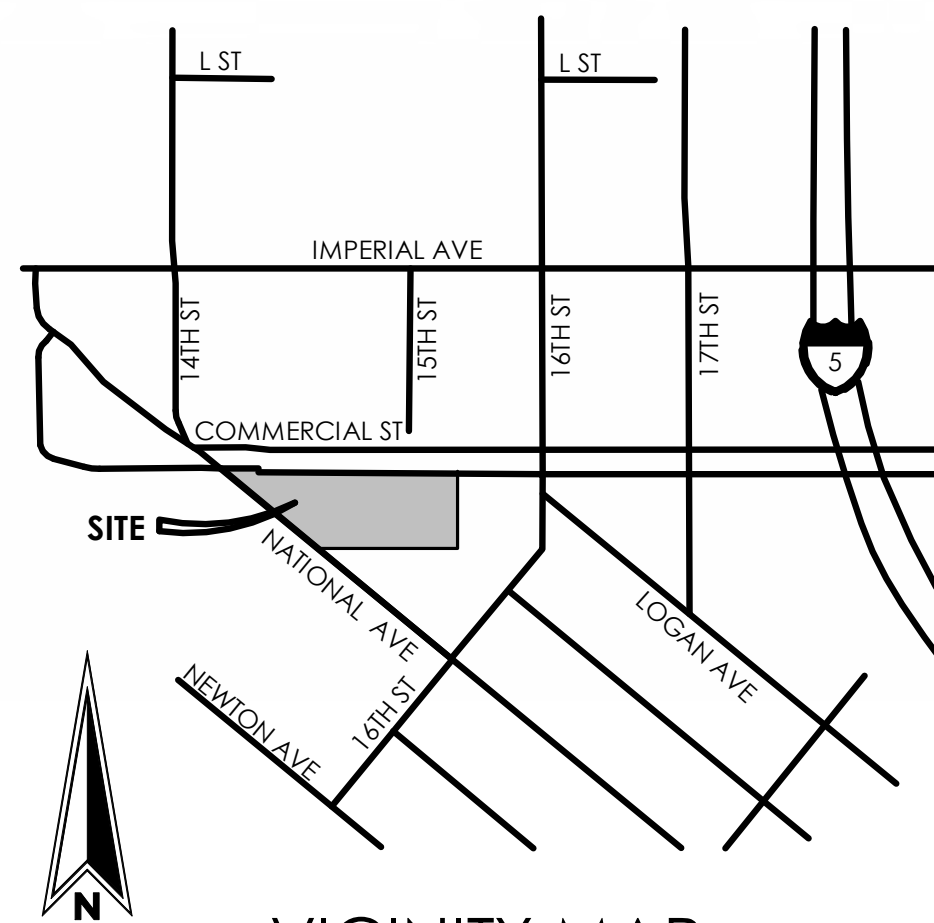


MIRKA TOWER

AFFORDABLE FAMILY HOUSING



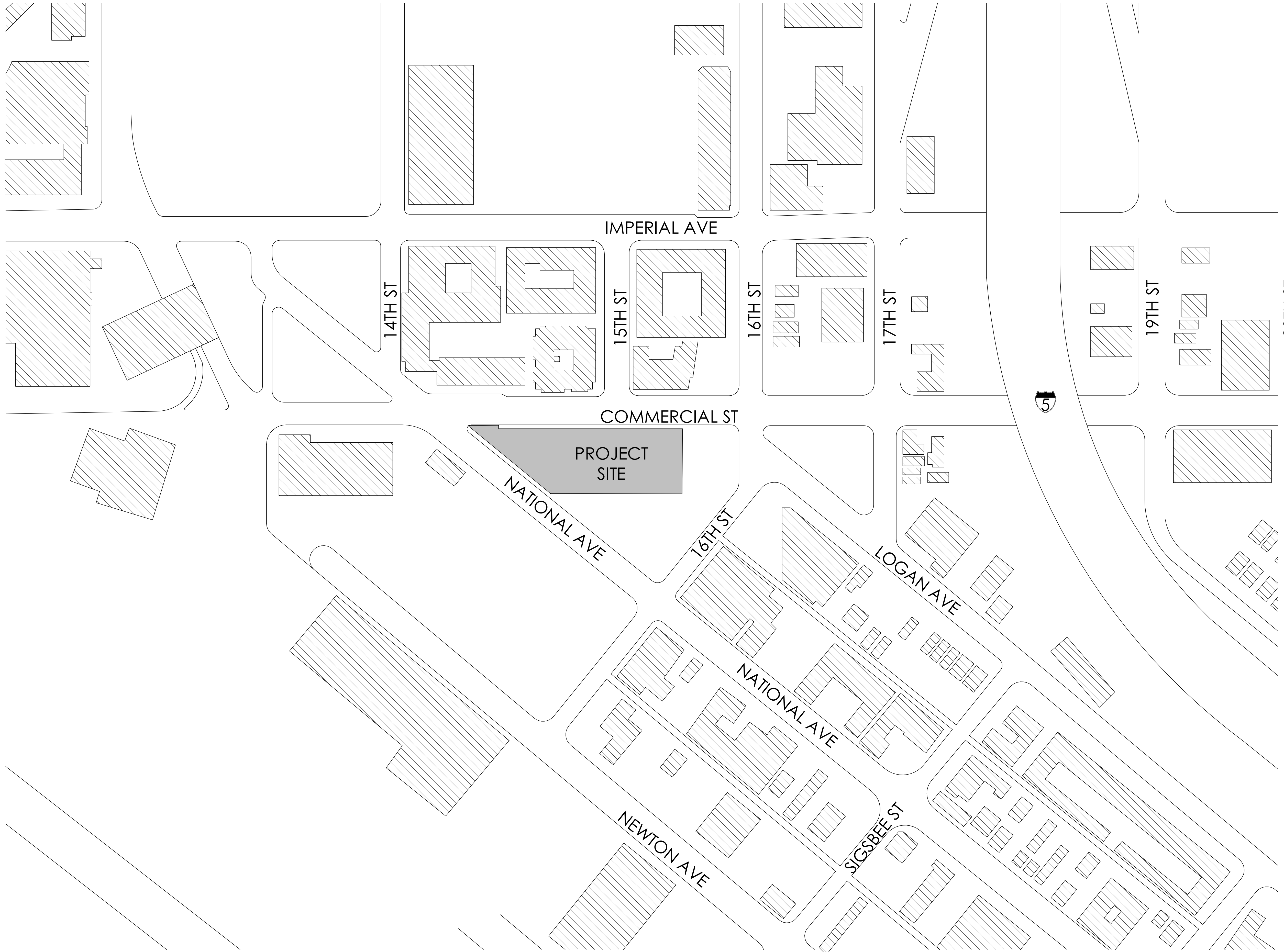
INCENTIVES AND WAIVERS		CODE ANALYSIS (CONTINUED)		DEVELOPMENT SUMMARY		PROJECT TEAM		SHEET INDEX																																																													
IN ACCORDANCE WITH TABLE 143-07C OF THE SAN DIEGO MUNICIPAL CODE, THE PROPOSED PROJECT PROVIDES GREATER THAN OR EQUAL TO 44 PERCENT MODERATE INCOME UNITS AND IS ENTITLED TO (5) INCENTIVES AS WELL AS ANY WAIVERS DEEMED NECESSARY. BELOW IS AN OUTLINE OF THE PROPOSED WAIVERS AND INCENTIVES TO BE IMPLEMENTED IN ORDER TO FACILITATE THE DEVELOPMENT OF THESE AFFORDABLE UNITS.		<div><div>BUILDING HEIGHT AND AREA</div><div>CONSTRUCTION TYPE:TYPE IA HIGH-RISE, SPRINKLERED PER NFPA 13</div><div>OCCUPANCY CLASSIFICATION:R-2</div><div>BUILDING HEIGHT PER CBC 504.3:<div>ALLOWABLE:UNLIMITED</div><div>PROPOSED:225'-1" / 21 STORIES</div></div><div>BUILDING AREA PER CBC 506.2:<div>ALLOWABLE:UNLIMITED</div><div>PROPOSED:348,453 SF</div></div><div>F.A.R.:<div>BASE MIN:2.0</div><div>BASE MAX:3.0</div><div>BONUS:7.0 PER SDMC 156.0309(d)(3)(D)</div></div><div>AFFORDABLE HOUSING BONUS:<div>100% MODERATE INCOME UNITS = 50% DENSITY BONUS = (5) INCENTIVES</div><div>MAX. BASE = 43,421SF x 3 = 130,263 SF</div><div>130,263 x .50 = 65,131.5 SF</div></div><div>TOTAL ALLOWABLE:<div>9.0 + 65,131.5 SF = (43,421 x 9) + 65,131.5= 455,920.5 SF</div></div><div>PROPOSED:<div>348,453 SF (GROSS) < 455,900 SF = OK</div></div><div>BUILDING ENVELOPE</div><div>BUILDING BULK PER SDMC TABLE 156-0310-A:<div>BUILDING BASE /STREET WALL:<div>ALLOWABLE:N/A (TOWER)</div><div>PROPOSED:225'-1" (BOTH FRONTAGES) ALSO BLDG HEIGHT</div></div><div>MAXIMUM LOT COVERAGE:<div>BUILDING BASE:<div>ALLOWABLE:100%</div><div>PROPOSED:16,632 SF / 43,421 SF = 38.3%</div></div><div>TOWER:<div>ALLOWABLE:50%</div><div>PROPOSED:16,690 SF / 43,421 SF = 38.4%</div></div></div><div>TOWER FLOOR PLATE DIMENSIONS:<div>ALLOWABLE:200' (N/S MAX.) / 130' (E/W MAX.)</div><div>PROPOSED:76'-0" (N/S) / 292'-2 1/2" (E/W) (WAIVER REQUESTED)</div></div><div>TOWER SETBACKS:<div>MINIMUM:15' FROM ROW / 20' FROM INTERIOR PL</div><div>PROPOSED:COMMERCIAL STREET = 1' - 0"</div><div>NATIONAL AVENUE = 1' - 6 1/2"</div><div>INTERIOR PL (N/S)= 45' - 8 1/2"</div><div>INTERIOR PL (E/W)= 54' - 7 1/2" (WAIVER REQUESTED)</div></div></div><div>OPEN SPACE</div><div>COMMON OUTDOOR OPEN SPACE PER SDMC TABLE 156-0310-C:<div>REQUIRED:20% x SITE AREA = .2 x 43,421= 8,684.2 SF</div><div>PROPOSED:10.6% (4,590 SF) (WAIVER REQUESTED)</div></div><div>COMMON INDOOR OPEN SPACE PER 156-0310(g)(2)<div>REQUIRED:500 SF</div><div>PROPOSED:12,404 SF</div></div><div>PRIVATE OPEN SPACE PER SDMC 156-0310(g)(3):<div>REQUIRED:50% OF ALL DWELLING UNITS</div><div>PROPOSED:0% (WAIVER REQUESTED)</div></div><div>PET OPEN SPACE PER SDMC 156-0310(g)(4):<div>REQUIRED:100 SF PER 200 DU = .5 SF / DU = .5 x 318 = 159 SF</div><div>PROPOSED:518 SF</div></div></div> <div>MISC. DEVELOPMENT / URBAN DESIGN REGULATIONS</div> <div>REFUSE, ORGANIC WASTE, AND RECYCLABLE MATERIAL PER SDMC 156-0310(j):<div>REQUIRED:N/A</div><div>PROVIDED:770 SF TOTAL</div></div> <div>TRANSPARENCY PER SDMC 156.0311(d):<div>REQUIRED:60% (MIN.)</div><div>PROVIDED:<div>NATIONAL AVE.:57% (WAIVER REQUESTED)</div><div>COMMERCIAL ST.:35% (WAIVER REQUESTED)</div></div></div> <div>EXISTING DWELLING UNITS PROPOSED FOR DEMOLITION OR ALTERATION: NONE</div> <div>LANDSCAPE AREA (PLANTING AREA PROVIDED PER FORM DS-6):<div>STREET YARD (1,952 SF) + REMAINING YARD (2,870 SF) = 4,822 SF</div></div>		<ul style="list-style-type: none">SITED TO THE SOUTH OF COMMERCIAL ST. AND BOUND BY NATIONAL AVE. TO THE WEST AND 16TH ST. TO THE EAST WITHIN THE DOWNTOWN DISTRICT OF THE CITY OF SAN DIEGO.MIXED COMMERCIAL LAND USE DISTRICT / COMPLETE COMMUNITIES (TIER 1).COASTAL ZONE OVERLAY DISTRICT - COASTAL DEVELOPMENT PERMIT REQUIRED.THE SITE CONSISTS OF TWO (2) ADJACENT PARCELS AND IS CURRENTLY IMPROVED WITH INDUSTRIAL / WAREHOUSE BUILDINGS TO BE DEMOLISHED.THE PROPOSED PROJECT IS A 21-STORY, TYPE IA, 100% AFFORDABLE FAMILY HOUSING APARTMENT TOWER YIELDING 318 DWELLING UNITS.THE GROUND FLOOR IS COMPRISED OF SHARED TENANT AMENITIES AND SUPPORT SPACES.(9) DEVELOPMENT REGULATION WAIVERS ARE PROPOSED.ONSITE SURFACE IMPROVEMENTS INCLUDE A CHILDREN'S PLAY YARD, DOG RUN, RIDE SHARE DROP-OFF, AND 23 AUTOMOBILE PARKING SPACES ALONGSIDE 3 MOTORCYCLE SPACES.LEVELS 2-20 FEATURE 16 TO 17 AFFORDABLE FAMILY HOUSING UNITS PER FLOOR, WITH A TOTAL MIX OF (168) TWO-BEDROOM UNITS AND (150) THREE-BEDROOM UNITS.THE 21ST FLOOR FEATURES 10 AFFORDABLE FAMILY HOUSING UNITS, A SOUTH-FACING OUTDOOR AMENITY DECK AND A CLUBHOUSE FOR TENANT USE.		<div><div>APPLICANT / OWNER:</div><div>MIRKA INVESTMENTS, LLC 600 B STREET, SUITE 300 SAN DIEGO, CA 92101 T: 619.323.1447 CONTACT: EVAN GERBER EMAIL: EVANG@MIRKAINVEST.COM</div></div> <div><div>ARCHITECT:</div><div>JWDA ARCHITECTS 2359 FOURTH AVE SAN DIEGO, CA 92101-1606 T: 619.233.6777 F: 619.237.0541 CONTACT: MATTHEW GEAMAN EMAIL: MGEAMAN@JWDAINC.COM</div></div> <div><div>LAND USE CONSULTANT:</div><div>ATLANTIS GROUP LAND USE CONSULTANTS 2488 HISTORIC DECATUR RD #220 SAN DIEGO, CA 92106 T: 619.861.6734 CONTACT: JEANETTE TEMPLE EMAIL: JTEMPLE@ATLANTISSD</div></div> <div><div>CIVIL ENGINEER / SURVEYOR:</div><div>C&S COMPANIES 2355 NORTHSIDE DRIVE, SUITE 350 SAN DIEGO, CA. 92108 T: 619.514.2021 CONTACT: ARNIE WHITE EMAIL: AWHITE@CSCOS.COM</div></div> <div><div>LANDSCAPE ARCHITECT:</div><div>LANDSCAPE LOGIC 4455 MORENA BLVD. SAN DIEGO, CA 92117 T: 619.6482 CONTACT: TONY VITALE EMAIL: TONY@MYLANDSCAPELOGIC.COM</div></div>		<table><tr><td>GENERAL</td><td></td></tr><tr><td>T.01</td><td>TITLE SHEET</td></tr><tr><td>T.02</td><td>PROJECT DATA</td></tr><tr><td>T.03</td><td>VICINITY MAP</td></tr><tr><td>T.04</td><td>PHOTOGRAPHIC SURVEY</td></tr><tr><td>Civil</td><td></td></tr><tr><td>C-101</td><td>SITE PLAN</td></tr><tr><td>C-102</td><td>GRADING AND DRAINAGE PLAN</td></tr><tr><td>C-103</td><td>ALTA - SHEET 1 OF 2</td></tr><tr><td>C-104</td><td>ALTA - SHEET 2 OF 2</td></tr><tr><td>C-501</td><td>DETAILS</td></tr><tr><td>LANDSCAPE</td><td></td></tr><tr><td>L1.0</td><td>LANDSCAPE PLANS</td></tr><tr><td>ARCHITECTURAL</td><td></td></tr><tr><td>A1.0</td><td>SITE PLAN</td></tr><tr><td>A2.1</td><td>LEVEL 1 FLOOR PLAN- GROUND FLOOR</td></tr><tr><td>A2.2</td><td>LEVEL 2 FLOOR PLAN</td></tr><tr><td>A2.3</td><td>LEVEL 3 FLOOR PLAN (LEVELS 4-5 SIMILAR)</td></tr><tr><td>A2.4</td><td>LEVEL 6 FLOOR PLAN (LEVELS 7-20 SIMILAR)</td></tr><tr><td>A2.6</td><td>LEVEL 21 FLOOR PLAN - RESIDENTIAL / AMENITIES</td></tr><tr><td>A2.7</td><td>ROOF PLAN</td></tr><tr><td>A4.1</td><td>BUILDING ELEVATIONS</td></tr><tr><td>A4.2</td><td>BUILDING ELEVATIONS</td></tr><tr><td>A4.3</td><td>BUILDING ELEVATIONS</td></tr><tr><td>A4.4</td><td>ENLARGED BUILDING ELEVATION</td></tr><tr><td>A4.5</td><td>ENLARGED BUILDING ELEVATION</td></tr><tr><td>A5.1</td><td>BUILDING SECTIONS</td></tr><tr><td>A6.1</td><td>RENDERINGS</td></tr><tr><td>A6.2</td><td>RENDERINGS</td></tr><tr><td>A8.0</td><td>MATERIAL BOARD</td></tr></table>		GENERAL		T.01	TITLE SHEET	T.02	PROJECT DATA	T.03	VICINITY MAP	T.04	PHOTOGRAPHIC SURVEY	Civil		C-101	SITE PLAN	C-102	GRADING AND DRAINAGE PLAN	C-103	ALTA - SHEET 1 OF 2	C-104	ALTA - SHEET 2 OF 2	C-501	DETAILS	LANDSCAPE		L1.0	LANDSCAPE PLANS	ARCHITECTURAL		A1.0	SITE PLAN	A2.1	LEVEL 1 FLOOR PLAN- GROUND FLOOR	A2.2	LEVEL 2 FLOOR PLAN	A2.3	LEVEL 3 FLOOR PLAN (LEVELS 4-5 SIMILAR)	A2.4	LEVEL 6 FLOOR PLAN (LEVELS 7-20 SIMILAR)	A2.6	LEVEL 21 FLOOR PLAN - RESIDENTIAL / AMENITIES	A2.7	ROOF PLAN	A4.1	BUILDING ELEVATIONS	A4.2	BUILDING ELEVATIONS	A4.3	BUILDING ELEVATIONS	A4.4	ENLARGED BUILDING ELEVATION	A4.5	ENLARGED BUILDING ELEVATION	A5.1	BUILDING SECTIONS	A6.1	RENDERINGS	A6.2	RENDERINGS	A8.0	MATERIAL BOARD
