



SECTION 1
PROGRESS
1.0

2012-141 12 MAY 2014

FENTON LITTLE ITALY LITTLE ITALY, SAN DIEGO, CALIFORNIA

HG FENTON COMPANY
7577 MISSION VALLEY ROAD #200, SAN DIEGO, CA 92108 (619)400-0134

COVER SHEET

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9860



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PROJECT TEAM

OWNER:
HG FENTON COMPANY
7577 MISSION VALLEY ROAD, STE 200, SAN DIEGO, CA 92108
(619) 400-0134 ATTN: JOHN LARAIA

ARCHITECTS:
ARCHITECTS ORANGE
144 NORTH ORANGE STREET, ORANGE, CA 92866
(714) 639-9860 ATTN: DAVID HO

MARTINEZ + CUTRI CORPORATION
402 WEST BROADWAY, STE 2600, SAN DIEGO, CA 92101
(619) 233-4857 ATTN: TONY CUTRI

LANDSCAPE:
GILLESPIE MOODY PATTERSON, INC
4125 SORRENTO VALLEY BLVD, STE D, SAN DIEGO, CA 92121
(858) 558-8977 ATTN: MARC MOODY

CIVIL ENGINEER:
STUART ENGINEERING
7525 METROPOLITAN DR, STE 308, SAN DIEGO, CA 92108
(619) 296-1010 ATTN: STU PEACE

PROJECT SUMMARY

	NORTH	SOUTH	PIAZZA	TOTAL
LOT AREA:	0.55 AC	0.229 AC	0.45 AC	1.23 AC
UNIT COUNT:	97 DU	28 DU		125 DU
STUDIO:	20	12		32
1 BEDROOM:	37	12		49
2 BEDROOM:	40	4		44
FAR:	5.60	2.80		3.05
COMMERCIAL:				
NEW:	14,730 GSF	3,090 GSF		17,820 GSF
EXISTING:		4,000 GSF		4,000 GSF
PARKING COUNT:	225 SP (15T)*			225 SP (15T)*
*53 SPACES THAT AVAILABLE TO THE PUBLIC ON A PAID BASIS / 172 PRIVATE SPACES				

PROJECT LEGAL DESCRIPTIONS & DEVIATIONS:

NORTH SITE:
LOTS 8-12 IN BLOCK 38 OF MIDDLETOWN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY J. E. JACKSON, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.
APN: 533-233-09, 10, 11 AND 12

DEVIATIONS REQUESTED:
1.0 SUN ACCESS ENVELOPE ENCROACHMENT AT SPECIFIC AREAS
2.0 HEIGHT OF GROUND FLOOR ALONG COLUMBIA STREET DUE TO SIGNIFICANT GRADE CHANGE
3.0 MAXIMUM HEIGHT OF ORIEL WINDOWS EXCEEDED 50' VERTICAL LENGTH AT ONE LOCATION

SOUTH SITE:
LOTS 1 AND 12 IN BLOCK 31 OF MIDDLETOWN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY J. E. JACKSON, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.
APN: 533-351-01-00 AND 533-351-08-00

DEVIATION REQUESTED:
1.0 SUN ACCESS ENVELOPE ENCROACHMENT AT SPECIFIC AREAS

COMBINED SITES DEVIATION REQUESTED:
1.0 LOADING DOCK REQUIREMENT

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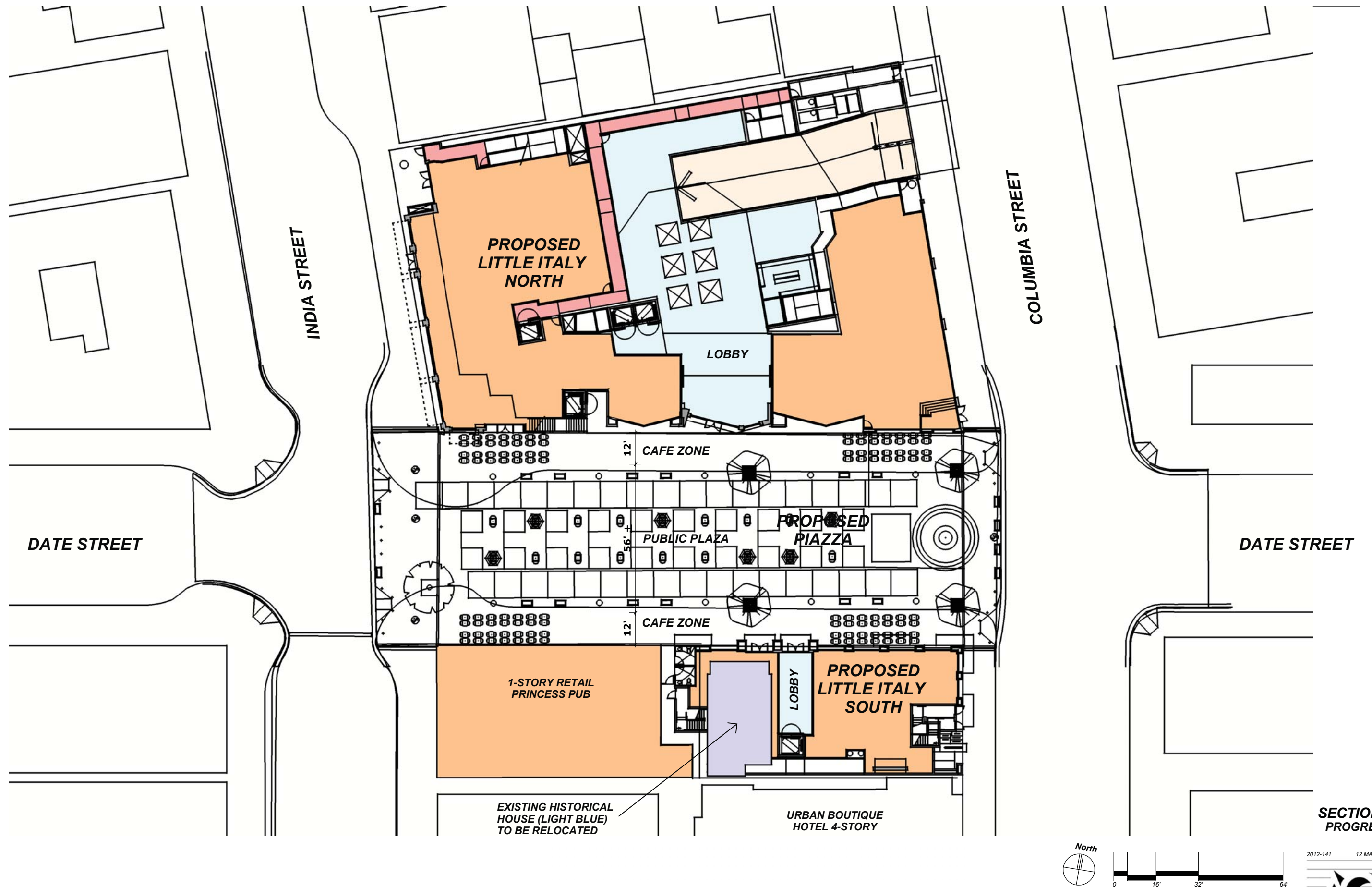
PROJECT DATA / DESCRIPTION

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SECTION 1
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2.0
2012-141 5 MAR 2014



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**SECTION 1
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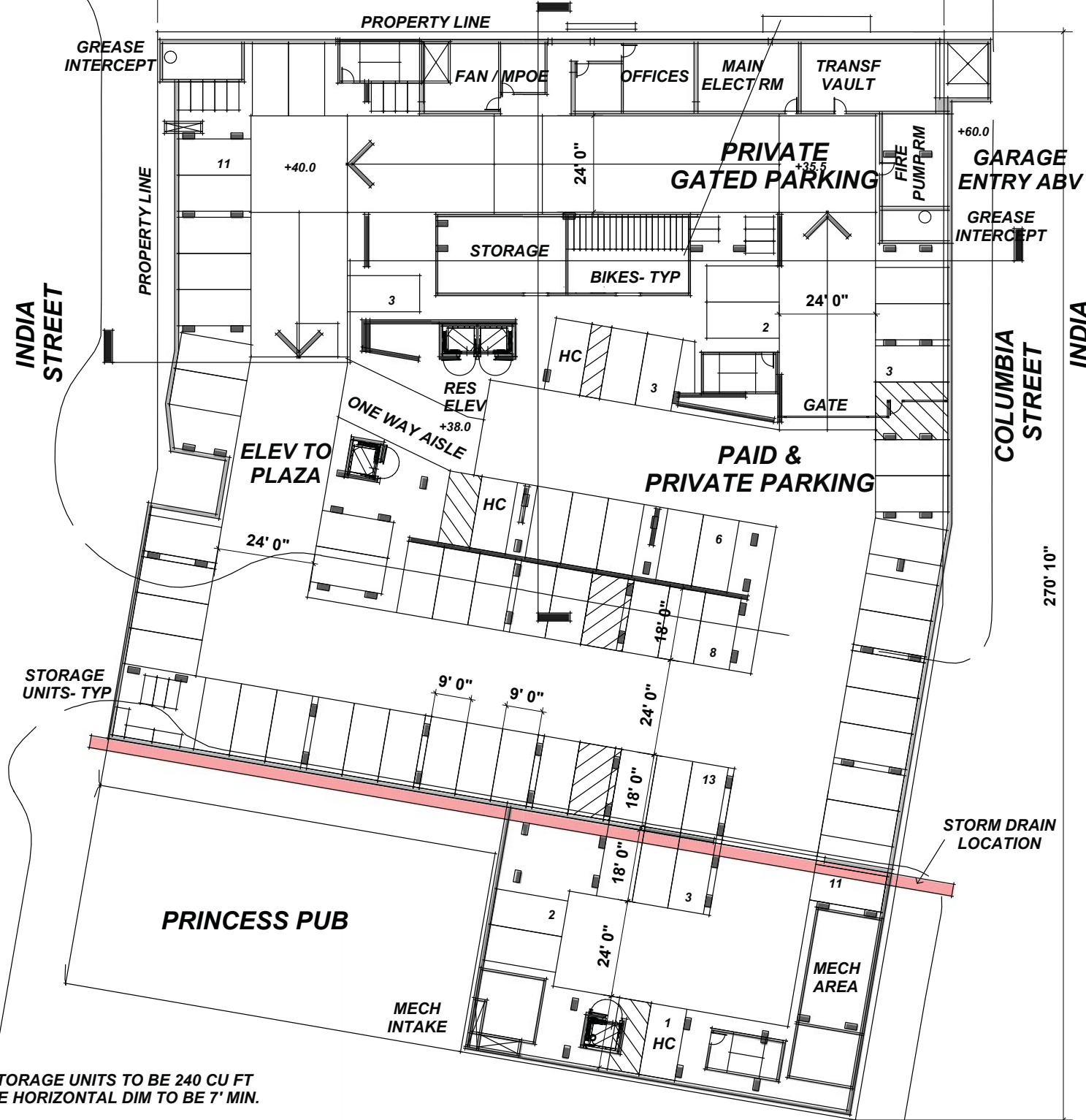
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COMPOSITE STREET LEVEL PLAN

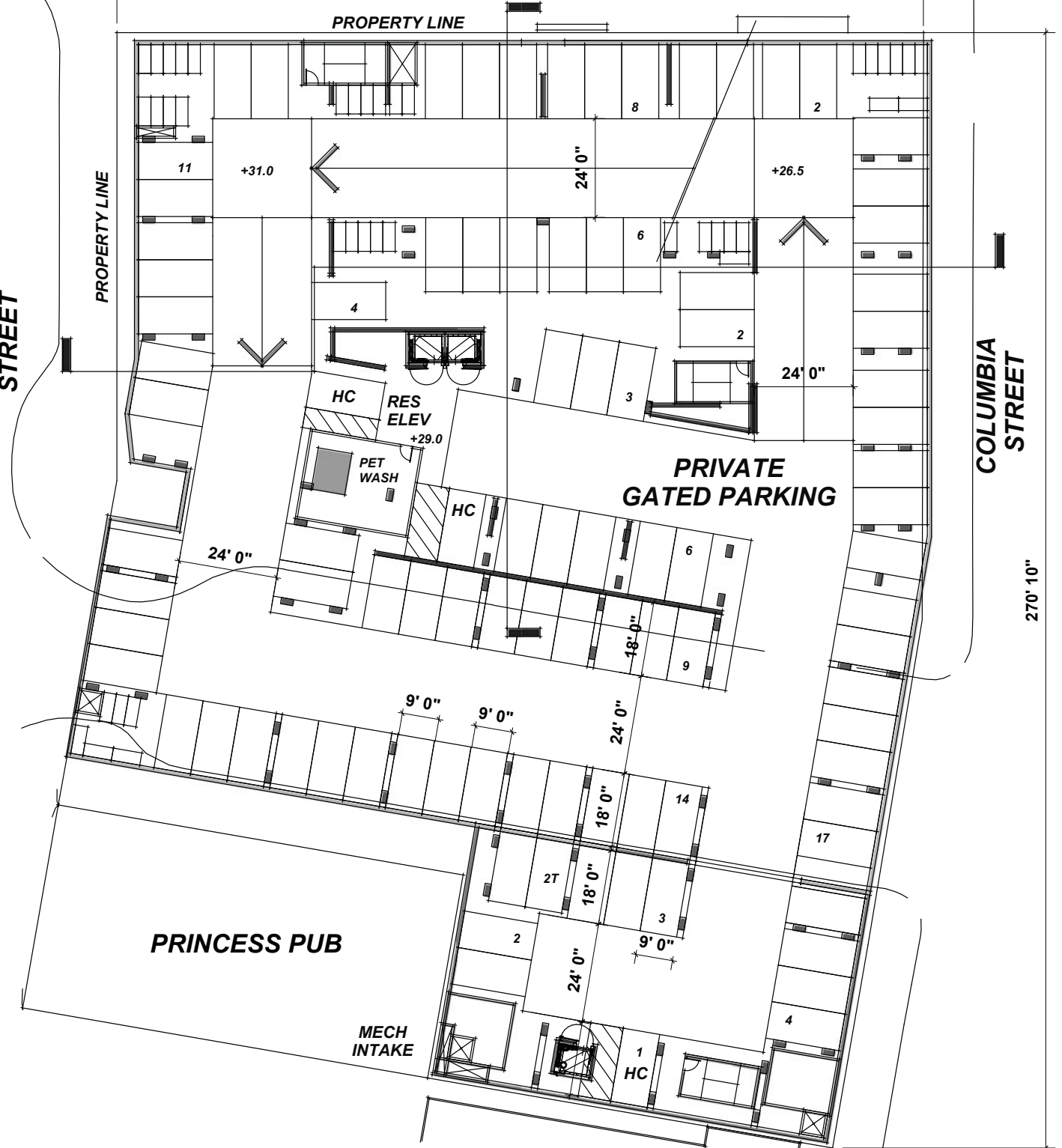
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INDIA STREET



