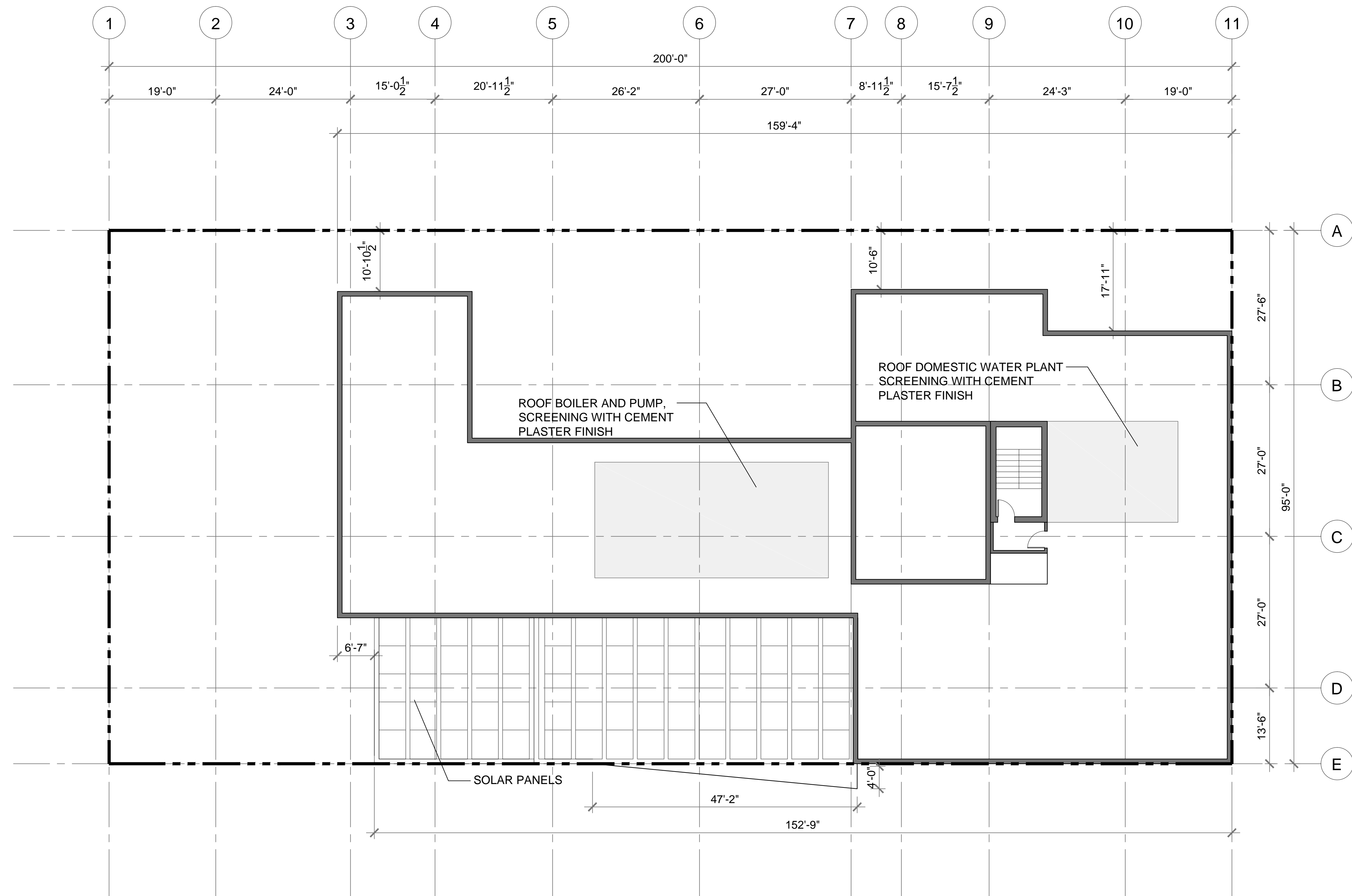


KEY SECTION

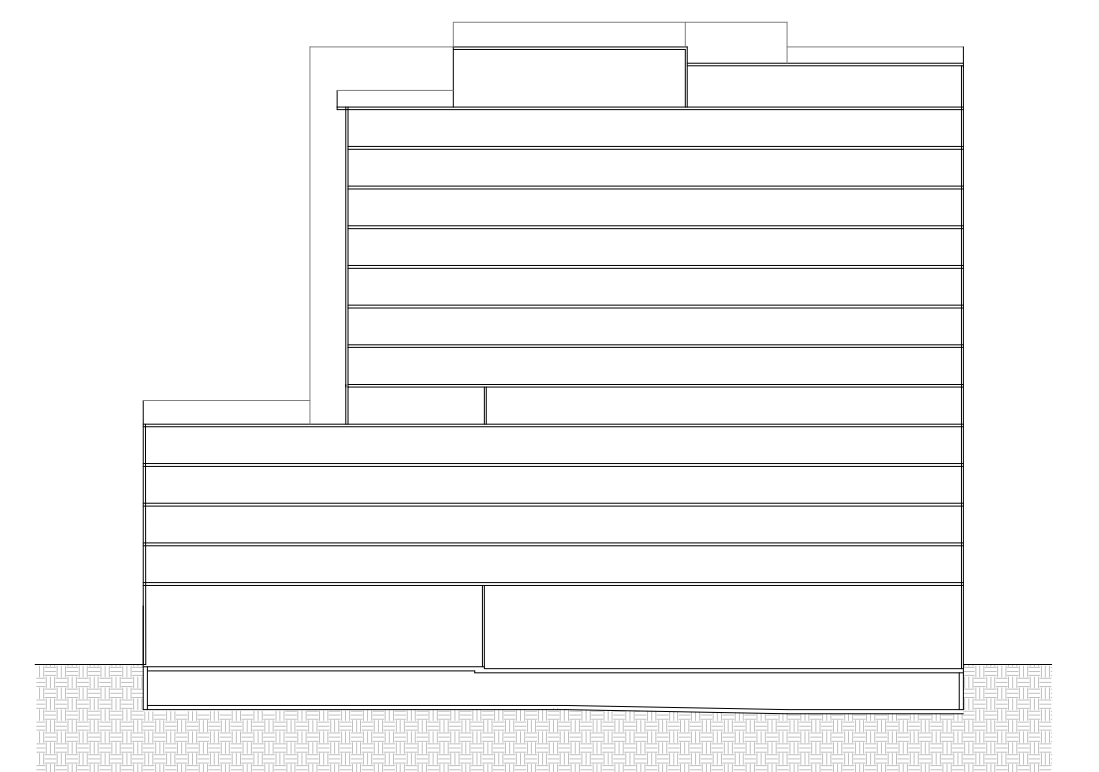


13TH & BROADWAY

JWDA <small>ARCHITECTURE / INTERIOR DESIGN</small> Joseph Wong Design Associates 2359 Fourth Avenue San Diego, California 92101-1606 Phone (619) 233-6777 Fax (619) 237-0511	Project Number 3325	
	NO	DESCRIPTION
PROJECT NAME: 13TH & BROADWAY		
PROJECT ADDRESS: 1320 BROADWAY AVE. SAN DIEGO, CA 92101		
SHEET TITLE: LEVEL 14 FLOOR PLAN	Date 11/21/2018	
	A2.9	

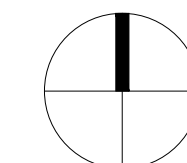


KEY SECTION



13TH & BROADWAY

JWDA <small>ARCHITECTURE / INTERIOR DESIGN</small> Joseph Wong Design Associates 2359 Fourth Avenue San Diego, California 92101-1606 Phone (619) 233-6777 Fax (619) 237-0541		Project Number	3325
		NO	DESCRIPTION
PROJECT NAME: 13TH & BROADWAY			
PROJECT ADDRESS: 1320 BROADWAY AVE. SAN DIEGO, CA 92101			
SHEET TITLE: ROOF PLAN		Date	11/21/2018
			A2.10

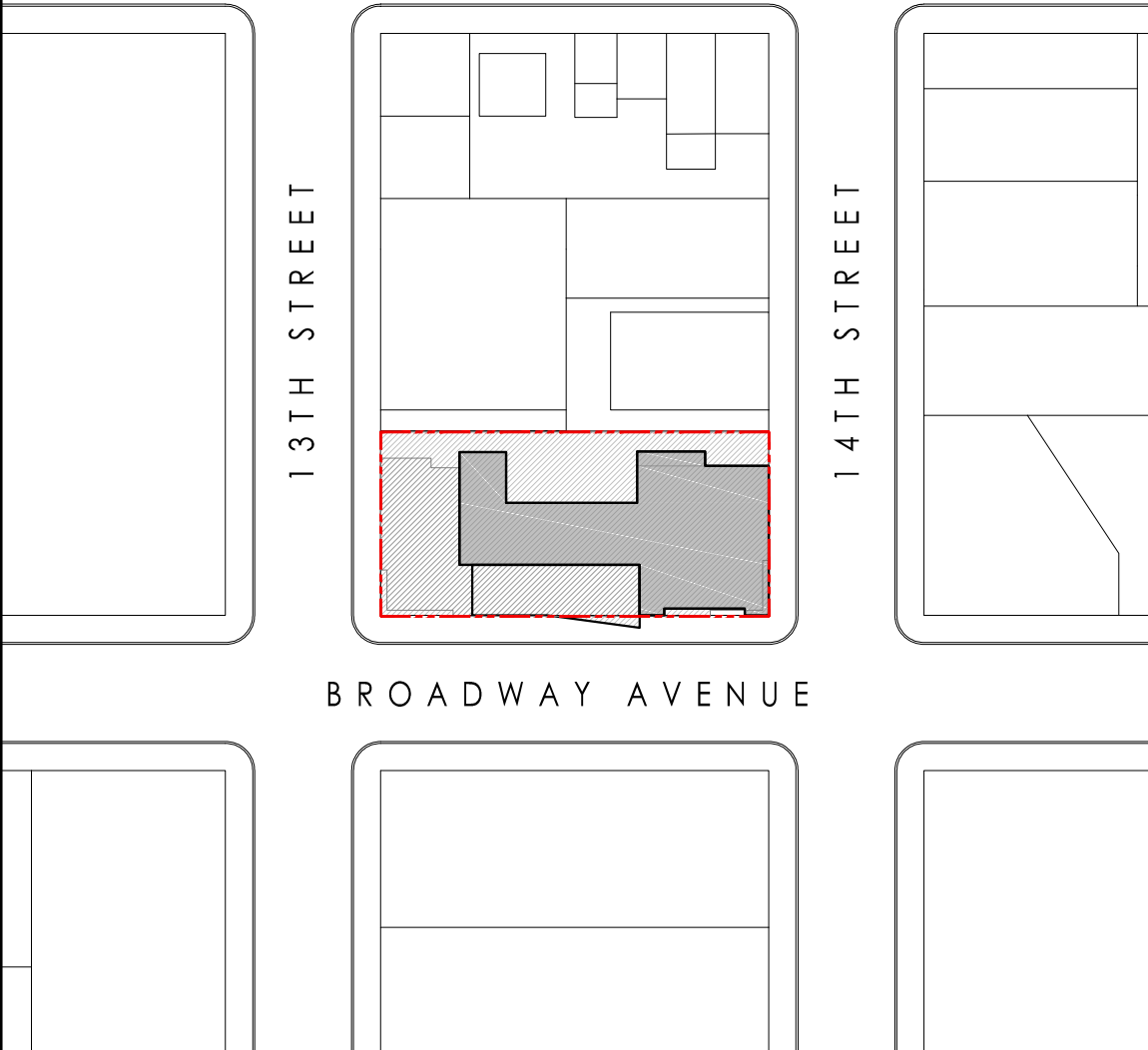




MATERIAL LEGEND

- 1 WINDOW WALL GLAZING
- 2 ALUMINUM WINDOW WALL FRAME
- 3 STOREFRONT GLAZING
- 4 STOREFRONT/WINDOW WALL FRAME
- 5 SPANDREL GLAZING
- 6 GLASS GUARDRAIL
- 7 METAL PANEL
- 8 GARAGE DOOR
- 9 EXPOSED CONCRETE
- 10 CEMENT PLASTER
- 11 METAL CANOPY
- 12 COMPOSITE WOOD PLANK
- 13 METAL SUNSHADE DEVICE