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		<div><div>DESIGN CODES</div><div><ul style="list-style-type: none">2022 CALIFORNIA BUILDING CODE (CBC)2022 CALIFORNIA MECHANICAL CODE (CMC)2022 CALIFORNIA PLUMBING CODE (CPC)2022 CALIFORNIA ELECTRICAL CODE (CEC)2022 CALIFORNIA GREEN BUILDING STANDARDS (CALGreen)2022 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)SAN DIEGO MUNICIPAL CODE (SDMC)</div></div>		<div><div>CODE ANALYSIS</div><div>SITE AREA:46,481 SF (1.07 ACRES) EXISTING SITE BOUNDARIES 43,421 SF (.997 ACRES) AFTER DEDICATIONS</div><div>USE / STRUCTURES ON SITE:<div>EXISTING:WAREHOUSE / INDUSTRIAL (CONSTRUCTED CIRCA 1941)</div><div>PROPOSED:100% AFFORDABLE FAMILY HOUSING</div></div><div>BASE ZONE:CCPD-MC (MIXED COMMERCIAL)</div><div>OVERLAY ZONES:<div><ul style="list-style-type: none">PARKING STANDARDS TRANSIT PRIORITY AREATRANSIT PRIORITY AREATRANSIT AREA OVERLAY (TAOZ)FAA HEIGHT NOTIFICATIONCITY COASTAL OVERLAY ZONE (COZ) -- N-APP-2PARKING IMPACT OVERLAY (PIOZ)SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT INFLUENCE AREAEAST VILLAGE BUSINESS IMPROVEMENT DISTRICTCOMMUNITY OF CONCERNPALEONTOLOGICAL SENSITIVE AREA</div></div><div>GEOLOGICAL HAZARD:<div><ul style="list-style-type: none">CATEGORY 13ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE</div></div><div>PARKING</div><div>AUTOMOBILE PARKING PER SDMC TABLE 156-0313-A:<div>REQUIRED:0</div><div>PROPOSED:22</div><div>SURFACE PARKING LOT (WAVER REQUESTED TO DEVIATE FROM SDMC 156.0313(g)(1)(a)&(d)</div><div>ACCESSIBLE PARKING:<div>REQUIRED:5% OF 22 = 1.1 --> 2 ADA STALLS</div><div>PROVIDED:2 ADA STALLS</div></div><div>MOTORCYCLE PARKING PER 156.0313(2)(D):<div>REQUIRED:1 PER 10 PARKING SPACES --> 2.2</div><div>PROPOSED:3</div></div><div>BICYCLE PARKING PER SDMC 156.0313(1):<div>REQUIRED:1 PER 5 DU --> 318/5 = 64</div><div>PROPOSED:64</div></div></div></div>		<div><div>SITE ADDRESS:1430 NATIONAL AVE., 0 NATIONAL AVE.</div><div>APNS:535-625-03, 535-615-01</div><div>LEGAL DESCRIPTION:LOTS ONE (1), TWO (2), AND FRACTIONAL LOT THREE (3) IN FRACTIONAL BLOCK SEVENTY-ONE (71), OF SHERMAN'S ADDITION, ACCORDING TO MAP NO. 856, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 18, 1899.</div><div>ALSO, THAT EAST HALF OF FIFTEENTH STREET ADJOINING SAID PROPERTY ON THE WEST, AS CLOSED APRIL 6, 1914, BY RESOLUTION NO. 16941, OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO.</div><div>ALSO, ALL OF FRACTIONAL BLOCK SEVENTY-TWO (72), OF SHERMAN'S ADDITION, ACCORDING TO MAP NO. 856, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, FEBRUARY 18, 1898, EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED BY EMANUELLE DANERI, ET AL, TO THE CITY OF SAN DIEGO BY DEED DATED JUNE 23, 1893, AND RECORDED IN BOOK 216, PAGE 322 DEEDS.</div><div>DESCRIBED AS FOLLOWS: A TRIANGULAR PIECE OF LAND IN THE SOUTHWEST CORNER OF BLOCK SEVENTY-TWO (72), (NOW BEING A PORTION OF NATIONAL AVENUE) AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 10.6 FEET EAST OF THE SOUTHWEST CORNER OF LOT TEN (10) IN SAID BLOCK; THENCE WESTERLY ON THE SOUTH LINE OF SAID BLOCK; 105.6 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK; THENCE NORTHERLY ON THE WEST LINE OF SAID BLOCK 90.6 FEET; THENCE IN A STRAIGHT LINE TO PLACE OF COMMENCEMENT.</div><div>ALSO, THE WEST HALF OF FIFTEENTH STREET SAID BLOCK SEVENTY-TWO (72) ON THE EAST, AS CLOSED APRIL 6, 1914, BY RESOLUTION 16941, OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO.</div><div>ALSO, ALL OF LOT "L" IN BLOCK ONE HUNDRED SIXTY-EIGHT (168) OF HORTON'S ADDITION, LYING NORTH OF NATIONAL AVENUE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 369, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.</div><div>EASEMENTS:STORM DRAIN EASEMENT RECORDED IN FAVOR OF THE CITY OF SAN DIEGO PER DOCUMENT RECORDED APRIL 17, 1914 IN BOOK 649, PAGE 220 OF DEEDS EXISTS AT THE SOUTHERN PORTION OF THE SITE.</div></div>		<div><div>Certification Statement</div><div><p>This certification requires professionals to be accountable for knowing and complying with the governing policies, regulations, and submittal requirements applicable to the proposed development. The following certification statement must be signed and appear on the first sheet of the plans or added as an attachment:</p><p>I hereby acknowledge and certify that:</p><ul style="list-style-type: none">I am accountable for knowing and complying with the governing policies, regulations, and submittal requirements applicable to this proposed development.I have performed reasonable research to determine the required approvals and decision process for the proposed project, and that failure to accurately identify an approval or decision process could significantly delay the permitting process or result in a change in fee/deposit requirements.Certifying submittals without a development permit completeness review is a privilege and requires accurate submittals on a consistent basis.Submitting incomplete documents and plans on a consistent basis may result in the denial of future submittals by certification without a development permit completeness review.If required documents or plan content is missing or not in the correct digital format (PDF), the project review will be delayed.I have reviewed the DSD Customer Bill of Rights and understand that DSD strives for an atmosphere of mutual respect, courtesy and accountability on both sides of the table. I agree to work in good faith with my Development Project Manager, ask clarifying questions, promptly respond to requests for information and documents, and treat all staff with professional courtesy and respect.This submittal package meets all of the minimum submittal requirements contained in Land Development Manual, Volume 1, Chapter 1, Section 4, Section 5, and/or Section 6 (for Rezones).<p>For the proposed project, I have determined the appropriate process and approval types to be as follows:</p><p>Project Scope (in accordance with above)</p><p>Project Process Level (2-5): 2Project Approval(s) Needed: CDP</p><p>Responsible Certified Professional Name: Jeanette Temple</p><p>Signature: [Signature]Date: 6/18/25</p></div><div><div>VICINITY MAP NOT TO SCALE</div></div></div>																																																													