GARAGE LEVEL S1

INDIA STREET

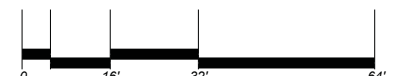


GARAGE LEVEL S2

SECTION 1
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2012-141 5 MAR 2014



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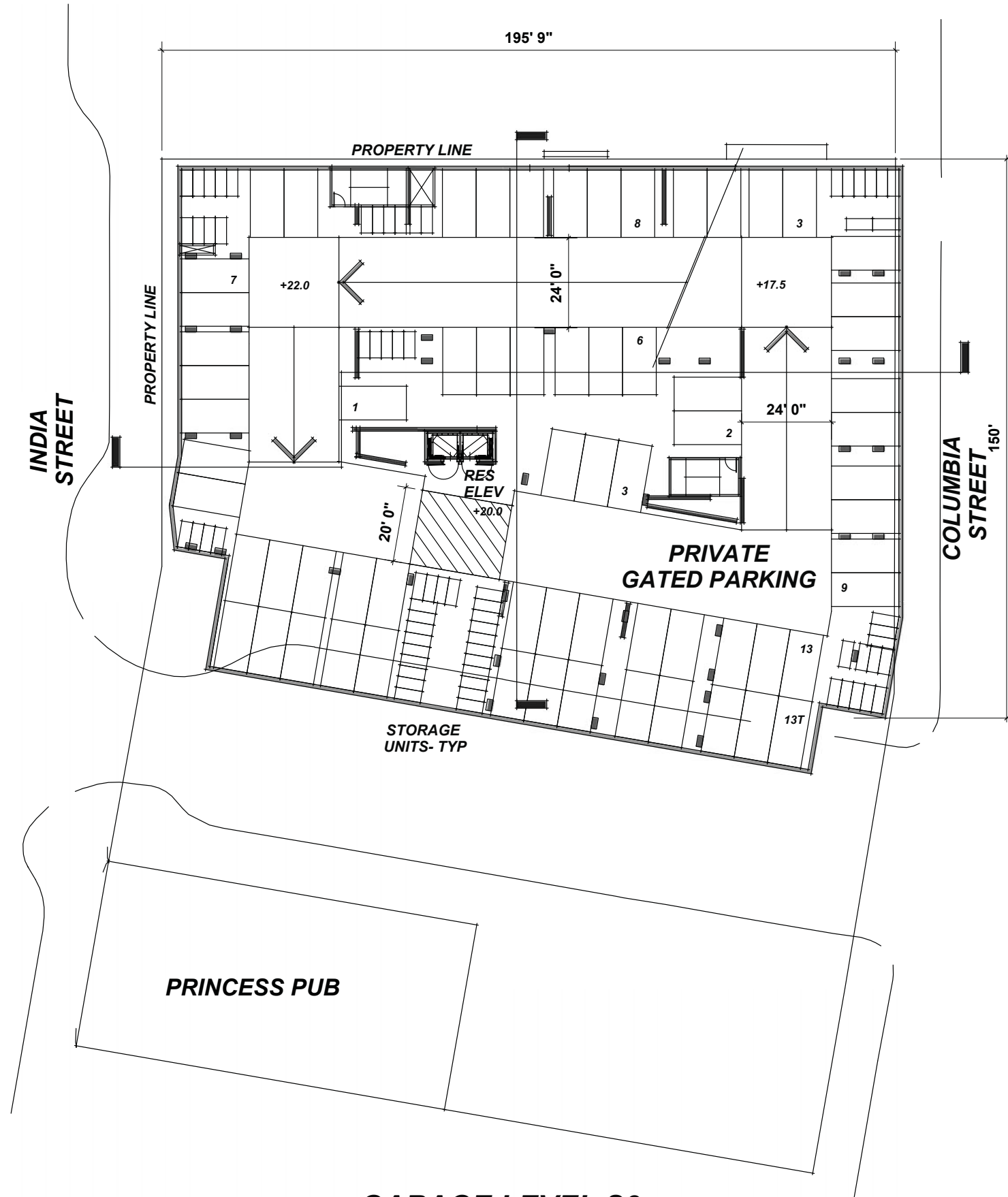
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GARAGE LEVELS S1 & S2

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GARAGE LEVEL S3

**LEVEL S1: 53 SPACES THAT AVAILABLE TO THE PUBLIC ON A PAID BASIS
13 PRIVATE SPACES**

**LEVEL S2: 94 PRIVATE SPACES (2T)
LEVEL S3: 65 PRIVATE SPACES (13T)**

**GRAND TOTAL: 225 SPACES
(53 SPACES THAT AVAILABLE TO THE PUBLIC ON A PAID BASIS
AND 172 PRIVATE SPACES (15 TANDEM))**

115,300± GROSS SQ FT TOTAL ALL LEVELS

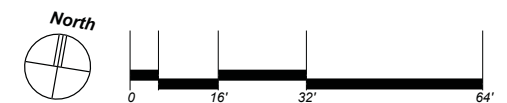
**BICYCLE PARKING: 1 PER 5 DU = 20 SPACES REQ'D;
20 SPACES PROVIDED**

**NOTE:
ALL STORAGE UNITS TO BE 240 CU FT W/ ONE HORIZONTAL DIM TO BE 7' MIN.**

**PER CITY CODE, BELOW GRADE PARKING MAY EXTEND PAST THE PROPERTY LINE
BELOW THE ADJACENT PUBLIC SIDEWALK**

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GARAGE LEVEL S3

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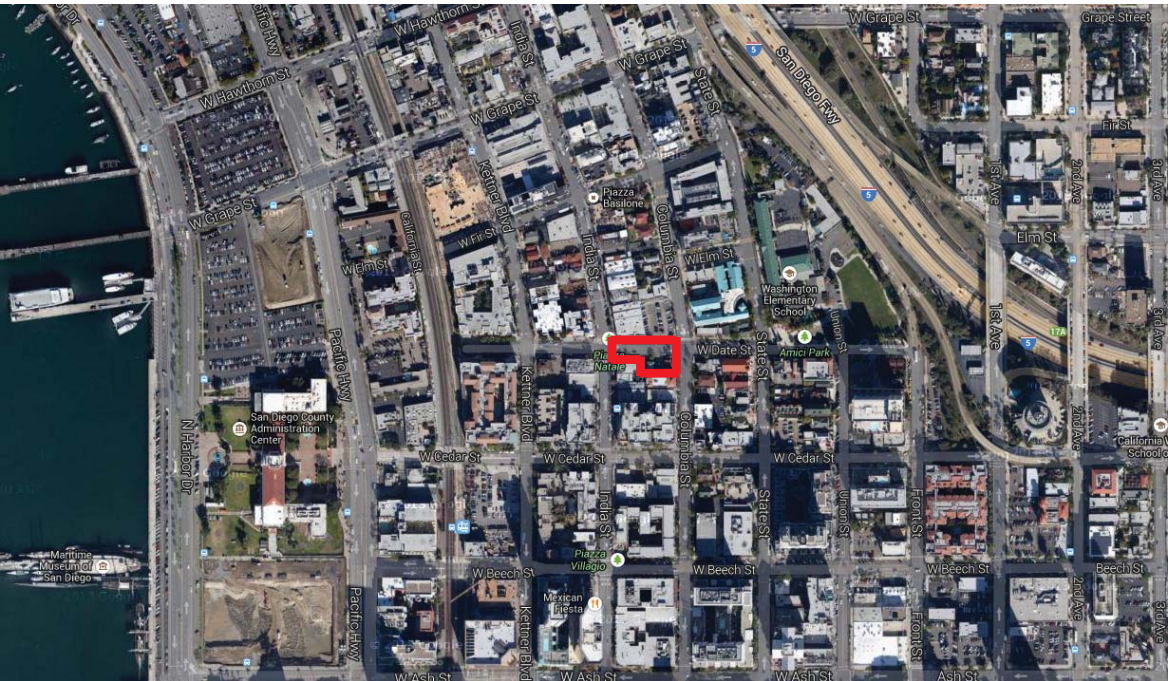
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Vicinity Map - Little Italy



Architectural Narrative

This entitlement package is intended as a amendment to the already entitled Little Italy north Piazza mixed use residential project - adding Piazza Famiglia and south Piazza mixed use residential project.

Piazza Famiglia - An urban plaza, 80 ft by 250 ft, approximately 20,000sf on a proposed vacated portion of Date Street between India St & Columbia St. in Little Italy, San Diego. The Piazza will mark the core of Little Italy - connecting India St. up Date St. past Our Lady of the Rosary to Amici Park. The Piazza is bounded on the north by a newly entitled mixed use residential project of 97 units with retail on the ground level and 2nd level dining terraces; to the south by a currently being reviewed for entitlement mixed use/mixed income residential project of 28 units with retail on the ground floor. The Piazza and both residential projects have 2+5 levels of parking below grade providing spaces for both residential developments plus public parking. This below grade garage is accessed from the northeast side of the project on Columbia St. The Piazza has unobstructed views to San Diego Bay, the historical heart blood of Little Italy and is across the street from Our Lady of the Rosary Church, the spiritual and cultural center of Little Italy and the Italian Community of San Diego. Like most traditional Italian piazze the make up of Piazza Famiglia is relatively sparse with a rich paving pattern, simple historical acorn street lights, a fountain on the east end, chalk drawings squares in the paving, four trees, the traditional Christmas tree, some planters and generous sidewalk café seating on the north and south sides fronting the restaurant/café sites. There is possibility for a bike station and banner cables from the top of each light post. The intention is that the Piazze will continue to be used on Saturday mornings for the Mercato Aperto and also for special feste with the stage location of choice in front of the new fountain.

Piazza South Side Apartments - On the south side of Piazza Famiglia a newly herein reviewed for entitlement mixed use/mixed income residential project of 28 units with retail on the ground floor. The project is made up of four stories of residential apartments over 1 story of retail & lobby entry on the Piazza. The units range from studies to 2 bedroom units. There is a large commons roof deck looking down to the Piazza and across to the bay for use of the entire building. All but 4 units will have individual views down the Piazza to the bay. A number of the units will be designated as affordable rental units.

Project Description

Lot 1 in Block 31 of Middletown, in the City of San Diego, County of San Diego, State of California, according to the Map thereof by J. E. Jackson on file in the Office of the County Clerk of San Diego County.

APN: 533-351-01-00

Lot 12 in Block 31 of Middletown, in the City of San Diego, County of San Diego, State of California, according to the Map thereof by J. E. Jackson on file in the Office of the County Clerk of San Diego County.

APN: 533-351-08

Deviations

2. Sun Access Envelope encroachment (see building sections)

Zoning

NC- Neighborhood Mixed Use
Was: single family residential
Now: Mult-family with retail below

Construction Type

Type 5 construction over type 1 construction

Project Data in addition to North Side Apartments

RESIDENTIAL SITE	RESIDENTIAL sf	FLOOR GROSS sf COUNT	TOTAL GROSS sf	PIAZZA FAMIGLIA
LOT - 50' x 200' = 10,000 sf	UNITS PER FLOOR - 7	LEVEL 1 (GROUND LEVEL)	LEVEL 1 (GROUND LEVEL) - 4,420 sf	SITE: 80' x 246' = 19,680 sf
FAR - 24,020 sf / 5,750 sf = 4.18	UNIT sf:	LOBBY - 420 sf	LEVEL 2 (TYP.) - 4,900 sf	FEATURES:
BUILDING HEIGHT - 69'4"	UNIT S1 - 300 sf	RETAIL - 3,210 sf	LEVEL 3(TYP.) - 4,900 sf	- MOVEABLE BOLLARDS
TO ROOF - 56'	UNIT S2 - 380 sf	CIRCULATION/CORE - 670 sf	LEVEL 4(TYP.) - 4,900 sf	- MOVEABLE PLANTERS
TO TOP OF ELEVATOR - 74'	UNIT S3 - 440 sf	PUBLIC RESTROOMS - 120 sf	LEVEL5 (TYP.) - 4,900 sf	- CHALK SQUARES - 20
UNIT TYPE COUNT - PER FLOOR	UNIT A1 - 570 sf	TRASH CORRIDOR - 400 sf	TOTAL BUILDING AREA: 24,020 sf	- (1) 8'x8' = 64' (20) 64x20 = 1,280 sf
2 BED 2 BATH - 1	UNIT A2 - 630 sf	TOTAL: 4,420 sf (EXCLUDING TRASH CORRIDOR)		- MOVABLE MERCADO STALLS - 36
1 BED 1 BATH - 3	UNIT A3 - 710 sf	FLOOR GROSS sf COUNT		- (1) 10'x10' = 100' (36) 100x36 = 3,600 sf
STUDIO - 3	UNIT B1 - 940 sf	LEVEL 2 (TYP. LEVEL)		- FOUNTAIN - TBD
UNIT TYPE COUNT - TOTAL (4 LEVELS)	TOTAL RESIDENTIAL sf PER TYP. FLOOR: 3,970 sf	RESIDENTIAL - 3,970 sf		- LIGHT STANDARDS - 10 (20' HIGH)
2 BED 2 BATH - 4		CIRCULATION/CORE - 860 sf		- PUBLIC REST ROOMS - TBD
1 BED 1 BATH - 12		TRASH CHUTE - 70 sf		- OUTDOOR SEATING
STUDIO - 12		TOTAL: 4,900 sf		- TREES - 4 + RELOCATION OF CHRISTMAS TREE
TOTAL UNITS: 28				- TREES PLANTERS
				- 12"x12",12"x24", PORCELAIN CERAMIC TILES ON MORTAR
				BASE-HEAVY VEHICLE RATED ON 6" TO 8" CONCRETE SLAB