KEY MAP



13TH & BROADWAY

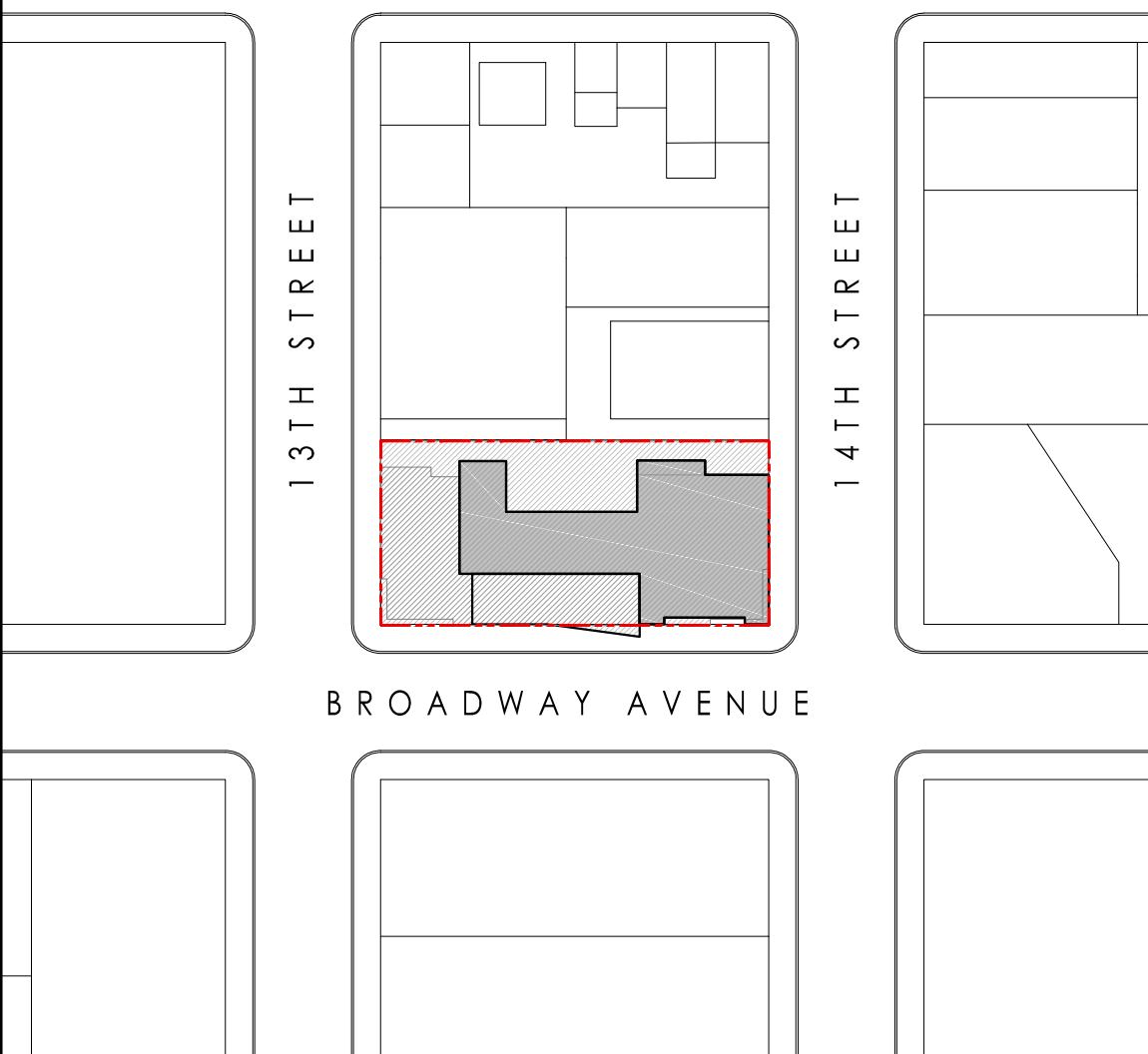
JWDA		Project Number	3325
ARCHITECTURE / INTERIORS / INTERIOR DESIGN		NO	DESCRIPTION
Joseph Wong Design Associates			
2159 Fourth Avenue			
San Diego, California 92101-1606			
Phone: (619) 233-6777 Fax: (619) 237-0541			
PROJECT NAME:			
13TH & BROADWAY			
PROJECT ADDRESS:			
1320 BROADWAY AVE.			
SAN DIEGO, CA 92101			
SHEET TITLE:		Date	11/21/2018
EAST ELEVATION			A4.0



MATERIAL LEGEND

- 1 WINDOW WALL GLAZING
- 2 ALUMINUM WINDOW WALL FRAME
- 3 STOREFRONT GLAZING
- 4 STOREFRONT/WINDOW WALL FRAME
- 5 SPANDREL GLAZING
- 6 GLASS GUARDRAIL
- 7 METAL PANEL
- 8 GARAGE DOOR
- 9 EXPOSED CONCRETE
- 10 CEMENT PLASTER
- 11 METAL CANOPY
- 12 COMPOSITE WOOD PLANK
- 13 METAL SUNSHADE DEVICE

KEY MAP



13TH & BROADWAY

JWDA ARCHITECTURE / PLANNING / INTERIOR DESIGN Joseph Wong Design Associates 2159 Fourth Avenue San Diego, California 92101-1606 Phone: (619) 333-6777 Fax: (619) 237-0541		Project Number	3325
PROJECT NAME:		NO	DESCRIPTION
13TH & BROADWAY			
PROJECT ADDRESS:			
1320 BROADWAY AVE.			
SAN DIEGO, CA 92101			
SHEET TITLE:		Date	11/21/2018
WEST ELEVATION			
			A4.2



MATERIAL LEGEND

1

 WINDOW WALL GLAZING

2

 ALUMINUM WINDOW WALL FRAME

3

 STOREFRONT GLAZING

4

 STOREFRONT/WINDOW WALL FRAME

5

 SPANDREL GLAZING

6

 GLASS GUARDRAIL

7

 METAL PANEL

8

 GARAGE DOOR

9

 EXPOSED CONCRETE

10

 CEMENT PLASTER

11

 METAL CANOPY

12

 COMPOSITE WOOD PLANK

13

 METAL SUNSHADE DEVICE

KEY MAP

13TH & BROADWAY

JWDA

ARCHITECTURE / INTERIORS / INTERIOR DESIGN

Joseph Wong Design Associates

2359 Fourth Avenue

San Diego, California 92101-1606

Phone: (619) 233-6777 Fax: (619) 237-0541

PROJECT NAME:

13TH & BROADWAY

PROJECT ADDRESS:

1320 BROADWAY AVE.

SAN DIEGO, CA 92101

SHEET TITLE:

NORTH ELEVATION

Project Number 3325

NO	DESCRIPTION

Date 11/21/2018

A4.3



MATERIAL LEGEND	
1	WINDOW WALL GLAZING
2	ALUMINUM WINDOW WALL FRAME
3	STOREFRONT GLAZING
4	STOREFRONT/WINDOW WALL FRAME
5	SPANDREL GLAZING
6	GLASS GUARDRAIL
7	METAL PANEL
8	GARAGE DOOR
9	EXPOSED CONCRETE
10	CEMENT PLASTER
11	METAL CANOPY
12	COMPOSITE WOOD PLANK
13	METAL SUNSHADE DEVICE



KEY MAP

13TH & BROADWAY

JWDA

ARCHITECTURE / PLANNING / INTERIOR DESIGN

Joseph Wong Design Associates

2359 Fourth Avenue

San Diego, California 92101-1606

Phone: (619) 333-6777 Fax: (619) 237-0541

PROJECT NAME:

13TH & BROADWAY

PROJECT ADDRESS:

1320 BROADWAY AVE.

SAN DIEGO, CA 92101

SHEET TITLE:

ENLARGED ELEVATION

(14TH ST)

Project Number

3325

NO	DESCRIPTION

Date

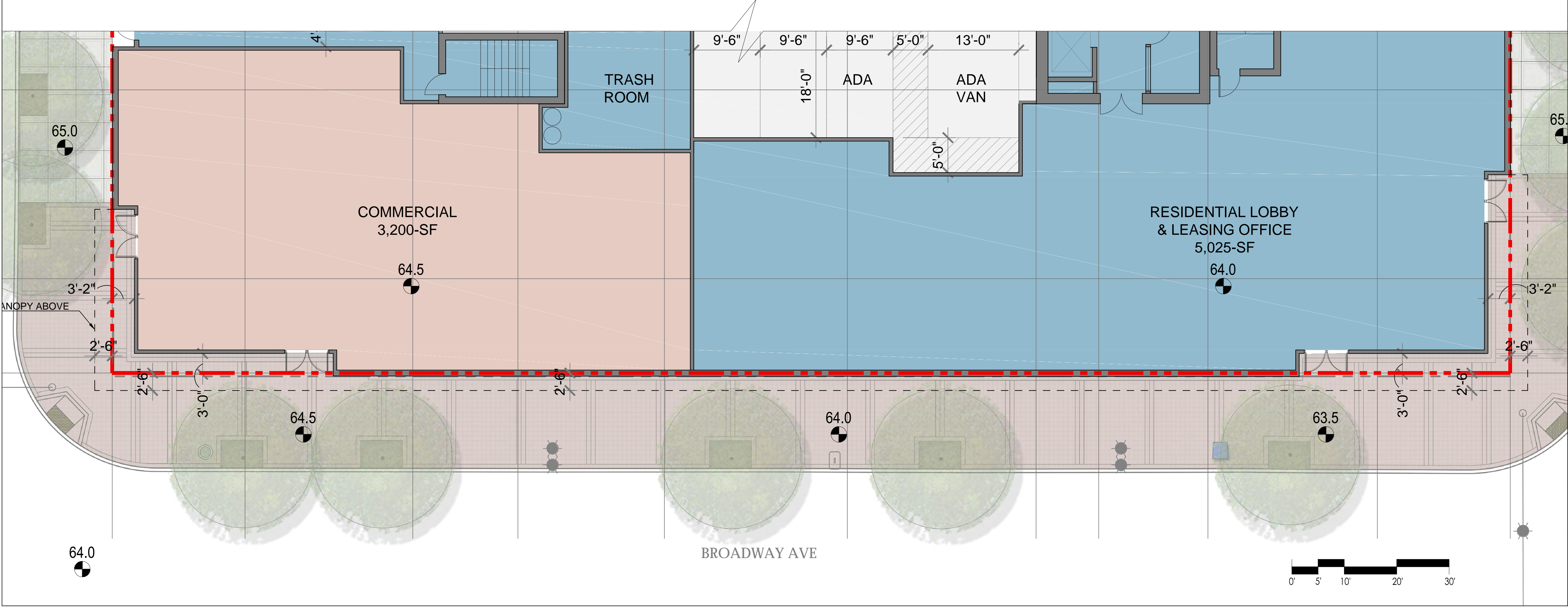
11/21/2018

A4.4



- MATERIAL LEGEND
- 1 WINDOW WALL GLAZING
 - 2 ALUMINUM WINDOW WALL FRAME
 - 3 STOREFRONT GLAZING
 - 4 STOREFRONT/WINDOW WALL FRAME
 - 5 SPANDREL GLAZING
 - 6 GLASS GUARDRAIL
 - 7 METAL PANEL
 - 8 GARAGE DOOR
 - 9 EXPOSED CONCRETE
 - 10 CEMENT PLASTER
 - 11 METAL CANOPY
 - 12 COMPOSITE WOOD PLANK
 - 13 METAL SUNSHADE DEVICE