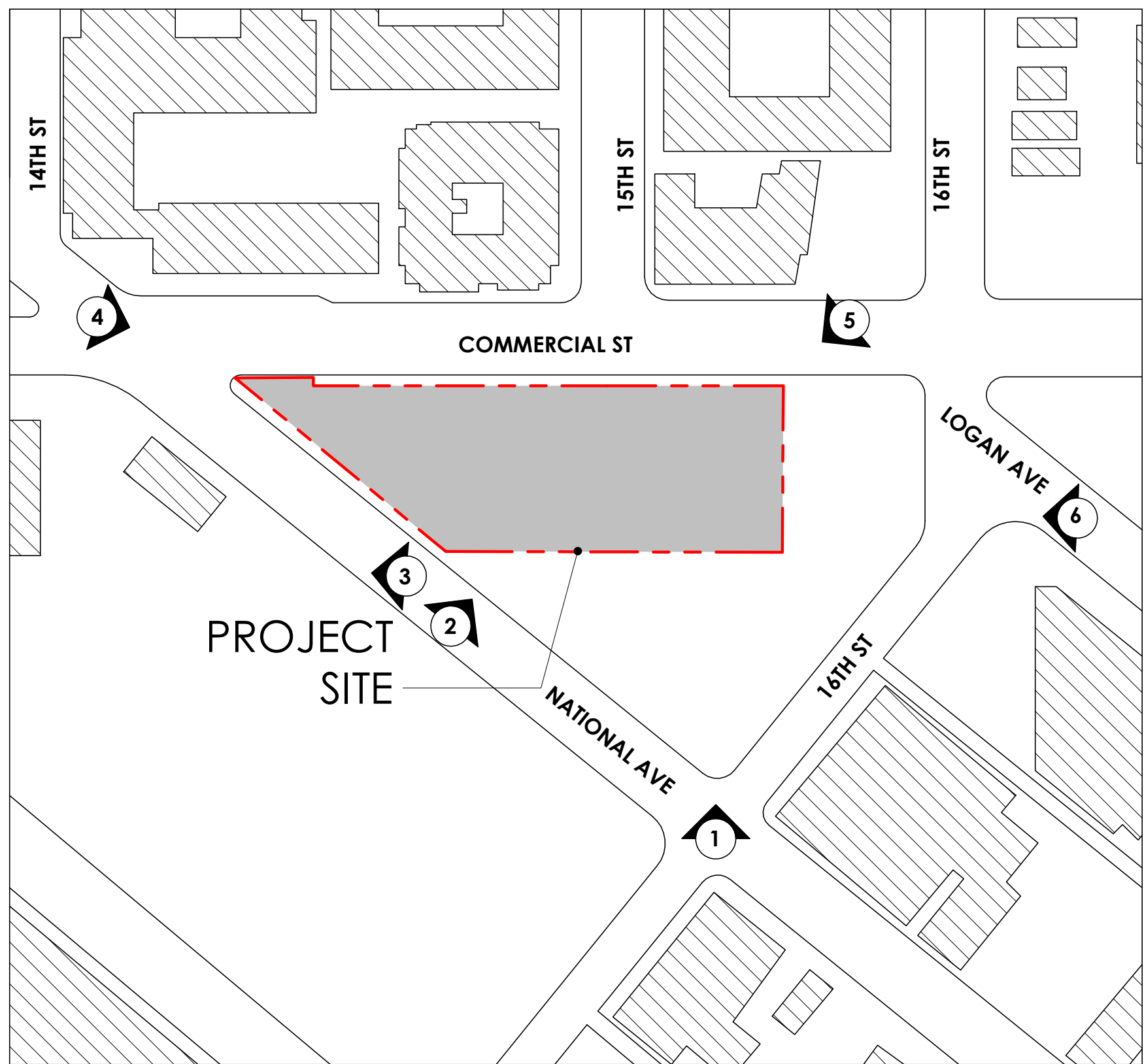
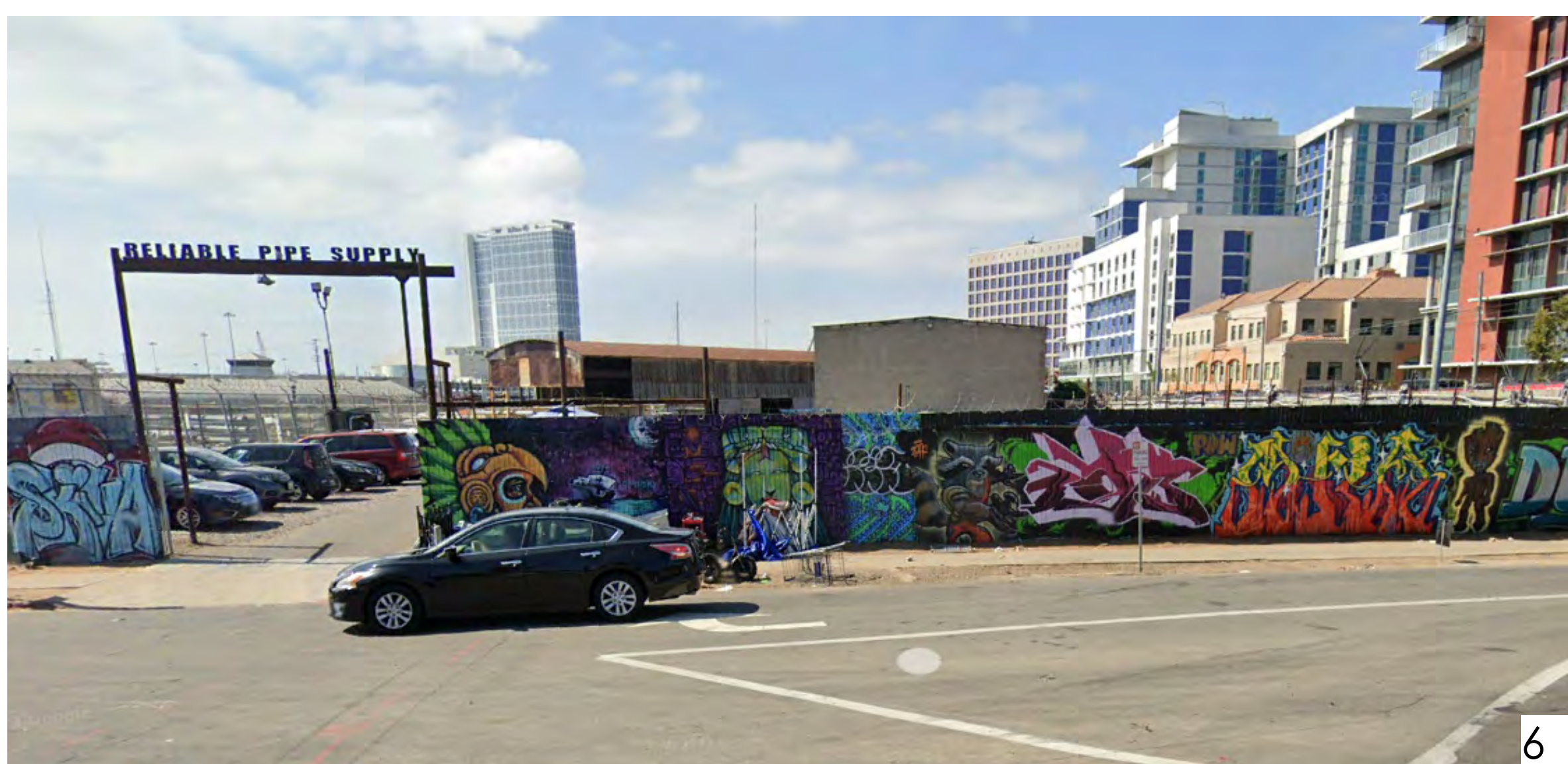
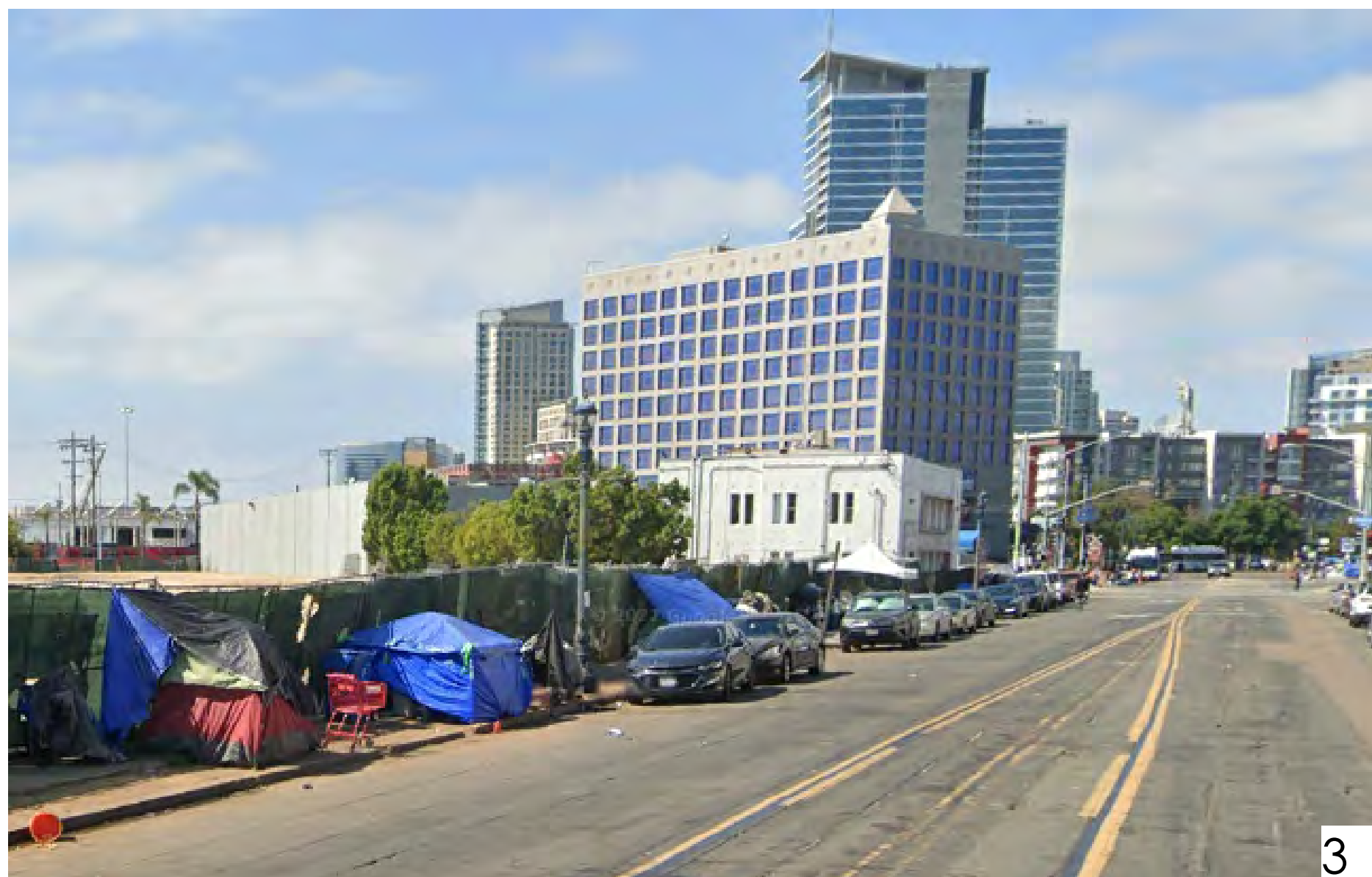
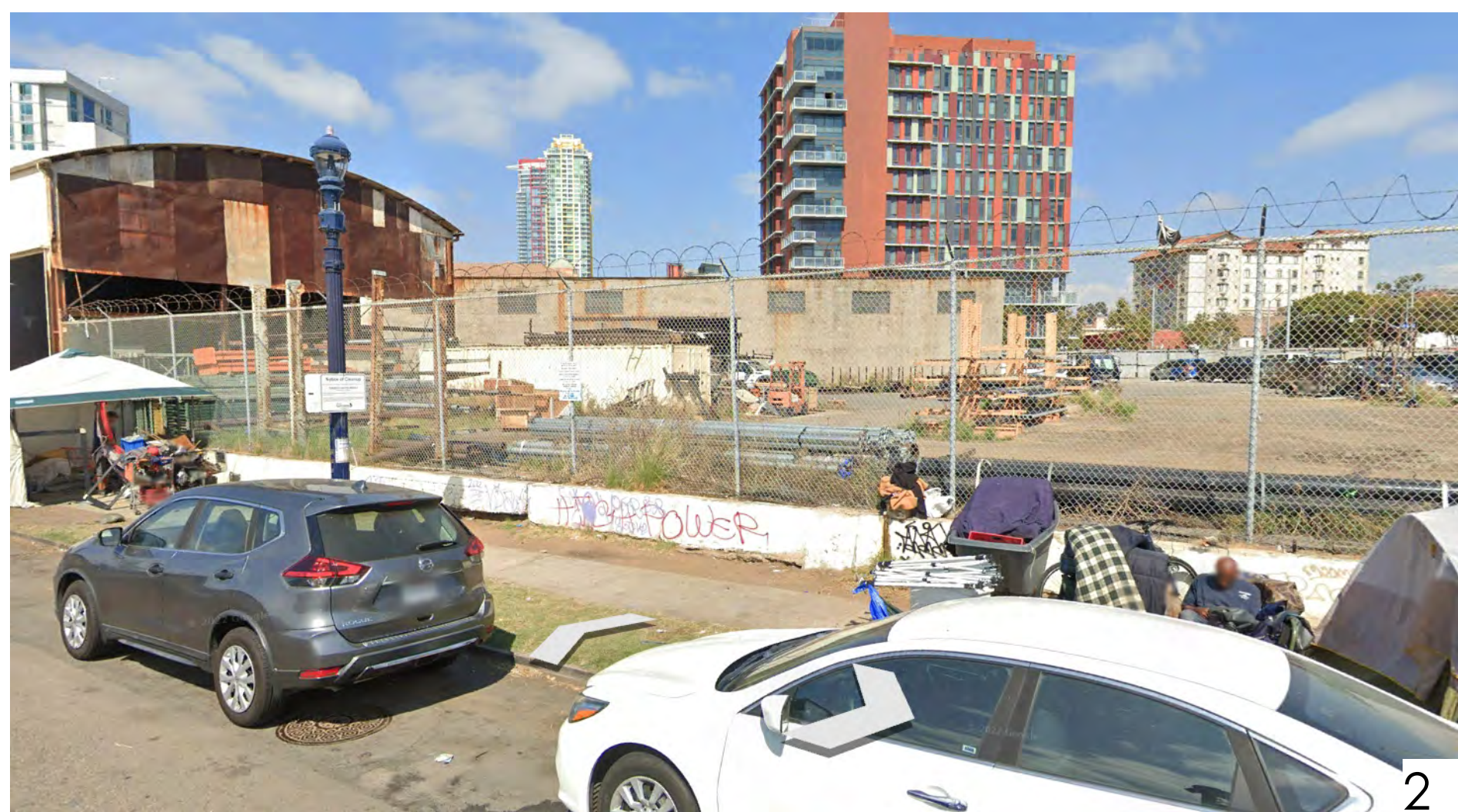
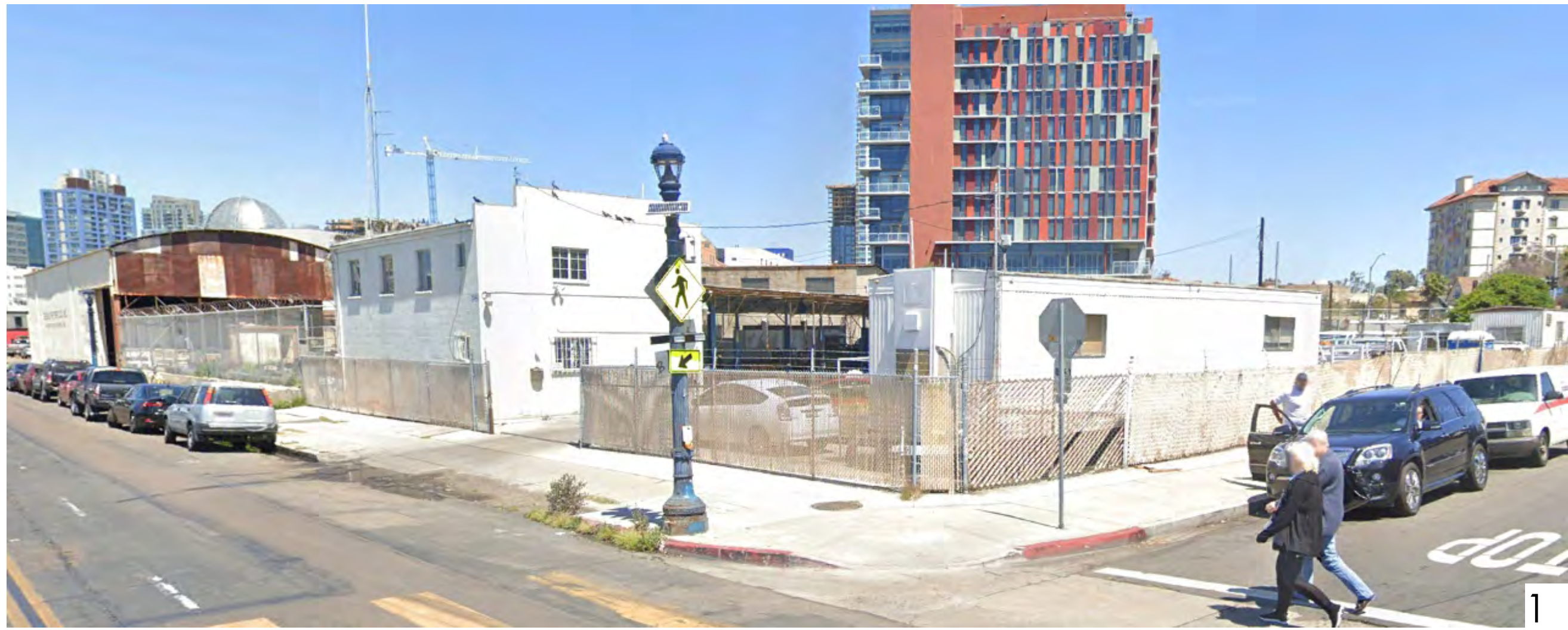
UNIT TABULATION				
UNIT DESC.			TOTAL	
TYPE	2A	2B	3A	
SIZE	716	795	927	