Client: H. G. Fenton

CIVIC SAN DIEGO - PIAZZA FAMIGLIA + LITTLE ITALY SOUTH - ENTITLEMENT PHASE

PROJECT DATA SHEET

Architects: Martinez & Cutri

Little Italy, San Diego, California
1-8-14



Image Map Key



A: SITE: LOOKING SOUTH



E: SITE AND ADJACENT PROPERTY LOOKING EAST



B: SITE: LOOKING WEST



F: ADJACENT PROPERTIES ON COLUMBIA LOOKING EAST



C: SITE LOOKING WEST



G: ADJACENT PROPERTIES ON INDIA LOOKING NORTH WEST



D: SITE LOOKING SOUTH EAST



H: ADJACENT PROPERTIES ON INDIA LOOKING WEST

Client: H. G. Fenton

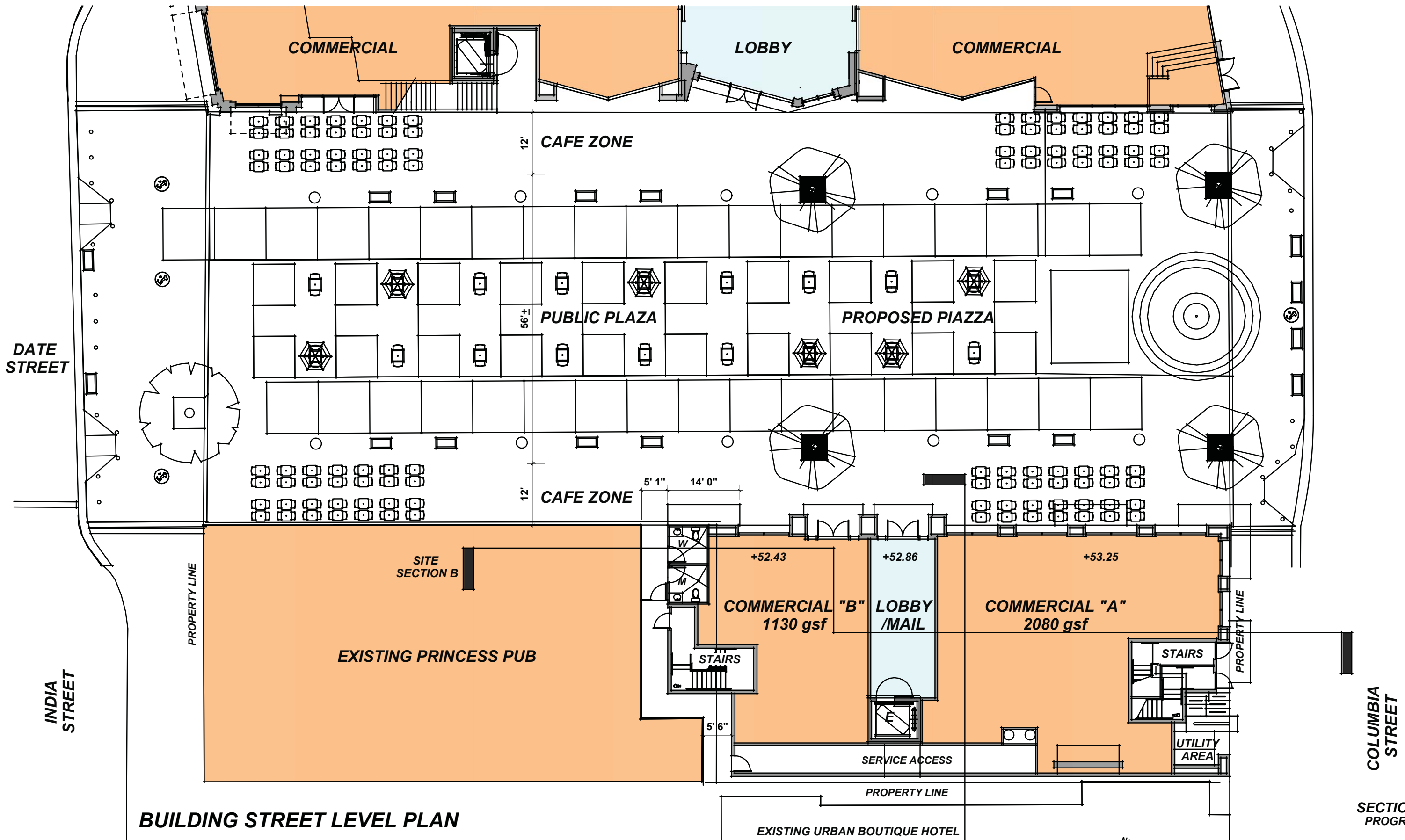
CIVIC SAN DIEGO - PIAZZA FAMIGLIA + LITTLE ITALY SOUTH - ENTITLEMENT PHASE

Architects: Martinez & Cutri

Little Italy, San Diego, California
1-8-14

SECTION 2
3.0





BUILDING STREET LEVEL PLAN

SITE SECTION A

EXISTING URBAN BOUTIQUE HOTEL

**SECTION 2
PROGRESS
4.0**

2012-141 12 MAY 2014



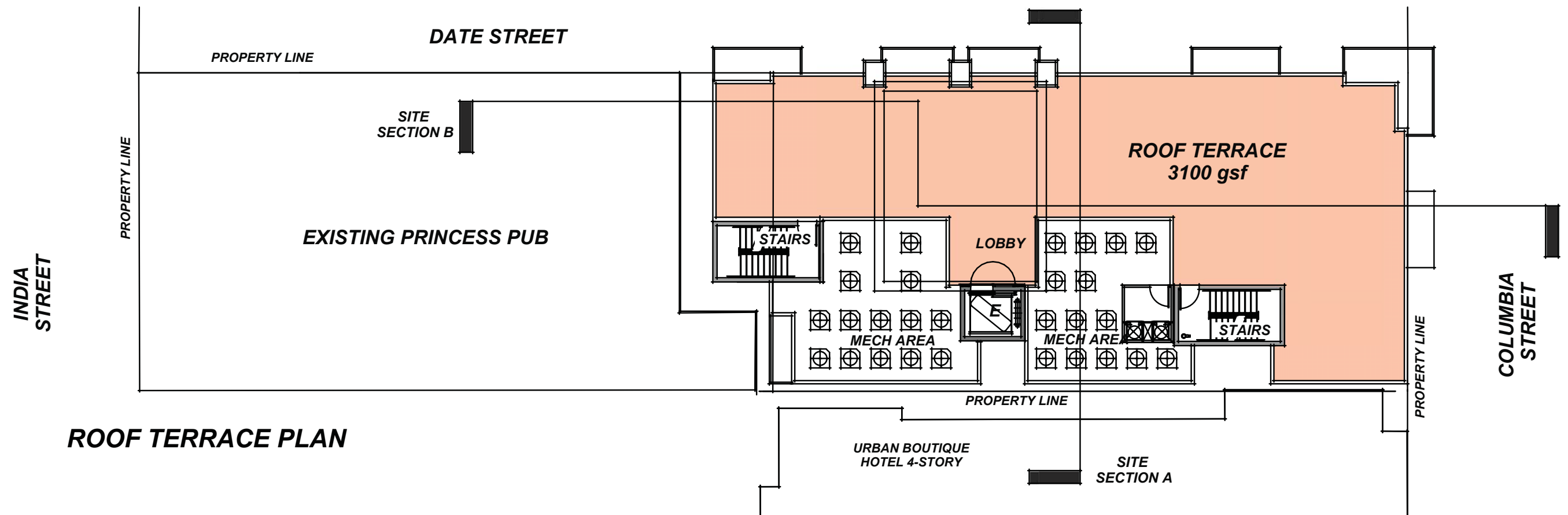
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BUILDING STREET LEVEL PLAN

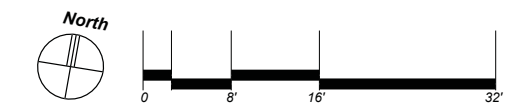
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ROOF TERRACE PLAN

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ROOF TERRACE PLAN

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PREFAB FIREPIT TABLE WITH LOUNGE SEATING



BAR COUNTER AND SEATING



SPA AREA RAISED WOOD DECK WITH CHAISE LOUNGE SUNNING AREA AND LOUNGE DECK SPACE

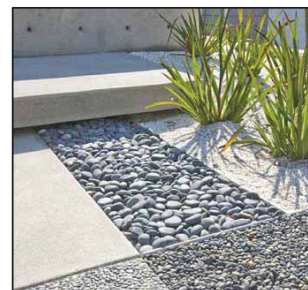
ROOF DECK ATMOSPHERE WITH LOUNGE FURNITURE, PLANTER POTS, FIRE TABLES, DECORATIVE WALL, AND DECORATIVE PAVERS



UNIQUE PLANTER POTS WITH DECORATIVE COBBLE IN LOW CURB



PLANTER POTS WITH DECORATIVE COBBLE IN LOW CURB WITH SUCCULENT PLANTING



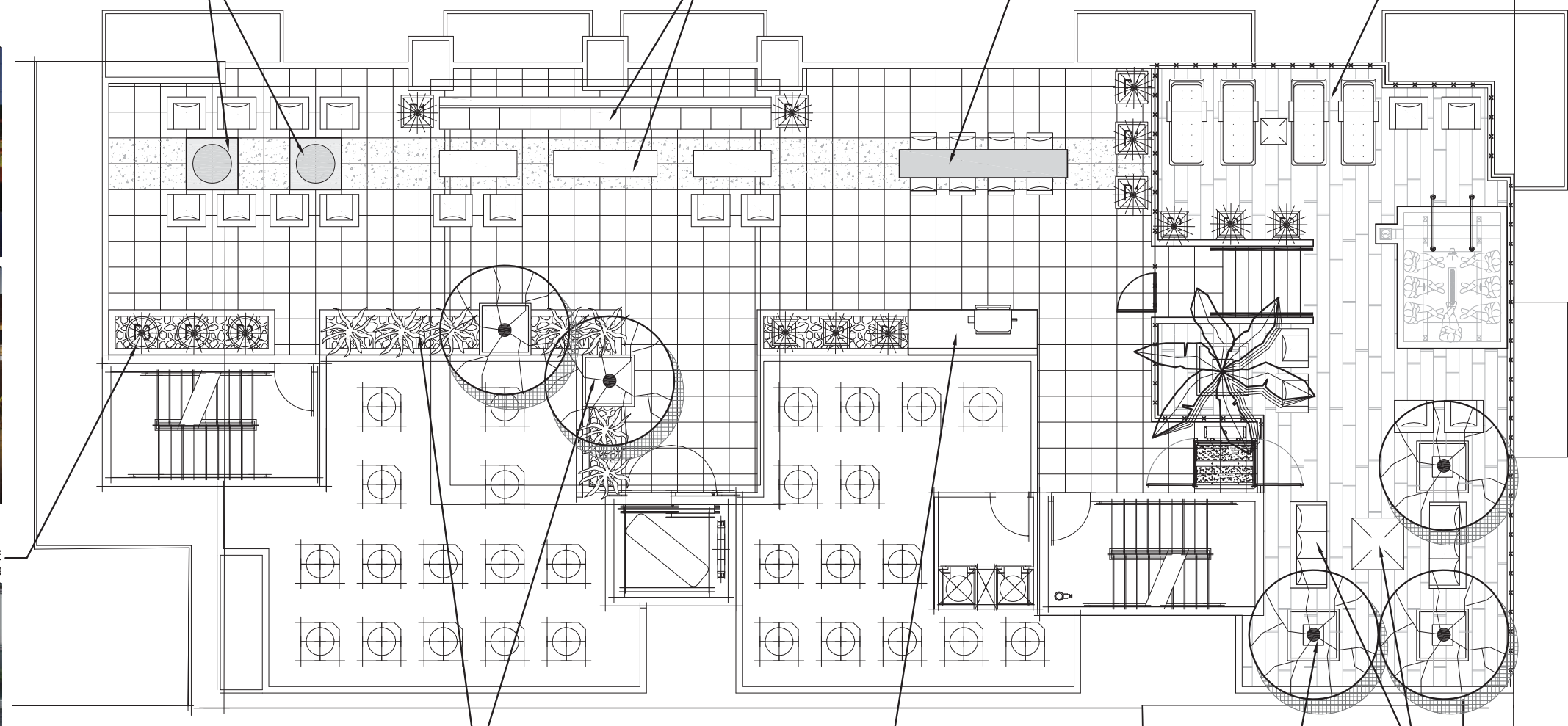
BBQ COUNTER



TREE PLANTER BELOW WOOD DECK WITH SMALL PATIO TREE



LOUNGE SEATING AREA ON WOOD DECK WITH SMALL TREE BOSQUE

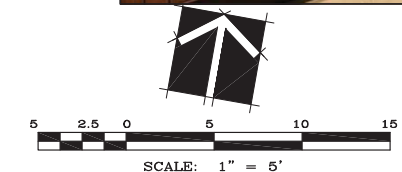


INDIA STREET/ DATE STREET LITTLE ITALY, SAN DIEGO, CALIFORNIA

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ROOF DECK



GILLESPIE MOODY PATTERSON

4125 SORRENTO VALLEY BLVD. #D, SAN DIEGO, CALIFORNIA 92121 (858) 558-8977

SECTION 2
7.0



PLOT DATE 07-08-13



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INDIA STREET - WEST ELEVATION

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- MATERIALS**
- 1 CEMENT PLASTER 1 (30 SAND FINISH)
 - 2 CEMENT PLASTER 2 (SANTA BARBARA FINISH)
 - 3 CEMENT BOARD
 - 4 TILE INSERT
 - 5 DUAL PANE VINYL WINDOW SYSTEM
 - 6 GLASS GUARDRAIL SYSTEM W/ MTL SUPPORTS
 - 7 METAL GUARDRAIL SYSTEM
 - 8 PAINTED METAL AWNING
 - 9 ENHANCED STONE FINISH
 - 10 ALUMINUM STOREFRONT SYSTEM
 - 11 LIGHT SHELF/CANOPY

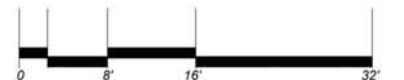
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DATE STREET - NORTH ELEVATION

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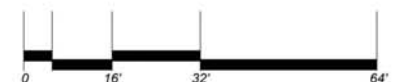


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VICINITY ELEVATION- DATE STREET

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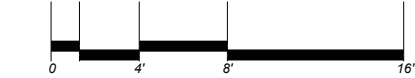
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 - 11 LIGHT SHELF/CANOPY



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ENLARGED STREET LEVEL ELEVATION- DATE STREET



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COLUMBIA STREET - EAST ELEVATION

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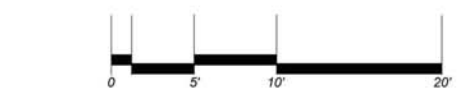