KEY MAP



13TH & BROADWAY

JWDA
ARCHITECTURE/PLANNING/INTERIOR DESIGN
Joseph Wong Design Associates
259 Fourth Avenue
San Diego, California 92101-1606
Phone: (619) 233-6777 Fax: (619) 237-0541

PROJECT NAME:
13TH & BROADWAY

PROJECT ADDRESS:
**1320 BROADWAY AVE.
SAN DIEGO, CA 92101**

SHEET TITLE:
**ENLARGED ELEVATION
(BROADWAY AVE)**

Project Number 3325

NO	DESCRIPTION

Date 11/21/2018

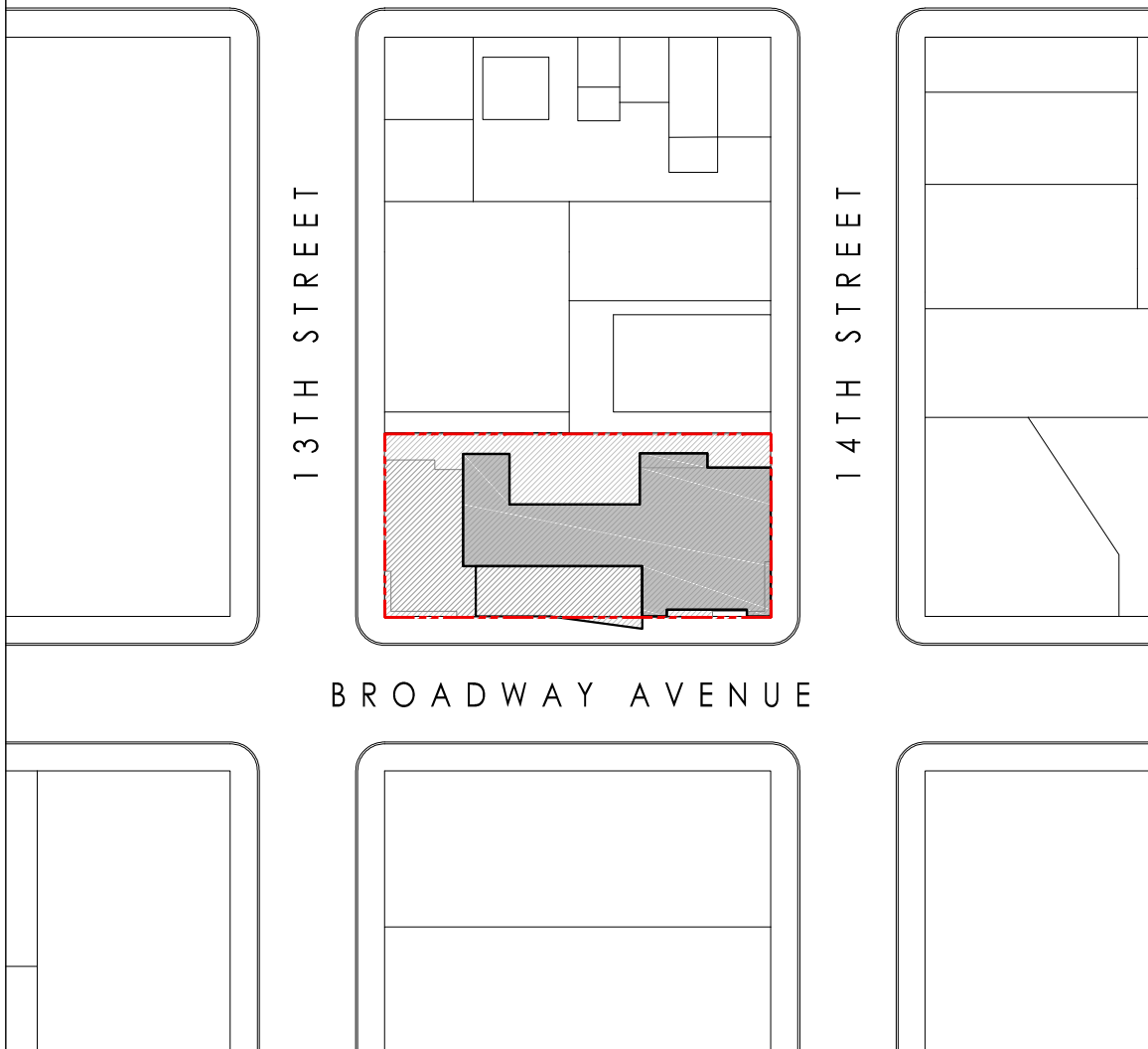
A4.5



MATERIAL LEGEND

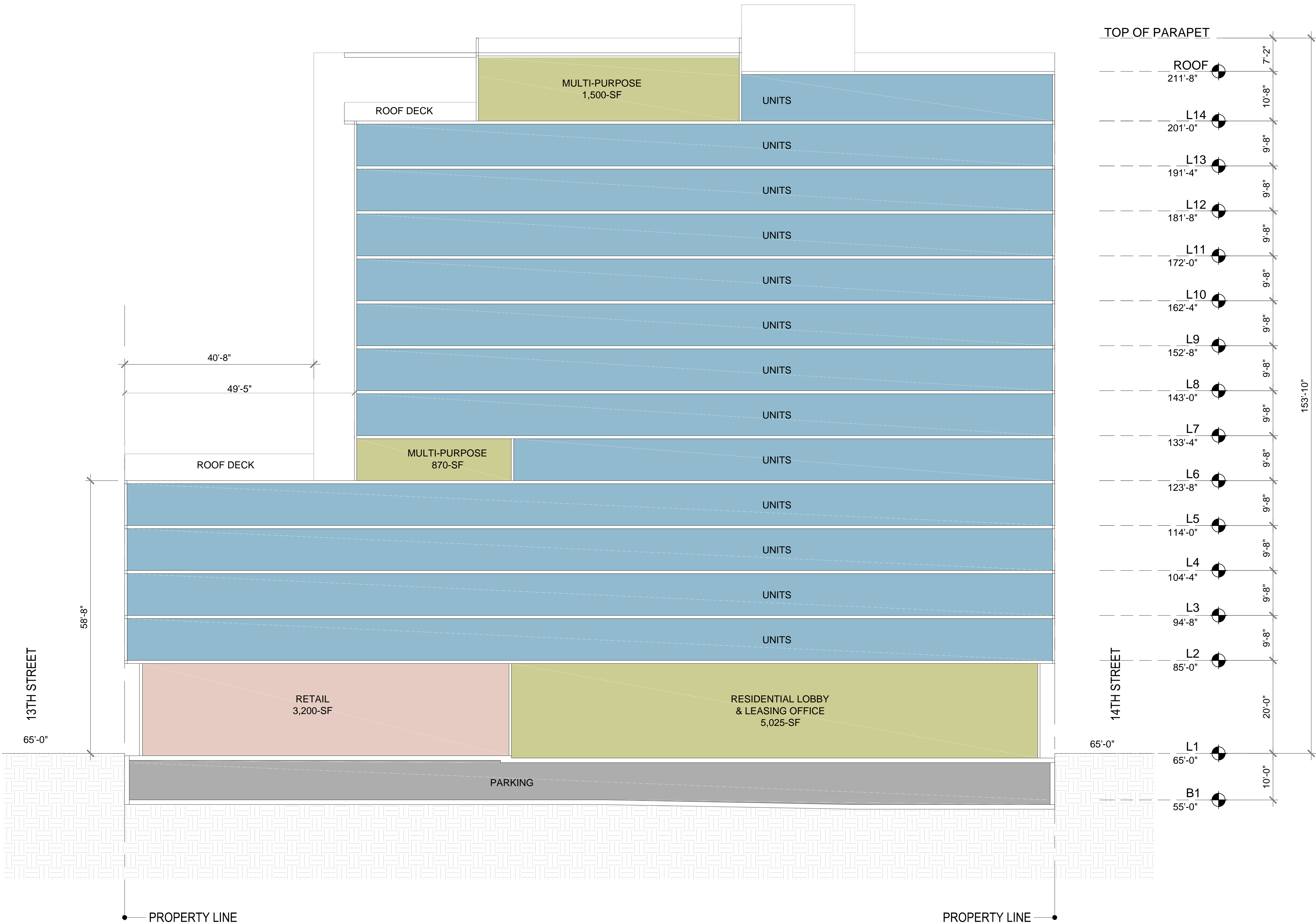
- 1 WINDOW WALL GLAZING
- 2 ALUMINUM WINDOW WALL FRAME
- 3 STOREFRONT GLAZING
- 4 STOREFRONT/WINDOW WALL FRAME
- 5 SPANDREL GLAZING
- 6 GLASS GUARDRAIL
- 7 METAL PANEL
- 8 GARAGE DOOR
- 9 EXPOSED CONCRETE
- 10 CEMENT PLASTER
- 11 METAL CANOPY
- 12 COMPOSITE WOOD PLANK
- 13 METAL SUNSHADE DEVICE

KEY MAP



13TH & BROADWAY

JWDA ARCHITECTURE / PLANNING / INTERIOR DESIGN Joseph Wong Design Associates 2159 Fourth Avenue San Diego, California 92101-1606 Phone: (619) 233-6777 Fax: (619) 237-0541		Project Number	3325
PROJECT NAME: 13TH & BROADWAY		NO	DESCRIPTION
PROJECT ADDRESS: 1320 BROADWAY AVE. SAN DIEGO, CA 92101			
SHEET TITLE: ENLARGED ELEVATION (13th ST)		Date	11/21/2018
		A4.6	



TOP OF PARAPET

ROOF
211'-8"

L14
201'-0"

L13
191'-4"

L12
181'-8"

L11
172'-0"

L10
162'-4"

L9
152'-8"

L8
143'-0"

L7
133'-4"

L6
123'-8"

L5
114'-0"

L4
104'-4"

