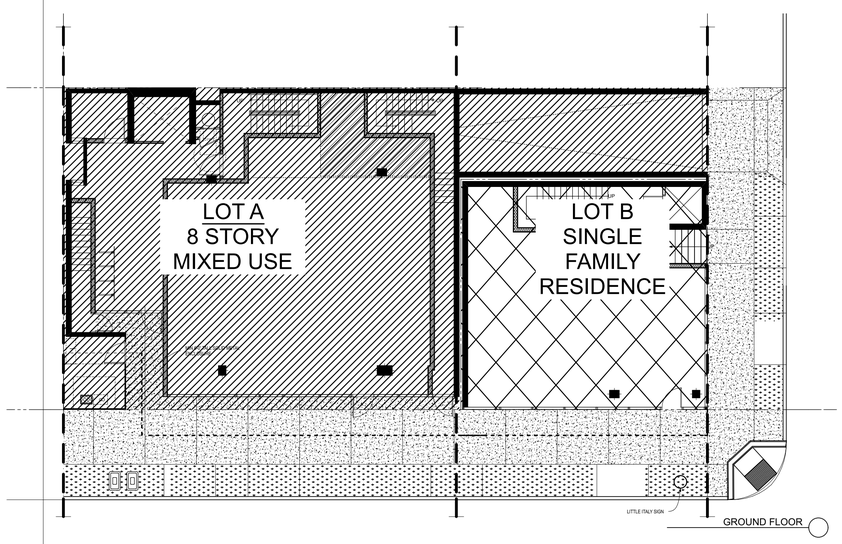


EXISTING RESIDENTIAL PROPERTY

	AREA	INT SQ FT
NO CONFORMING PARKING		
Ground Level	Historic	1013
	Converted Garage	408
Second Level	Historic	1000
	Converted Garage	408
Total Square Feet		**2829**

LOT A- MULTI FAMILY

Parking	Parking Spaces	9

Ground Level	UNIT #	Type	INT SQ FT
	105	Commerical	1585
Level 2	**201**	**AFFORDABLE**	358
	202	**AFFORDABLE**	376
	203	**AFFORDABLE**	394
	204	Apartment	394
	205	Apartment	394
	206	Apartment	417
Level 3	**301**	**AFFORDABLE**	358
	302	**AFFORDABLE**	376
	303	Apartment	394
	304	Apartment	394
	305	Apartment	394
	306	Apartment	417
Level 4	401	Apartment	358
	402	Apartment	376
	403	Apartment	394
	404	Apartment	394
	405	Apartment	394
	406	Apartment	417
Level 5	501	Apartment	358
	502	Apartment	376
	503	Apartment	394
	504	Apartment	394
	505	Apartment	394
	506	Apartment	417
Level 6	601	Apartment	358
	602	Apartment	376
	603	Apartment	394
	604	Apartment	394
	605	Apartment	394
	606	Apartment	417
Level 7	701	Apartment	358
	702	Apartment	376
	703	Apartment	394
	704	Apartment	394
	705	Apartment	394
	706	Apartment	417
Level 8	801	Apartment	358
	802	Apartment	376
	803	Apartment	394
	804	Apartment	394
	805	Apartment	394
	806	Apartment	417

Average Unit Size	**389**
Total Square Feet	**17916**

LOT B- SINGLE FAMILY

Parking	Parking Spaces	2
	Level 1	185
	Level 1 retail	999
	Level 2	1199
	Level 3	1000
	Level 4	1114
	Level 5	183

Total Single Family Commercial Component	**999**
Total Single Family Residential Square Feet	**3681**
Total Single Family Structure	**4680**

PROJECT DESCRIPTION

-PROJECT INCLUDES THE DEMOLITION OF AN EXISTING HISTORICAL RESOURCE ON SITE

-320 WEST CEDAR WAS ORIGINALLY CONSTRUCTED IN 1953 AND IS A CONCRETE BLOCK GARAGE WITH AN APARTMENT ABOVE

-1610 UNION STREET WAS ORIGINALLY CONSTRUCTED IN 1891 AND IS A TWO STORY RESIDENCE CURRENTLY USED AS A MASSAGE PARLOR (OSCAR HILLARD BLDG)

-PROJECT INCLUDES TWO INDEPENDENT STRUCTURES

-8 STORY STRUCTURE OF 42 MICRO UNIT APARTMENTS, 11.6% OR 5 OF WHICH ARE VERY LOW INCOME UNITS WITH A GROUND FLOOR COMMERCIAL SPACE, UTILITIES (LOT A/ WEST SIDE)

-5 STORY STRUCTURE INCLUDES A SINGLE FAMILY RESIDENCE WITH A GROUND FLOOR RETAIL SPACE (LOT B/EAST SIDE)

-UNDERGROUND PARKING FOR 11 PARKING LOCATIONS INCLUDING 1 VAN ACCESSIBLE HANDICAP SPACE

DEVIATIONS

AFFORDABLE INCENTIVE:
-VIEW CORRIDOR ENCROACHMENT
-

DEVATIONS:
- DEVIATION OF STREET WALL SETBACK REQUIREMENTS AT TRANSFORMER LOCATION FROM 5 FEET TO 9' AT BALCONY EDGE AND 15' AT UNIT SLIDING DOOR FACE
-GARAGE DOOR AT STREET EDGE ACCESS
- DEVIATION OF BUILDING HEIGHT AND SETBACK INTO THE LISA OF APPROXIMATELY 9% ON CEDAR STREET ELEVATION

PROJECT DATA

PROJECT NAME: 320 West Cedar

PROJECT ADDRESS: 320 West Cedar Street & 1610 Union Street
SAN DIEGO, CALIFORNIA 92101

SUBMITTAL DATE: JUNE 14th 2016

A.P.N.: 533-353-10-00

ZONE: -CENTRE CITY PLANNING DISTRICT
-RESIDENTIAL EMPHASIS

APPLICANT: JONATHAN SEGAL FAIA
3000 UPAS STREET SUITE 101
SAN DIEGO CA, 92103
(619) 993 6269

PROPERTY OWNER: JMAN AT THE KLOFTS LLC
3000 UPAS STREET SUITE 101
SAN DIEGO CA, 92103
(619) 993 6269

SITE AREA: 5,012 SF
.11 ACRES

FAR
MINIMUM FAR: 3.5
MAXIMUM FAR: 6.0
PROJECT FAR: 6.9

AFFORDABLE MAX
ALLOWED FAR: 8.00

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO
LOT 7 IN BLOCK 33 OF MIDDLETOWN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF MADE BY J.E. JACKSON ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID SAN DIEGO COUNTY

OVERLAY ZONE DESIGNATION

CHECK EACH APPLICABLE OVERLAY ZONE

[X] LITTLE ITALY SUN ACCESS MAXIMUM BUILDING ENVELOPE

PARKING:

PARKING -COMBINED PROVIDED

-PARKING PROVIDED	11 (1 van accessible HC)
-BICYCLE PARKING PROVIDED	23
-GUEST BICYCLE PARKING PROVIDED	5
-MOTORCYCLE PARKING	3

PROJECT TEAM

ARCHITECT:
JONATHAN SEGAL, FAIA
3000 UPAS STREET, STE. 101
SAN DIEGO, CA 92104
PHONE: (619) 993-6269
FAX: (619) 955-5398
CONTACT: MATTHEW SEGAL

STRUCTURAL ENGINEER
DCI ENGINEERS
101 W BROADWAY SUITE 1260
SAN DIEGO, CA 92101
PHONE: (619) 234-0501
FAX: (619) 400-1704
CONTACT: JONATHAN DECK

BUILDING CODE DATA

TYPE OF CONSTRUCTION: 1B

NFPA 13 SPRINKLERED: [X] YES [ ] NO

160' HT. LIMIT

OCCUPANCY CLASSIFICATION(S): GARAGE = S2
RESIDENTIAL = R2
MERCANTILE = M
COMMERCIAL = A2/A3
BUSINESS = B

NUMBER OF STORIES: 8

BUILDING HEIGHT: 92'-6"

GOVERNING CODES: 2013 CALIFORNIA BUILDING CODE
UNIFORM PLUMBING CODE (2013)
UNIFORM MECHANICAL CODE (2013)
CALIFORNIA ELECTRICAL CODE (CEC 2013)

ALLOWABLE FLOOR AREAS

	BUILDING USE DIAGRAM WEST		BUILDING USE DIAGRAM EAST
LEVEL 8	R2		
LEVEL 7	R2		
LEVEL 6	R2		
LEVEL 5	R2		R3
LEVEL 4	R2		R3
LEVEL 3	R2		R3
LEVEL 2	R2		R3
GROUND LEVEL	R2	A2/A3 INCLUDES OCC. : B,S2,& M	R3 A2/A3 INCLUDES OCC. : B,S2,& M
PARKING LEVEL	S2		S2

FAR- GROSS		Res West	Res East	TOTAL
FLOORS		(LOT A)	(LOT B)	
garage		N/A	N/A	
ground		2,722.00	1,334.00	4,056.00
second		3,648.00	1,477.00	5,125.00
third		3,648.00	1,477.00	5,125.00
fourth		3,648.00	1,271.00	4,919.00
fifth		3,648.00	955.00	4,603.00
sixth		3,648.00		3,648.00
seventh		3,648.00		3,648.00
eighth	-	3,648.00		3,648.00
TOTAL	**-**	**28,258.00**	**6,514.00**	**34,772.00**
Site Area				5,012.00
Floor Area Ratio				6.9
AFFORDABLE BONUS FAR CALCULATION				
FAR= Base GSF - NR GSF x Affordable Density Bonus % + Base GSF/ Site AREA				
PERMITTED FAR INCL MAX BC 30072 - 1438 x .35 + 30072/5012				8.10

SYMBOL LEGEND

SECTION MARKER — 12 / A3.2 — DETAIL NUMBER / SHEET NUMBER

WALL/CEILING TYPE IDENT. — F5

GRID — A

DETAIL MARKER — 5 TYP

DETAIL/ ENLARGED PLAN MARKER — 12 / A3.2

WINDOW/DOOR TAG — 5 5

EXPEDITE VERY LOW INCOME HOUSING PROJECT

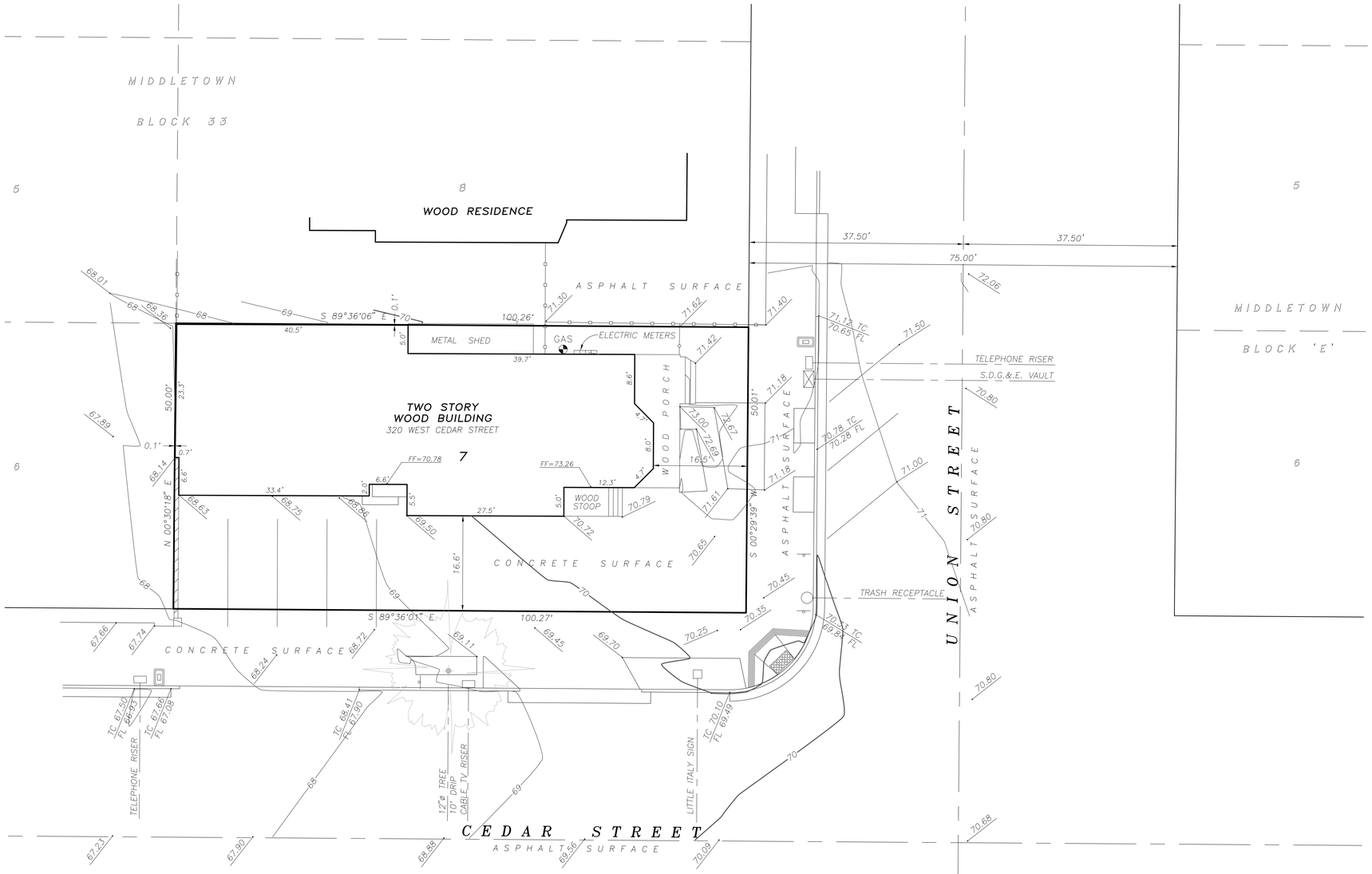
320 West Cedar
320 West Cedar Street San Diego CA 92101