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SOUTH ELEVATION

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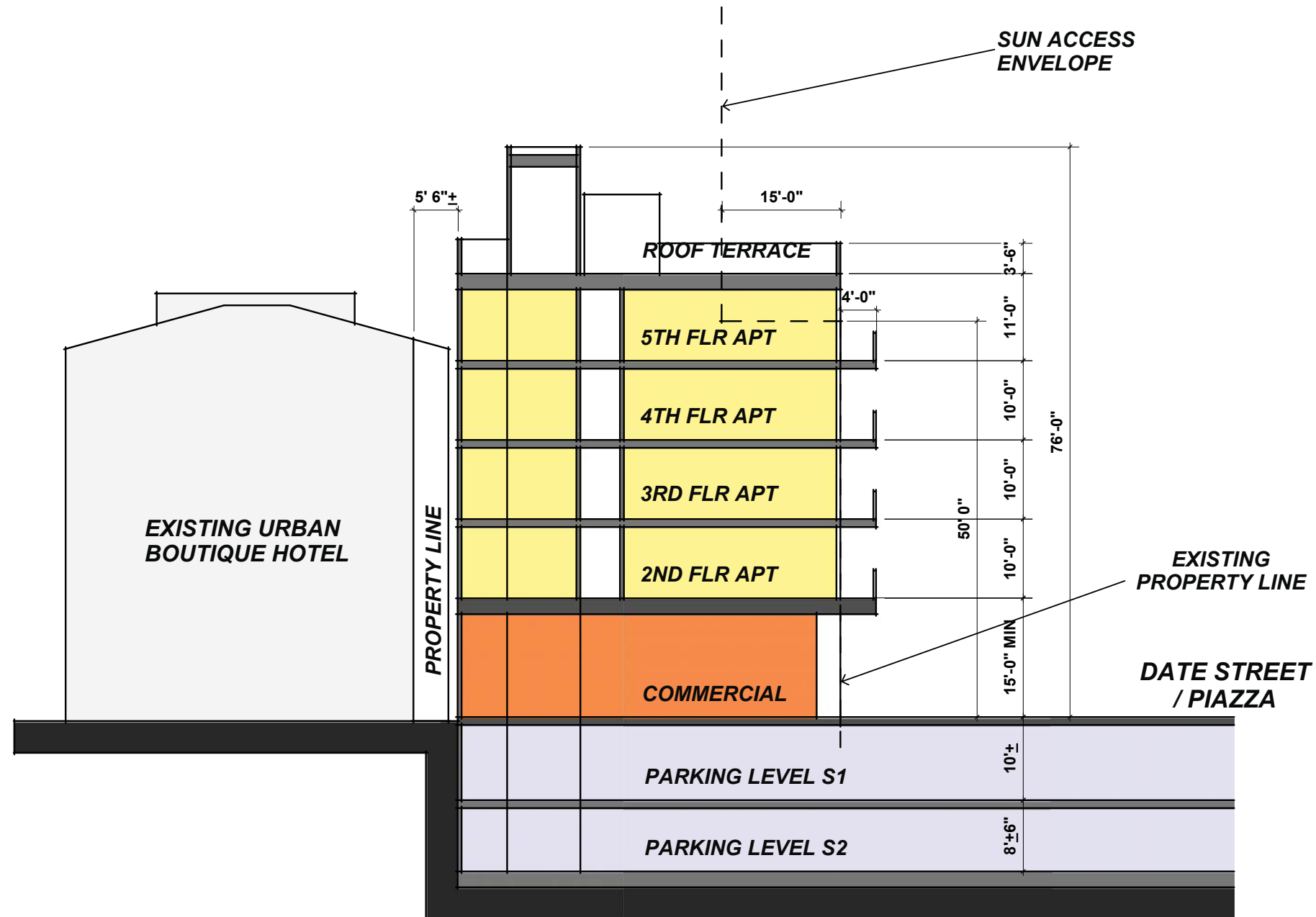
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BUILDING SECTIONS A-A

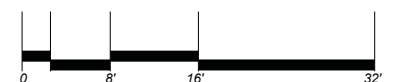
NOTE: GARAGE DIMENSIONS VARY DUE TO SLOPING PIAZZA HEIGHTS & GARAGE SLAB ELEVATION HEIGHTS

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BUILDING SECTION A-A

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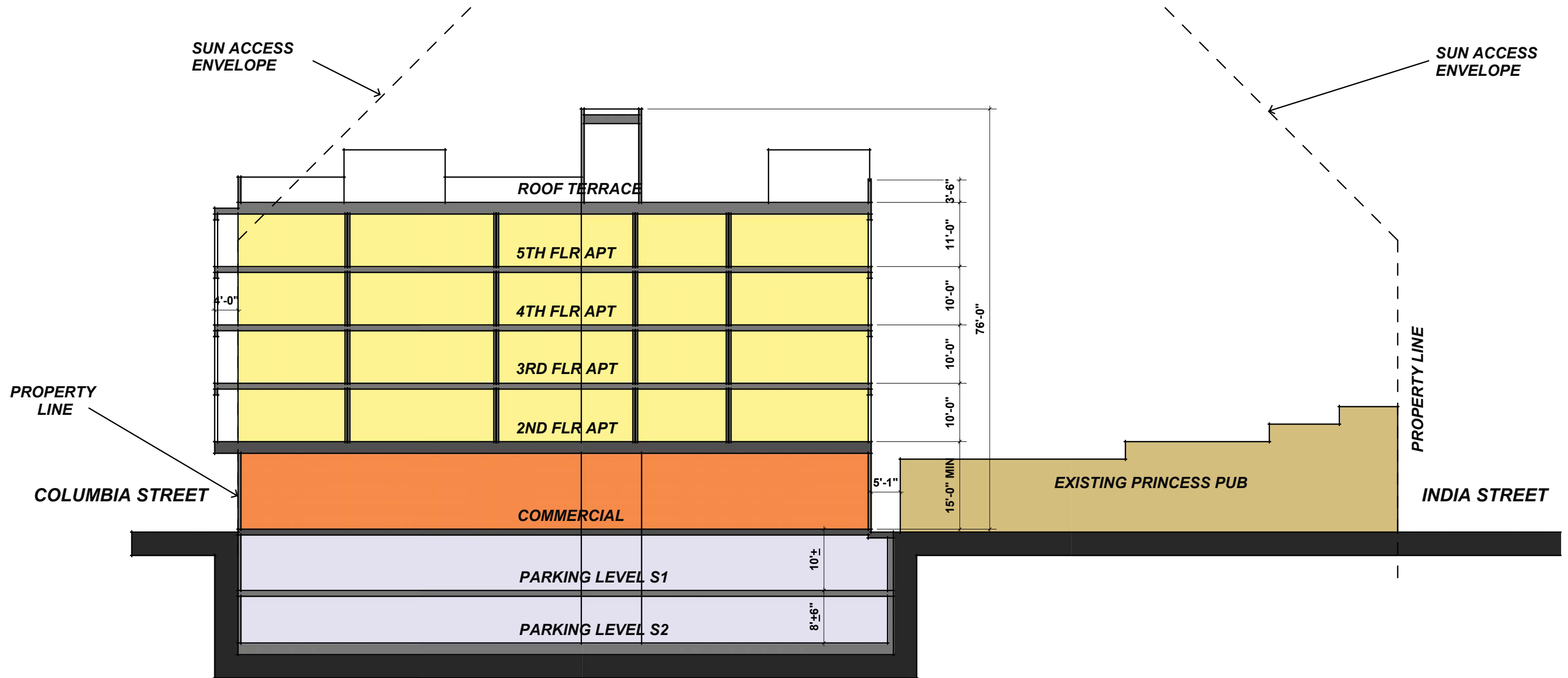
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BUILDING SECTIONS B-B

NOTE: GARAGE DIMENSIONS VARY DUE TO
SLOPING PIAZZA HEIGHTS & GARAGE SLAB
ELEVATION HEIGHTS

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BUILDING SECTION B-B

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**SECTION 2
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MARCH 20, 11:00 AM



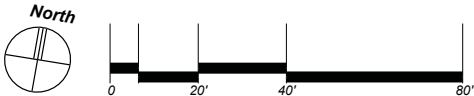
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SEPTEMBER 23, 11:00 AM



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2012-141 12 MAY 2014



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FENTON LITTLE ITALY

LITTLE ITALY, SAN DIEGO, CALIFORNIA

HG FENTON COMPANY

7577 MISSION VALLEY ROAD #200, SAN DIEGO, CA 92108 (619)400-0134

SHADOW STUDY

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 96866 (714) 639-9860



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VIEW LOOKING SOUTHWEST

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NIGHT VIEW LOOKING SOUTHWEST

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VIEW LOOKING SOUTHEAST

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VIEW LOOKING SOUTHEAST

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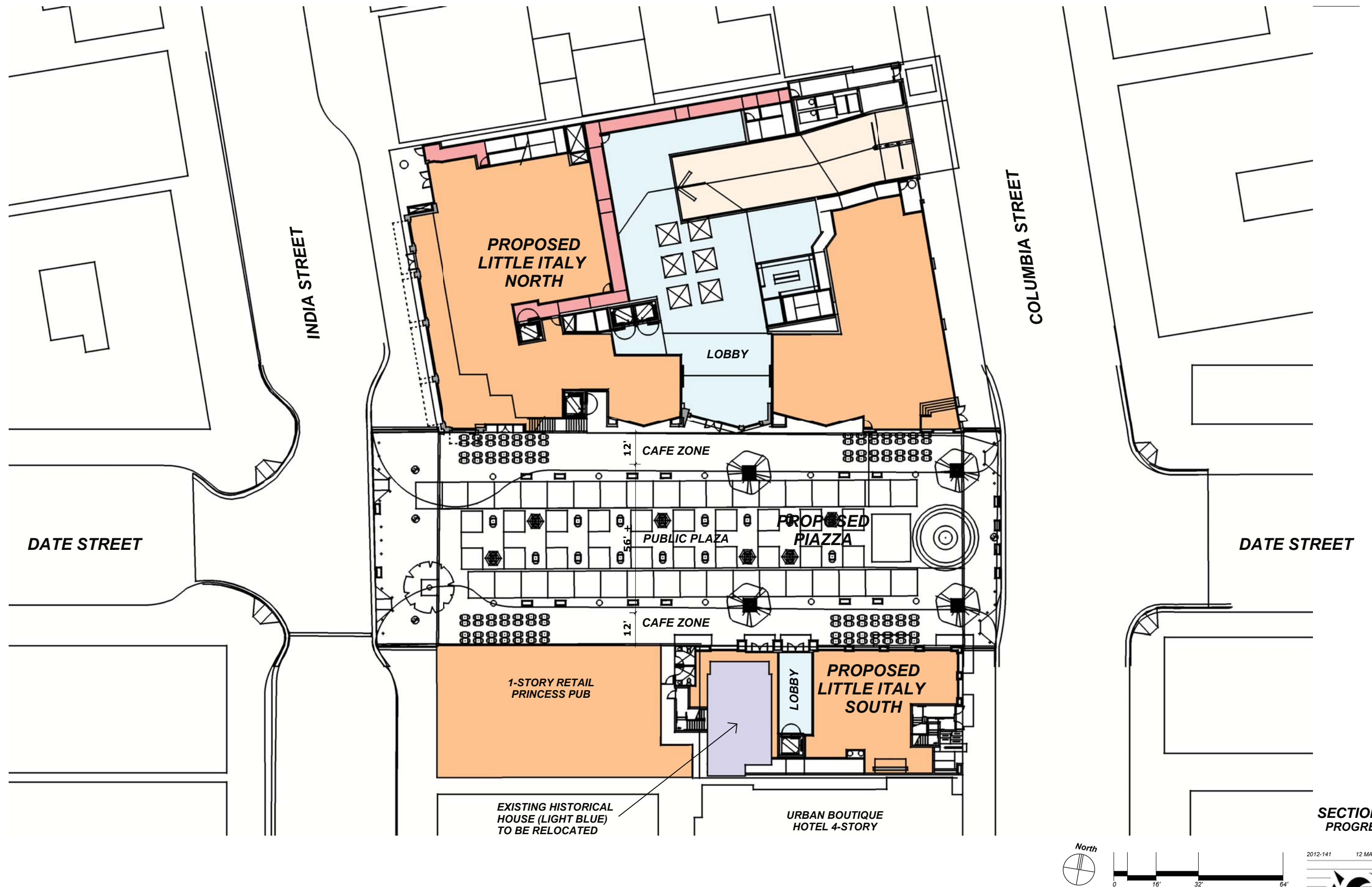
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COVER SHEET

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**SECTION 4
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2012-141 12 MAY 2014



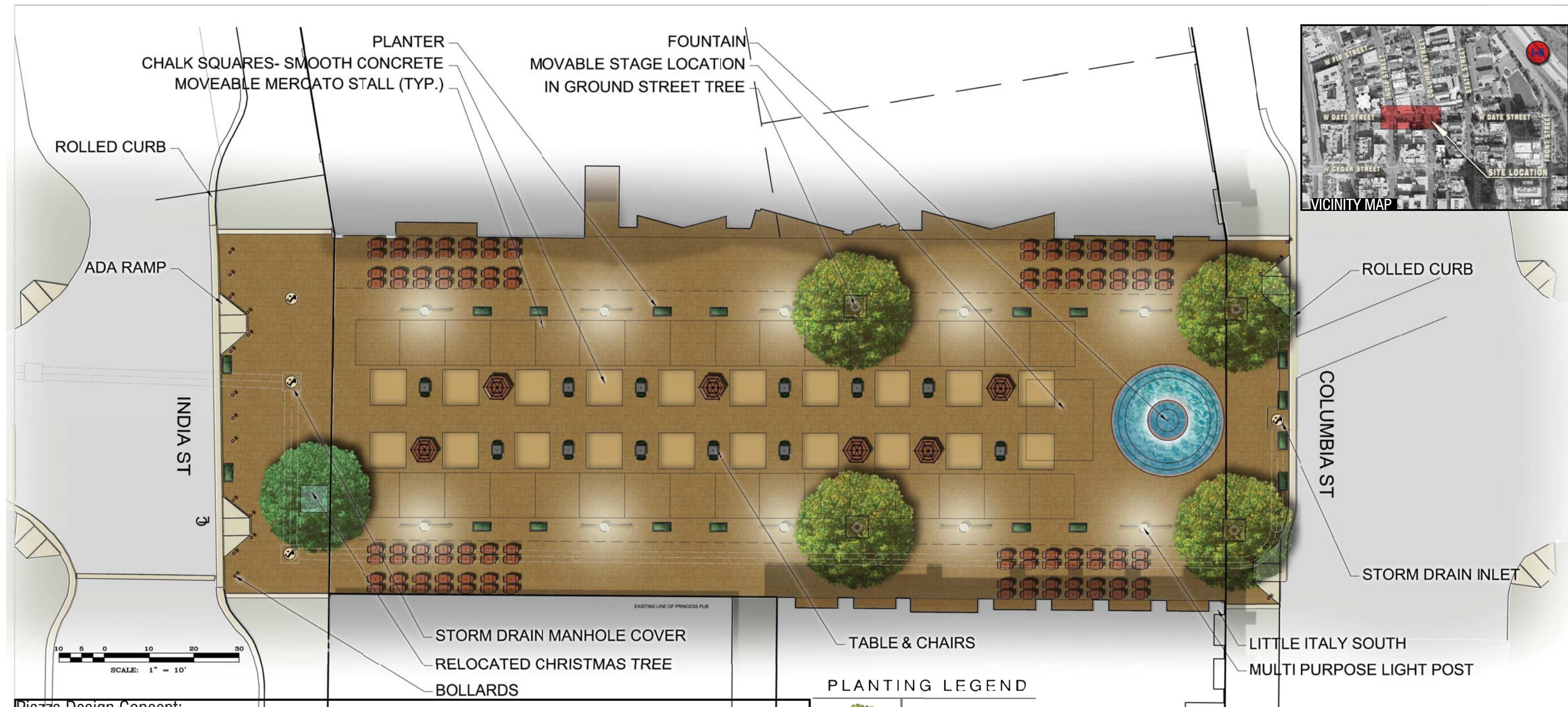
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7577 MISSION VALLEY ROAD #200, SAN DIEGO, CA 92108 (619)400-0134

COMPOSITE STREET LEVEL PLAN

ARCHITECTS ORANGE
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Piazza Design Concept:
Piazza Famiglia is a public plaza that is intended to create a new pedestrian friendly corridor in what is now a public roadway. The plaza has been designed to be a new focal piece of the Little Italy community, near downtown San Diego. The centrally located project is meant for multiple uses for both visitors and residents of the location. Such activities will include farmer's markets, performances, and special events. The design is open, well-lit, and linear to allow pedestrians to move comfortably throughout the space as well as allow the markets to be set up without blocking the passerby's experience. Ample seating areas have been provided for public use, along with designated spaces for movable mercato stalls and stage areas. A re-located specimen tree has been designed to fit in with additional low water use plant material. A large fountain on the east side of the site will be a primary focal point for the project entrance as well as being visible throughout the site.