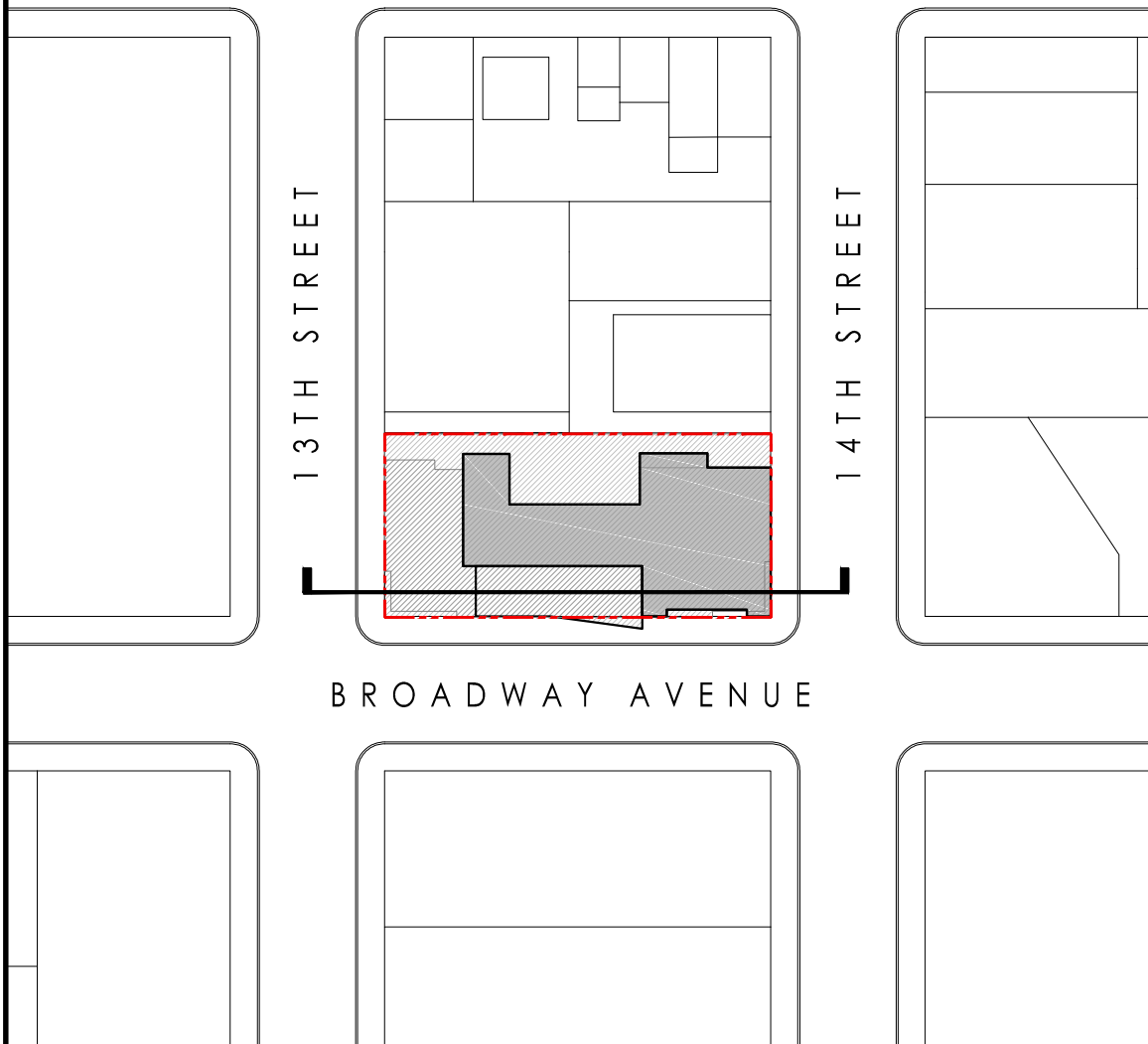
L3
94'-8"

L2
85'-0"

L1
65'-0"

B1
55'-0"

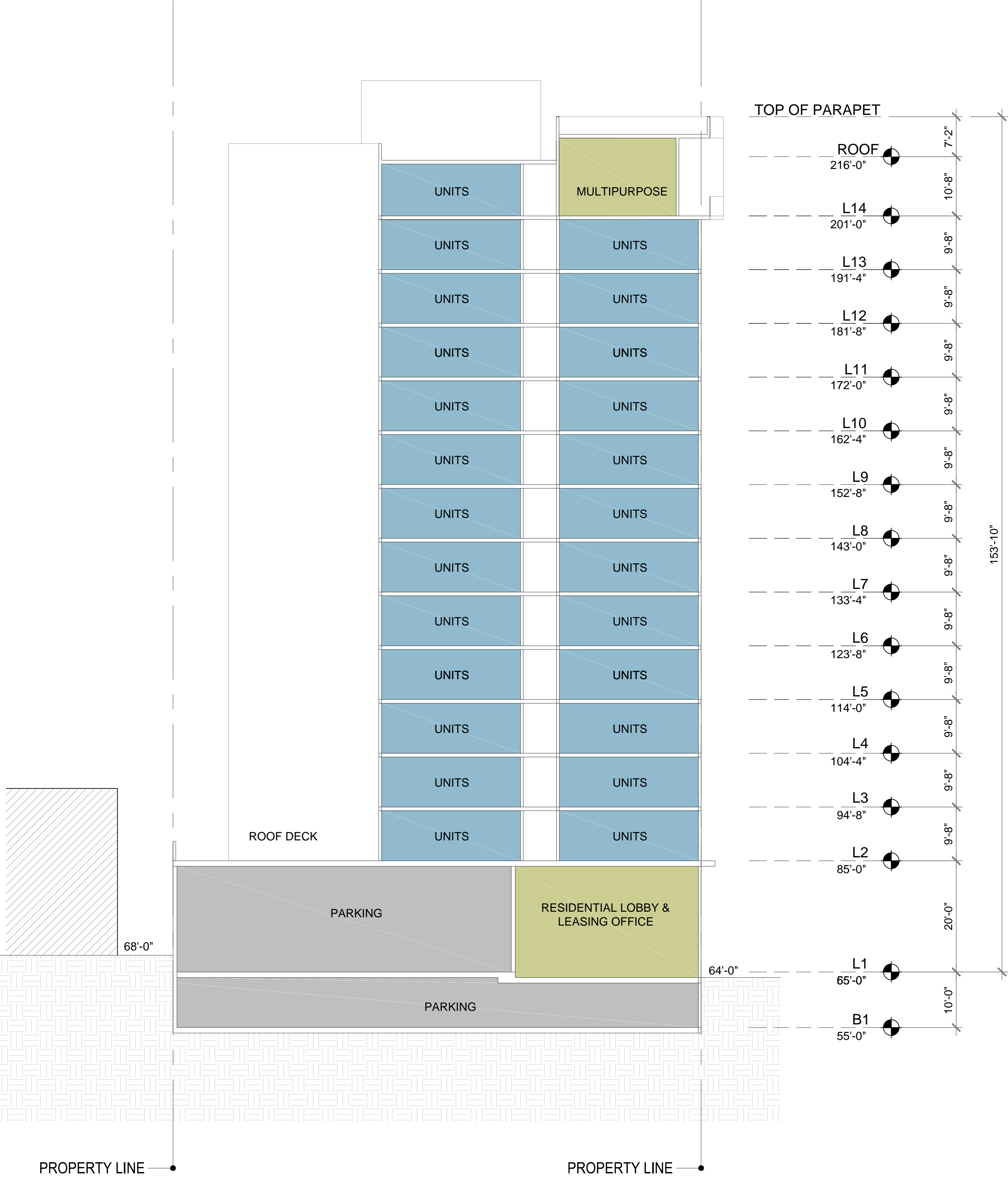
KEY MAP



13TH & BROADWAY

JWDA <small>ARCHITECTURE / PLANNING / INTERIOR DESIGN</small> <small>Joseph Wong Design Associates</small> <small>2159 Fourth Avenue</small> <small>San Diego, California 92101-1606</small> <small>Phone: (619) 333-6777 Fax: (619) 237-0541</small>		Project Number	3325
PROJECT NAME:		NO	DESCRIPTION
13TH & BROADWAY			
PROJECT ADDRESS:			
1320 BROADWAY AVE.			
SAN DIEGO, CA 92101			
SHEET TITLE:		Date	11/21/2018
SECTION EAST-WEST			
			A5.0





KEY MAP

13TH STREET
14TH STREET
BROADWAY AVENUE

13TH & BROADWAY

JWDA
ARCHITECTURE / PLANNING / INTERIOR DESIGN
Joseph Wong Design Associates
2159 Fourth Avenue
San Diego, California 92101-1606
Phone: (619) 233-6777 Fax: (619) 237-0541