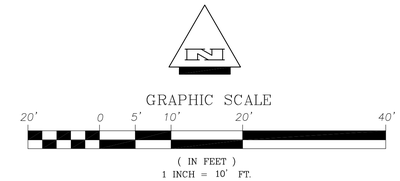
JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT JONATHAN SEGAL FAIA NO. C-10228 REN STATE OF CALIFORNIA

SHEET TITLE: TITLE SHEET
SCALE:
DATE: 6/15/16
REVISION 1: 10/5/16
REVISION 2: 11/2/16
REVISION 3: 12/5/16
REVISION 4:
REVISION 5:
REVISION 6:
SHEET: ___ OF ___
SHEET NAME:

T1.0





LEGAL DESCRIPTION:

LOT 7 IN BLOCK 33 OF MIDDLETOWN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF MADE BY J.E. JACKSON ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID SAN DIEGO COUNTY.

BASIS OF ELEVATION:

CITY OF SAN DIEGO BENCHMARK:

SOUTHWEST BRASS PLUG LOCATED AT THE INTERSECTION OF STATE STREET AND DATE STREET.
ELEVATION = 65.120 M.S.L. NGVD29

LEGEND:

- INDICATES WATER METER
- INDICATES SIGN
- INDICATES GAS METER/VALVE
- INDICATES WOOD FENCE
- INDICATES WALL
- INDICATES PROPERTY LINE
- FF INDICATES FINISHED FLOOR
- TC INDICATES TOP OF CURB
- FL INDICATES FLOWLINE
- INDICATES SEWER LATERAL
- INDICATES WATER SERVICE
- W — W INDICATES WATER LINE
- S — S INDICATES SEWER LINE

PARCEL 1

PARCEL MAP 19330

PROFESSIONAL LAND SURVEYOR
ROBERT J. BATEMAN
No. 7046
CALIFORNIA

Robert J. Bateman
ROBERT J. BATEMAN, P.L.S. 7046

TOPOGRAPHY SURVEY

For the exclusive use of:
MATTHEW SEGAL
3000 UPAS STREET, SUITE 100
SAN DIEGO, CALIFORNIA 92104

San Diego Land Surveying & Engineering, Inc.
9665 Chesapeake Drive, Suite 445, San Diego, California 92123-1354
Phone: (858) 565-8362 Fax: (858) 565-4354

Date: 6-20-2016	Revised:	Revised:
Scale: 1"=10'	Drawn by: G.H.G.	Sheet 1 of 1 Sheet
Drawing: Cedar St W 320 Topo	A.P.N. 533-353-10	

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL
NO. C-19228
FAIA
REN
STATE OF CALIFORNIA

SHEET TITLE: SURVEY
SCALE:
DATE: 6/15/16
REVISION 1: 10/5/16
REVISION 2: 11/2/16
REVISION 3: 12/5/16
REVISION 4:
REVISION 5:
REVISION 6:
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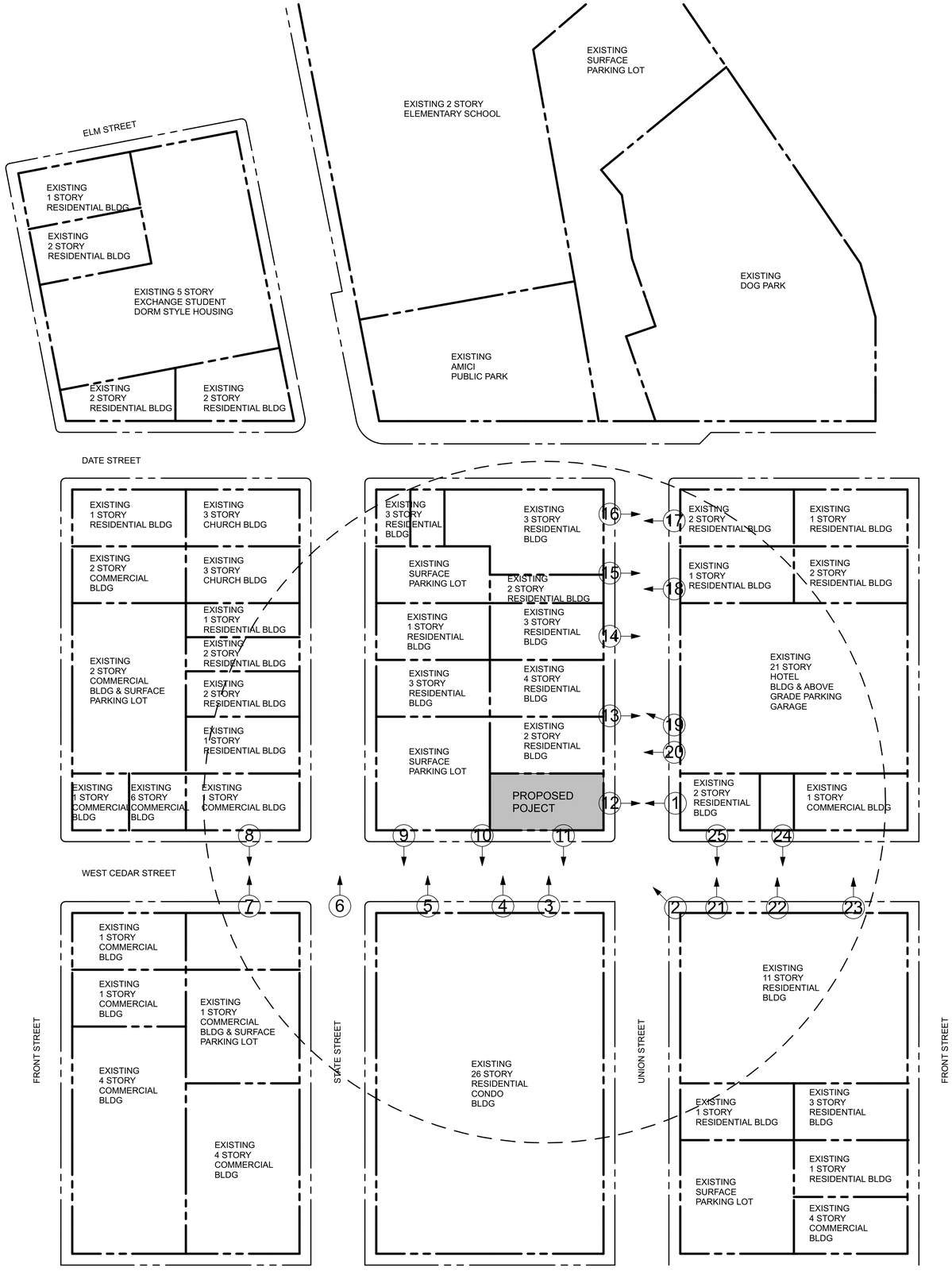
SHEET NAME: T1.1



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320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT JONATHAN SEGAL FAIA NO. C-10228 REN. STATE OF CALIFORNIA

SHEET TITLE: VICINITY MAP

SCALE:

DATE: 6/15/16

REVISION 1: 10/5/16

REVISION 2: 11/2/16

REVISION 3: 12/5/16

REVISION 4:

REVISION 5:

REVISION 6:

SHEET: ___ OF ___

SHEET NAME:

T1.1

1. LOOKING WEST AT SITE

2. CORNER VIEW OF SITE

3. LOOKING NORTH AT SITE

4. LOOKING NORTH AT SITE

5. LOOKING NORTH AT ADJACENT SITE

6. LOOKING NORTH UP STATE ST

7. LOOKING NORTH AT EXISTING COMMERCIAL

8. LOOKING SOUTH AT EXISTING CONTEXT

9. LOOKING SOUTH AT EXISTING CONTEXT

10. LOOKING SOUTH AT EXISTING CONTEXT

11. LOOKING SOUTH FROM SITE

12. LOOKING EAST FROM SITE

13. CONTEXT ON EAST SIDE OF UNION ST

14. CONTEXT ON EAST SIDE OF UNION ST

15. CONTEXT FACING EAST

16. SOUTHEAST CORNER OF UNION & DATE

17. SOUTHWEST CORNER OF UNION AND DATE

18. WEST SIDE OF UNION BETWEEN DATE AND CEDAR

19. WEST SIDE OF UNION BETWEEN DATE AND CEDAR

20. WEST SIDE OF UNION BETWEEN DATE AND CEDAR

21. SOUTHEAST CORNER OF CEDAR & UNION

22. EXISTING RESIDENTIAL SOUTH SIDE OF CEDAR BETWEEN UNION AND FRONT

23. EXISTING ON SOUTHWEST CORNER OF CEDAR AND FRONT

24. SOUTH SIDE OF CEDAR BETWEEN UNION AND FRONT

25. SOUTHWEST CORNER OF CEDAR AND UNION

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
No. C-28228
STATE OF CALIFORNIA

SHEET TITLE:
VICINITY PHOTOS

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

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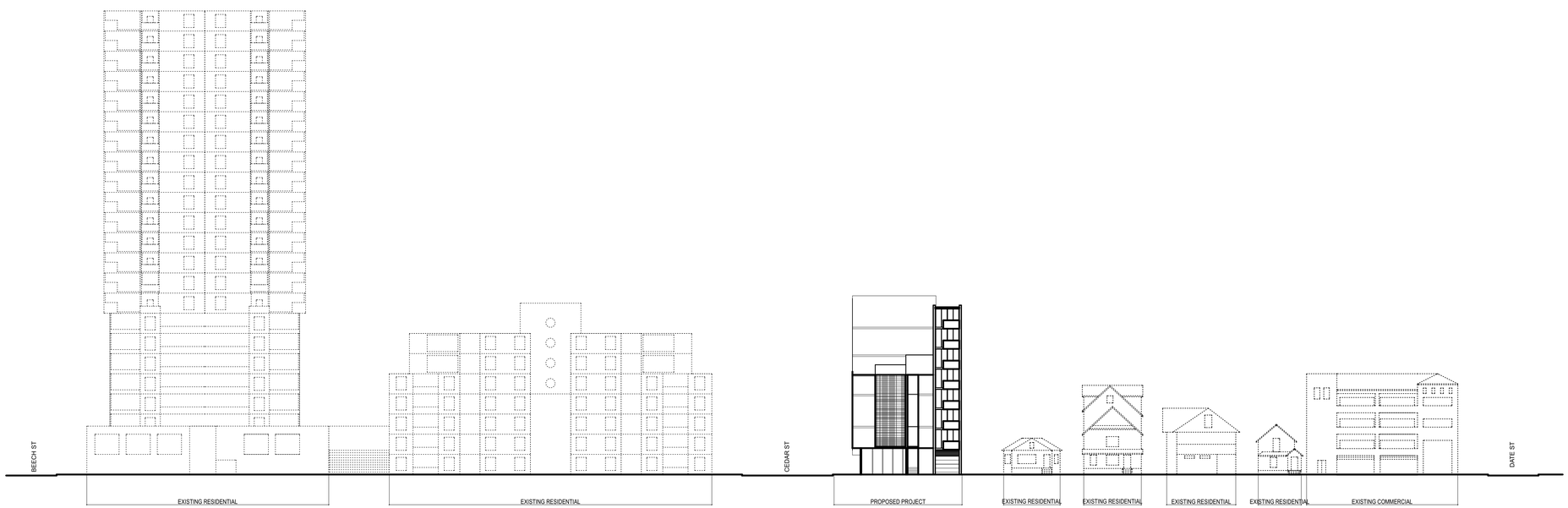
__ OF __