L1	0	0	0	0
L2	4	6	7	17
L3	4	6	7	17
L4	4	6	7	17
L5	4	6	7	17
L6	4	4	8	16
L7	4	4	8	16
L8	4	4	8	16
L9	4	4	8	16
L10	4	4	8	16
L11	4	4	8	16
L12	4	4	8	16
L13	4	4	8	16
L14	4	4	8	16
L15	4	4	8	16
L16	4	4	8	16
L17	4	4	8	16
L18	4	4	8	16
L19	4	4	8	16
L20	4	4	8	16
L21	4	4	2	10

TOTAL COUNT	80	88	150	318
PERCENTAGE	25%	28%	47%	
NET UNIT AREA	57,280	69,960	139,050	266,290
AVG UNIT SIZE (SF)				837

GROSS AREA TABULATION (SF)						
LEVEL	INDOOR AMENITY	RETAIL	OUTDOOR AMENITY	BACK OF HOUSE	RESIDENTIAL	FAR
L1	10,874	0	2,800	5,758	0	16,632
L2					17,347	17,347
L3					17,347	17,347
L4					17,347	17,347
L5					17,347	17,347
L6					16,690	16,690
L7					16,690	16,690
L8					16,690	16,690
L9					16,690	16,690
L10					16,690	16,690
L11					16,690	16,690
L12					16,690	16,690
L13					16,690	16,690
L14					16,690	16,690
L15					16,690	16,690
L16					16,690	16,690
L17					16,690	16,690
L18					16,690	16,690
L19					16,690	16,690
L20					16,690	16,690
L21	1,530		1,790		10,553	12,083
TOTAL	12,404	0	4,590		330,291	348,453





KEY MAP

KEY NOTES: X

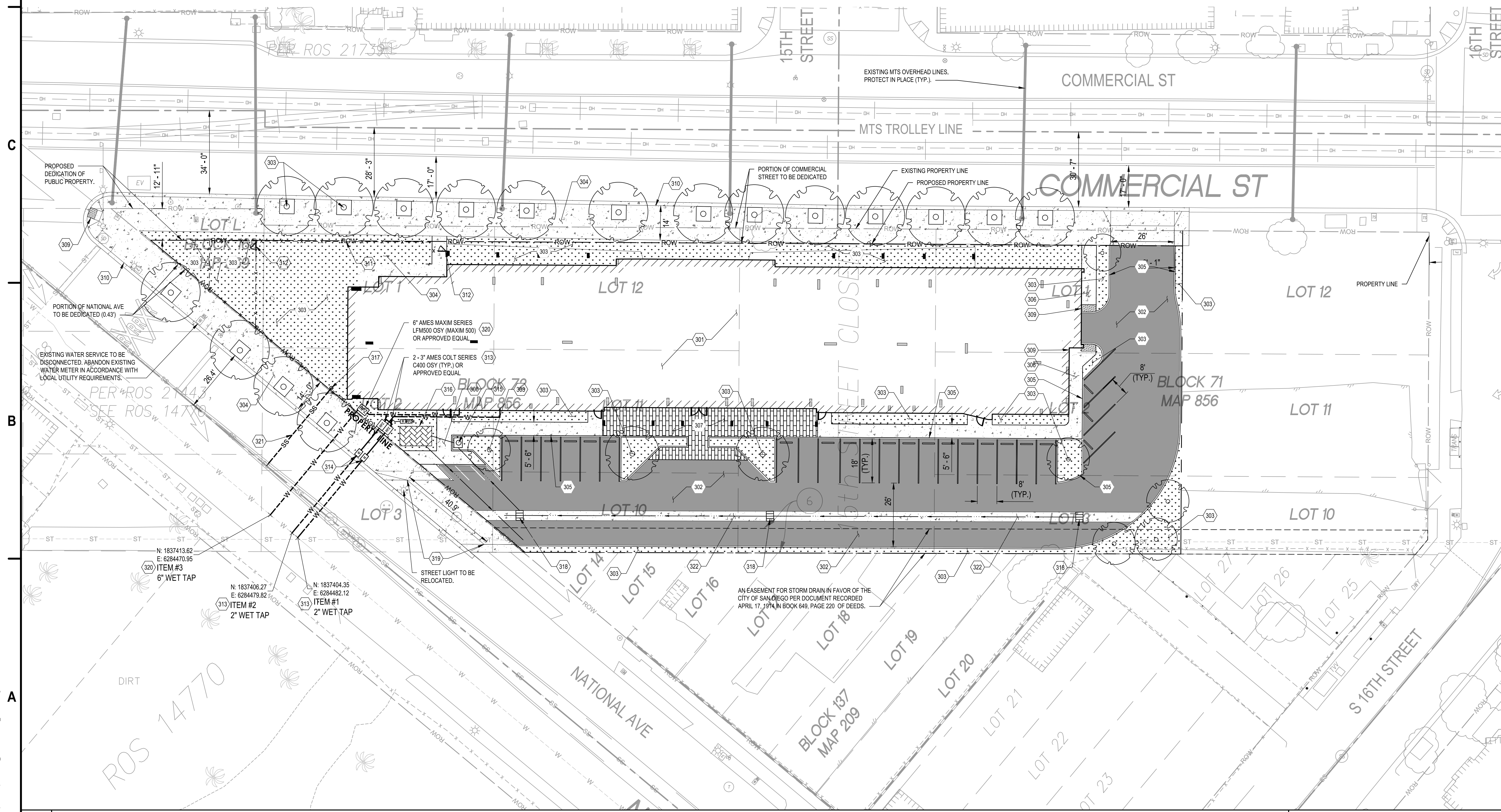
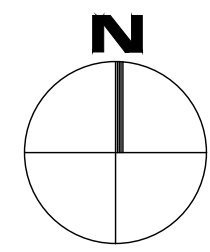
301. PROPOSED BUILDING
302. PROPOSED ASPHALT PAVEMENT PER DETAIL C1, SHEET C-501
303. PROPOSED LANDSCAPING PER LANDSCAPING PLANS
304. SIDEWALK PER CITY OF SAN DIEGO STD. DWG. NO. SDG-155, WIDTH PER PLAN
305. CONSTRUCT 6" CURB (TYP.) PER STANDARD DRAWING SDG-150
306. PROPOSED CONCRETE PER LANDSCAPING PLANS
307. PROPOSED PAVERS PER LANDSCAPING PLANS
308. INSTALL WHITE 4" PAVEMENT MARKINGS PER CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TYP.)
309. PROPOSED CURB RAMP PER CITY OF SAN DIEGO STD. SWG. NO. SDG-132
310. PROPOSED 6" TYPE G CURB AND GUTTER (TYP.) PER CITY OF SAN DIEGO STD. DWG. NO. SDG-151
311. PROPOSED FENCE (TYP.) PER LANDSCAPING PLANS
312. PROPOSED GATE (TYP.) PER LANDSCAPING PLANS
313. PROPOSED TWO (2)-3" PVT BACKFLOW PREVENTERS PER CITY OF SAN DIEGO STD. DWG. NO. SDM-105
314. PROPOSED DUAL 3" WATER METERS
315. PROPOSED CATCH BASIN - TYPE F. SEE GRADING AND DRAINAGE PLANS FOR FURTHER INFORMATION
316. PROPOSED CONTECH STORMWATER MODULAR WETLAND SYSTEM. SEE GRADING AND DRAINAGE PLANS FOR FURTHER INFORMATION
317. PROPOSED SEWER LATERAL CLEANOUT AT EASEMENT LINE PER SAN DIEGO STD. DWG. NO. SDS-103

318. PROPOSED JENSEN DRAIN INLET. SEE GRADING AND DRAINAGE PLANS FOR FURTHER INFORMATION.
319. PROPOSED DRIVEWAY PER CITY OF SAN DIEGO STD. DWG. NO. SDG-160.
320. PROPOSED 6" PVC FIRE WATER SERVICE AND BACKFLOW PREVENTER PER CITY OF SAN DIEGO STD. DWG. NO. SDM-105, SDW-110, SDW-118, SDW-152, AND SDW-153
321. PROPOSED SANITARY SEWER LATERAL PER SAN DIEGO STD. DWG. NO. SDS-105 & SDS-110
322. PROPOSED CONCRETE GUTTER PER DETAIL C2, SHEET C-501