PROJECT NAME:
13TH & BROADWAY

PROJECT ADDRESS:
**1320 BROADWAY AVE.
SAN DIEGO, CA 92101**

SHEET TITLE:
SECTION NORTH-SOUTH

Project Number 3325

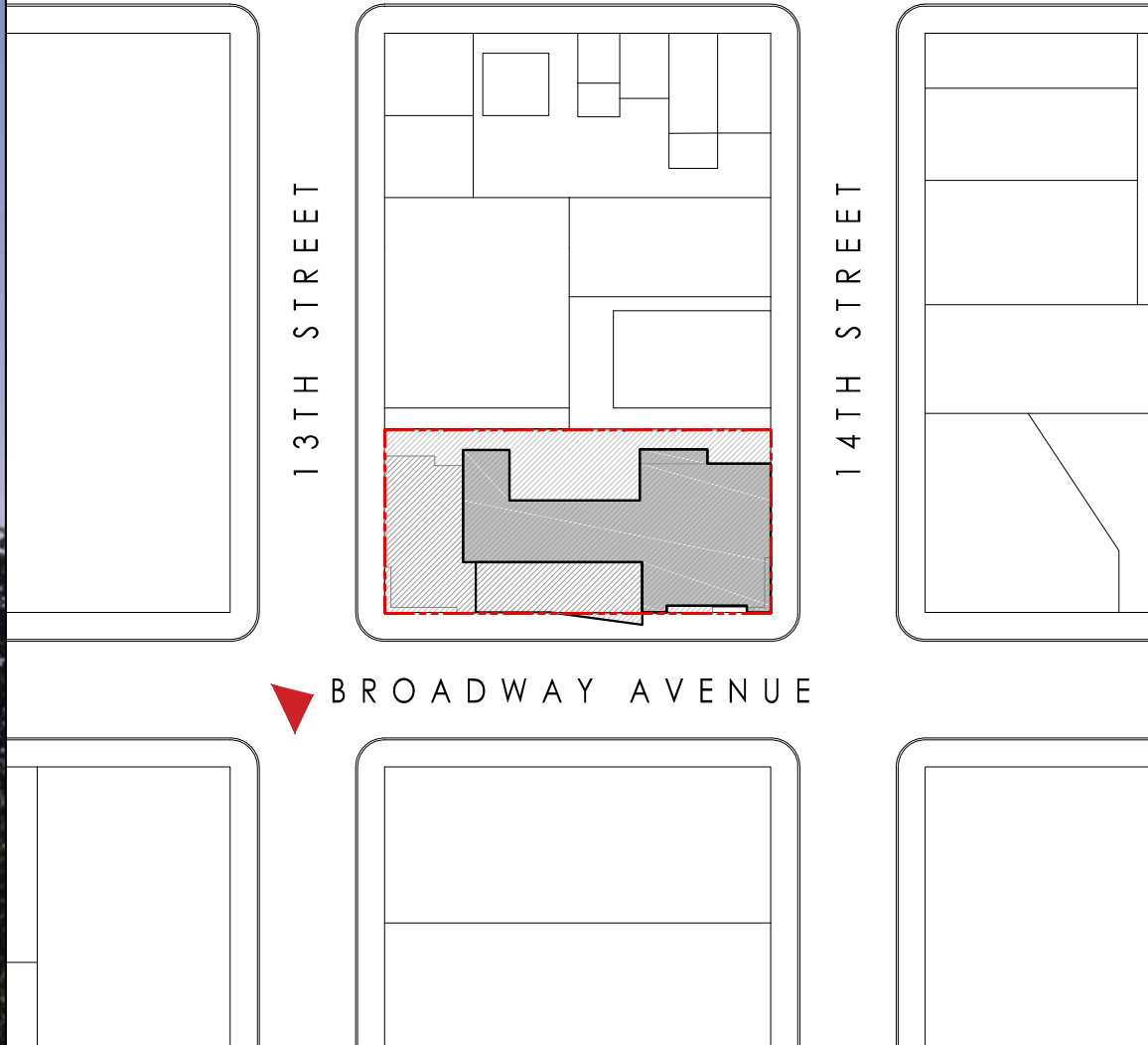
NO	DESCRIPTION

Date 11/21/2018

A5.1



KEY MAP

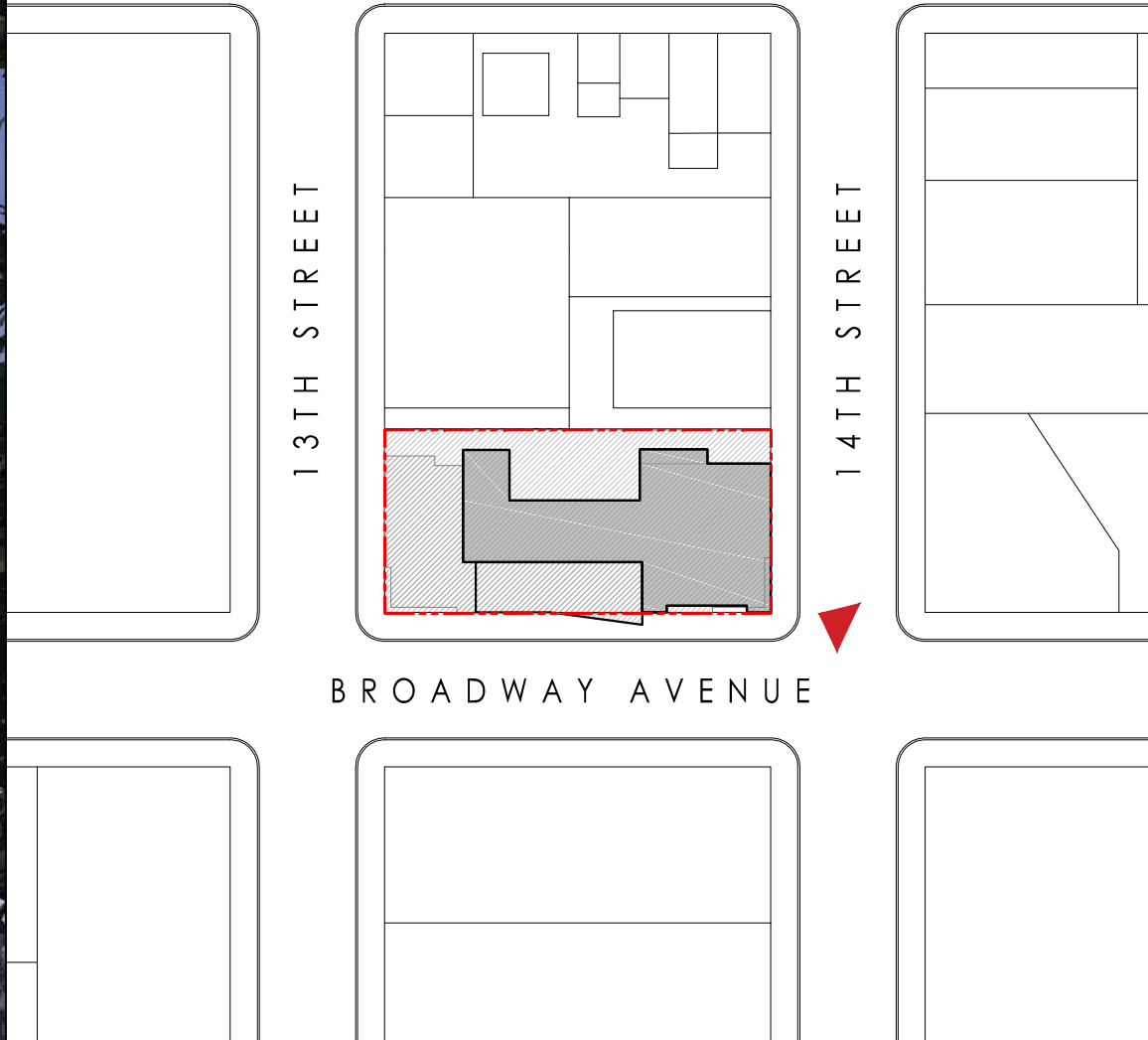


13TH & BROADWAY

JWDA <small>ARCHITECTURE / INTERIORS / INTERIOR DESIGN</small> <small>Joseph Wong Design Associates</small> <small>2159 Fourth Avenue</small> <small>San Diego, California 92101-1606</small> <small>Phone: (619) 333-6777 Fax: (619) 237-0541</small>		Project Number	3325
NO	DESCRIPTION		
1	PROJECT NAME:	13TH & BROADWAY	
2	PROJECT ADDRESS:	1320 BROADWAY AVE. SAN DIEGO, CA 92101	
3	SHEET TITLE:	PERSPECTIVE VIEWS	
		Date	11/21/2018
		A6.0	



KEY MAP

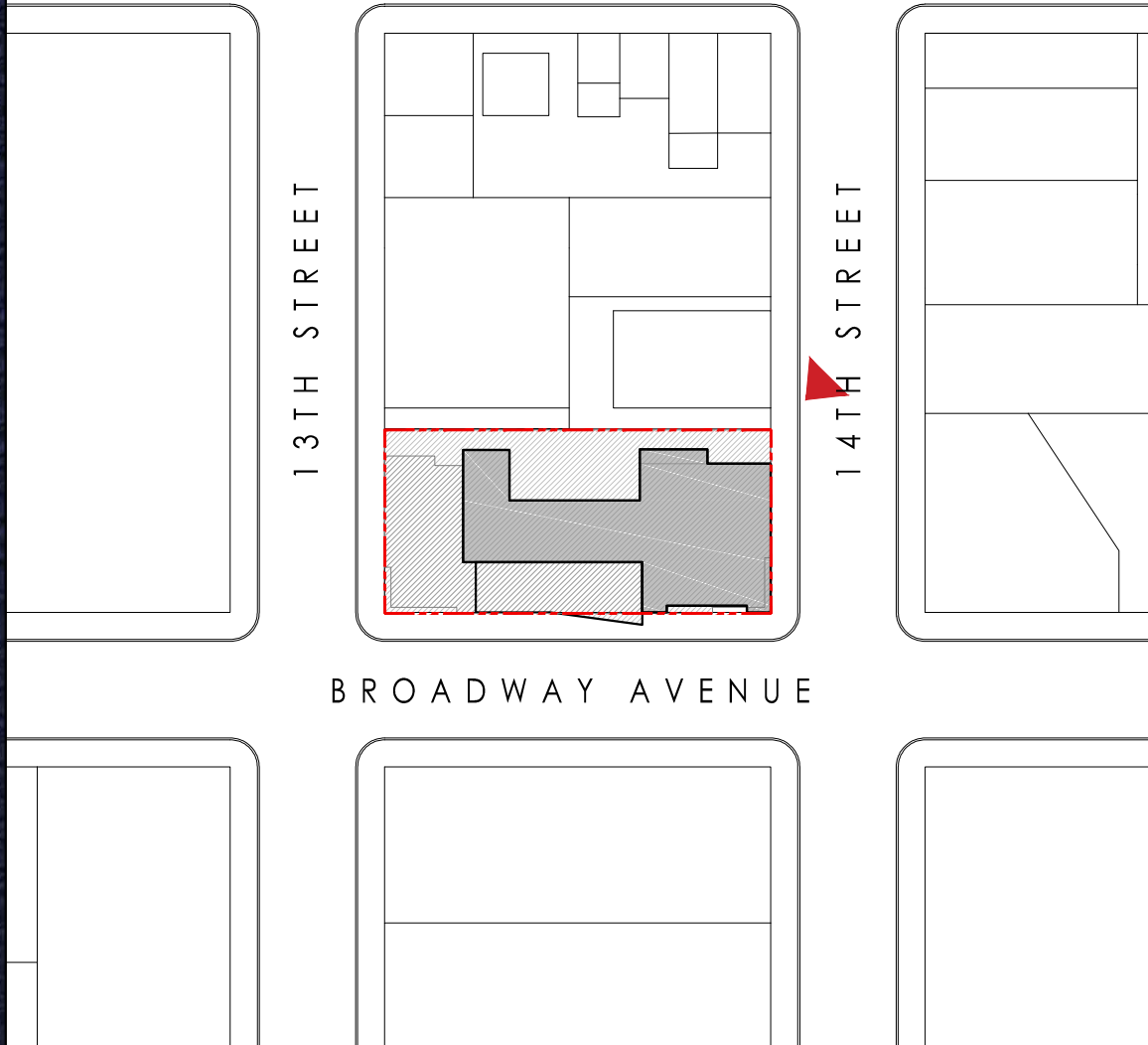


13TH & BROADWAY

JWDA		Project Number	3325
ARCHITECTURE/ENGINEERING/INTERIOR DESIGN		NO	DESCRIPTION
Joseph Wong Design Associates			
2159 Fourth Avenue			
San Diego, California 92101-1606			
Phone: (619) 333-6777 Fax: (619) 237-0541			
PROJECT NAME:			
13TH & BROADWAY			
PROJECT ADDRESS:			
1320 BROADWAY AVE.			
SAN DIEGO, CA 92101			
SHEET TITLE:		Date	11/21/2018
PERSPECTIVE VIEWS			A6.1



KEY MAP



13TH & BROADWAY

JWDA
ARCHITECTURE / INTERIORS / INTERIOR DESIGN
Joseph Wong Design Associates
2159 Fourth Avenue
San Diego, California 92101-1606
Phone: (619) 233-6777 Fax: (619) 237-0541