PLANTING LEGEND

- Sweet Bay
Laurus nobilis
- (Re Located)
Christmas Tree
- Tuscan Blue Rosemary
Rosmarinus officianalis
'Tuscan Blue'

**SECTION 4
2.1**

MARTINEZ + CUTRI
CORPORATION

402 W Broadway, Suite 2600
Emerald Plaza, San Diego, CA 92101
Tel (619) 233-4857 Fax (619) 233-7417

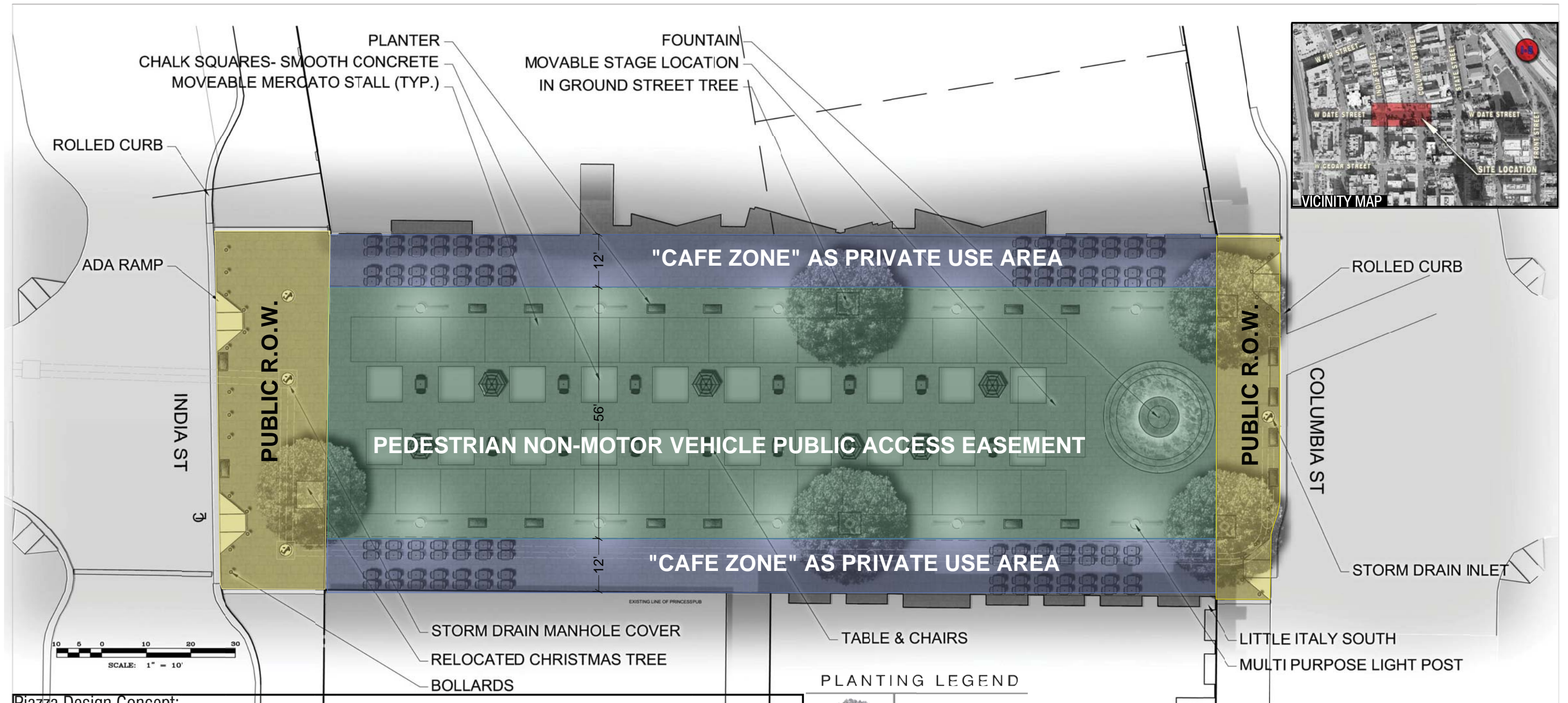
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PIAZZA FAMIGLIA LITTLE ITALY, SAN DIEGO, CALIFORNIA

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7577 MISSION VALLEY ROAD #200, SAN DIEGO, CA. 92108 (619) 400-0134

CONCEPT PLAN **gmp**
GILLESPIE MOODY PATTERSON
4125 SORRENTO VALLEY BLVD. #D, SAN DIEGO, CALIFORNIA 92121 (858) 558-8977

**Gillespie
Moody
Patterson, Inc.**
LANDSCAPE ARCHITECTURE
& PLANNING



Piazza Design Concept:

Piazza Famiglia is a public plaza that is intended to create a new pedestrian friendly corridor in what is now a public roadway. The plaza has been designed to be a new focal piece of the Little Italy community, near downtown San Diego. The centrally located project is meant for multiple uses for both visitors and residents of the location. Such activities will include farmer's markets, performances, and special events. The design is open, well-lit, and linear to allow pedestrians to move comfortably throughout the space as well as allow the markets to be set up without blocking the passerby's experience. Ample seating areas have been provided for public use, along with designated spaces for movable mercato stalls and stage areas. A re-located specimen tree has been designed to fit in with additional low water use plant material. A large fountain on the east side of the site will be a primary focal point for the project entrance as well as being visible throughout the site.

PIAZZA FAMIGLIA LITTLE ITALY, SAN DIEGO, CALIFORNIA

HG FENTON COMPANY

7577 MISSION VALLEY ROAD #200, SAN DIEGO, CA. 92108 (619) 400-0134

GILLESPIE MOODY PATTERSON

4125 SORRENTO VALLEY BLVD. #D, SAN DIEGO, CALIFORNIA 92121 (858) 558-8977

SECTION 4
2.2



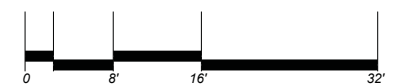


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 7577 MISSION VALLEY ROAD #200, SAN DIEGO, CA 92108 (619)400-0134

PIAZZA / DATE STREET SECTION LOOKING

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SECTION 4
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2012-141 12 MAR 2014



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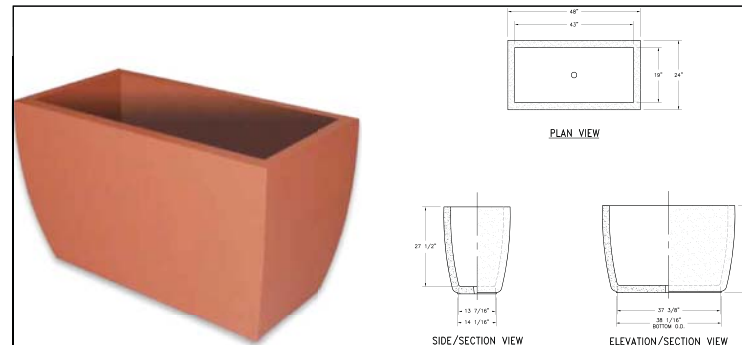
MJJ Sales: 11' Aluminum Umbrella with Crank. Color: Blue or Red
SEATING AREA FURNISHINGS



Fermob 4102 Armchair in Cedar Green



Fermob 4134 Table 32x32 in Black



Quickcrete Cascade Planter QS-CE244830P

ON-SITE PLANTERS

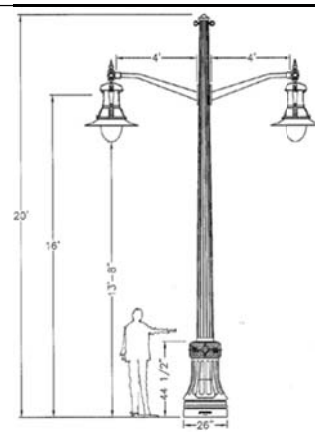


Custom Manhole Cover

SITE FOCAL ELEMENTS



Piazza fountain example



Proposed pole base - Oxford Style

SITE LIGHTING ELEMENTS



Example fixture with radial shade option



Oxford Base with Planters



Fixture with radial shade



Rosmarinus officinalis 'Tuscan Blue'
Upright Rosemary

SITE PLANTING



Rosmarinus officinalis 'Tuscan Blue'
Planted Upright Rosemary



Re-located Christmas Tree



Laurus nobilis (standard)
Sweet Bay



Belgard Mega-Lafitt Grana Pavers

ON-SITE PAVERS



75% Bella Blend

25% Montecito Blend

SECTION 4 4.0



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PIAZZA FAMIGLIA LITTLE ITALY, SAN DIEGO, CALIFORNIA

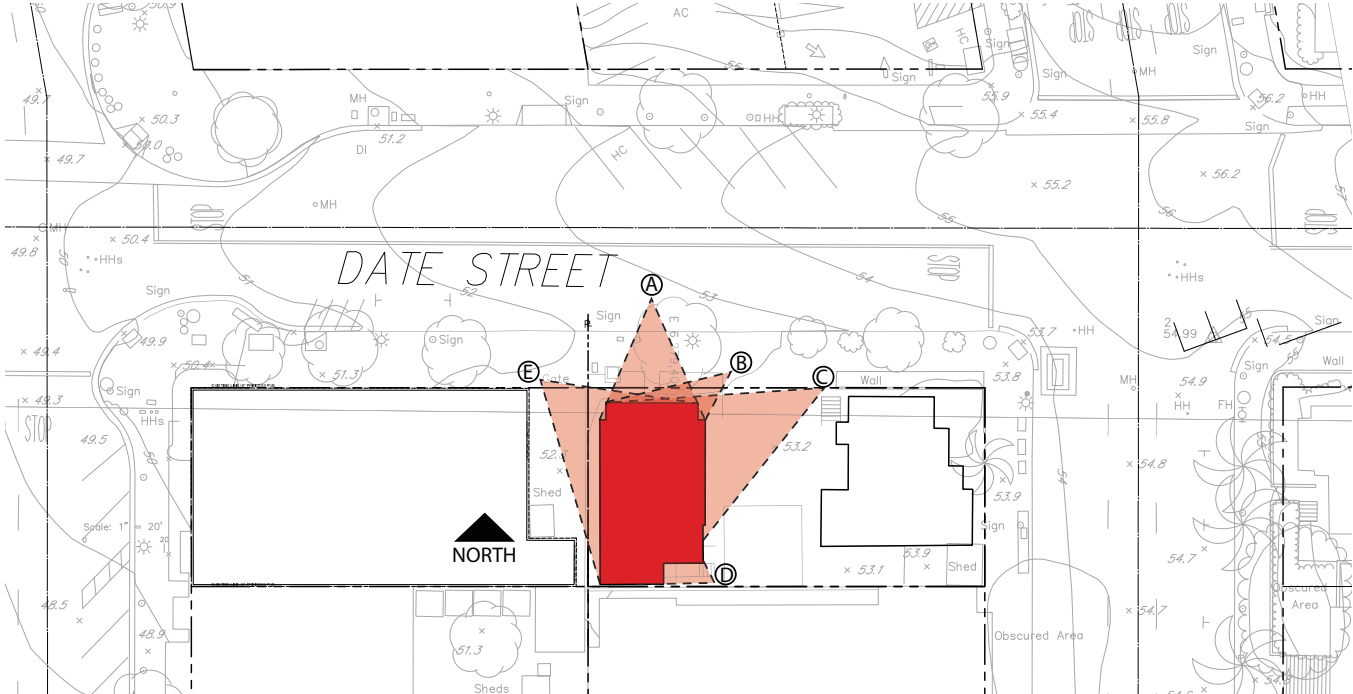
HG FENTON COMPANY

7577 MISSION VALLEY ROAD #200, SAN DIEGO, CA. 92108 (619) 400-0134

SITE FURNISHINGS + PLANTING **gmp**

GILLESPIE MOODY PATTERSON

4125 SORRENTO VALLEY BLVD. #D, SAN DIEGO, CALIFORNIA 92121 (858) 558-8977



IDENTIFICATION

1. COMMON NAME: Prudence Faddis Site
2. HISTORIC NAME: Glacalone Residence
3. ADDRESS: 519 West Date Street
4. CITY: San Diego
5. PRESENT OWNER: John B. Zolezzi, Marietta Zolezzi
6. PRESENT USE: Residence
7. ORIGINAL USE: Residence

DESCRIPTION

7A. ARCHITECTURAL STYLE: Prairie
7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 31, Lot 12.

This is an example of a single-story, hipped roof, symmetrical box with front entries currently being used as a duplex. The front porch extends across the entire front elevation, also has a hipped roof, and is supported by square columns which taper upwards. The porch railing consists of untwisted balusters. Tongue and groove siding was used on the house's exterior walls. Corner boards were also used. Tall, double hung sash windows were employed except for those above the two front entries. With the exception of modifications for a duplex, the exterior has undergone few alterations.

8. CONST. DATE: 1910
9. EST. X FACT:
10. ARCHITECT:
11. BUILDER:
12. DATE OF PHOTO: 1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure is deemed significant as an example of a Prairie style structure with a hipped roof and symmetrical exterior with little ornamentation.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: None noted.

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? Moved? X Unknown? c. 1927

18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

While there were a number of owners prior to the development of these lots, it was not until February 24, 1908 that a building contract (#1077) was issued between the Pacific Building Company and Prudence Faddis for the west 1/2 of Lot 10 and west 1/2 of Lot 11. Ms. Faddis was the owner of considerable properties and apparently built the house as a rental. It would appear, however, that about 1927 the original house was demolished or removed and the present house moved on to the site since no structure appears on the lot on the Sanborn Fire Map of 1921. The Glacalone family resided at the location, at least from 1927 until WWII.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE)
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES)
San Diego City Directories, Office of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lisa/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP

NOTE:

The subject property is a designated historical resource of the City of San Diego. Within the Centre City Redevelopment Project area, a Mitigation Monitoring and Reporting Plan has been adopted for dealing with properties that contain historical resources. With reference to locally designated properties, that MMRP reads as follows: Resources listed in the San Diego Register of Historical Resources shall, whenever possible, be retained on-site. Partial retention, relocation, or demolition of such a resource shall be permitted in accordance with Chapter 14, Article 3, Division 2, Historical Resource Regulations of the Land Development Code, (Mitigation Measure HIST-A-1-1).