SHEET NAME:
T1.2

SOUTH ELEVATION 1"=30'



EAST ELEVATION 1"=30'

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL
NO. C-10228
REN.
STATE OF CALIFORNIA

SHEET TITLE:
CONTEXT
ELEVATION

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

REVISION 4:

REVISION 5:

REVISION 6:

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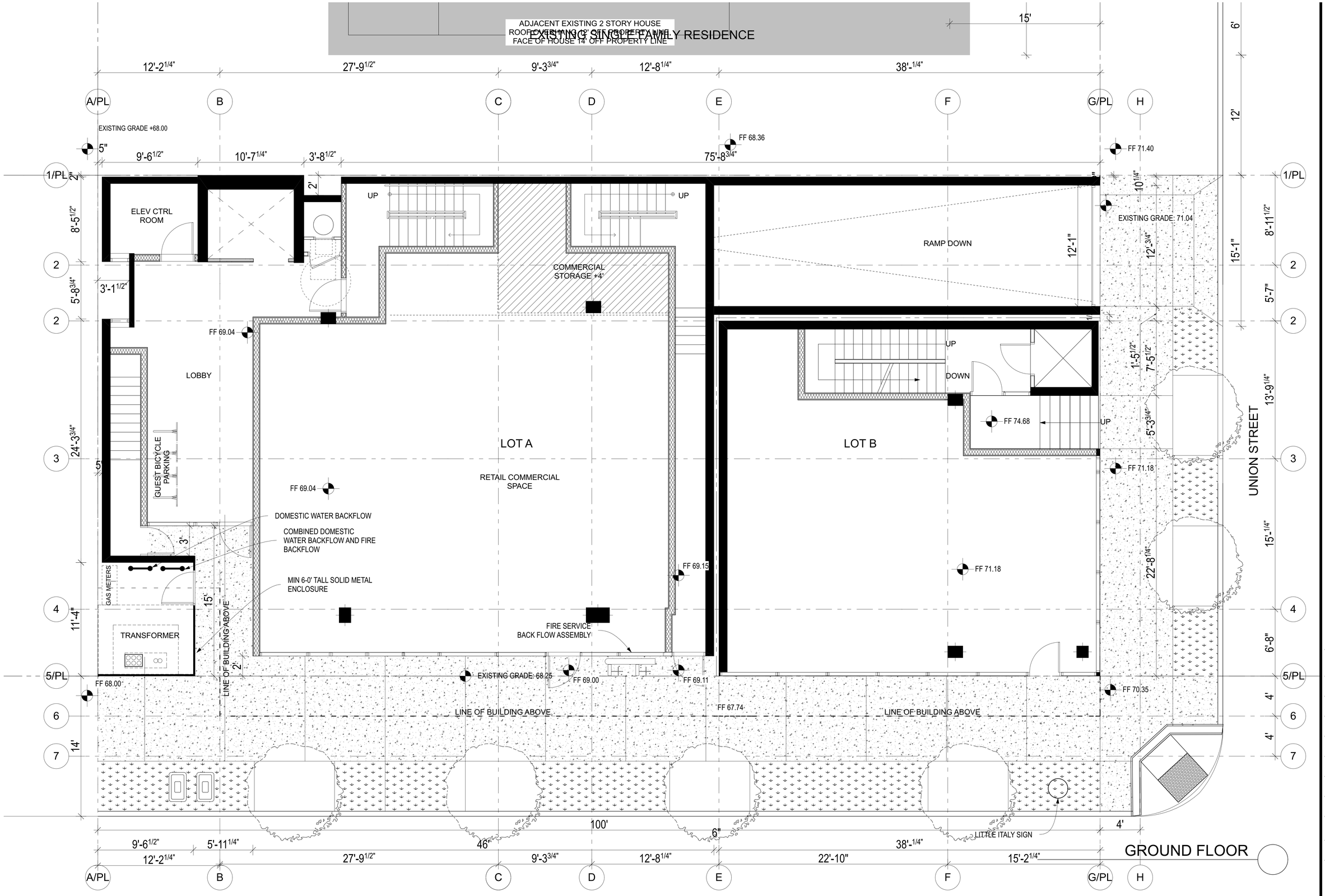
___ OF ___

SHEET NAME:

T1.4



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320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT JONATHAN SEGAL FAIA NO. C-12228 STATE OF CALIFORNIA

SHEET TITLE: SITE PLAN

SCALE:

DATE: 6/15/16

REVISION 1: 10/5/16

REVISION 2: 11/2/16

REVISION 3: 12/5/16

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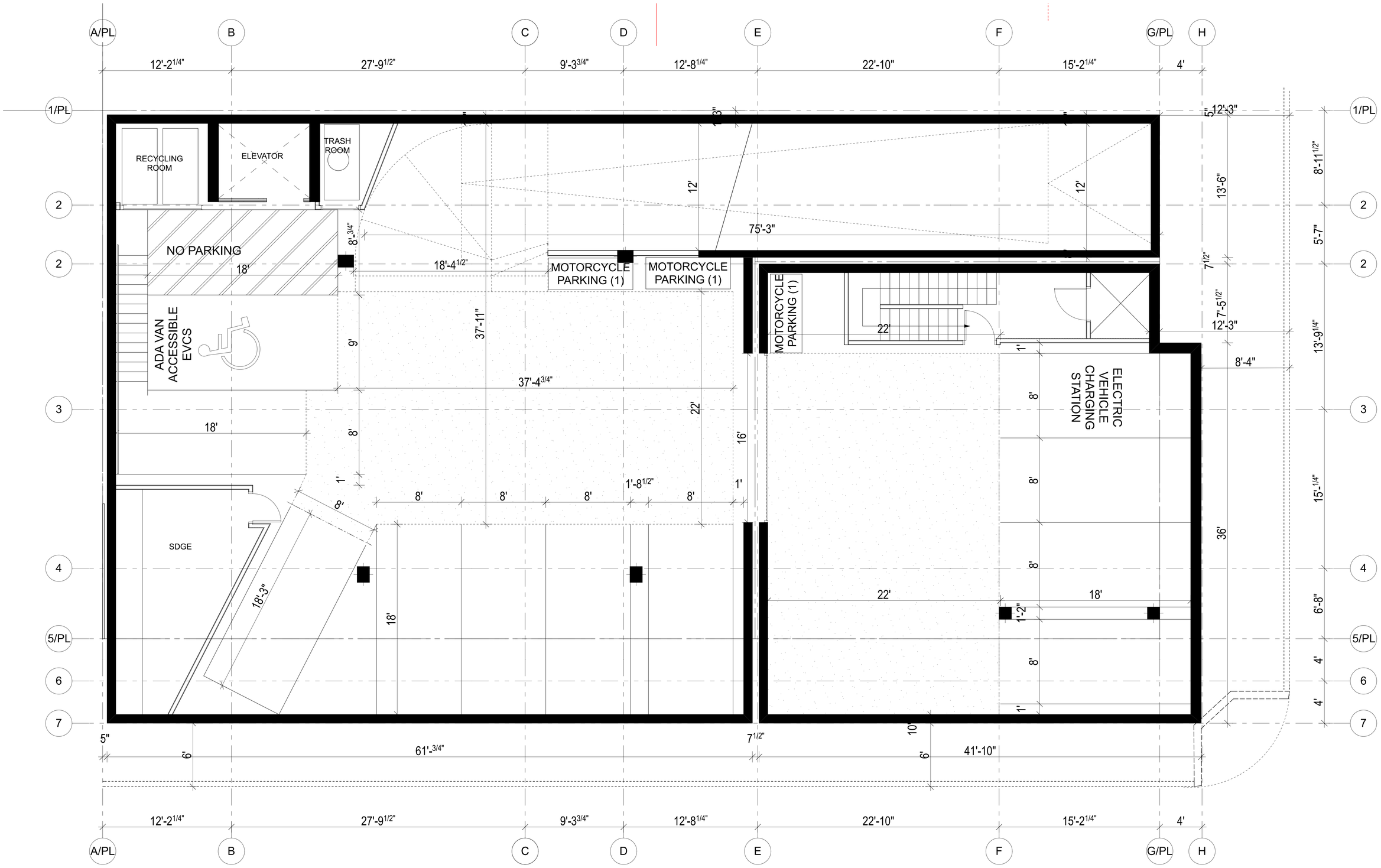

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT JONATHAN SEGAL FAIA NO. C-29228 STATE OF CALIFORNIA

SHEET TITLE: BASEMENT

SCALE:

DATE: 6/15/16

REVISION 1: 10/5/16

REVISION 2: 11/2/16

REVISION 3: 12/5/16

REVISION 4:

REVISION 5:

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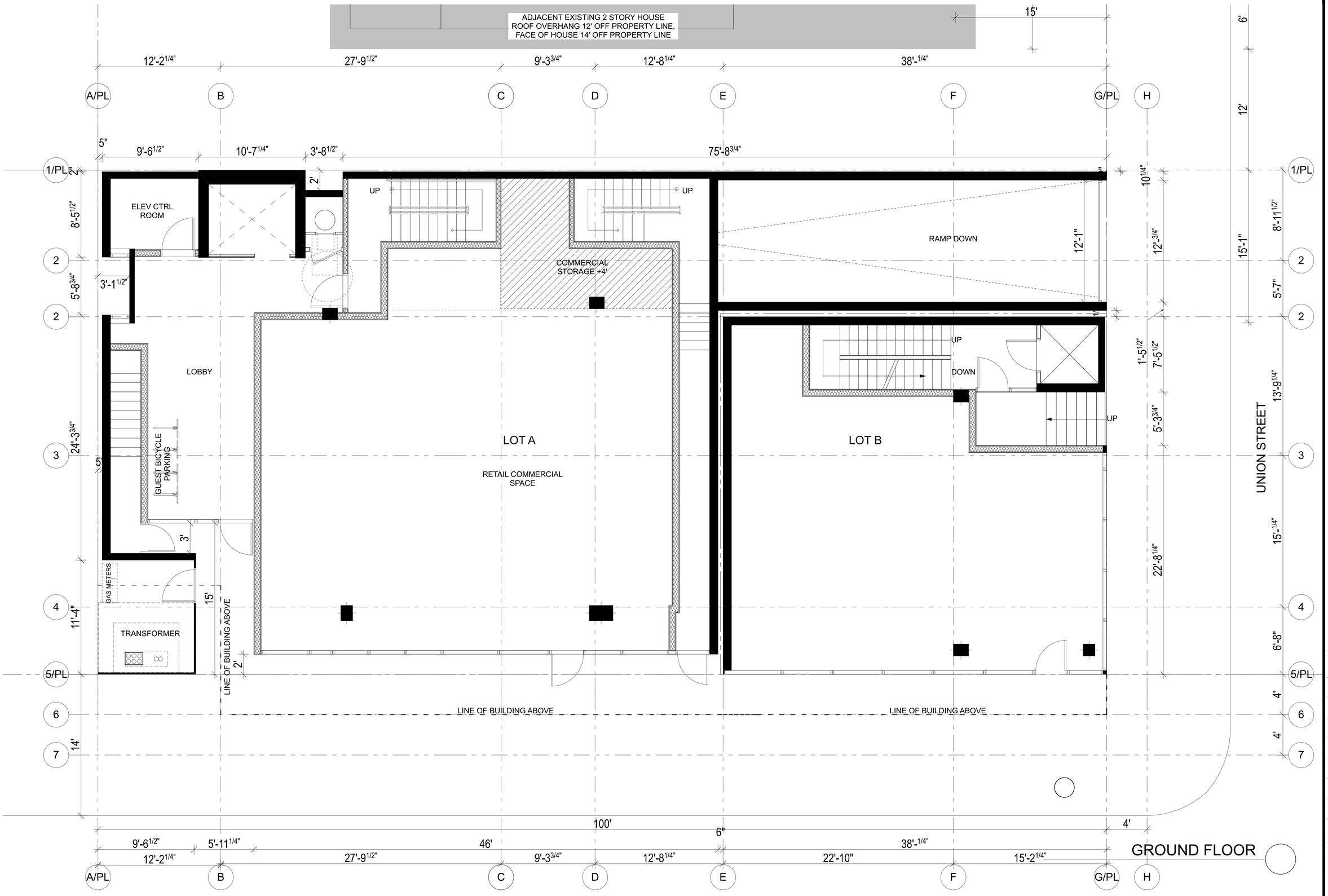