PROJECT NAME:
13TH & BROADWAY

PROJECT ADDRESS:
1320 BROADWAY AVE.
SAN DIEGO, CA 92101

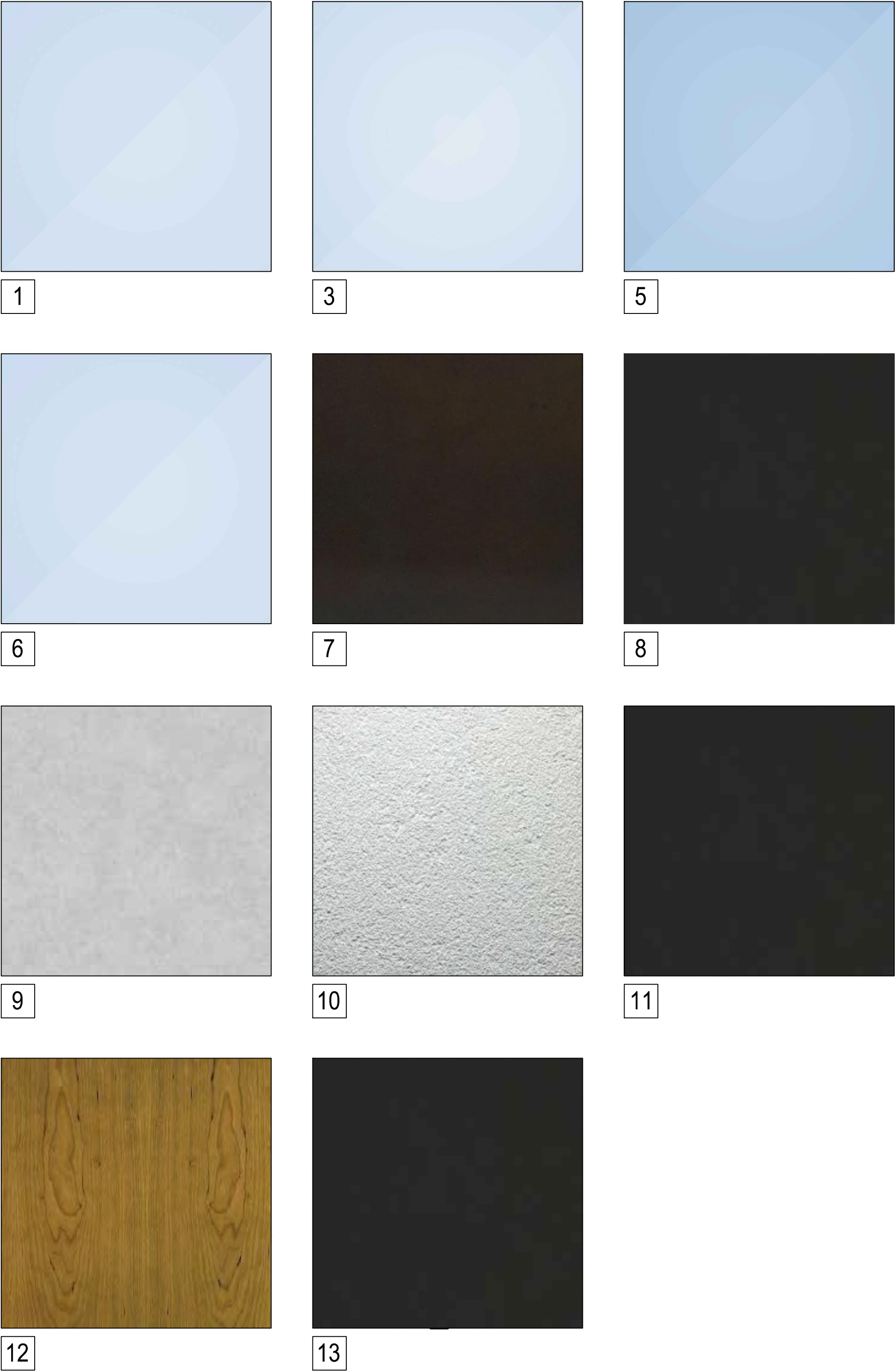
SHEET TITLE:
PERSPECTIVE VIEWS

Project Number **3325**

NO	DESCRIPTION

Date **11/21/2018**

A6.2



MATERIAL LEGEND

1

 WINDOW WALL GLAZING

2

 ALUMINUM WINDOW WALL FRAME

3

 STOREFRONT GLAZING

4

 STOREFRONT/WINDOW WALL FRAME

5

 SPANDREL GLAZING

6

 GLASS GUARDRAIL

7

 METAL PANEL

8

 GARAGE DOOR

9

 EXPOSED CONCRETE

10

 CEMENT PLASTER

11

 METAL CANOPY

12

 COMPOSITE WOOD PLANK

13

 METAL SUNSHADE DEVICE

KEY MAP

13TH & BROADWAY

JWDA

ARCHITECTURE / INTERIORS / INTERIOR DESIGN

Joseph Wong Design Associates

2159 Fourth Avenue

San Diego, California 92101-1606

Phone: (619) 233-6777 Fax: (619) 237-0541

PROJECT NAME:

13TH & BROADWAY

PROJECT ADDRESS:

1320 BROADWAY AVE.

SAN DIEGO, CA 92101

SHEET TITLE:

MATERIAL BOARD

Project Number

3325

NO	DESCRIPTION

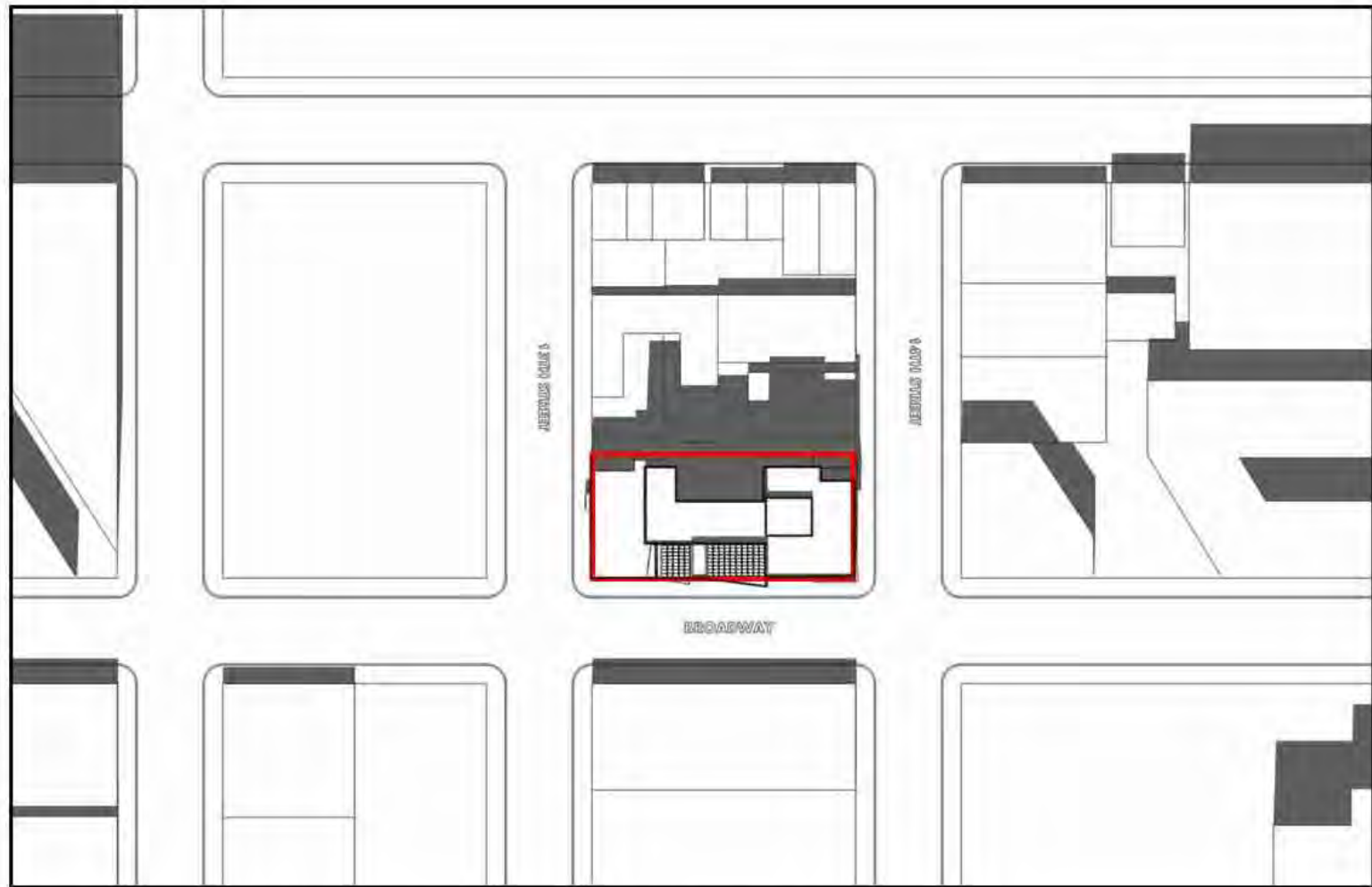
Date

11/21/2018

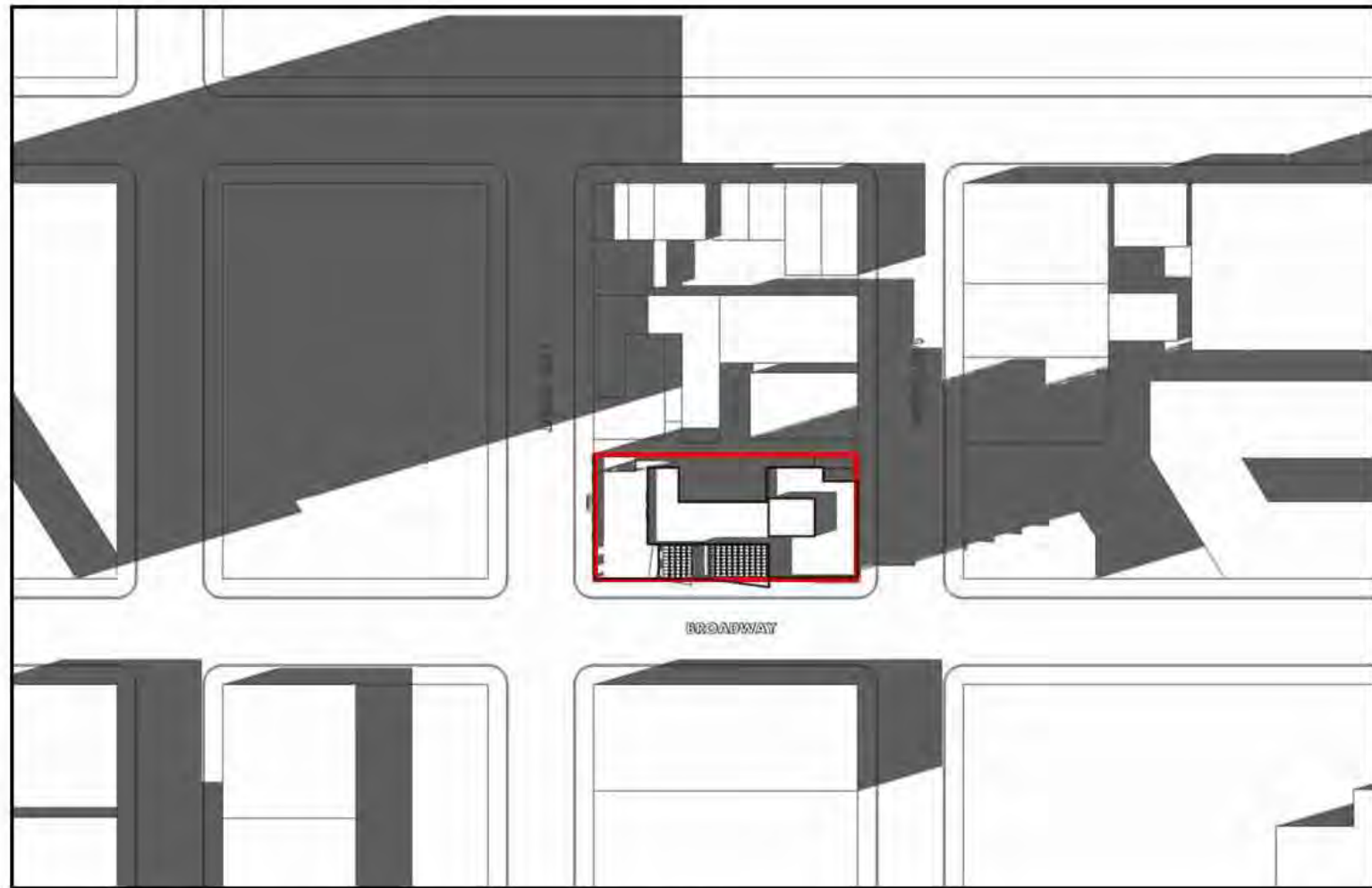
A7.0



SPRING EQUINOX - 8 AM



SPRING EQUINOX - 12 NOON



SPRING EQUINOX - 4 PM



SUMMER SOLSTICE - 8 AM



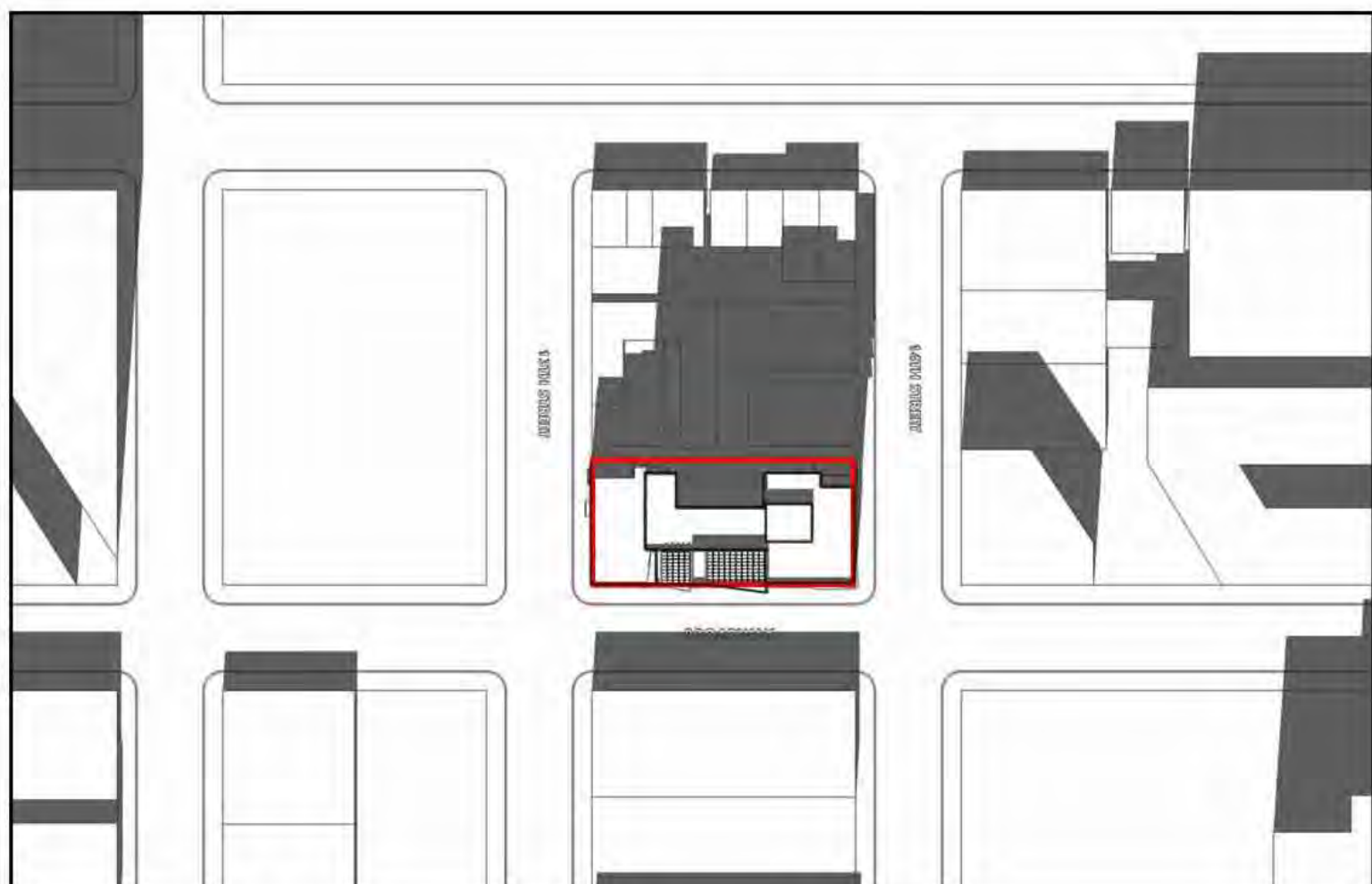
SUMMER SOLSTICE - 12 NOON



SUMMER SOLSTICE - 4 PM



WINTER SOLSTICE - 8 AM

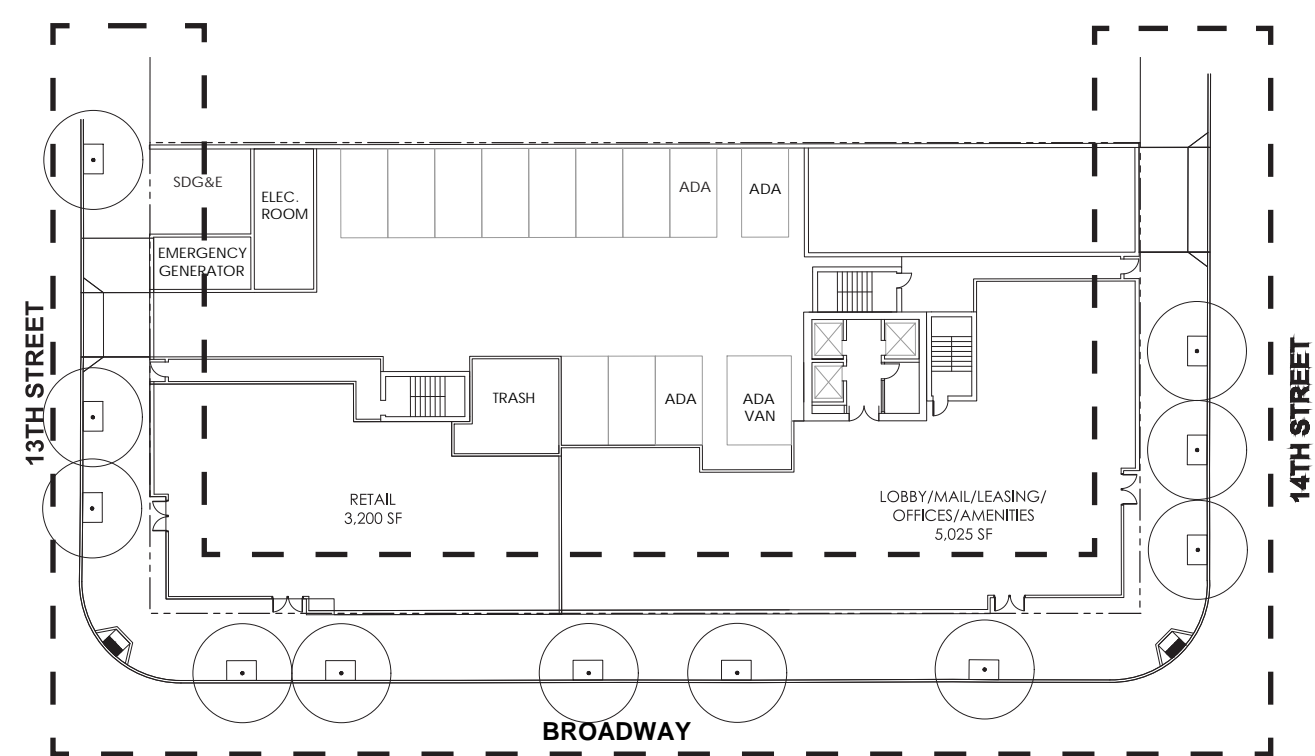
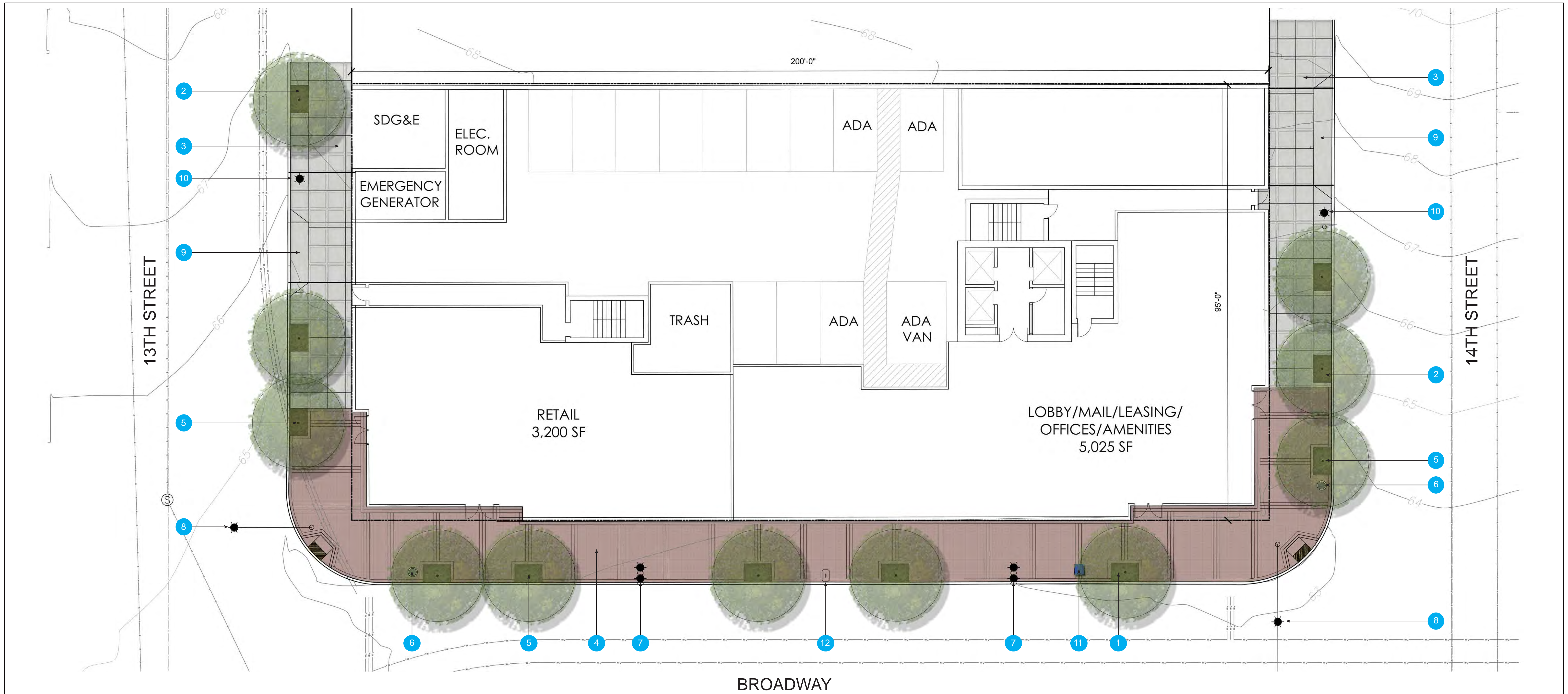


WINTER SOLSTICE - 12 NOON



WINTER SOLSTICE - 4 PM

13TH & BROADWAY		Project Number	3325
JWDA <small>ARCHITECTURE / PLANNING / INTERIOR DESIGN</small> Joseph Wong Design Associates 2159 Fourth Avenue San Diego, California 92101-1606 Phone: (619) 233-6777 Fax: (619) 237-0541		NO	DESCRIPTION
PROJECT NAME:			
13TH & BROADWAY			
PROJECT ADDRESS:			
1320 BROADWAY AVE.			
SAN DIEGO, CA 92101			
SHEET TITLE:		Date	11/21/2018
SHADOW STUDY			
			A8.0



KEY MAP

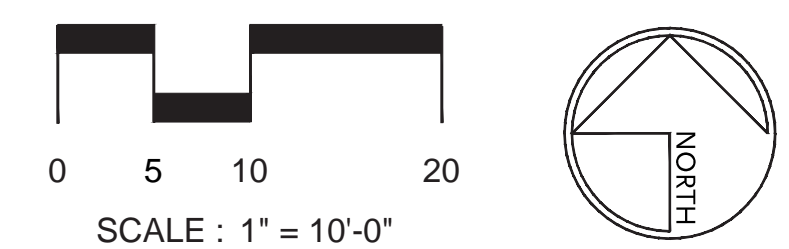
nts

STREETSCAPE LEGEND:

- 1 Proposed 4'x6' Tree Grate. CCDC Ceremonial Tree Grate: Model Chinook by Urban Accessories or Approved Equal.*
- 2 Proposed 4'x6' Tree Grate. CCDC Standard Tree Grate: Model M7222-2 By Ironsmith or Approved Equal.*
- 3 Proposed Concrete Paving Along 13th Street and 14th Street: CCDC Standard Paving: Integral Colored Concrete (French Gray, Medium Broom Finish) with 4'x4' Score Joints. 4" Wide Smooth Shiner Band on Each Side of Score Joints, Typical.*
- 4 Proposed Brick Paving Along Broadway: CCDC Brick Paving. Black Accent Brick (Manganese Ironspot Color, Wire-Cut Texture) By Endicott Clay Products Company or Approved Equal.*
- 5 Proposed Street Tree. London Plane Tree Along 13th Street, Southern Magnolia Along Broadway and Evergreen Elm on 14th Street.*

- 6 Proposed Litter Receptacle *
- 7 Existing Type A Gateway Light to Remain, Typical.*
- 8 Existing Street Light and Traffic Signal to Remain.
- 9 Proposed Driveway Apron
- 10 Relocated Street Light
- 11 Existing Mailbox to Remain
- 12 Existing Water Meter to Remain.