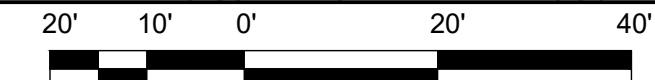
LEGEND:

- EXISTING LEAD & DISK SURVEY MONUMENT
EXISTING BUILDING
PROPOSED BUILDING
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE
PROPOSED LANDSCAPING AREA, SEE LANDSCAPING PLANS
PROPOSED CATCH BASIN - TYPE F (PVT)
PROPOSED JENSEN DRAIN INLET (PVT)
PROPOSED MODULAR WETLAND SYSTEM, SEE GRADING PLANS FOR FURTHER INFORMATION

- PROPOSED (PVT) STREET TREES PER BUILDING PERMIT PRJ-XXXXXX. SEE EMRA AGR-XXXXXX.
PROPOSED FENCE
PROPOSED GATE
PROPERTY LINES
CONSTRUCTION ROADWAY CENTERLINE
EXISTING EASEMENT LINE
SETBACK LINE



A1 SITE PLAN
SCALE: 1" = 20'-0"



C&S Engineers, Inc.
2355 Northside Drive
Suite 350
San Diego, California 92108
Phone: 619-296-9373
Fax: 619-296-0344
www.cscos.com

PRELIMINARY
NOT FOR
CONSTRUCTION
REGISTRATION EXPIRES:

Owner:
MIRKA INVESTMENT
600 B STREET, SUITE 300
SAN DIEGO, CA 92101

MIRKA TOWER
AFFORDABLE FAMILY HOUSING
1430 NATIONAL AVE,
SAN DIEGO, CALIFORNIA

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO:	Y40.006.001	
DATE:	JUNE 2025	
DRAWN BY:	J. URRRA	
DESIGNED BY:	E. AVERSA, P.E.	
CHECKED BY:	K. MAZIARZ	
CONTRACTOR SHALL VERIFY ALL CONDITIONS ON JOB SITE & NOTIFY THE OWNER OF ANY VARIATIONS FROM DIMENSIONS SHOWN ON THESE DRAWINGS BEFORE PROCEEDING WITH ANY CONSTRUCTION.		

SITE PLAN

C-101

KEY NOTES: X

1. FINISH FLOOR ELEVATION VARIES DEPENDING ON LEVEL/AREA OF BUILDING.
2. PROPOSED JENSEN DRAIN INLET. SEE DETAIL A1, SHEET C-501
3. PROPOSED CATCH BASIN - TYPE F PER CITY OF SAN DIEGO STD. DWG. NO. SDD-119.
4. PROPOSED CONTECH STORMWATER MODULAR WETLAND SYSTEM.
5. PROPOSED 12" PVC STORM DRAIN.
6. PROPOSED 15" PVC STORM DRAIN.
7. PROPOSED 18" PVC STORM DRAIN.

GRADING QUANTITIES:

GRADED AREA 1.0 [ACRES] MAX. CUT DEPTH 1.2 [FT]
CUT QUANTITIES 280 [CYD] MAX. CUT SLOPE RATIO (2:1MAX) 2:1
FILL QUANTITIES 454 [CYD] MAX. FILL DEPTH 2.2 [FT]
IMPORT 174 [CYD] MAX. FILL SLOPE RATIO (2:1MAX) 2:1

THIS PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

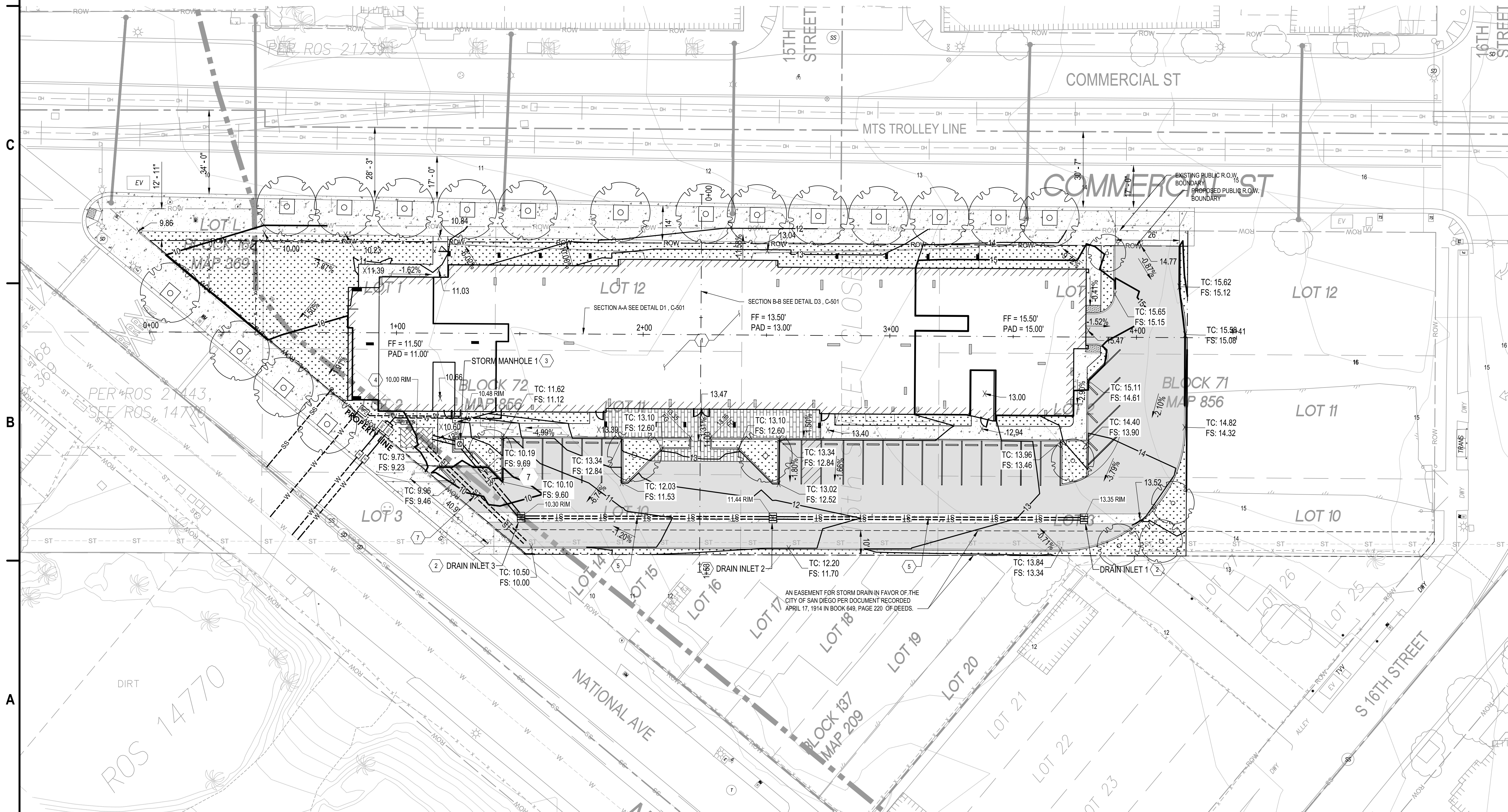
LEGEND:

- EXISTING LEAD & DISK SURVEY MONUMENT
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPING AREA, SEE LANDSCAPING PLANS
- PROPOSED CATCH BASIN - TYPE F (PVT)
- PROPOSED JENSEN DRAIN INLET (PVT)
- PROPOSED MODULAR WETLAND SYSTEM, SEE GRADING PLANS FOR FURTHER INFORMATION

- PROPOSED (PVT) STREET TREES PER BUILDING PERMIT PRJ-XXXXXX. SEE EMRA AGR-XXXXXX.
- PROPOSED FENCE
- PROPOSED GATE
- PROPERTY LINES
- CONSTRUCTION ROADWAY CENTERLINE
- EXISTING EASEMENT LINE
- SETBACK LINE

STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
DRAIN INLET 1	RIM = 13.37 INV OUT = 9.30		L1, 12" PVC INV OUT = 9.30
DRAIN INLET 2	RIM = 11.44 INV IN = 6.78 INV OUT = 6.60	L1, 12" PVC INV IN = 6.78	L2, 12" PVC INV OUT = 6.60
STORM MANHOLE 1	RIM = 10.84 INV IN = 3.28 INV OUT = 3.18	L3, 18" PVC INV IN = 3.28	L4, 18" PVC INV OUT = 3.18
DRAIN INLET 3	RIM = 10.49 INV IN = 4.56 INV OUT = 4.06	L2, 12" PVC INV IN = 4.56	L3, 18" PVC INV OUT = 4.06



A1 GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'-0"



C&S Engineers, Inc.
2355 Northside Drive
Suite 350
San Diego, California 92108
Phone: 619-296-9373
Fax: 619-296-0344
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PRELIMINARY
NOT FOR
CONSTRUCTION

Owner:

**MIRKA
INVESTMENT**
600 B STREET, SUITE 300
SAN DIEGO, CA 92101

**MIRKA TOWER
AFFORDABLE FAMILY HOUSING**
**1430 NATIONAL AVE,
SAN DIEGO, CALIFORNIA**

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO:	Y40.006.001	
DATE:	JUNE 2025	
DRAWN BY:	J. URRRA	
DESIGNED BY:	E. AVERSA, P.E.	
CHECKED BY:	K. MAZIARZ	
CONTRACTOR SHALL VERIFY ALL CONDITIONS ON JOB SITE & NOTIFY THE OWNER OF ANY VARIATIONS FROM DIMENSIONS SHOWN ON THESE DRAWINGS BEFORE PROCEEDING WITH ANY CONSTRUCTION.		

**GRADING AND
DRAINAGE PLAN**

C-102

ASSESSOR PARCEL NUMBER:
535-617-01, 535-617-02, 535-617-04, 535-617-05, 535-615-01, 535-625-03

TITLE INFORMATION:

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT ORDER NO. 00155839-004-RL1-CFU, DATED JULY 13, 2021, AS PREPARED BY CHICAGO TITLE COMPANY, SAN DIEGO, CA (TITLE OFFICER: KEN CYR & MARK FRANKLIN, TELEPHONE: (619) 521-3673), NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

RECORD OWNER:

LLJ BARRIO VENTURES, LLC A DELAWARE LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION:

PARCEL A:

PARCEL 1:
LOTS 21, 22, 23 AND 24 IN FRACTIONAL BLOCK 137 OF THE SUBDIVISION OF PUEBLO LOT 1157, COMMONLY KNOWN AS MANNASSEE AND SCHILLER'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 209 MADE BY CHAS. J. FOX AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 11, 1870.

TOGETHER WITH THE SOUTHWESTERLY HALF OF THE ALLEY IN SAID BLOCK 137 ADJOINING SAID LAND ON THE NORTHEAST AS VACATED AND CLOSED TO PUBLIC USE BY RIGHT OF WAY VACATION 1383347 RECORDED SEPTEMBER 23, 2015 AS INSTRUMENT NO. 2015-0501091 OFFICIAL RECORDS.

PARCEL 2A:

THOSE PORTIONS OF LOTS 25, 26 AND 27, IN BLOCK 137 OF MANNASSEE AND SCHILLER ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP 209, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, JULY 11, 1870, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 25, THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, A DISTANCE OF 24.00 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINES OF SAID LOTS 25 AND 26, A DISTANCE OF 40.00 FEET; THENCE SOUTHWESTERLY PARALLEL WITH SAID SOUTHEASTERLY LINE OF LOT 25, A DISTANCE OF 14.00 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINES OF SAID LOTS 26 AND 27, A DISTANCE OF 35.00 FEET; THENCE SOUTHWESTERLY PARALLEL WITH SAID SOUTHEASTERLY LINE OF LOT 25, A DISTANCE OF 10.00 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 27; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 27, 26 AND 25, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE NORTHEASTERLY HALF OF THE ALLEY IN SAID BLOCK 137 ADJOINING SAID LAND ON THE SOUTHWEST AS VACATED AND CLOSED TO PUBLIC USE BY RIGHT OF WAY VACATION 1383347 RECORDED SEPTEMBER 23, 2015 AS INSTRUMENT NO. 2015-0501091 OFFICIAL RECORDS.

PARCEL 2B:

LOTS 25, 26 AND 27, IN BLOCK 137 OF MANNASSEE AND SCHILLER ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP NO. 209, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, JULY 11, 1870.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 25, THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, A DISTANCE OF 24.00 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINES OF SAID LOTS 25 AND 26, A DISTANCE OF 40.00 FEET; THENCE SOUTHWESTERLY PARALLEL WITH SAID SOUTHEASTERLY LINE OF LOT 25, A DISTANCE OF 14.00 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINES OF SAID LOTS 26 AND 27, A DISTANCE OF 35.00 FEET; THENCE SOUTHWESTERLY PARALLEL WITH SAID SOUTHEASTERLY LINE OF LOT 25, A DISTANCE OF 10.00 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 27; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 27, 26 AND 25, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE NORTHEASTERLY HALF OF THE ALLEY IN SAID BLOCK 137 ADJOINING SAID LAND ON THE SOUTHWEST AS VACATED AND CLOSED TO PUBLIC USE BY RIGHT OF WAY VACATION 1383347 RECORDED SEPTEMBER 23, 2015 AS INSTRUMENT NO. 2015-0501091 OFFICIAL RECORDS.