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT JONATHAN SEGAL FAIA NO. C-29228 STATE OF CALIFORNIA

SHEET TITLE: GROUND FLOOR

SCALE:

DATE: 6/15/16

REVISION 1: 10/5/16

REVISION 2: 11/2/16

REVISION 3: 12/5/16

REVISION 4:

REVISION 5:

REVISION 6:

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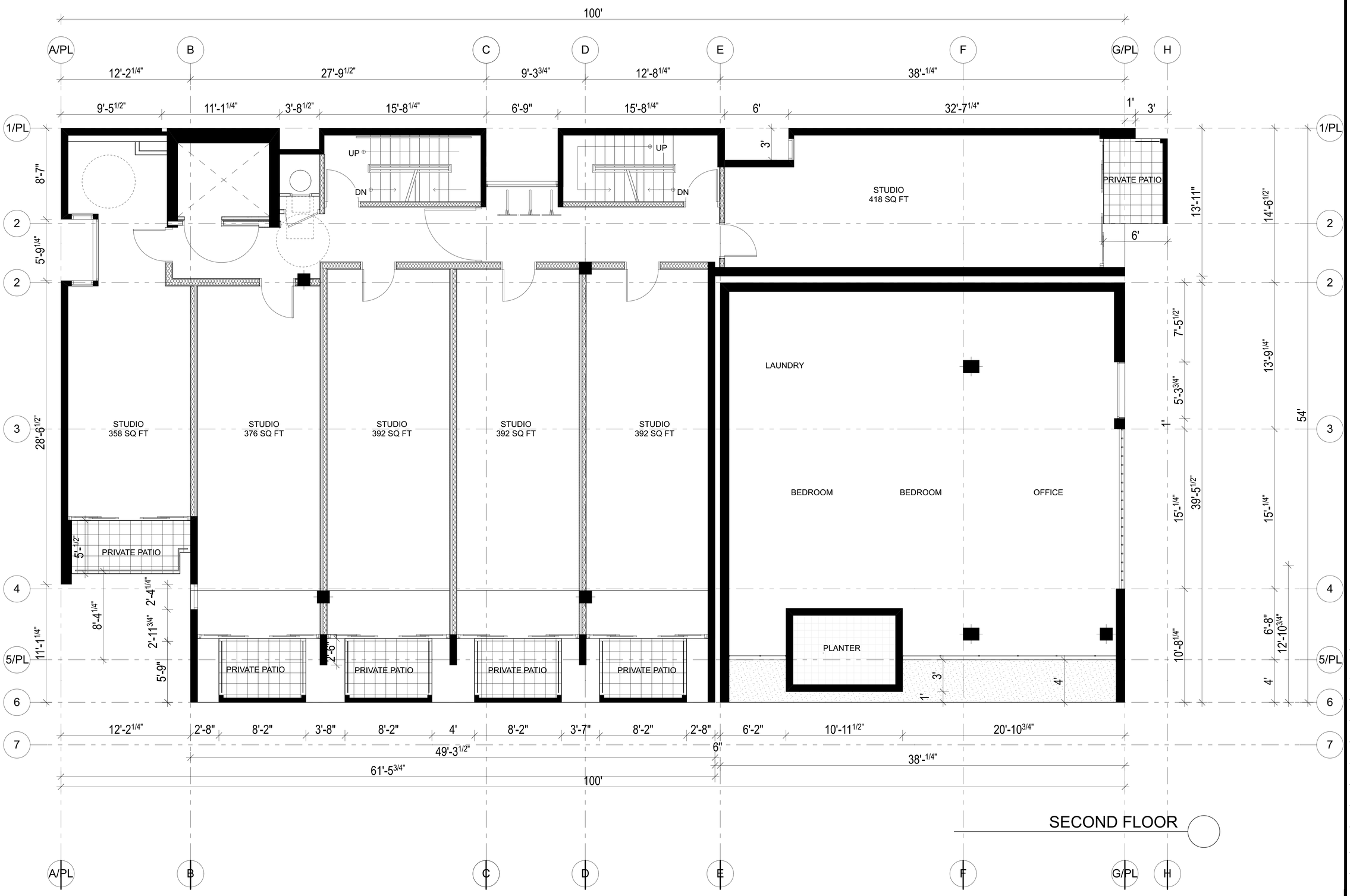
A1.0



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320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL
NO. C-10228
REN.
STATE OF CALIFORNIA

SHEET TITLE:
SECOND FLOOR

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

REVISION 4:

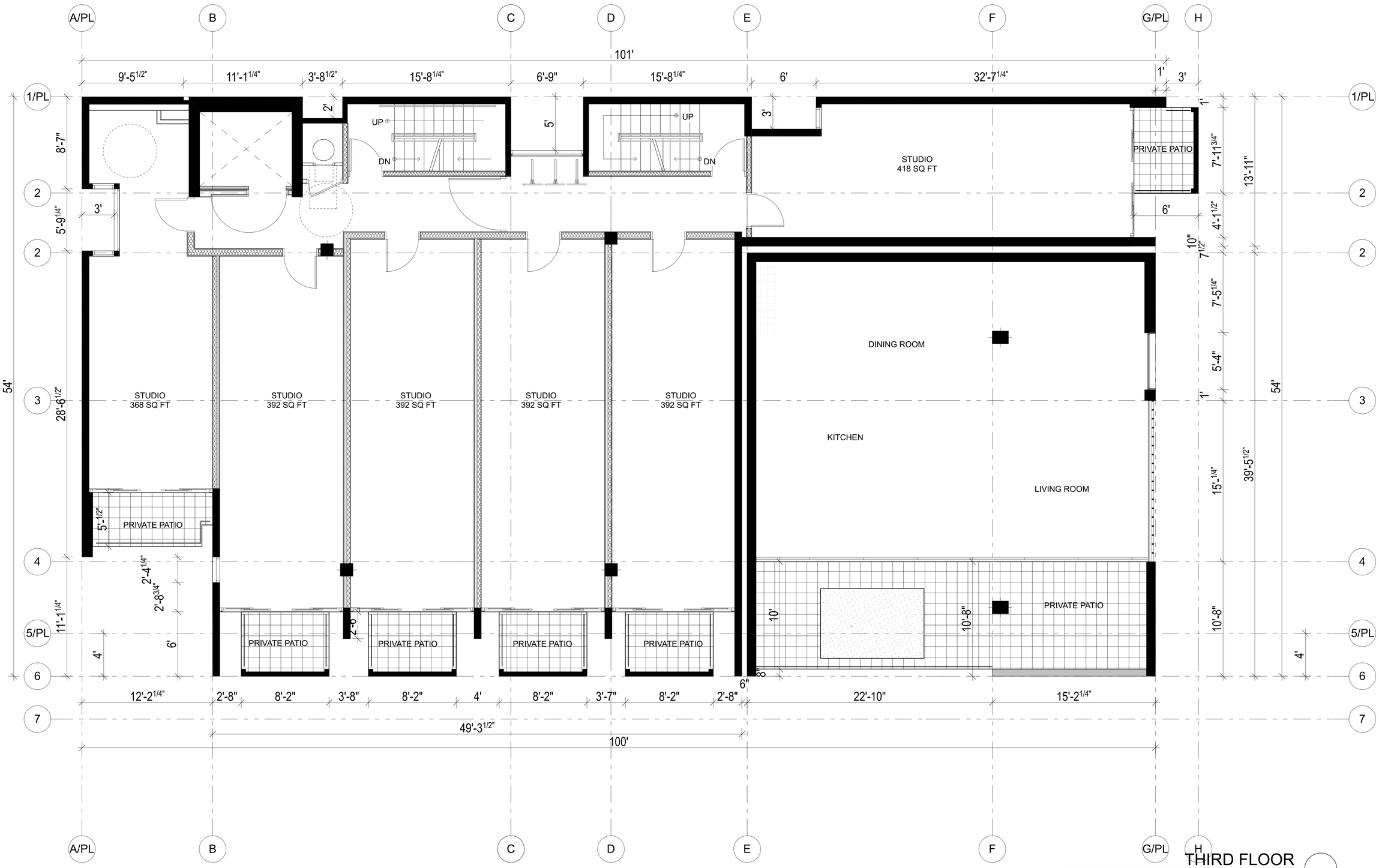
REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:

A1.1



THIRD FLOOR

N

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
NO. C-10228
REN.
STATE OF CALIFORNIA

SHEET TITLE:
THIRD FLOOR

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

REVISION 4:

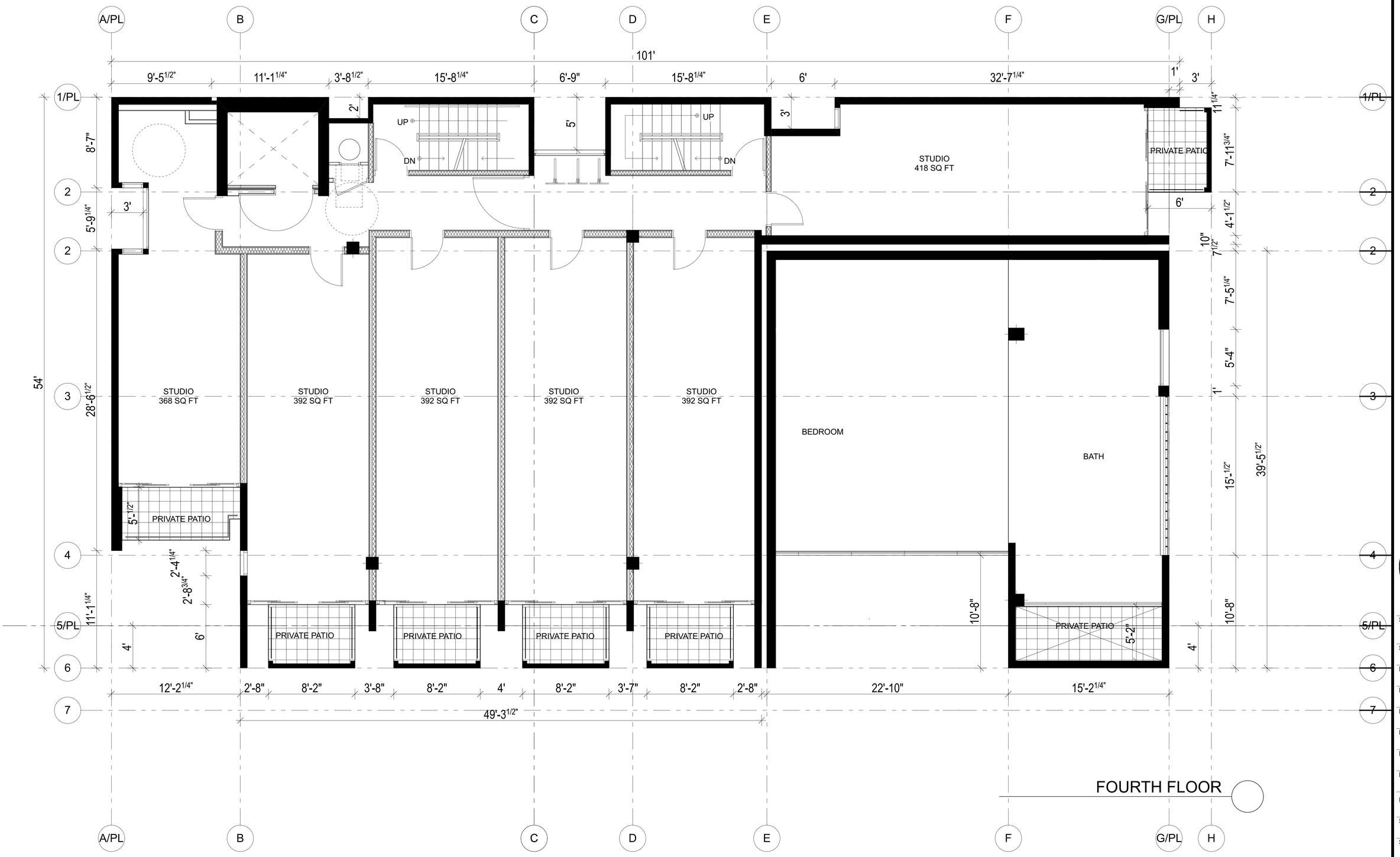
REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:

A1.2



FOURTH FLOOR

N

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
NO. C-10228
REN.
STATE OF CALIFORNIA

SHEET TITLE:
FOURTH FLOOR

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

REVISION 4:

REVISION 5:

REVISION 6:

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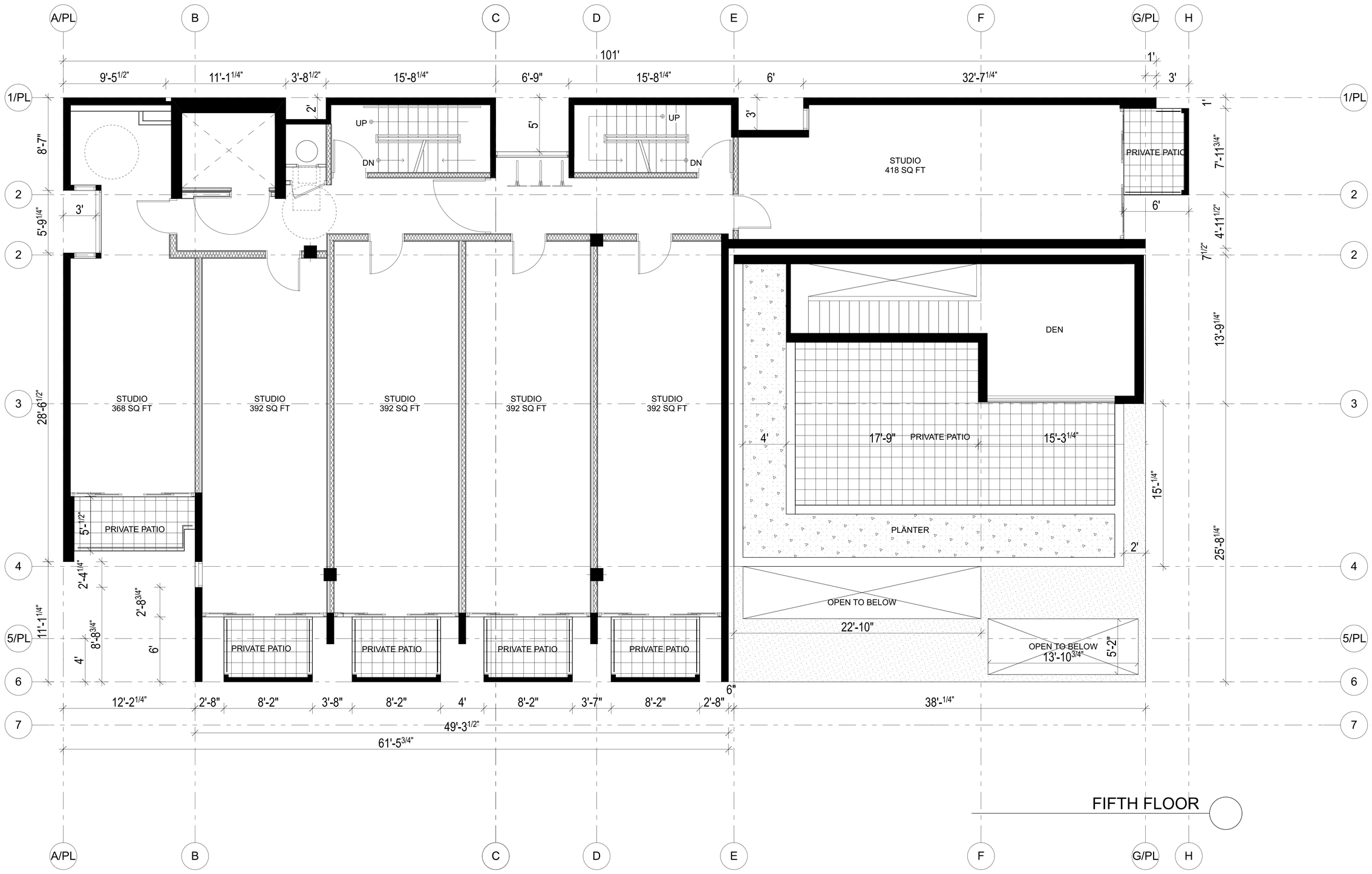
___ OF ___

SHEET NAME:

A1.3



FIFTH FLOOR

N

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL
NO. C-20228
REN.
STATE OF CALIFORNIA

SHEET TITLE:
FIFTH FLOOR

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

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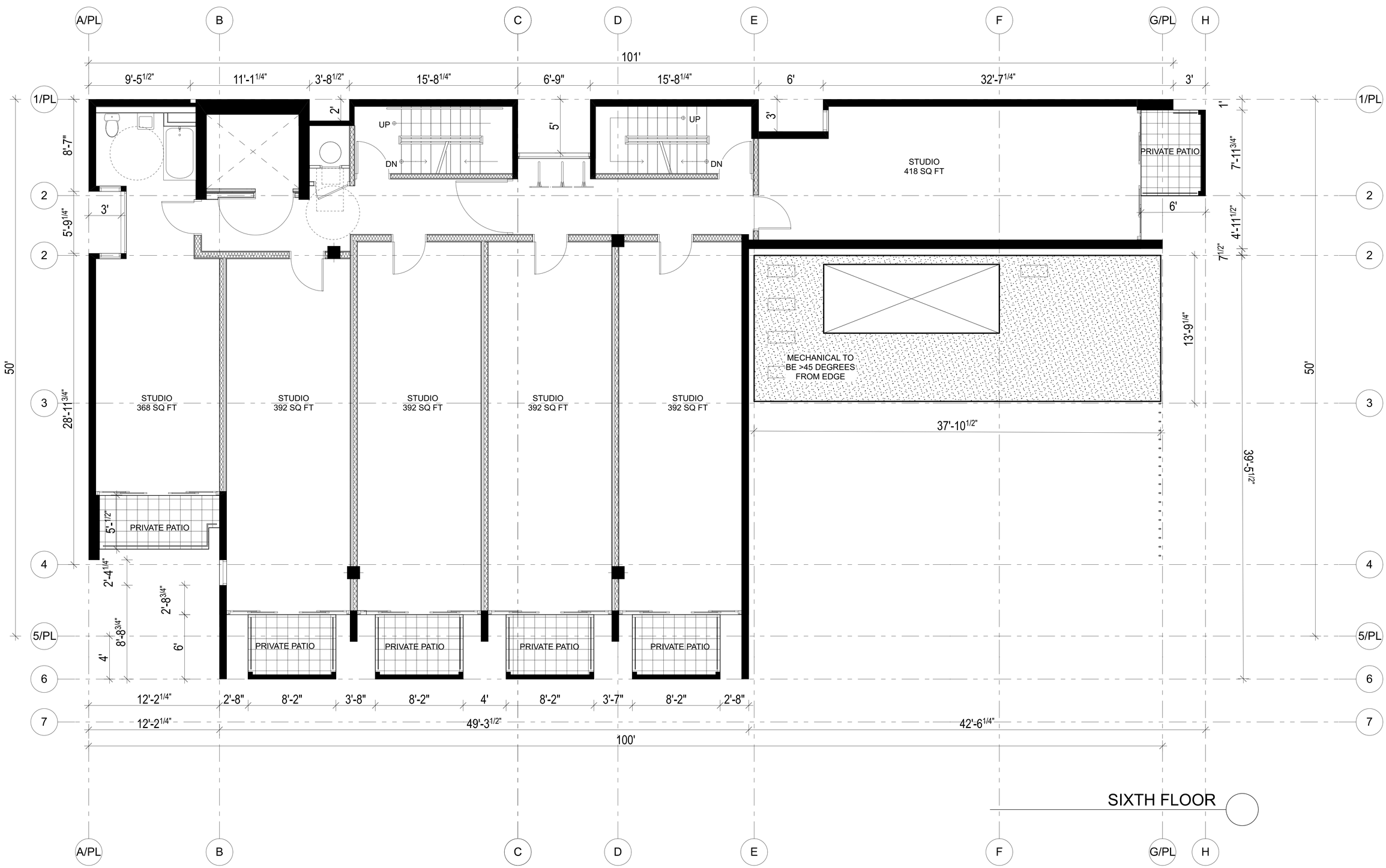
REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:

A1.4



N

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
NO. C-12228
STATE OF CALIFORNIA

SHEET TITLE:
SIXTH FLOOR

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

REVISION 4:

REVISION 5:

REVISION 6:

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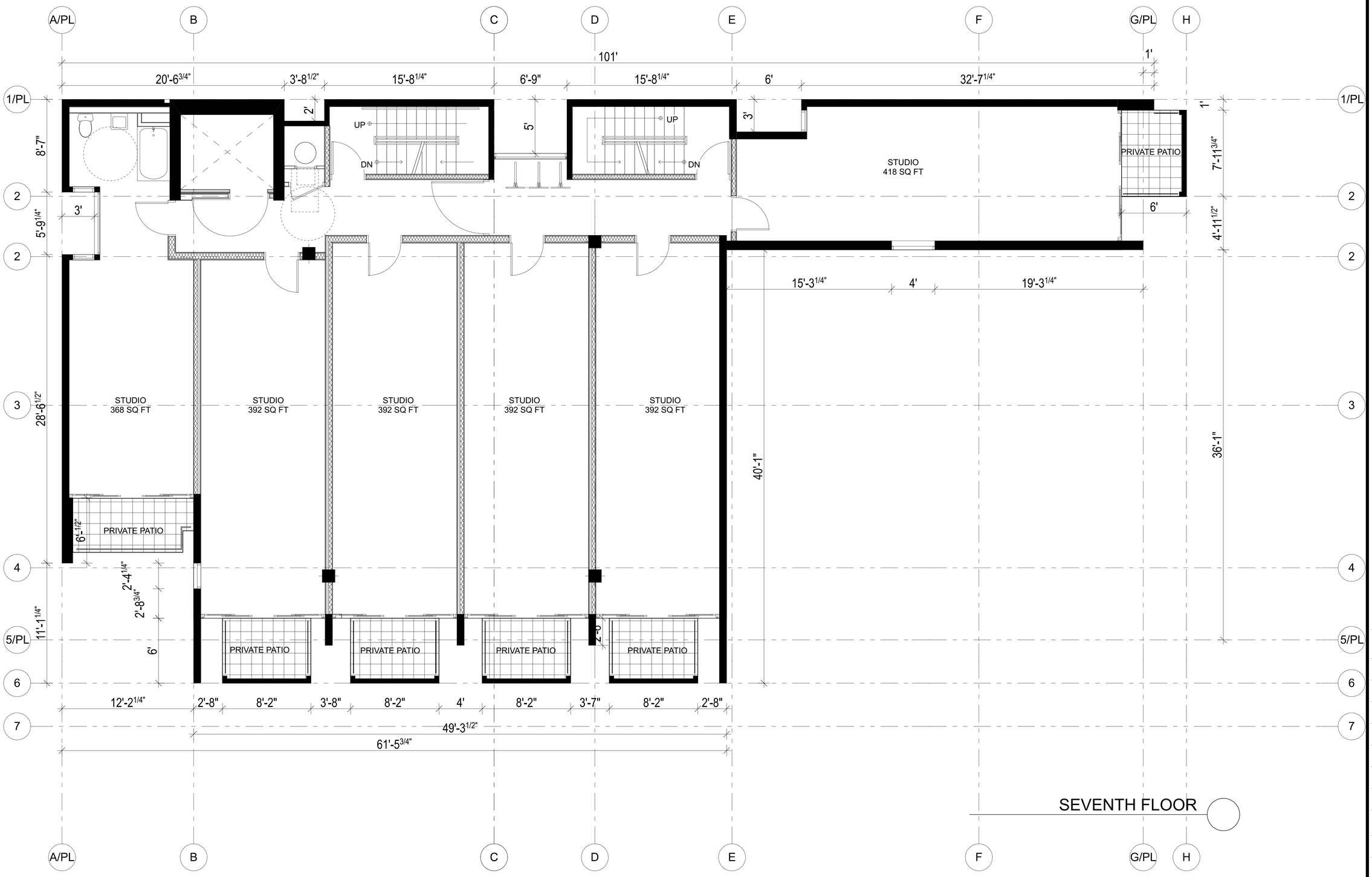