* Standards Per Centre City Streetscape Manual Dated January 1, 2012



13TH & BROADWAY

JWDA
ARCHITECTURE / PLANNING / INTERIOR DESIGN
Joseph Wong Design Associates
2559 Fourth Avenue
San Diego, California 92101-1606
Phone (619) 233-6777 Fax (619) 237-0541

Project Number 3325

NO	DESCRIPTION

PROJECT NAME:

13TH & BROADWAY

PROJECT ADDRESS:

1320 BROADWAY AVE.
SAN DIEGO, CA 92101

SHEET TITLE:

LEVEL 1 STREETSCAPE

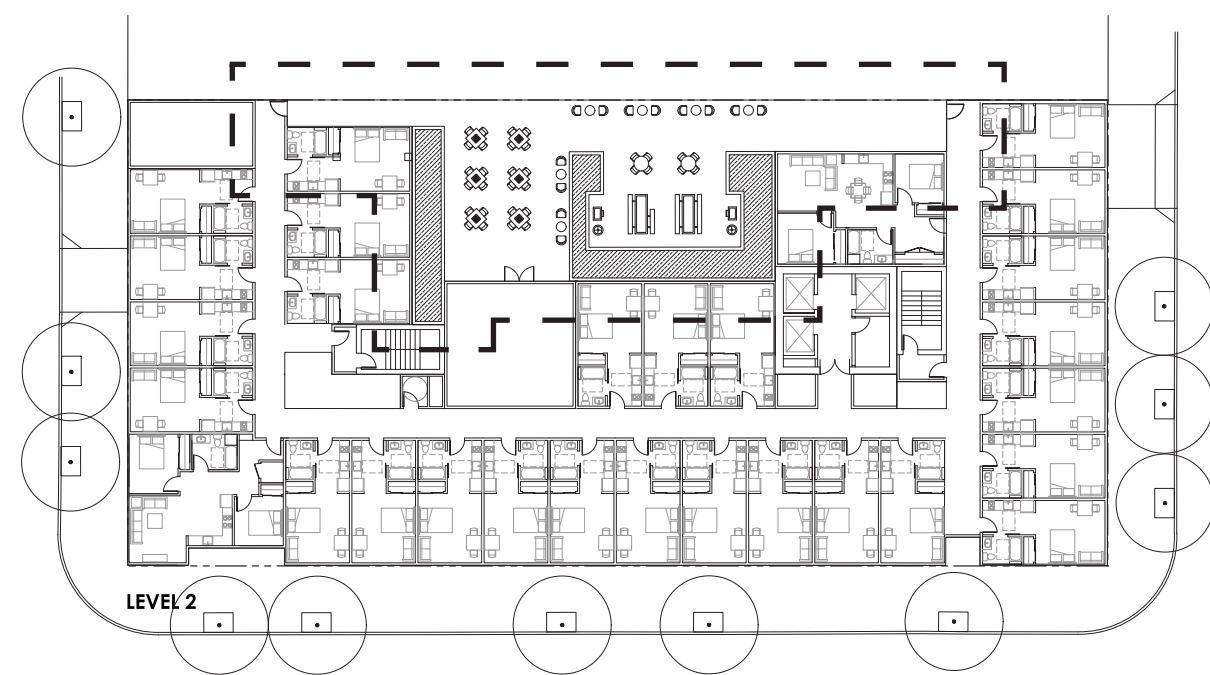
Date 11/02/2018

L-1

13TH STREET

14TH STREET

BROADWAY

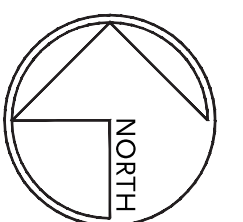
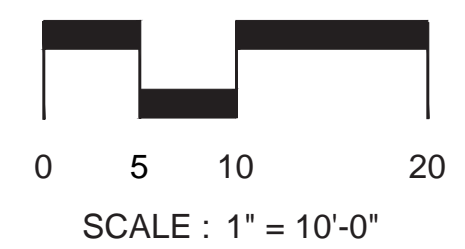


KEY MAP

nts

LEVEL 2 LEGEND:

- 1 Concrete Paving
- 2 Raised Planter
- 3 Game Tables
- 4 Picnic Tables
- 5 Lounge Seating
- 6 Barbecue and Ash Receptacle
- 7 Dining Table and Chairs



13TH & BROADWAY		
JWDA <small>ARCHITECTURE / PLANNING / INTERIOR DESIGN</small> Joseph Wong Design Associates 2359 Fourth Avenue San Diego, California 92101-1606 Phone (619) 233-6777 Fax (619) 237-0541		Project Number 3325
PROJECT NAME:		
13TH & BROADWAY		
PROJECT ADDRESS:		
1320 BROADWAY AVE.		
SAN DIEGO, CA 92101		
SHEET TITLE:		Date 11/02/2018
LEVEL 2 DECK		L-2

13TH STREET

14TH STREET

BROADWAY

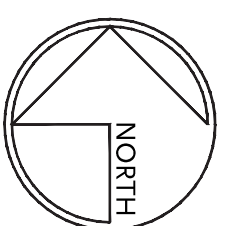
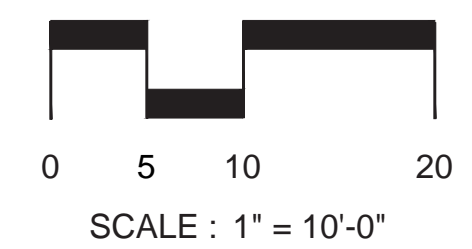


KEY MAP

nts

LEVEL 6 LEGEND:

- | | | | |
|---|-----------------------------|----|-----------------------------------|
| 1 | Concrete Paving | 7 | Dining Table and Chairs |
| 2 | Raised Planter | 8 | Table and Chairs - High-Top |
| 3 | Barbecue and Ash Receptacle | 9 | Glass Railing |
| 4 | Pet Relief Area | 10 | Tubular Steel Guard Rail and Gate |
| 5 | Lounge Seating | 11 | Pet Waste Station |
| 6 | Overhead Shade | 12 | Concrete Bench |



13TH & BROADWAY

JWDA

ARCHITECTURE / PLANNING / INTERIOR DESIGN
Joseph Wong Design Associates
2359 Fourth Avenue
San Diego, California 92101-1606
Phone (619) 233-6777 Fax (619) 237-0541

PROJECT NAME:

13TH & BROADWAY

PROJECT ADDRESS:

1320 BROADWAY AVE.
SAN DIEGO, CA 92101

SHEET TITLE:

LEVEL 6 DECK

Project Number 3325

NO	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

Date 11/02/2018

L-3

13TH STREET

14TH STREET

BROADWAY

200'-0"

95'-0"

28'-5"

26'-0"

4

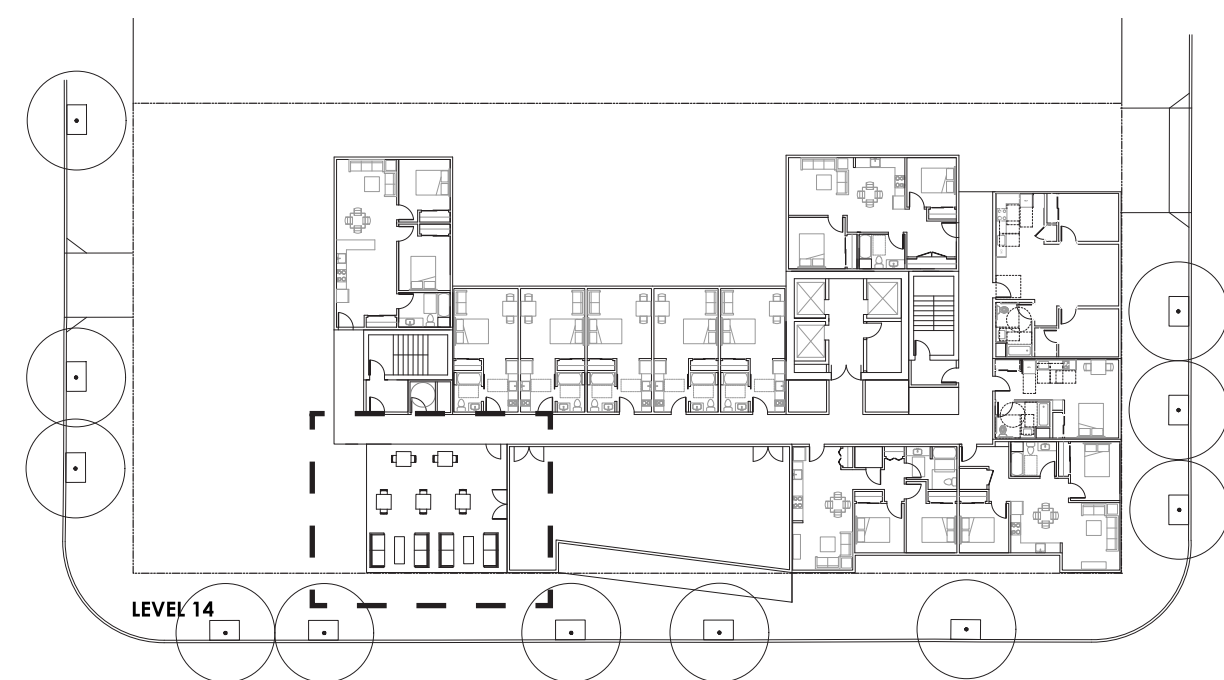
1

2

3

LEVEL 14 LEGEND:

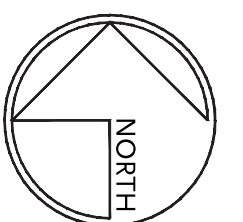
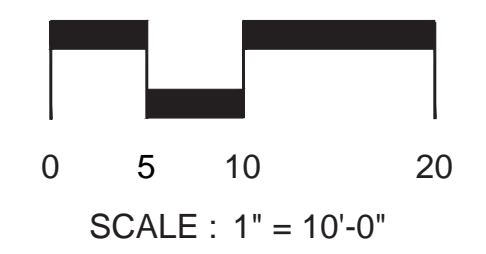
- 1 Concrete Paving
- 2 Glass Railing
- 3 Lounge Seating
- 4 Tables and Chairs - High-Top



KEY MAP

nts

JWDA



13TH & BROADWAY		
JWDA <small>ARCHITECTURE / PLANNING / INTERIOR DESIGN</small> Joseph Wong Design Associates 2359 Fourth Avenue San Diego, California 92101-1606 Phone (619) 233-6777 Fax (619) 237-0541		Project Number 3325
PROJECT NAME:		
13TH & BROADWAY		
PROJECT ADDRESS:		
1320 BROADWAY AVE.		
SAN DIEGO, CA 92101		
SHEET TITLE:		Date 11/02/2018
LEVEL 14 DECK		L-4