PARCEL B:

CTS

PARCEL 1:
ALL OF LOT "L" IN BLOCK ONE HUNDRED SIXTY-EIGHT (168) OF HORTON'S ADDITION, LYING NORTH OF NATIONAL AVENUE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 369, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL 2:

LOTS FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18) AND FRACTIONAL LOTS NINETEEN (19) AND TWENTY (20) IN FRACTIONAL BLOCK ONE HUNDRED THIRTY SEVEN (137) OF THE SUBDIVISION OF PUEBLO LOT 1157, COMMONLY KNOWN AS MANNASSEE AND SCHILLER'S SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 209 MADE BY CHARLES J. FOX, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JULY 11, 1870.

PARCEL 3:

LOTS ONE (1), TWO (2), ELEVEN (11) AND TWELVE (12) AND FRACTIONAL LOTS THREE (3) AND TEN (10), IN FRACTIONAL BLOCK SEVENTY-ONE (71), OF SHERMAN'S ADDITION, ACCORDING TO MAP NO. 856, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 18, 1899.

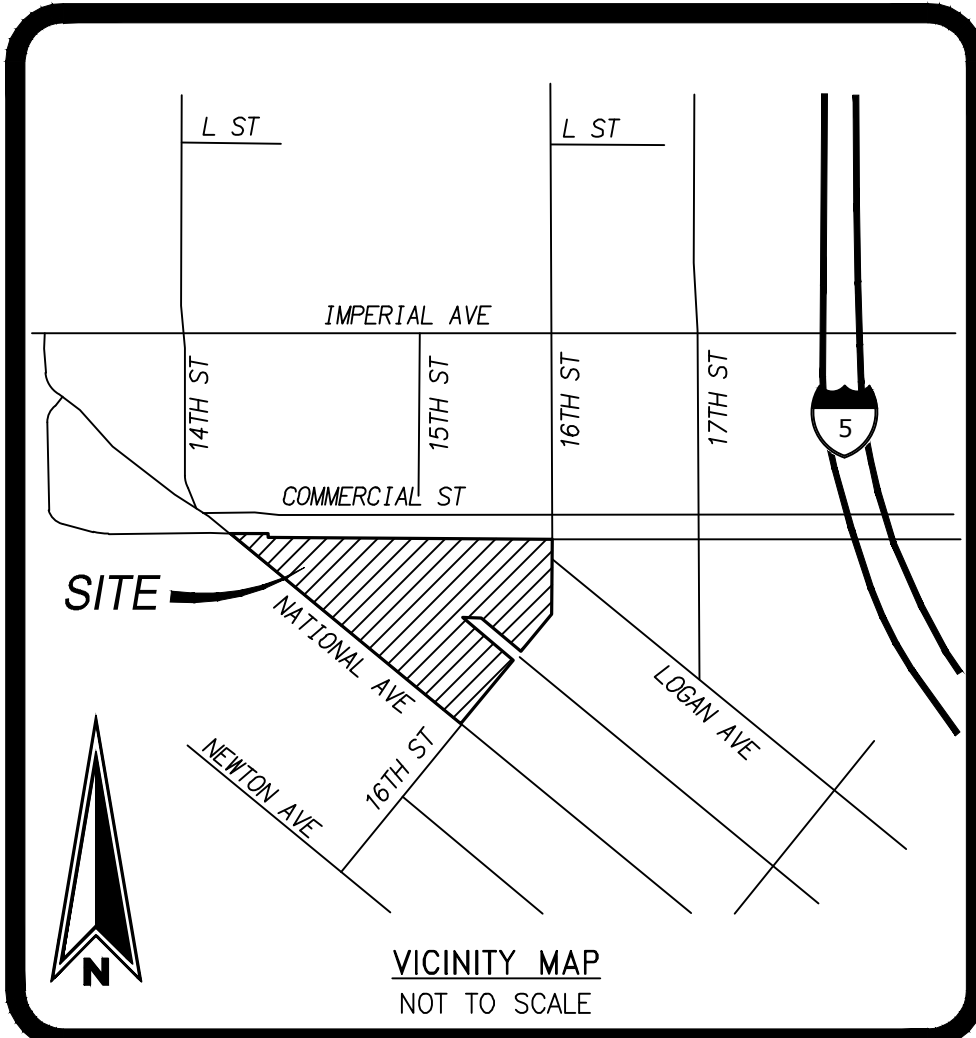
ALSO THAT EAST HALF OF FIFTEENTH STREET ADJOINING SAID PROPERTY ON THE WEST, AS CLOSED APRIL 6, 1914 BY RESOLUTION NO. 16941, OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO, ALSO ALL OF FRACTIONAL BLOCK SEVENTY-TWO (72), OF SHERMAN'S ADDITION, ACCORDING TO MAP NO. 856, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, FEBRUARY 18, 1899.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED BY EMANUELLE DANERI, ET AL. TO THE CITY OF SAN DIEGO BY DEED DATED JUNE 23, 1893, AND RECORDED IN BOOK 216, PAGE 322 DEEDS, DESCRIBED AS FOLLOWS:

A TRIANGULAR PIECE OF LAND IN THE SOUTHWEST CORNER OF BLOCK SEVENTY-TWO (72), (NOW BEING A PORTION OF NATIONAL AVENUE) AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 10.6 FEET EAST OF THE SOUTHWEST CORNER OF LOT TEN (10) IN SAID BLOCK; THENCE WESTERLY ON THE SOUTH LINE OF SAID BLOCK; 105.6 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK; THENCE NORTHERLY ON THE WEST LINE OF SAID BLOCK 90.6 FEET; THENCE IN A STRAIGHT LINE TO PLACE OF COMMENCEMENT.

ALSO THE WEST HALF OF FIFTEENTH STREET SAID BLOCK SEVENTY TWO (72) ON THE EAST, AS CLOSED APRIL 6, 1914 BY RESOLUTION 16941, OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO.



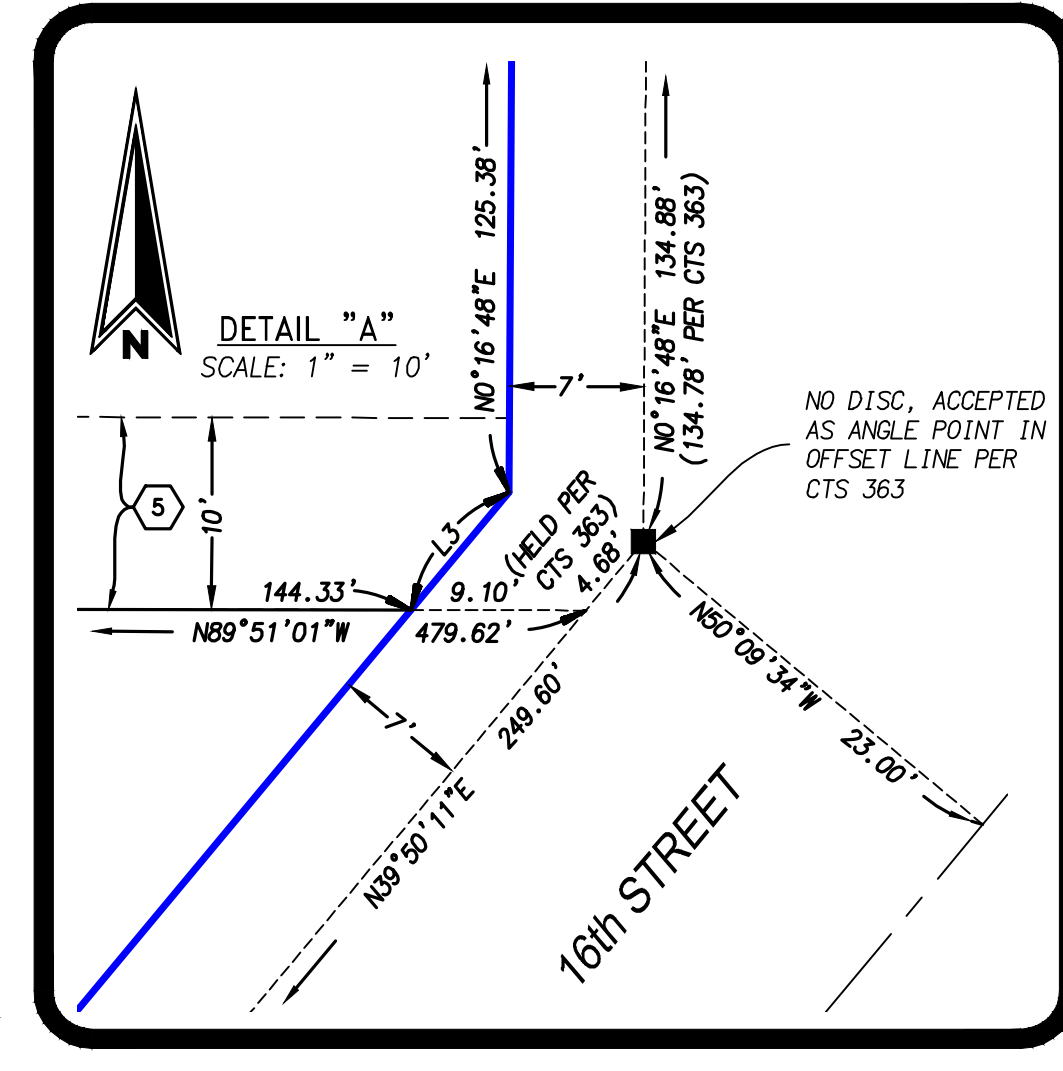
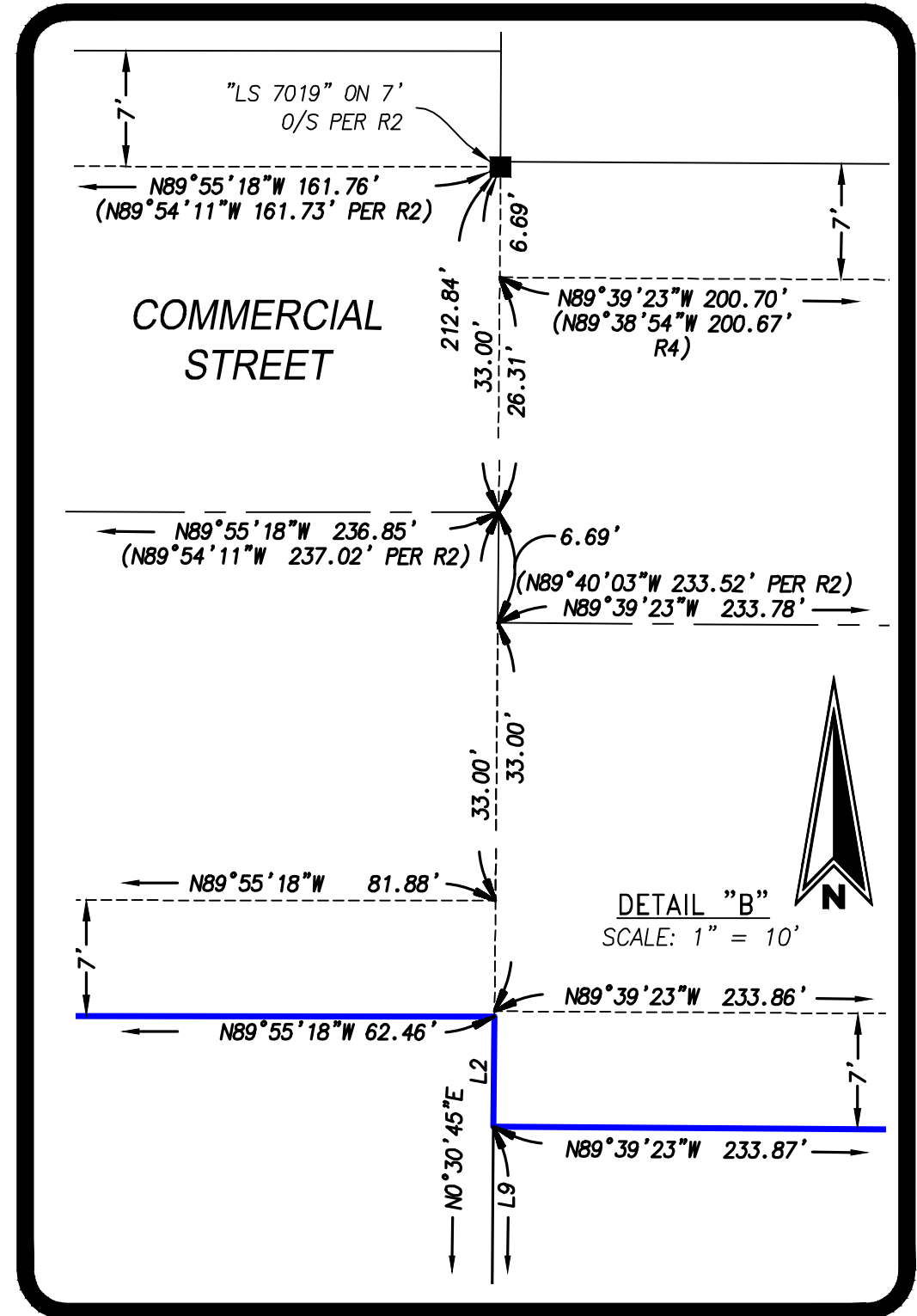
TITLE EXCEPTIONS:

ITEMS SHOWN AS (F) HAVE BEEN PLOTTED ON THE SURVEY.