SEVENTH FLOOR

N

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL
NO. C-10228
REN.
STATE OF CALIFORNIA

SHEET TITLE:
SEVENTH FLOOR

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

REVISION 4:

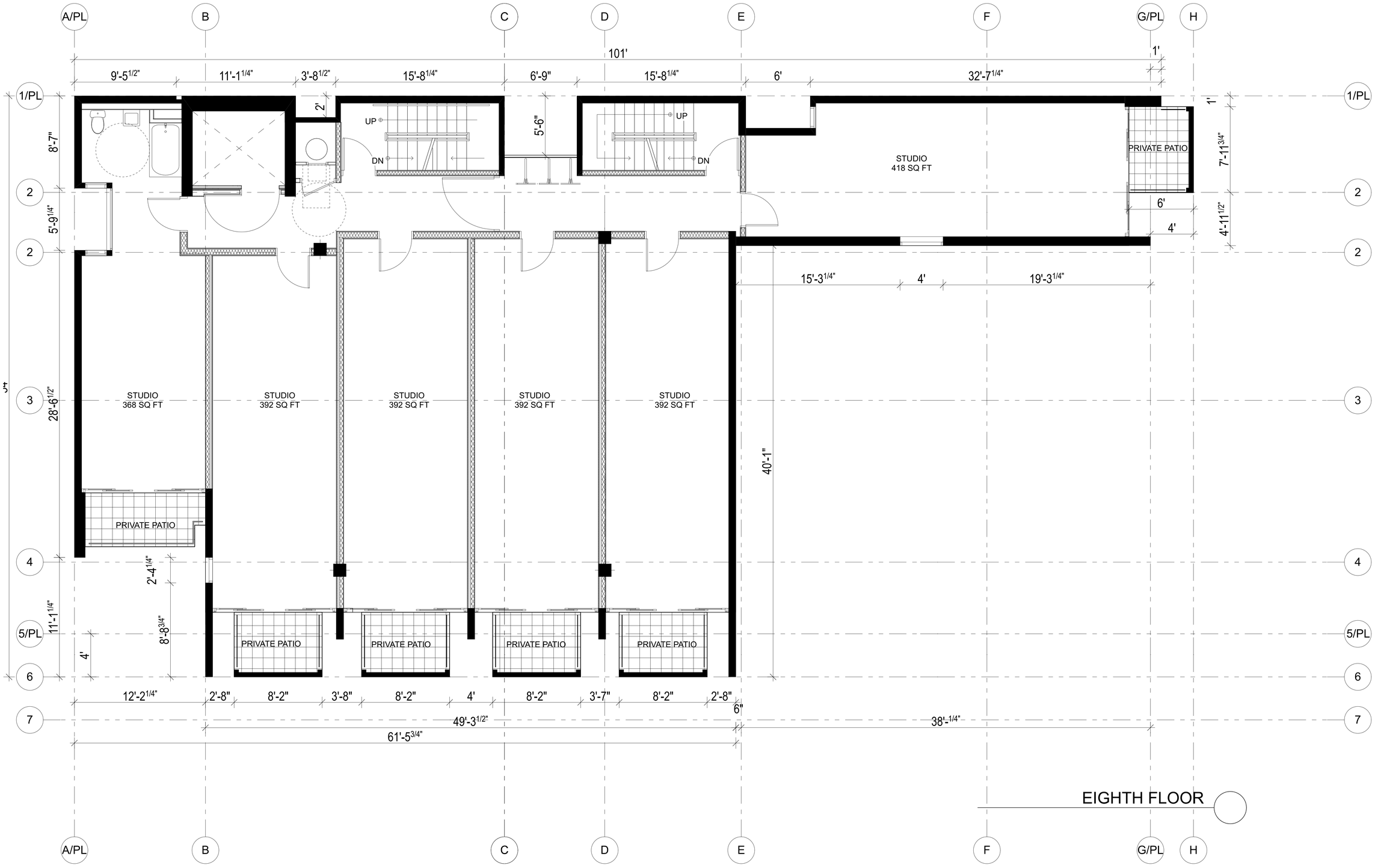
REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:

A1.6



N

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL
NO. C-10228
REN.
STATE OF CALIFORNIA

SHEET TITLE:
EIGHTH FLOOR

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

REVISION 4:

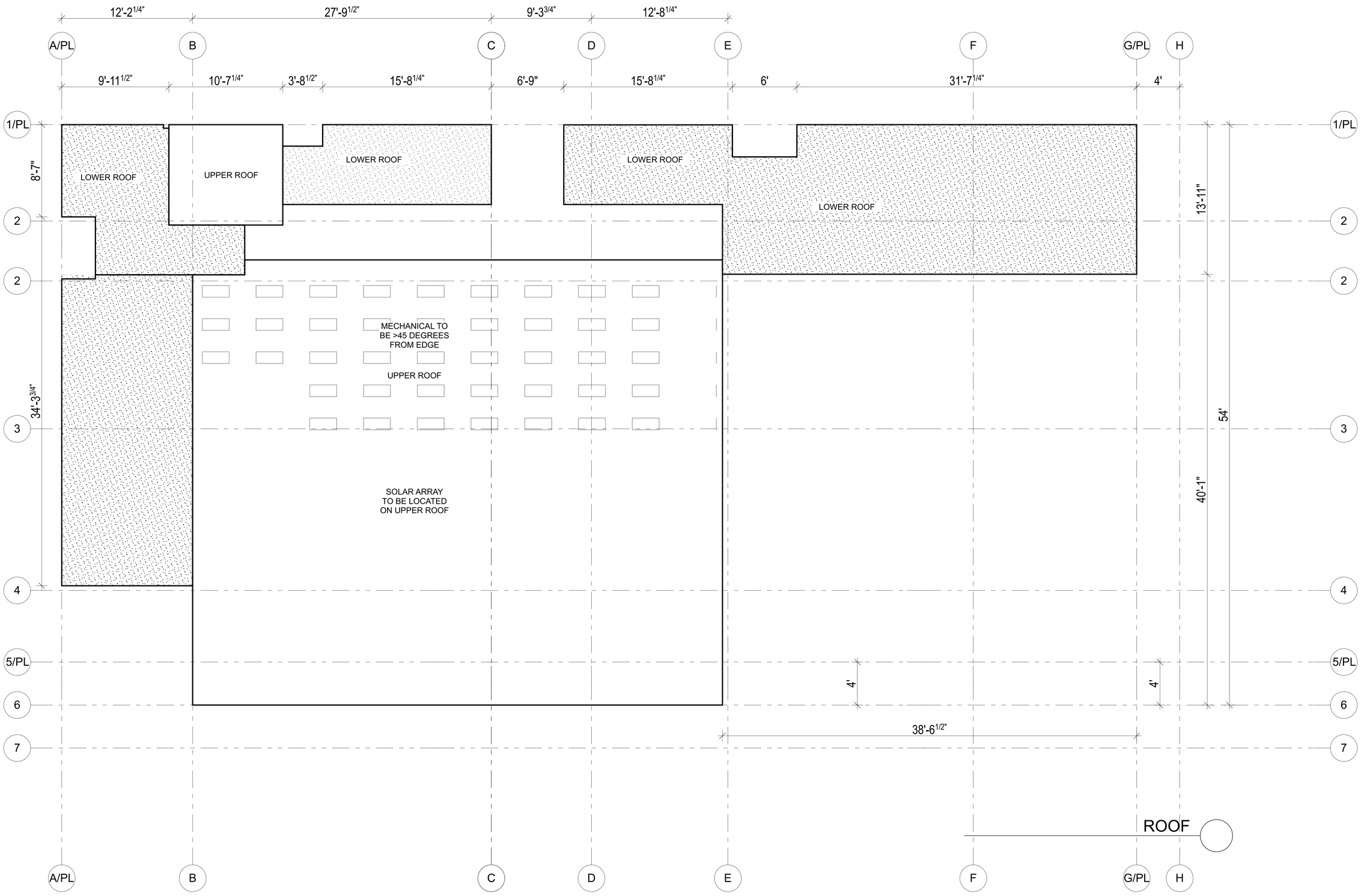
REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:

A1.7



N

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL
NO. C-10228
REN.
STATE OF CALIFORNIA

SHEET TITLE:
ROOF PLAN

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

REVISION 4:

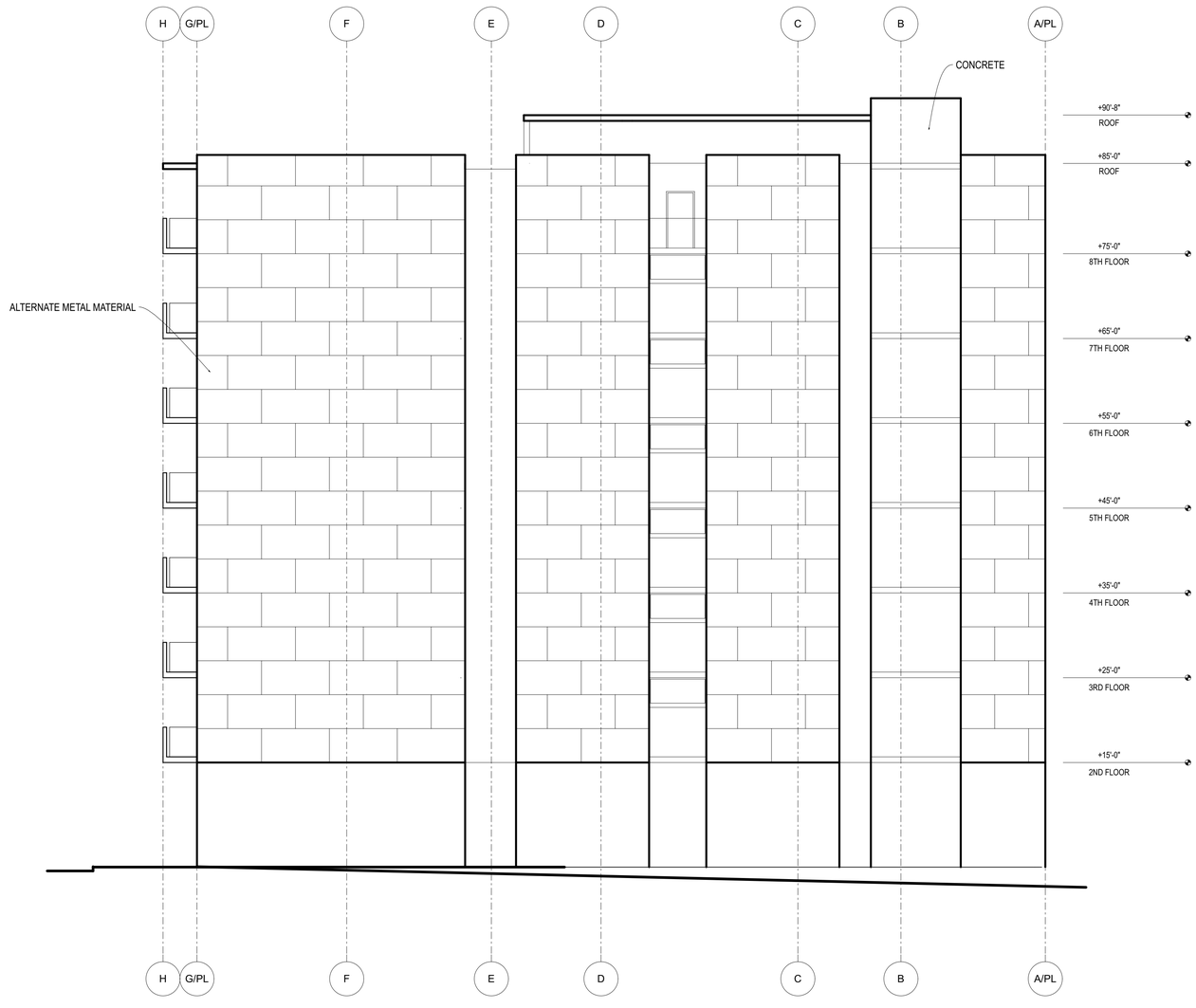
REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:

A1.8



NORTH ELEVATION

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
NO. C-19228
STATE OF CALIFORNIA

SHEET TITLE:
NORTH ELEVATION

SCALE:
1/8"=1'0"

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

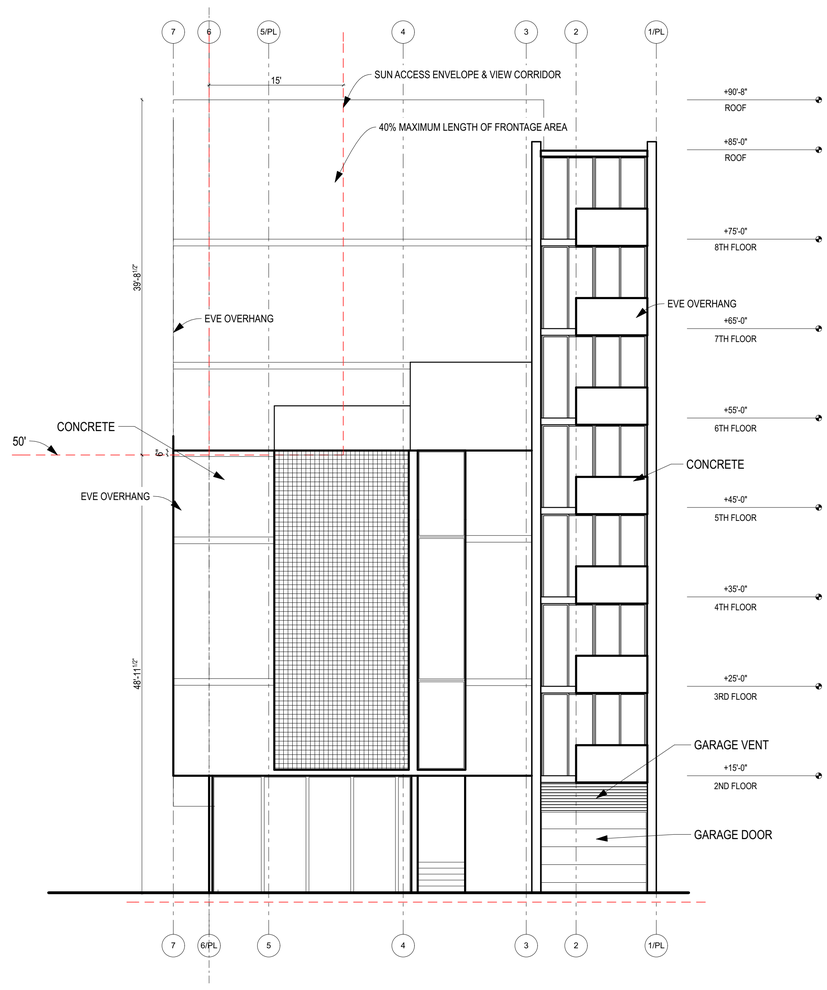
REVISION 4:

REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:
A2.0



EAST ELEVATION ON UNION STREET

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
NO. C-19228
STATE OF CALIFORNIA

SHEET TITLE:
EAST ELEVATION

SCALE:
1/8"=1'0"

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

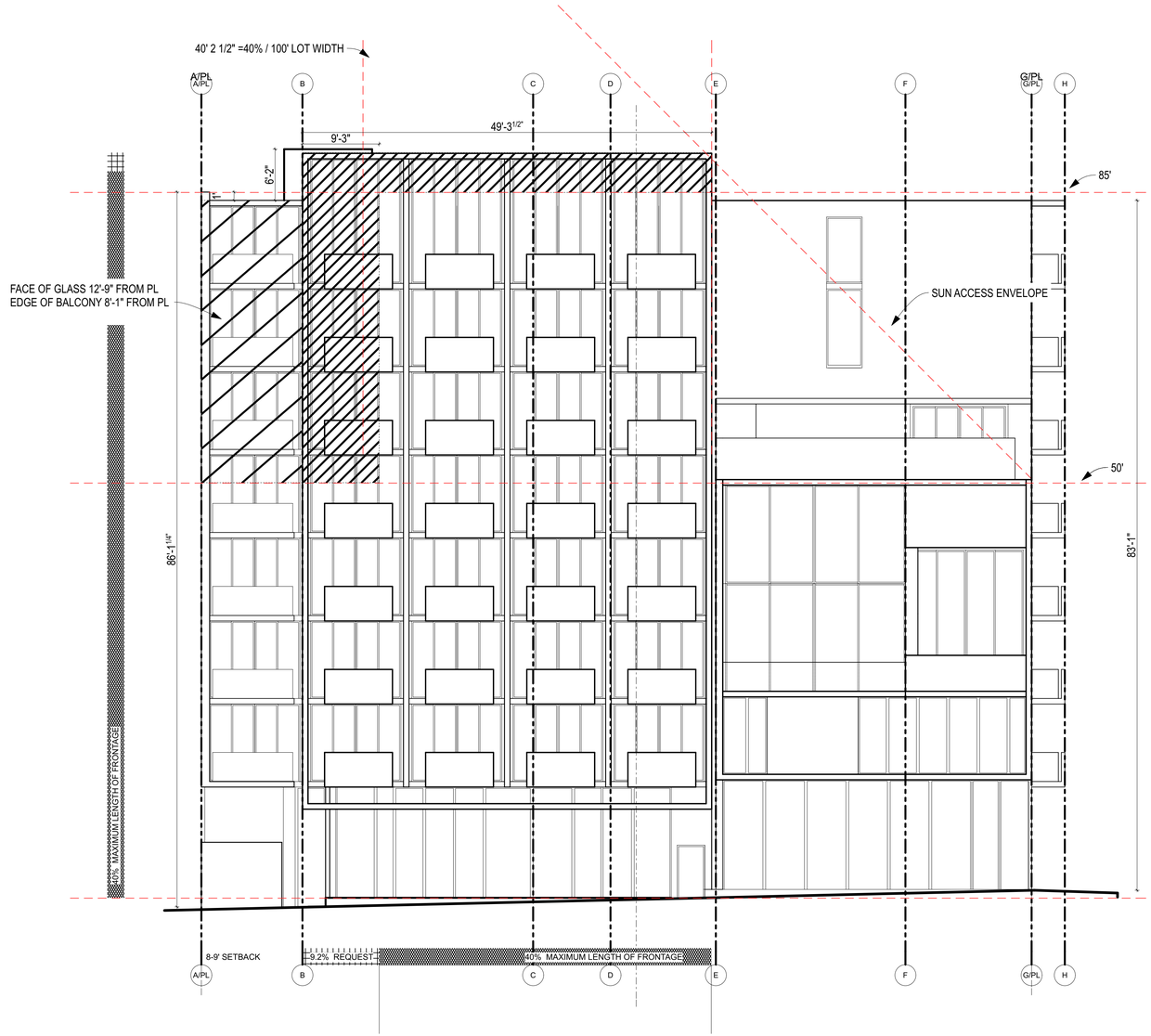
REVISION 4:

REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:
A2.1



SOUTH ELEVATION CEDAR STREET

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
NO. C-19228
REN
STATE OF CALIFORNIA

SHEET TITLE:
SOUTH ELEVATION

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

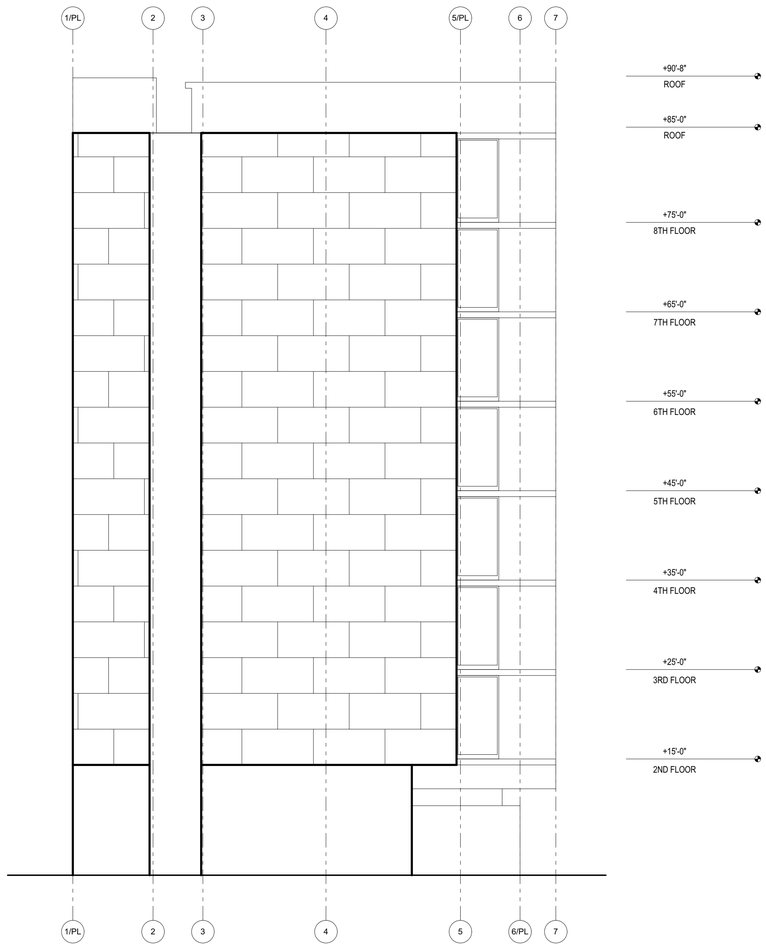
REVISION 4:

REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:
A2.2



WEST ELEVATION

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
NO. C30228
REN.
STATE OF CALIFORNIA