§ 126.0504 (i) provides for a deviation from the Historical Regulations for substantial alteration or demolition of a designated historical resource. This deviation can be permitted if the Planning Commission can make the following findings:

- (1) There are no feasible measures, including a less environmentally damaging alternative, that can further minimize the potential adverse effects on the designated historical resource;
- (2) The deviation is the minimum necessary to afford relief and accommodate the development and all feasible measures to mitigate for the loss of any portion of the resource have been provided by the applicant; and
- (3) The denial of the proposed development would result in economic hardship to the owner. For purposes of this finding, "economic hardship" means there is no reasonable beneficial use of a property and it is not feasible to derive a reasonable economic return from the property.

The intention of the HG Fenton Company is to provide documentation to support the above findings to allow relocation of the building.

THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: February 9, 2012 REPORT NO. HRB-12-009

ATTENTION: Historical Resources Board Agenda of February 23, 2012

SUBJECT: ITEM #5 -- Antonio and Josephine Glacalone House and 1668 Columbia Street

APPLICANT: Owner, represented by Marie Burke Lia

LOCATION: 1668 Columbia Street and 519 West Date Street, Downtown Community, Council District 2

DESCRIPTION: Consider the designation of the property located at 1668 Columbia Street, and the Antonio and Josephine Glacalone House located at 519 West Date Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 1668 Columbia Street under any adopted HRB Criteria; and designate the Antonio and Josephine Glacalone House located at 519 West Date Street as a historical resource with a period of significance of c. 1885 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Folk Victorian Vernacular style and retains a good level of architectural integrity from its period of significance. Specifically, the resource exhibits a truncated pyramidal roof, short, board eaves; a simple frieze; horizontal tongue and groove siding over box frame construction; a centered entry porch spanning nearly the entire width of the front facade with a moderately pitched half-hipped roof supported on tapered square columns on narrow wood piers; and fenestration consisting of tall 1-over-1 and 2-over-2 double hung wood frame and sash windows with wood surrounds.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a

Development Services Department
1222 First Avenue, Ste 512 • San Diego, CA 92101-4155
Tel (619) 235-3200 Fax (619) 446-5499

constraints analysis for future development. The site is located in the Little Italy community of downtown and includes two structures, a single family house (converted to commercial use) constructed c. 1885 in the Folk Victorian Vernacular style at 519 West Date Street, and a duplex constructed in 1940 in a hybrid Spanish Eclectic/Modern style at 1668 Columbia Street.

The historic name of the resource located at 519 West Date Street, the Antonio and Josephine Glacalone House, has been identified consistent with the Board's adopted naming policy and reflects the name of the owners who moved the structure to the site in 1925 and resided there intermittently from 1928 until the construction of the adjacent duplex at 1668 Columbia Street in 1940, at which time they moved to the duplex and rented the West Date Street house to family members and others.

ANALYSIS

A historical resource research report was prepared by Kathleen Crawford of the Office of Marie Burke Lia, which concludes that the buildings on site are not significant under any HRB Criteria. The report includes information regarding owners Antonio and Josephine Glacalone, their role within the Italian-American fishing community, and whether the property reflects a special element of the Little Italy community. Research at the Little Italy Association, the Convivio Society for Italian Humanities, Maritime Museum and San Diego History Center failed to demonstrate that the subject property reflects a special element of the Italian-American fishing community or that the Glacalone would be considered historically significant. Staff therefore concurs that the property located at 1668 Columbia Street is not significant under any HRB Criteria, but disagrees that the property located at 519 West Date Street is not significant, and finds that it is eligible for designation under HRB Criterion C. This determination is consistent with the Guidelines for the Application of Historical Resources Board Designation Criteria, as follows:

CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.

The building located at 519 West Date Street is a one-story single family house (now converted to commercial use) constructed c. 1885 in the Folk Victorian Vernacular style and relocated to the subject property from an unknown location in 1925. The house features a truncated pyramidal roof with asphalt shingles; short, board eaves; a simple frieze; horizontal tongue and groove siding over box frame construction; and a wood pier foundation with concrete footings. The entry porch is centered across nearly the entire width of the front facade, and features a moderately pitched half-hipped roof supported on tapered square columns on narrow wood piers. A wood picket railing runs between the piers, defining the porch space, which is accessed via four wood steps. A pair of narrow wood entry doors with 8 narrow panes in the upper portion of the door and fixed, wood frame 2-lite transoms above provide access to the commercial spaces. The doors and entry configurations were not noted as a modification in the applicant's report. Tall 1-over-1 double hung wood frame and sash windows with wood surrounds flank the entry. Remaining fenestration consists of tall 2-over-2 double hung wood frame and sash windows with vertical dividers and wood surrounds. At the rear of the house, a flat-roof section set under the eave of the pyramidal roof runs the width of the building. Based on the applicant's report, this rear element

appears to date to approximately the same time period as the rest of the house, and it is unknown whether or not it is an addition. A non-historic concrete slab porch with wood railing and a small flat wood roof over the rear entry door are the only known modifications.

Folk Victorian Vernacular architecture was popular roughly between 1870 and 1910, and is characterized by simplified Victorian era form and detailing, designed and constructed by local craftsmen. The pyramidal roof variant was constructed in one and two story versions. The subject property reflects a symmetrical pyramidal roof Folk Victorian Vernacular house, utilizing simplified Victorian era materials and detailing such as horizontal tongue and groove siding; tall double hung windows with a vertical emphasis, and a wide entry porch supported on squared posts. The property retains high integrity of design, materials, workmanship, and feeling. Integrity of setting and location have been compromised by infill development and the relocation of the house in 1925. However, these aspects of integrity are less critical in a resource significant for its architecture. As the house retains the relevant aspects of integrity from the c. 1885 period of significance and exhibits the distinctive characteristics of Folk Victorian Vernacular architecture, staff finds that the resource is significant as such and recommends designation under HRB Criterion C.

The building located at 1668 Columbia Street is a one-story duplex over an exposed basement constructed in 1940 in a hybrid Spanish Eclectic/Modern style. The building features a hipped roof clad in single barrel clay tile; clipped eaves; moderately textured stucco walls over wood frame construction; and a concrete foundation. The entries at the east and west facades are accented with a small projecting stucco covers and are accessed via concrete stairs and landings with simple wrought iron railings. While the stucco and roofing are characteristic of Spanish style architecture, the articulation, detailing, fenestration pattern and appearance are more indicative of Modern style architecture. Windows consist primarily of 2-over-2 double hung wood frame and sash units with horizontal dividers, and are grouped in sets of two, primarily at the building corners. Two aluminum window replacements were noted, but no other significant modifications. The building is a rather simple duplex structure, embodying the characteristics of two styles, Spanish Eclectic and Modern. The resulting structure is a modest example of hybrid styling, and is not eligible designation as an individual resource under HRB Criterion C.

OTHER CONSIDERATIONS

If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 1668 Columbia Street not be designated under any adopted HRB Criteria; and the Antonio and Josephine Glacalone House located at 519 West Date Street be designated with a period of significance of c. 1885 under HRB Criterion C as a resource that embodies the character defining features of the Folk Victorian Vernacular style. Designation brings with it the

responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and objectives.

Kelley Stano
Senior Planner

Cathy Winemond
Principal Planner/HRB Liaison

KS:lw

Attachments: 1. Draft Resolution
2. Applicant's Historical Report and Addendum under separate cover

Client: H. G. Fenton

Architects: Martinez & Cutri

CIVIC SAN DIEGO - PIAZZA FAMIGLIA + LITTLE ITALY SOUTH - ENTITLEMENT PHASE

Little Italy, San Diego, California

1-8-14

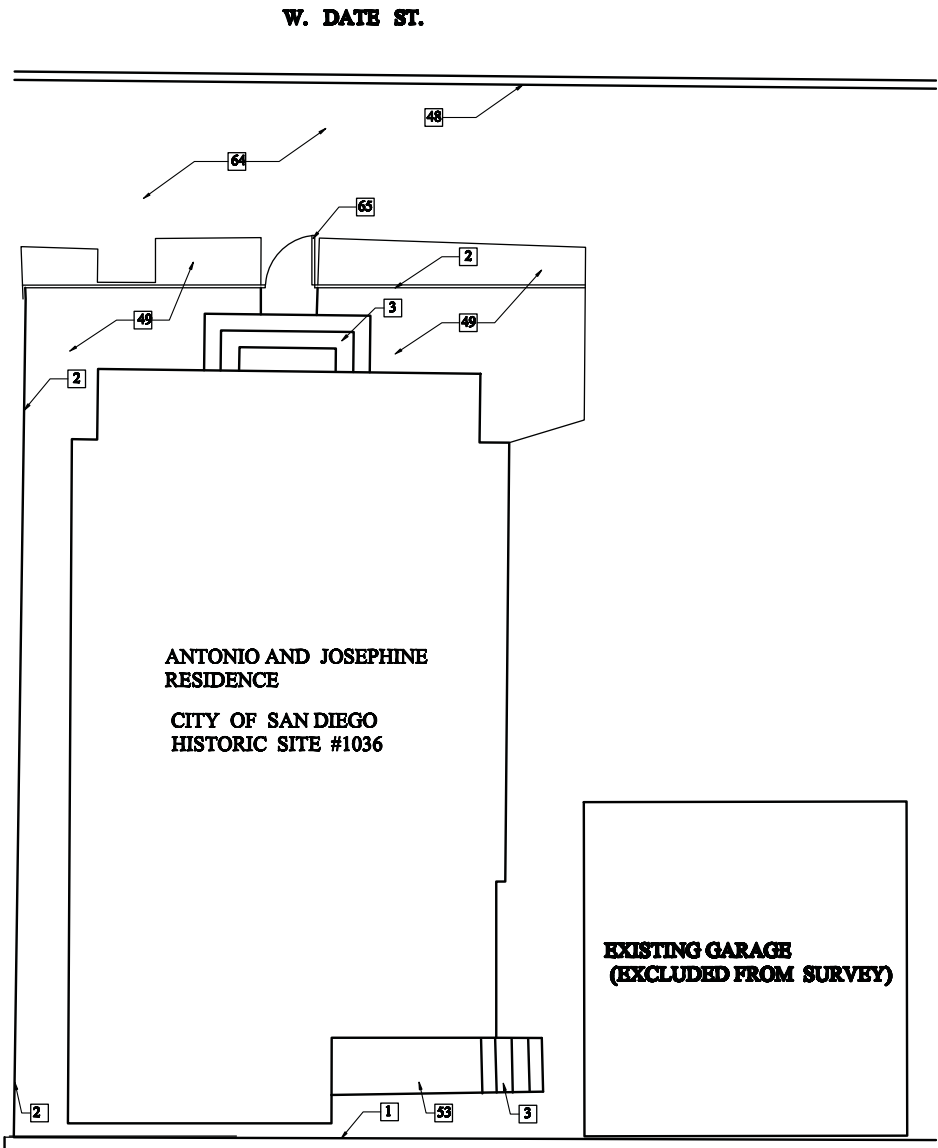
HISTORICAL

SECTION 5
1.0



ANTONIO AND JOSEPHINE GIACALONE RESIDENCE

519 WEST DATE ST. SAN DIEGO, CA.
CITY OF SAN DIEGO HISTORIC RESOURCE #1036
ERECTED 1885. MOVED TO SITE IN THE 1920'S.
PERIOD OF SIGNIFICANCE 1885.



5
A-1

SITE PLAN

3/16" = 1'-0"

0' 2' 4' 8'

N

3
A-1

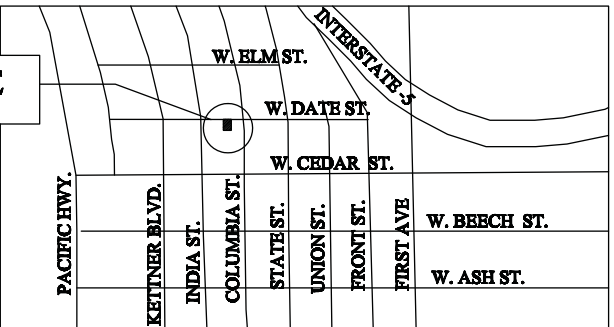
PHOTO OF NORTH ELEVATION 2013



4
A-1

VICINITY MAP

NO SCALE



1
A-1

PHOTO OF PARTIAL NORTH ELEVATION 2013



2
A-1

PHOTO OF BRACKET/ FRIEZE 2011



LEGEND

NOTES:

A. MATERIALS OR CONSTRUCTION THAT ARE ASSUMED HISTORIC FROM PERIOD 1885 ARE LABELED "1885"
B. NON-ORIGINAL MATERIALS ARE NOT LABELED.
C. MATERIALS OR CONSTRUCTION THAT ARE ASSUMED 1920'S MOVE ON ARE LABELED "1920'S."