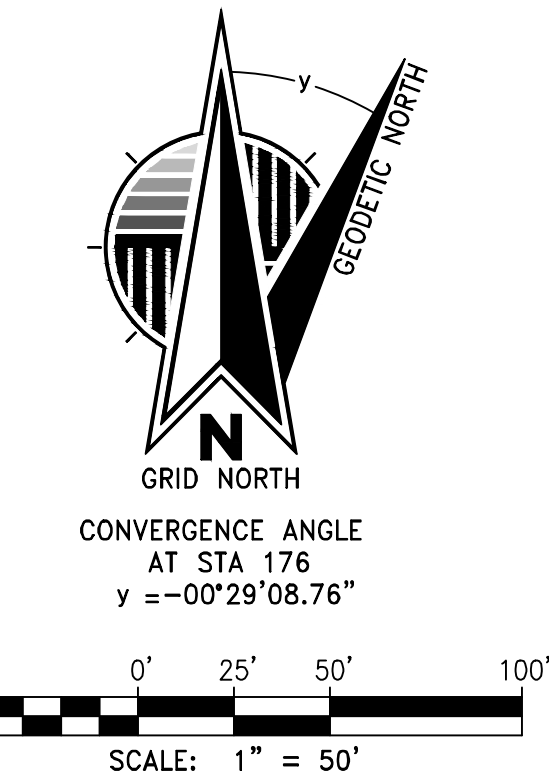
- THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN AS CENTRE CITY REDEVELOPMENT PROJECT AREA RECORDED MAY 12, 1992 AS INSTRUMENT NO. 1992-287642, AMENDED JANUARY 27, 1995 AS INSTRUMENT NO. 1995-38806, AMENDED DECEMBER 06, 1999 AS INSTRUMENT NO. 1999-784656, AMENDED APRIL 30, 2007 AS INSTRUMENT NO. 2007-292863 AND AMENDED BY ORDINANCE NO. 0-19663, RECORDED SEPTEMBER 04, 2009 AS INSTRUMENT NO. 2009-499449, ALL OF OFFICIAL RECORDS (BLANKET IN NATURE)
- A RESOLUTION NO. R-309949 FOR RIGHT-OF-WAY VACATION NO. 1383347 RECORDED SEPTEMBER 23, 2015 AS INSTRUMENT NO. 2015-501091 OF OFFICIAL RECORDS
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT RECORDED AUGUST 15, 2018 AS INSTRUMENT NO. 2018-335286 OF OFFICIAL RECORDS. (NOT PLOTTABLE FROM RECORD)
- TITLE COMPANY NOTE.
- AN EASEMENT FOR STORM DRAIN IN FAVOR OF THE CITY OF SAN DIEGO PER DOCUMENT RECORDED APRIL 17, 1914 IN BOOK 649, PAGE 220 OF DEEDS.
- AGREEMENT RECORDED DECEMBER 17, 1946 IN BOOK 2305, PAGE 364 AS INSTRUMENT NO. 1946-133533 OF OFFICIAL RECORDS. (NOT PLOTTABLE FROM RECORD)
- AGREEMENT RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF SEWER SYSTEM AS SET FORTH IN THE DOCUMENT RECORDED NOVEMBER 2, 1960 AS INSTRUMENT NO. 1960-217399 OF OFFICIAL RECORDS. (NOT PLOTTABLE FROM RECORD)
- THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN AS THE CENTRE CITY DEVELOPMENT PROJECT RECORDED SEPTEMBER 4, 2009 AS INSTRUMENT NO. 2009-0499449 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
- TITLE COMPANY NOTE.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (NOTHING TO PLOT)
- TITLE COMPANY NOTE.
- TITLE COMPANY NOTE.

LEGEND:

- INDICATES FOUND STANDARD STREET MONUMENT W/BRASS CAP STAMPED AS NOTED
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FOUND LEAD PLUG W/BRASS TACK & DISC STAMPED AS NOTED ON 7" OFFSET LINE, UNLESS OTHERWISE NOTED
- C.E.D. INDICATES CITY ENGINEER DISC
- CTS INDICATES CITY TIE-POINT SHEET
- R1 INDICATES PM 20737
- R2 INDICATES ROS 21739
- R3 INDICATES ROS 21443
- R4 INDICATES ROS 20997
- R5 INDICATES ROS 15659
- R6 INDICATES ROS 10422
- () INDICATES RECORD DATA AS NOTED
- INDICATES PROPERTY BOUNDARY
- INDICATES PUBLICLY DEDICATED RIGHT-OF-WAY
- INDICATES EXISTING LOT LINES
- INDICATES MONUMENT OFFSET LINE
- INDICATES TIE LINE



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°55'18"W	62.46'
L2	N0°30'45"E	6.69'
L3	N39°50'11"E	7.97'
L5	N50°05'41"W	55.07'
L6	N89°50'49"W	51.47'
L7	N89°51'01"W	44.28'
L8	N89°51'01"W	62.66'
L9	N0°30'45"E	44.94'



NO.	DATE	REVISION
ORIGINAL ISSUE DATE: 08/10/2021		



ALTA/NSPS LAND TITLE SURVEY
of: 1430 AND 1540 NATIONAL AVENUE
AND 924-930 SOUTH 16TH STREET
SAN DIEGO, CALIFORNIA
for: MIRKA INVESTMENTS, LLC
800 B STREET, SUITE 300
SAN DIEGO, CALIFORNIA

DATE: 8/10/2021
FN: 4061-001ALT-01
JN: 4061-001-01
DRAWN BY: JMR
CHECKED BY: JMS
C-103

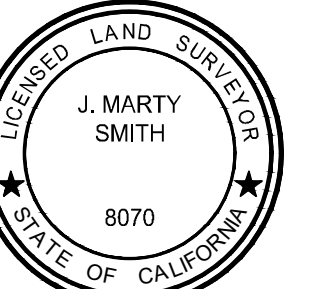
ALTA/NSPS TABLE A ITEMS:

- ITEM 2 THE SITE ADDRESS OBSERVED WHILE CONDUCTING THE SURVEY IS: 1430 AND 1540 NATIONAL AVENUE & 924-930 SOUTH 16TH STREET, SAN DIEGO, CA.
- ITEM 3 THE LAND SHOWN ON THIS SURVEY IS LOCATED ON FLOOD INSURANCE RATE MAP NO. 06073C1884H, REVISED DECEMBER 20, 2019. THE SUBJECT PROPERTY FALLS WITHIN ZONE X (SHADED) BEING DESCRIBED AS, "0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE," AND ZONE X (UNSHADED) BEING DESCRIBED AS, "AREA OF MINIMAL FLOOD HAZARD." SEE SHEET 2 FOR DELINEATION BETWEEN ZONES.
- ITEM 4 THE GROSS LAND AREA IS: 90,274 SF / 2.072 ACRES
- ITEM 5 THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCH MARK:
ELEV: 12.799' M.S.L. (CITY OF SAN DIEGO BENCH MARK)
DATUM: NVD 29 1970 ADJUSTMENT
DESCRIPTION: BRASS BRASS PLUG IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF 14TH STREET AND IMPERIAL AVENUE.
CONTOUR INTERVAL=1'
- ITEM 6(a) NO ZONING REPORT OR LETTER WAS PROVIDED BY THE CLIENT. A LIMITED SEARCH OF THE CITY OF SAN DIEGO'S WEB SITE YIELDED THAT THE SUBJECT PROPERTY IS SHOWN ON ZONING GRID 15, DATED 02/25/2021. THE SUBJECT PROPERTY IS WITHIN AN AREA DESIGNATED AS "CCPD-MC".
NO OTHER INFORMATION WAS AVAILABLE ON THE CITY WEB SITE.
- ITEM 8 SEE THE SURVEY PLAT FOR SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- ITEM 9 THERE ARE NO CLEARLY MARKED PARKING STALLS ON THE SUBJECT PROPERTY.
- ITEM 13 SEE THE SURVEY PLAT FOR THE LOCATIONS OF THE FOLLOWING ADJOINING OWNERS:
- | APN | OWNER |
|------------|--|
| 535-624-01 | CLARK 1994 TRUST |
| 635-621-02 | S V D P MANAGEMENT, INC. |
| 535-622-07 | 15TH & COMMERCIAL |
| 535-614-11 | S V D P MANAGEMENT, INC. |
| 535-623-08 | S V D P MANAGEMENT, INC. |
| 535-616-05 | M G PARTNERS FUND VIII METRO CENTER LLC |
| 535-616-09 | M G PARTNERS FUND VIII METRO CENTER LLC |
| 535-616-08 | SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD PUBLIC AGENCY |
| 535-612-01 | SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD PUBLIC AGENCY |
- ITEM 14 SEE THE SURVEY PLAT FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.
- ITEM 15 THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHY DATED MAY 20, 2015, SUPPLEMENTED BY A FIELD SURVEY COMPLETED IN JUNE, 2015, AND VERIFIED IN AUGUST 2021.
THE HORIZONTAL DATA SET WAS PRODUCED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A 12.5-CM (0.41-FT) RMSEV / RMSEY HORIZONTAL ACCURACY CLASS WHICH EQUATES TO POSITIONAL HORIZONTAL ACCURACY = +/- 30.6-CM (1.00-FT) A 95% CONFIDENCE LEVEL.
THE VERTICAL DATA SET WAS PRODUCED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A 10-CM (0.33-FT) RMSEV / RMSEY VERTICAL ACCURACY CLASS EQUATING TO NON-VEGETATED VERTICAL ACCURACY (NVA) = +/- 19.6-CM (0.64 FT) AT 95% CONFIDENCE LEVEL AND VEGETATED VERTICAL ACCURACY (VA) = +/- 30-CM (0.98-FT) AT THE 95TH PERCENTILE.
- ITEM 16 THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS.
- ITEM 17 AS OF THE DATE OF THIS SURVEY THERE ARE NO SPECIFIC PLANS BY THE CITY OF SAN DIEGO TO ACQUIRE ADDITIONAL RIGHT-OF-WAY AROUND THE SUBJECT PROPERTY. DEPENDING ON THE TYPE OF DEVELOPMENT PROPOSED FOR THE PROPERTY, THEY MAY CHOOSE TO STRAIGHTEN AND/OR MODIFY EXISTING RIGHT-OF-WAY. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

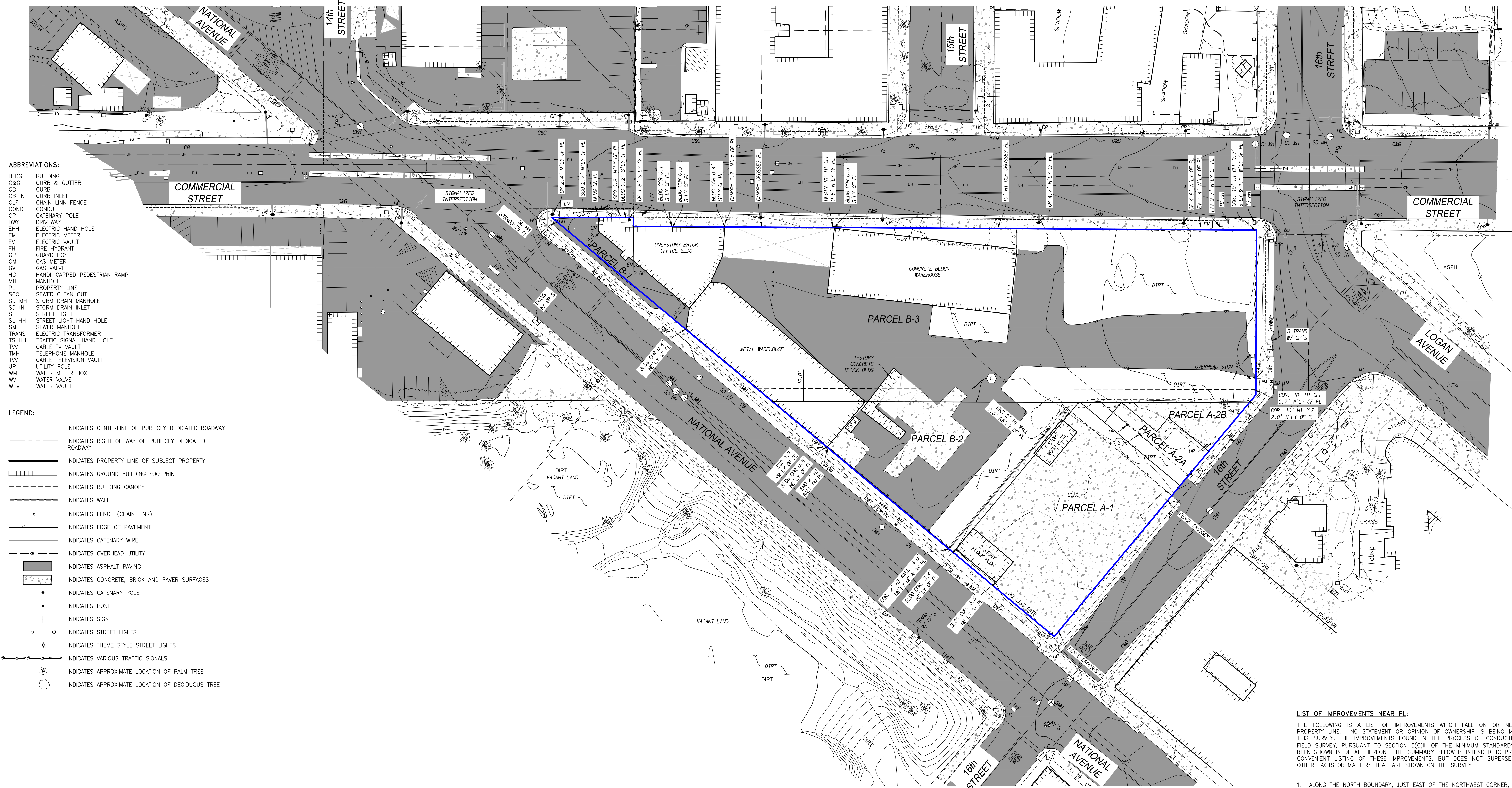
SURVEYOR'S CERTIFICATE:

TO: MIRKA INVESTMENTS, LLC, AND CHICAGO 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 9, 2021.