SHEET TITLE:
WEST ELEVATION

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

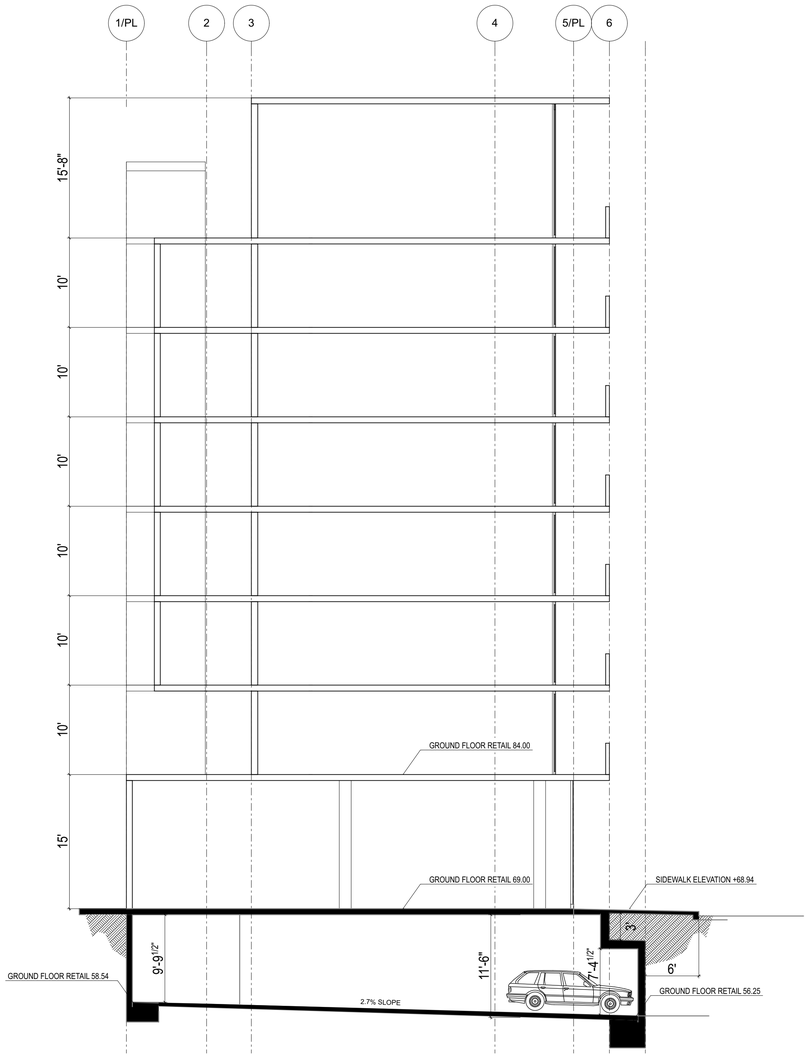
REVISION 4:

REVISION 5:

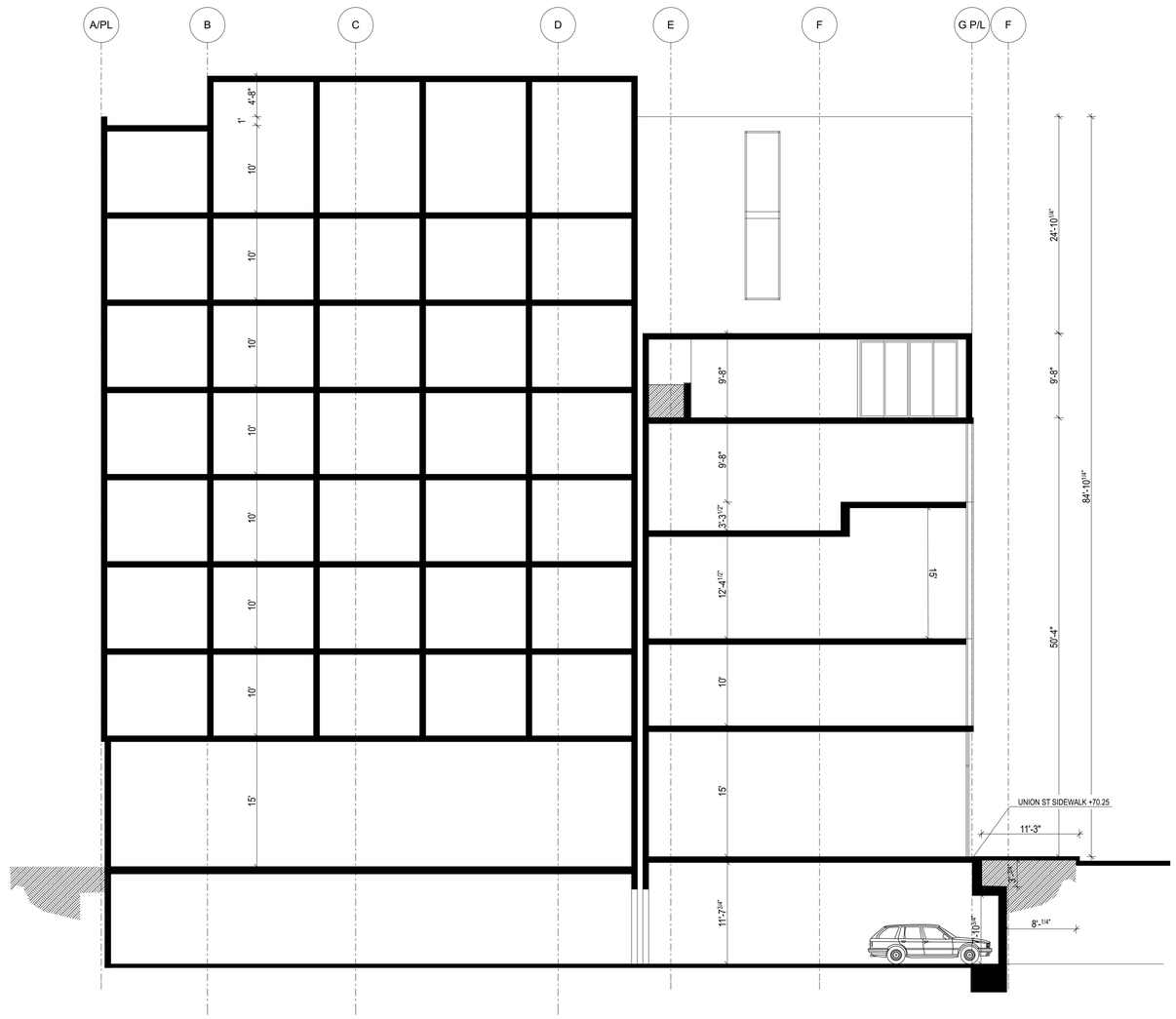
REVISION 6:

SHEET:
___ OF ___

SHEET NAME:
A2.3



SECTION A



SECTION B

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
NO. C-12228
REN
STATE OF CALIFORNIA

SHEET TITLE:
SECTIONS

SCALE:
1/8"=1'0"

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

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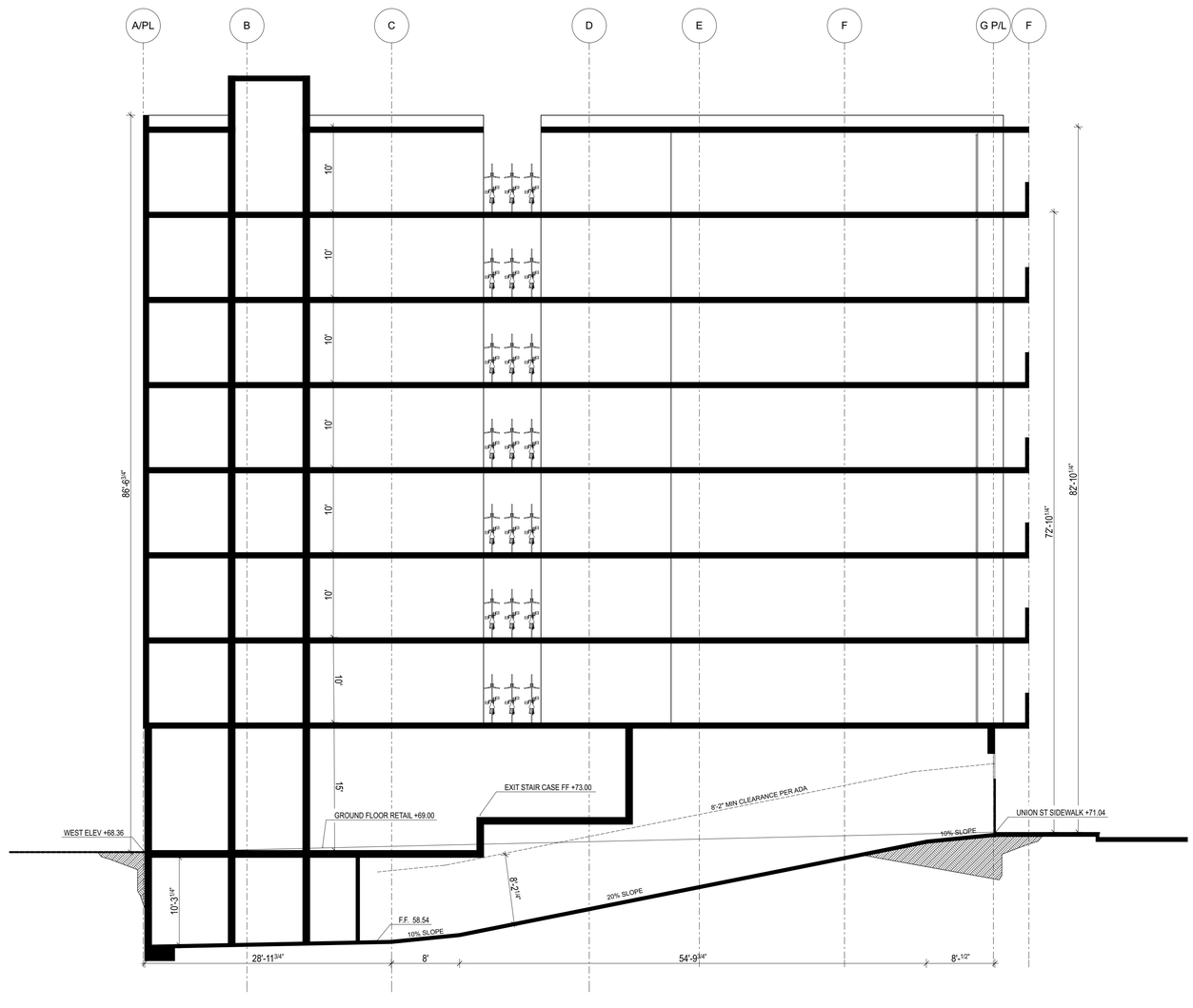
REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:
A2.4



SECTION B.1

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
NO. C-20228
STATE OF CALIFORNIA

SHEET TITLE:
SECTIONS

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

REVISION 4:

REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:

A2.41

REVISION 2

CURRENT GENERATION

N

SOUTH ELEVATION ON CEDAR STREET

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL, FAIA
NO. C-22228
REN
STATE OF CALIFORNIA

SHEET TITLE:
RENDERINGS

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

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12/5/16

REVISION 4:

REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:

A2.5

SOUTH CEDAR STREET NIGHT

N

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
NO. C30228
REN
STATE OF CALIFORNIA

SHEET TITLE:
RENDERINGS

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

REVISION 4:

REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:
A2.51

REVISION 2

CURRENT GENERATION

EAST ELEVATION UNION STREET

N

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
NO. C-30228
REN.
STATE OF CALIFORNIA

SHEET TITLE:
RENDERINGS

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

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11/2/16

REVISION 3:
12/5/16

REVISION 4:

REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:
A2.52

REVISION 2

CURRENT GENERATION

EAST ELEVATION UNION STREET

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
NO. C30228
REN
STATE OF CALIFORNIA

SHEET TITLE:
RENDERINGS

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

REVISION 4:

REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:

A5.3

REVISION 2

CURRENT GENERATION

WEST ELEVATION ON CEDAR STREET

N

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
NO. C-10228
REN.
STATE OF CALIFORNIA

SHEET TITLE:
RENDERINGS

SCALE:

DATE:
6/15/16

REVISION 1:
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REVISION 2:
11/2/16

REVISION 3:
12/5/16

REVISION 4:

REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:
A2.53

NORTH ELEVATION

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
NO. C-19228
REN
STATE OF CALIFORNIA

SHEET TITLE:
COLORED NORTH ELEV

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

REVISION 4:

REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:

A2.6

EAST ELEVATION

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
NO. C-10228
REN
STATE OF CALIFORNIA

SHEET TITLE:
COLORED EAST ELEV

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

REVISION 4:

REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:

A2.7

SOUTH ELEVATION

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
NO. C-10228
REN.
STATE OF CALIFORNIA

SHEET TITLE:
COLORED SOUTH ELEV

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

REVISION 4:

REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:

A2.8

WEST ELEVATION

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL
NO. C-10228
REN
STATE OF CALIFORNIA

SHEET TITLE:
COLORED WEST ELEV

SCALE:

DATE:
6/15/16

REVISION 1:
10/5/16

REVISION 2:
11/2/16

REVISION 3:
12/5/16

REVISION 4:

REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:

A2.9