1 WOOD FENCE

2 CHAIN LINK FENCE

3 CONCRETE STEPS (1920'S)

4 CONCRETE WALK

5 BATTERED CONCRETE FOUNDATION WALL (1920'S)

6 WOOD POST/ HANDRAIL

7 WOOD FLOOR PLANK. (1885)

8 WOOD SHEATHING

9 2X2 WOOD PICKET

10 WOOD BOX COLUMN (1885)

11 WOOD BEAM (1885)

12 2X6 FLOOR JOISTS (1885)

13 1 X6 WOOD TRIM BD. (1885)

14 2X3 STUD WALL (1885)

15 2X ROOF RAFTER (1885)

16 WOOD CAPITAL (1885)

17 COUNTER W/ CAB. ABOVE

18 WD. BEAD BOARD SIDING (1885)

19 1 X WD. SHIPLAP SIDING W/ 6 3/4" EXPOSURE (1885)

20 PANEL FOR ATTIC / ROOF ACCESS

21 WOOD /GLASS. DOOR 2'-6" X 6'-6" (1920'S)

W/ TRANSOM UNIT ABOVE (1885)

22 INTERIOR FOUR PANEL DOOR 2'-6" X 6'-6" (1885)

23 WOOD BASEBOARD (1885)

24 PLASTER ON WOOD LATH (1885)

25 1X WOOD BEVEL SIDING W/ 5" EXPOSURE

26 1X6 BOARD WITH RAISED BEAD @MID-POINT (1885)

27 1X WOOD CASING (1885)

28 1 X 10 SKIRT BOARD (1885)

29 WOOD BRACKET

30 COMPOSITION ROOFING

31 SHEET ROLL TYPE ROOFING

32 WOOD "WATER TABLE" TRIM (1885)

33 2 X WOOD TOP RAIL

34 BUILT-IN IRON BOARD

35 WAINSCOT

36 WOOD CLOSET FURNISH PIECE (1920'S)

37 INDICATES LINE OF ROOF OVERHANG

38 WOOD FRIEZE BD.(1885)

39 WASTE LINE FOR TOILET

40 D.H. WOOD WINDOW 2'-10" X 6'-5" (1885)

41 D.H. WOOD WINDOW 2'-10" X 6'-5" (MODIFIED 1885.)

42 D.H. WOOD WINDOW 2'-10" X 5'-9" (1885)

43 ALUMINUM HORIZONTAL SLIDER UNIT

44 AREA CONCEALED BY ROLLED ROOFING.

45 WOOD CASED SCREENED VENT OPENING

46 CRAWL SPACE OPENING

47 EXCAVATED AREA (DIRT FLOOR)

48 STREET CURB

49 YARD

50 WATER SUPPLY/ WASTE LINE FOR LAVATORY

51 EXTERIOR PLUMBING PIPE

52 GAS FLUE FOR CRAWL SPACE HEATER

53 CONCRETE PORCH (1920'S)

54 WATER HEATER W/ ALUMINUM COVER

55 BRICK CHIMNEY. PLASTER FINISH COAT WHERE EXPOSED (1885)

56 HARDWOOD FLOOR 2" STRIP

57 1X WOOD FASCIA (1885)

58 PLASTER ON METAL LATH

59 2 X 3 CEILING JOIST (1885)

60 WOOD PICTURE RAIL (1885)

61 WOOD COLUMN

62 CONCRETE PIER

63 1X4 T & G WOOD DECK (1885)

64 CITY SIDEWALK

65 GATE

ARCHITECT:

UNION ARCHITECTURE

1530 BROOKES AVE. SANDIEGO, CA. 92103
JOHN H. EISENHART ARCHITECT

PROJECT :

ANTONIO AND JOSEPHINE GIACALONE RESIDENCE

519 WEST DATE STREET. SAN DIEGO, CA. CITY OF SAN DIEGO HISTORIC RESOURCE # 1036

OWNER:

H.G.FENTON COMPANY

SAN DIEGO, CA.

TITLE

HISTORICAL AMERICAN BUILDING SURVEY

DATE: JANUARY 6, 2014

REV.

REV.

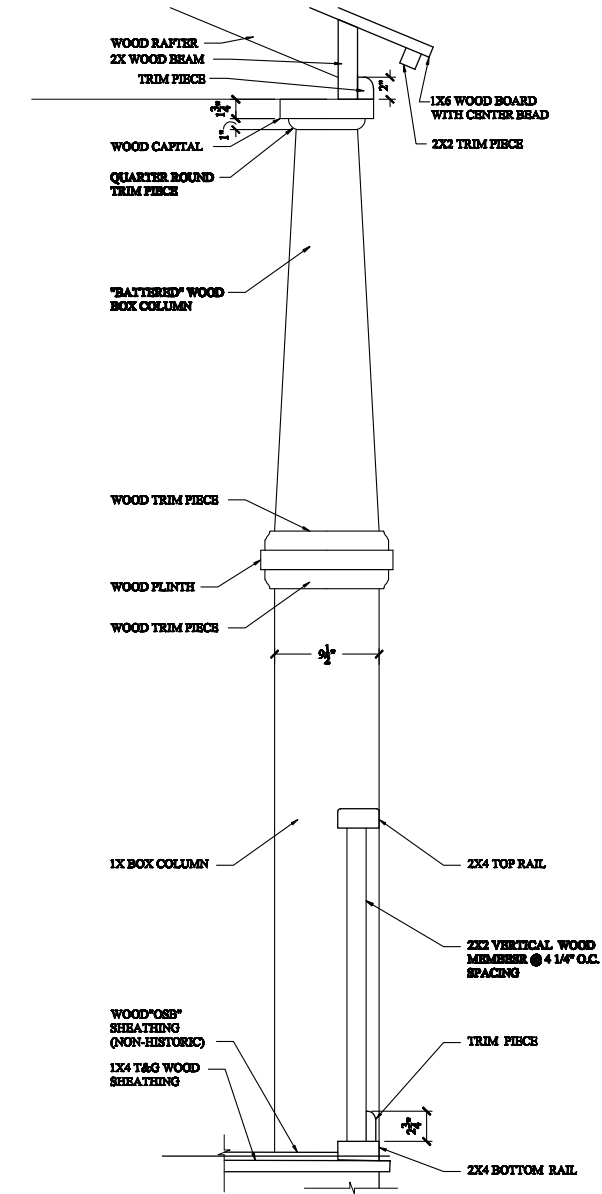
SECTION 5
2.0

A-1

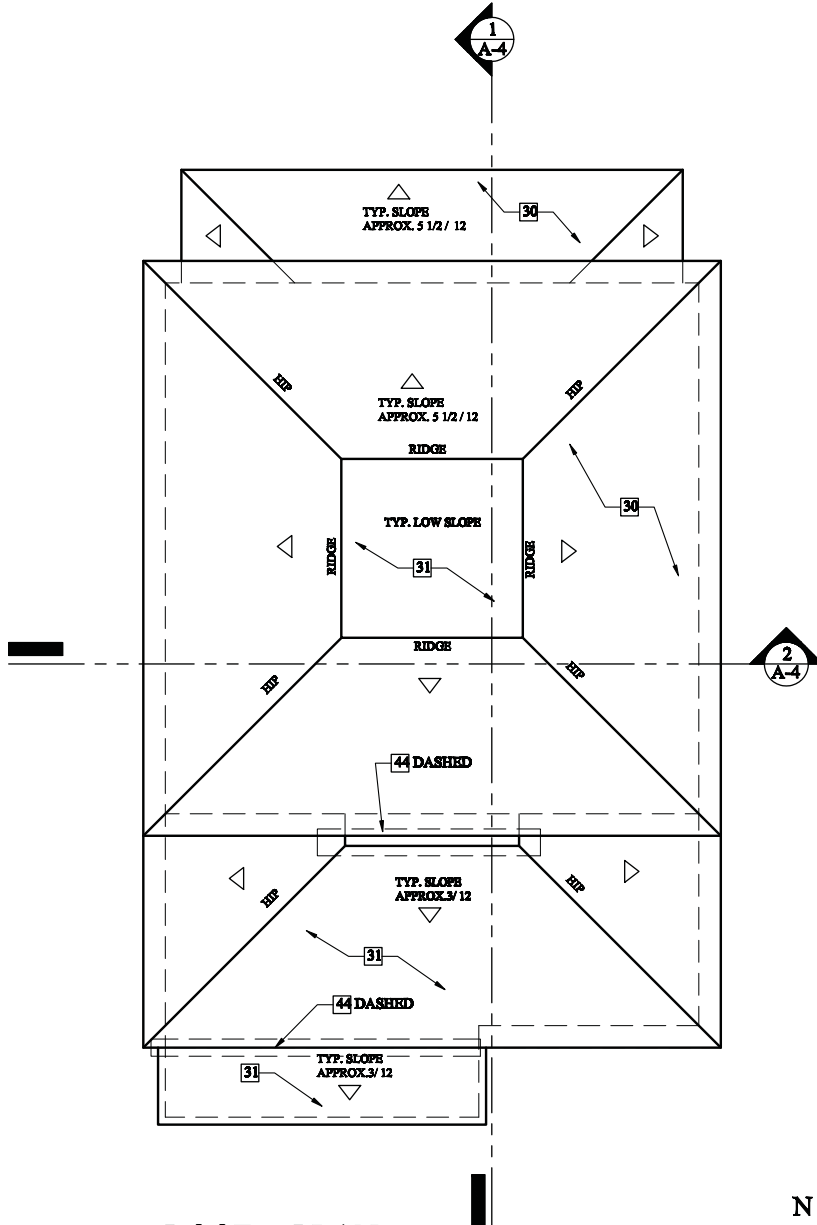
SHEET 1 OF 4

ANTONIO AND JOSEPHINE GIACALONE RESIDENCE

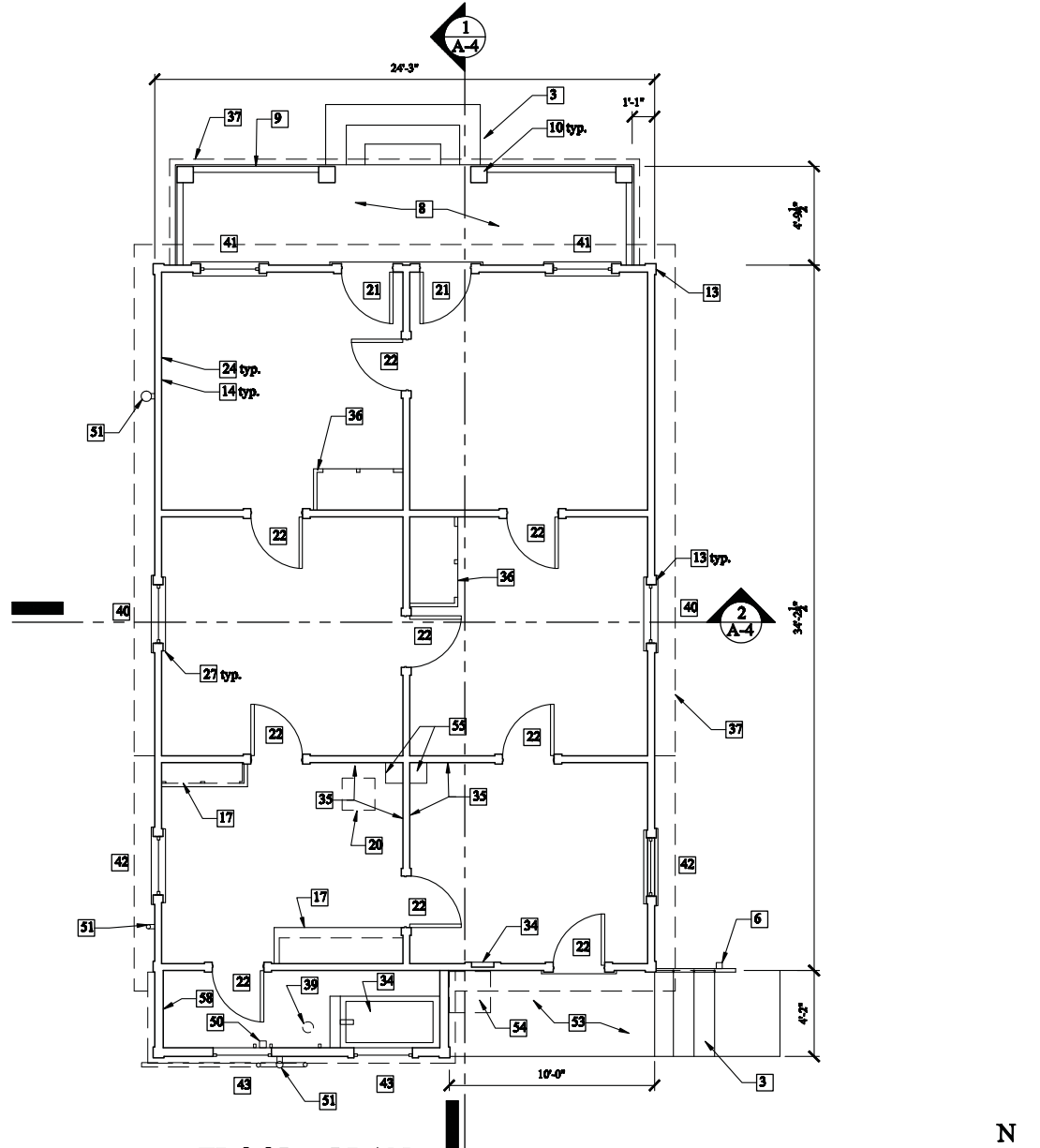
519 WEST DATE ST. SAN DIEGO, CA.
CITY OF SAN DIEGO HISTORIC RESOURCE # 1036
ERECTED 1885. MOVED TO SITE IN THE 1920'S.
PERIOD OF SIGNIFICANCE 1885.



3
A-2
COLUMN / BALLUSTRADE DTL.
1 1/2" = 1'-0"



2
A-2
ROOF PLAN
1/4" = 1'-0"



1
A-2
FLOOR PLAN
1/4" = 1'-0"

LEGEND

NOTES:

A. MATERIALS OR CONSTRUCTION THAT ARE ASSUMED HISTORIC FROM PERIOD 1885 ARE LABELED "1885"
B. NON-ORIGINAL MATERIALS ARE NOT LABELED.
C. MATERIALS OR CONSTRUCTION THAT ARE ASSUMED 1920'S MOVE ON ARE LABELED "1920'S."

- 1 WOOD FENCE
- 2 CHAIN LINK FENCE
- 3 CONCRETE STEPS (1920'S)
- 4 CONCRETE WALK
- 5 BATTHED CONCRETE FOUNDATION WALL (1920'S)
- 6 WOOD POST/ HANDRAIL
- 7 WOOD FLOOR PLANK. (1885)
- 8 WOOD SHEATHING
- 9 2X2 WOOD PICKET

- 10 WOOD BOX COLUMN (1885)
- 11 WOOD BEAM (1885)
- 12 2X6 FLOOR JOISTS (1885)
- 13 1 X6 WOOD TRIM BD. (1885)
- 14 2X3 STUD WALL (1885)
- 15 2X ROOF RAFTER (1885)
- 16 WOOD CAPITAL (1885)
- 17 COUNTER W/ CAB. ABOVE
- 18 WD. BEAD BOARD SIDING (1885)
- 19 1 X WD. SHIPLAP SIDING W/ 6 3/4" EXPOSURE (1885)

- 20 PANEL FOR ATTIC / ROOF ACCESS
- 21 WOOD/GLASS DOOR 2'-6" X 6'-6" (1920'S) W/ TRANSOM UNIT ABOVE (1885)
- 22 INTERIOR FOUR PANEL DOOR 2'-6" X 6'-6" (1885)
- 23 WOOD BASEBOARD (1885)
- 24 PLASTER ON WOOD LATH (1885)
- 25 1X WOOD BEVEL SIDING W/ 5" EXPOSURE
- 26 1X6 BOARD WITH RAISED BEAD @MID-POINT (1885)
- 27 1X WOOD CASING (1885)

- 28 1 X 10 SKIRT BOARD (1885)
- 29 WOOD BRACKET
- 30 COMPOSITION ROOFING
- 31 SHRST ROLL TYPE ROOFING
- 32 WOOD "WATER TABLE" TRIM (1885)
- 33 2 X WOOD TOP RAIL
- 34 BUILT-IN IRON BOARD
- 35 WAINSCOT
- 36 WOOD CLOSET FURNISH PIECE (1920'S)
- 37 INDICATES LINE OF ROOF OVERHANG

- 38 WOOD FREIZE BD.(1885)
- 39 WASTE LINE FOR TOILET
- 40 D.H. WOOD WINDOW 2'-10" X 6'-5" (1885)
- 41 D.H. WOOD WINDOW 2'-10" X 6'-5" (MODIFIED 1885)
- 42 D.H. WOOD WINDOW 2'-10" X 5'-9" (1885)
- 43 ALUMINUM HORIZONTAL SLIDER UNIT
- 44 AREA CONCEALED BY ROLLED ROOFING.
- 45 WOOD CAGED SCREENED VENT OPENING
- 46 CRAWL SPACE OPENING

- 47 EXCAVATED AREA (DIRT FLOOR)
- 48 STREET CURB
- 49 YARD
- 50 WATER SUPPLY/ WASTE LINE FOR LAVATORY
- 51 EXTERIOR PLUMBING PIPE
- 52 GAS FLUE FOR CRAWL SPACE HEATER
- 53 CONCRETE PORCH (1920'S)
- 54 WATER HEATER W/ ALUMINUM COVER
- 55 BRICK CHIMNEY, PLASTER FINISH COAT WHERE EXPOSED (1885)

- 56 HARDWOOD FLOOR 2" STRIP
- 57 1X WOOD FASCIA (1885)
- 58 PLASTER ON METAL LATH
- 59 2 X 3 CEILING JOIST (1885)
- 60 WOOD PICTURE RAIL (1885)
- 61 WOOD COLUMN
- 62 CONCRETE PIER
- 63 1X4 T & G WOOD DECK (1885)
- 64 CITY SIDEWALK
- 65 GATE

ARCHITECT:

UNION ARCHITECTURE

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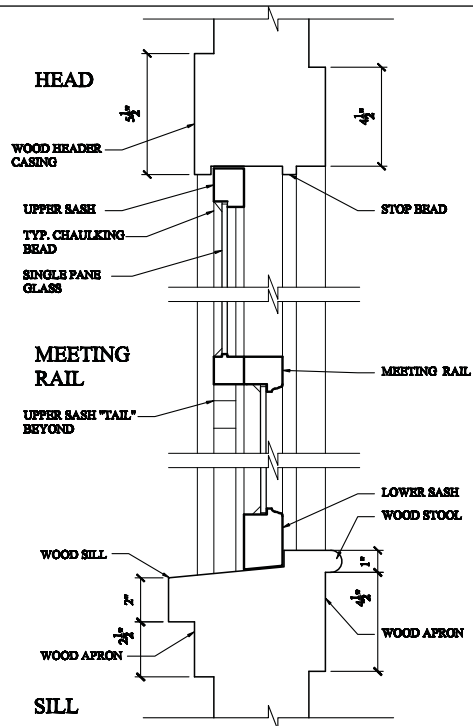
SECTION 5
3.0

A-2

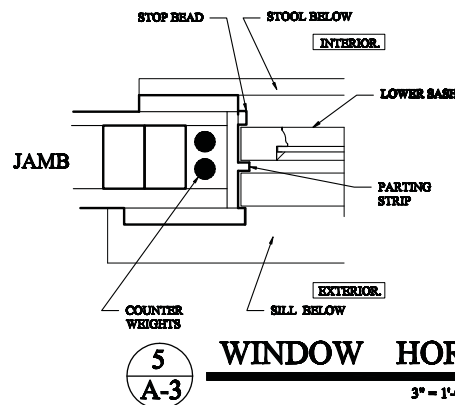
SHEET 2 OF 4

ANTONIO AND JOSEPHINE GIACALONE RESIDENCE

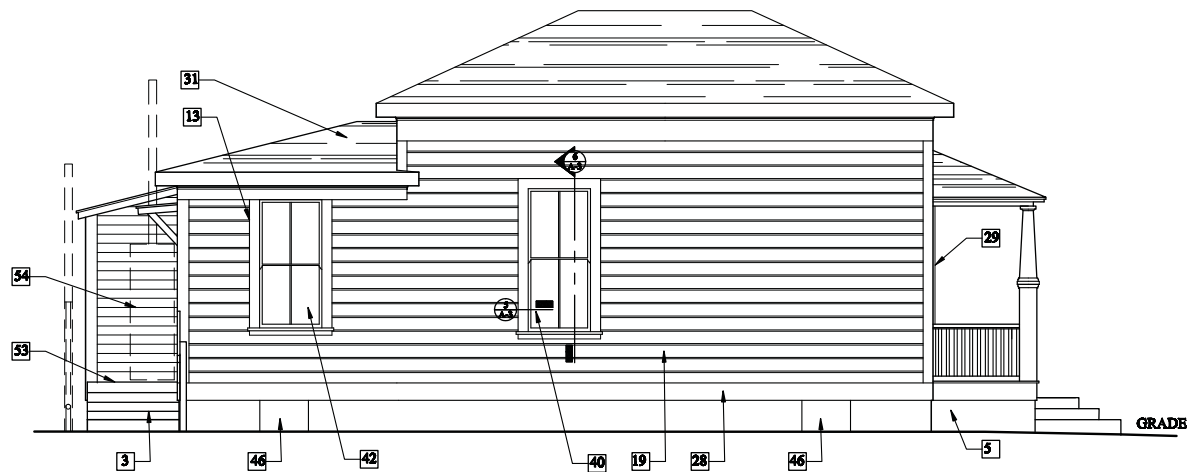
519 WEST DATE ST. SAN DIEGO, CA.
CITY OF SAN DIEGO HISTORIC RESOURCE #1036
ERECTED 1885. MOVED TO SITE IN THE 1920'S.
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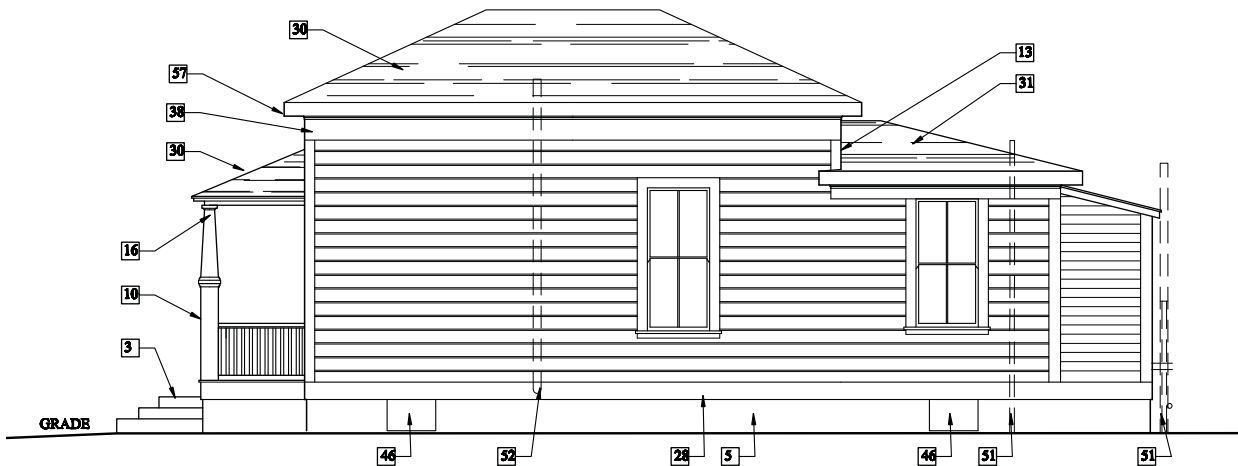
6 WINDOW VERT. DTL.
3" = 1'-0"



5 WINDOW HOR. DTL.
3" = 1'-0"



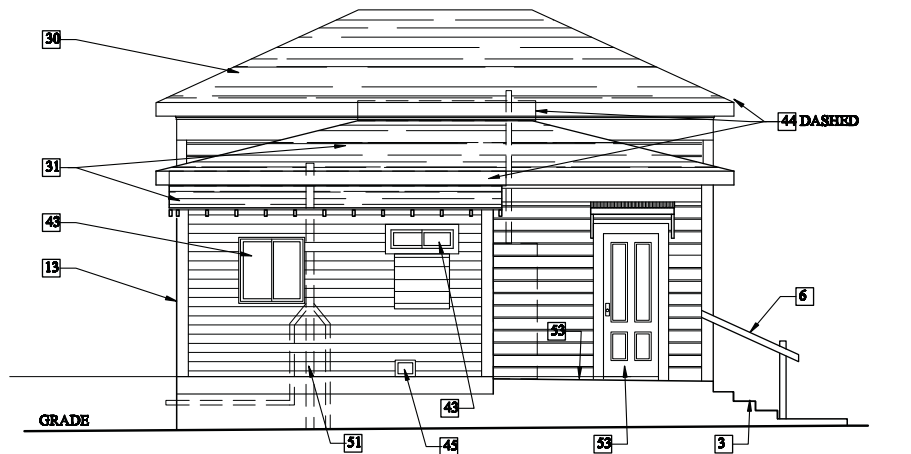
3 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



LEGEND

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DATE: JANUARY 9, 2014
REV.
REV.

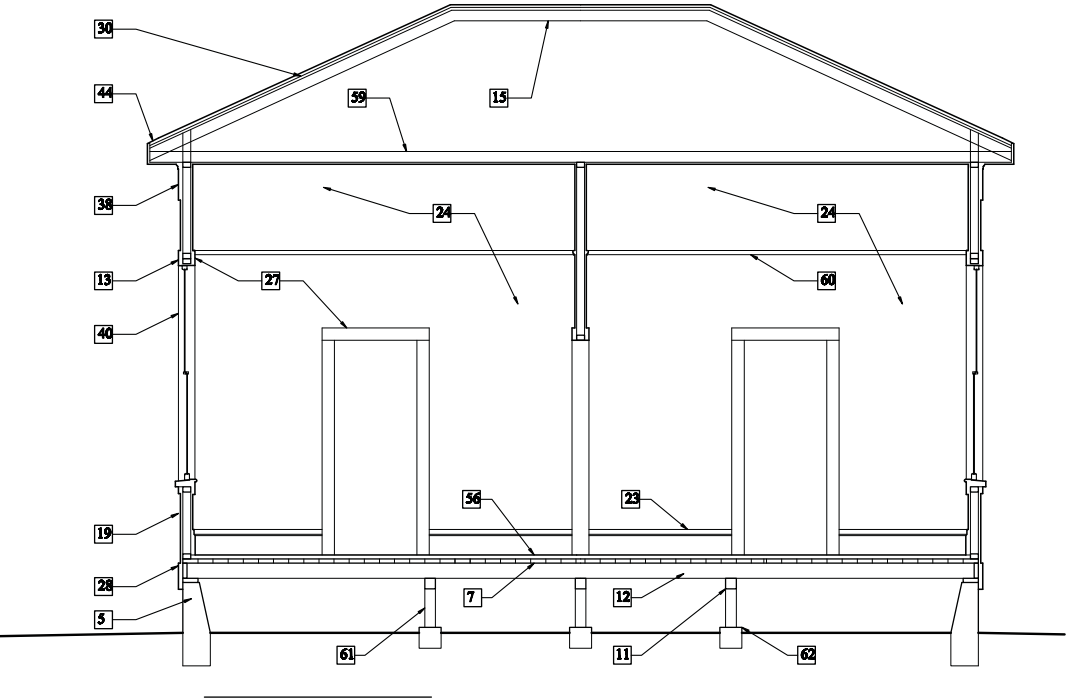
SECTION 5
4.0

A-3

SHEET 3 OF 4

ANTONIO AND JOSEPHINE GIACALONE RESIDENCE

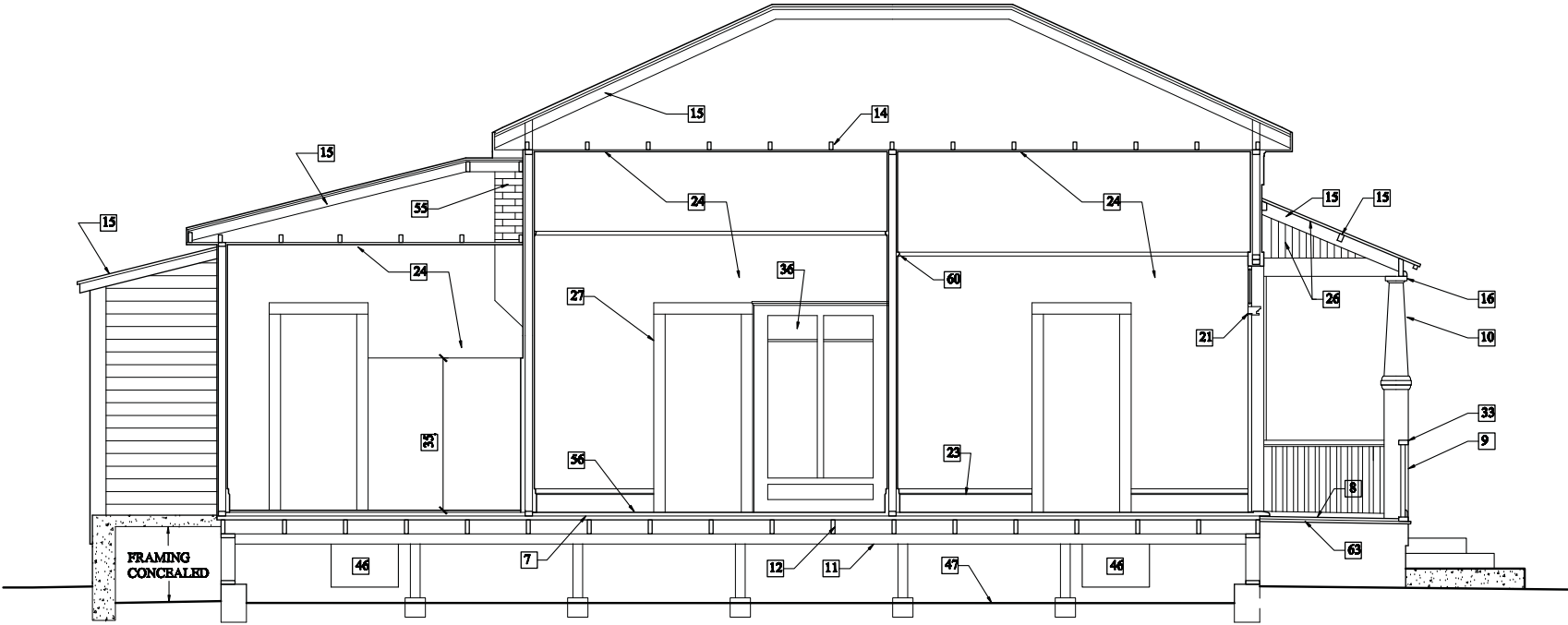
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2
A-4

BUILDING SECTION EAST - WEST

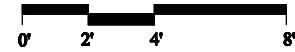
3/8" = 1'-0"



1
A-4

BUILDING SECTION NORTH - SOUTH

3/8" = 1'-0"



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SECTION 5
5.0

A-4

SHEET 4 OF 4