[Signature]
J. MARTY SMITH, PLS 8080
EMAIL: msmith@fuscoe.com
08/10/2021
DATE



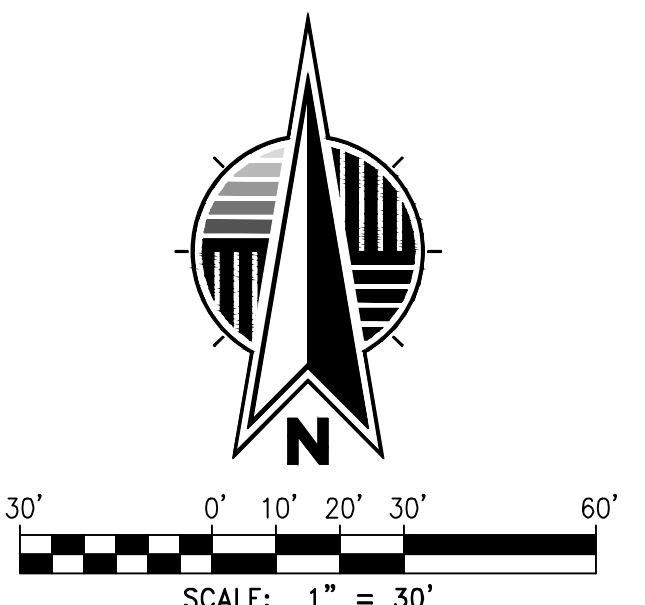
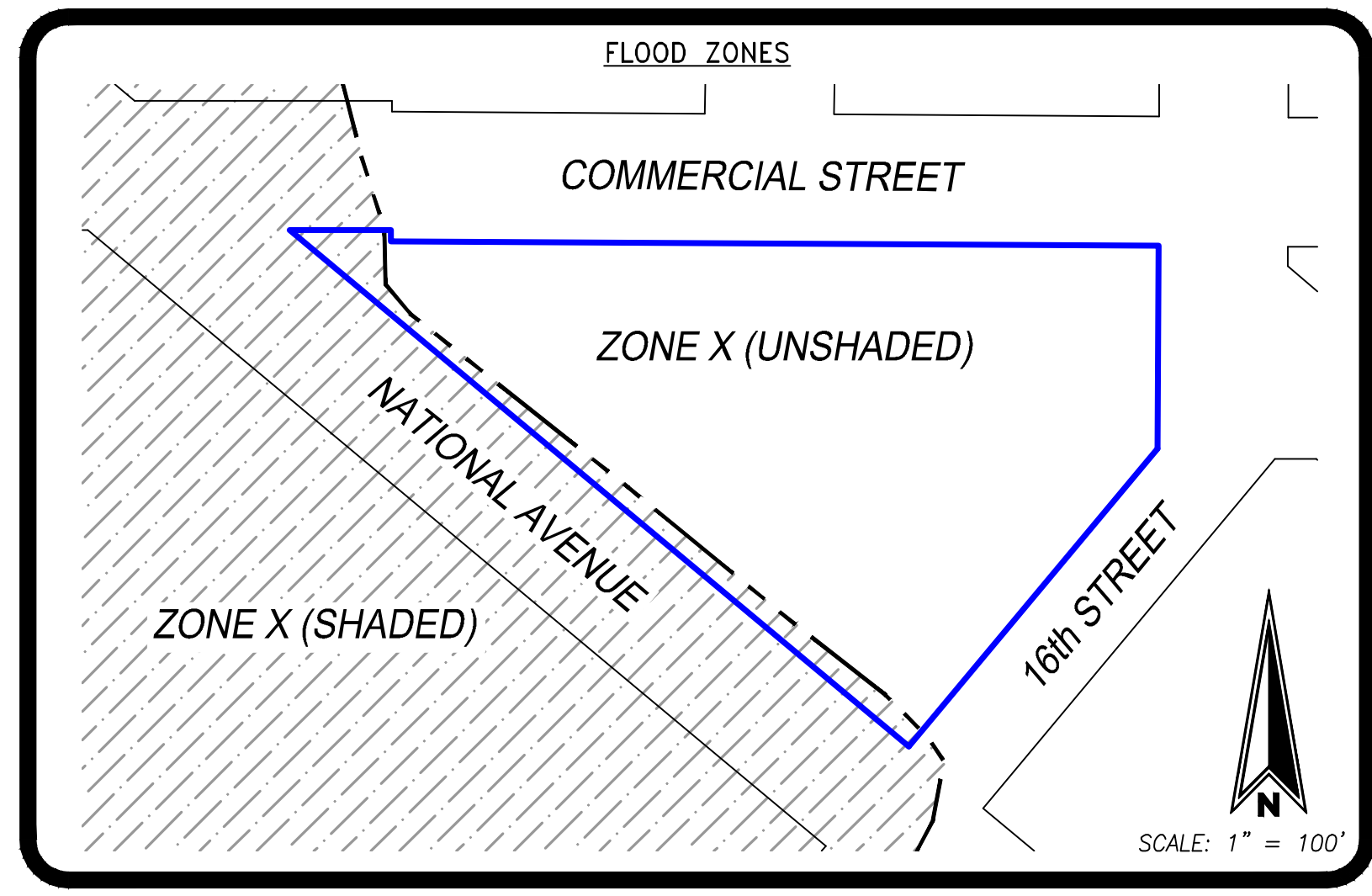
ALTA/NSPS LAND TITLE SURVEY



- ABBREVIATIONS:**
- BLDG BUILDING
 - C&G CURB & GUTTER
 - CB CURB
 - CLF CHAIN LINK FENCE
 - CONC CONDUIT
 - CP CATENARY POLE
 - DWY DRIVEWAY
 - EHH ELECTRIC HAND HOLE
 - EM ELECTRIC METER
 - EV ELECTRIC VAULT
 - FH FIRE HYDRANT
 - GP GUARD POST
 - GM GAS METER
 - GV GAS VALVE
 - HC HANDI-CAPPED PEDESTRIAN RAMP
 - MH MANHOLE
 - PL PROPERTY LINE
 - SCO SEWER CLEAN OUT
 - SD MH STORM DRAIN MANHOLE
 - SD IN STORM DRAIN INLET
 - SL STREET LIGHT
 - SL HH STREET LIGHT HAND HOLE
 - SMH SEWER MANHOLE
 - TRANS ELECTRIC TRANSFORMER
 - TS HH TRAFFIC SIGNAL HAND HOLE
 - TVV CABLE TV VAULT
 - TMH TELEPHONE MANHOLE
 - TVV CABLE TELEVISION VAULT
 - UP UTILITY POLE
 - WM WATER METER BOX
 - WV WATER VALVE
 - W VLT WATER VAULT

- LEGEND:**
- INDICATES CENTERLINE OF PUBLICLY DEDICATED ROADWAY
 - INDICATES RIGHT OF WAY OF PUBLICLY DEDICATED ROADWAY
 - INDICATES PROPERTY LINE OF SUBJECT PROPERTY
 - INDICATES GROUND BUILDING FOOTPRINT
 - INDICATES BUILDING CANOPY
 - INDICATES WALL
 - INDICATES FENCE (CHAIN LINK)
 - INDICATES EDGE OF PAVEMENT
 - INDICATES CATENARY WIRE
 - INDICATES OVERHEAD UTILITY
 - INDICATES ASPHALT PAVING
 - INDICATES CONCRETE, BRICK AND PAVER SURFACES
 - INDICATES CATENARY POLE
 - INDICATES POST
 - INDICATES SIGN
 - INDICATES STREET LIGHTS
 - INDICATES THEME STYLE STREET LIGHTS
 - INDICATES VARIOUS TRAFFIC SIGNALS
 - INDICATES APPROXIMATE LOCATION OF PALM TREE
 - INDICATES APPROXIMATE LOCATION OF DECIDUOUS TREE

- LIST OF IMPROVEMENTS NEAR PL:**
- THE FOLLOWING IS A LIST OF IMPROVEMENTS WHICH FALL ON OR NEAR THE PROPERTY LINE. NO STATEMENT OR OPINION OF OWNERSHIP IS BEING MADE BY THIS SURVEY. THE IMPROVEMENTS FOUND IN THE PROCESS OF CONDUCTING THE FIELD SURVEY, PURSUANT TO SECTION 5(C)(3) OF THE MINIMUM STANDARDS, HAVE BEEN SHOWN IN DETAIL HEREON. THE SUMMARY BELOW IS INTENDED TO PROVIDE A CONVENIENT LISTING OF THESE IMPROVEMENTS, BUT DOES NOT SUPERSEDE ANY OTHER FACTS OR MATTERS THAT ARE SHOWN ON THE SURVEY.
- ALONG THE NORTH BOUNDARY, JUST EAST OF THE NORTHWEST CORNER, THERE IS A CATENARY POLE 1.8' INSIDE THE PROPERTY.
 - ALONG THE NORTH BOUNDARY, THE CANOPY OF A SHADE STRUCTURE EXTENDS 2.7' INTO THE PUBLIC RIGHT-OF-WAY.
 - ALONG THE NORTH BOUNDARY, A 10' HIGH CHAIN LINK FENCE ANGLES FROM 0.8' NORTH OF THE BOUNDARY, NEAR THE NORTHEAST CORNER OF THE WAREHOUSE BUILDING, TO 0.7' SOUTH OF THE BOUNDARY AT THE NORTHEAST CORNER.
 - ALONG THE SOUTH BOUNDARY, NEAR THE ANGLE POINT, THE 10' HIGH CHAIN LINK FENCE CROSSES THE BOUNDARY AND COMES BACK INTO THE PROPERTY.
 - ALONG THE SOUTH BOUNDARY, THE CANOPIES OF SHADE STRUCTURES ON THE ADJOINING PROPERTY TO THE SOUTHEAST, EXTEND 1.3' AND 3.9' INTO THE SUBJECT PROPERTY.
 - NEAR THE SOUTHERLY MOST CORNER, A 2-STORY BLOCK BUILDING EXTENDS 0.2' AND 0.1' INTO THE SUBJECT PROPERTY FROM THE ADJOINING PROPERTY TO THE SOUTHEAST.
 - NEAR THE NORTHWEST CORNER A STREET LIGHT HAND HOLE STRADDLES THE PROPERTY LINE.



NO.	DATE	REVISION

ORIGINAL ISSUE DATE: 08/10/2021

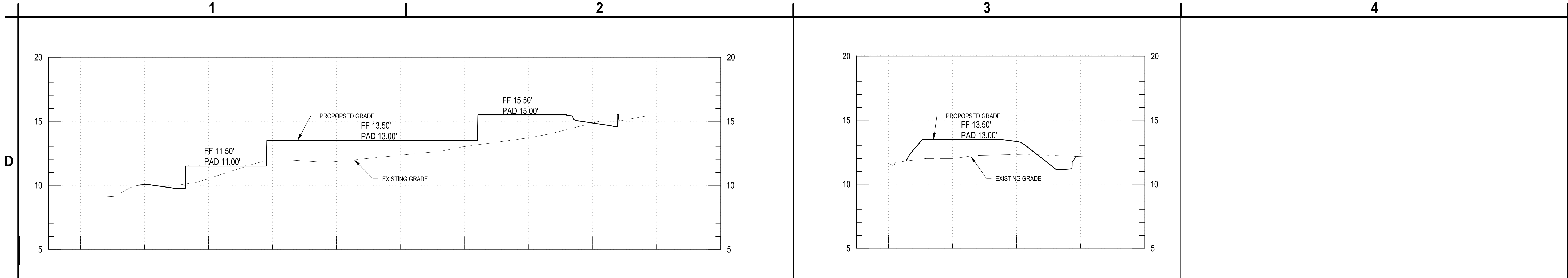
FUSCOE
ENGINEERING
6390 Greenwich Dr., Suite 170
San Diego, California 92122
tel 858.554.1500 • fax 858.597.0335
www.fuscoe.com

ALTA/NSPS LAND TITLE SURVEY
of: 1430 AND 1540 NATIONAL AVENUE
AND 924-930 SOUTH 16TH STREET
SAN DIEGO, CALIFORNIA

for: MIRKA INVESTMENTS, LLC
800 B STREET, SUITE 300
SAN DIEGO, CALIFORNIA

DATE: 8/10/2021
FN: 4061-001ALT_02
JN: 4601-001-01
DRAWN BY: JMR
CHECKED BY: JMS
C-104

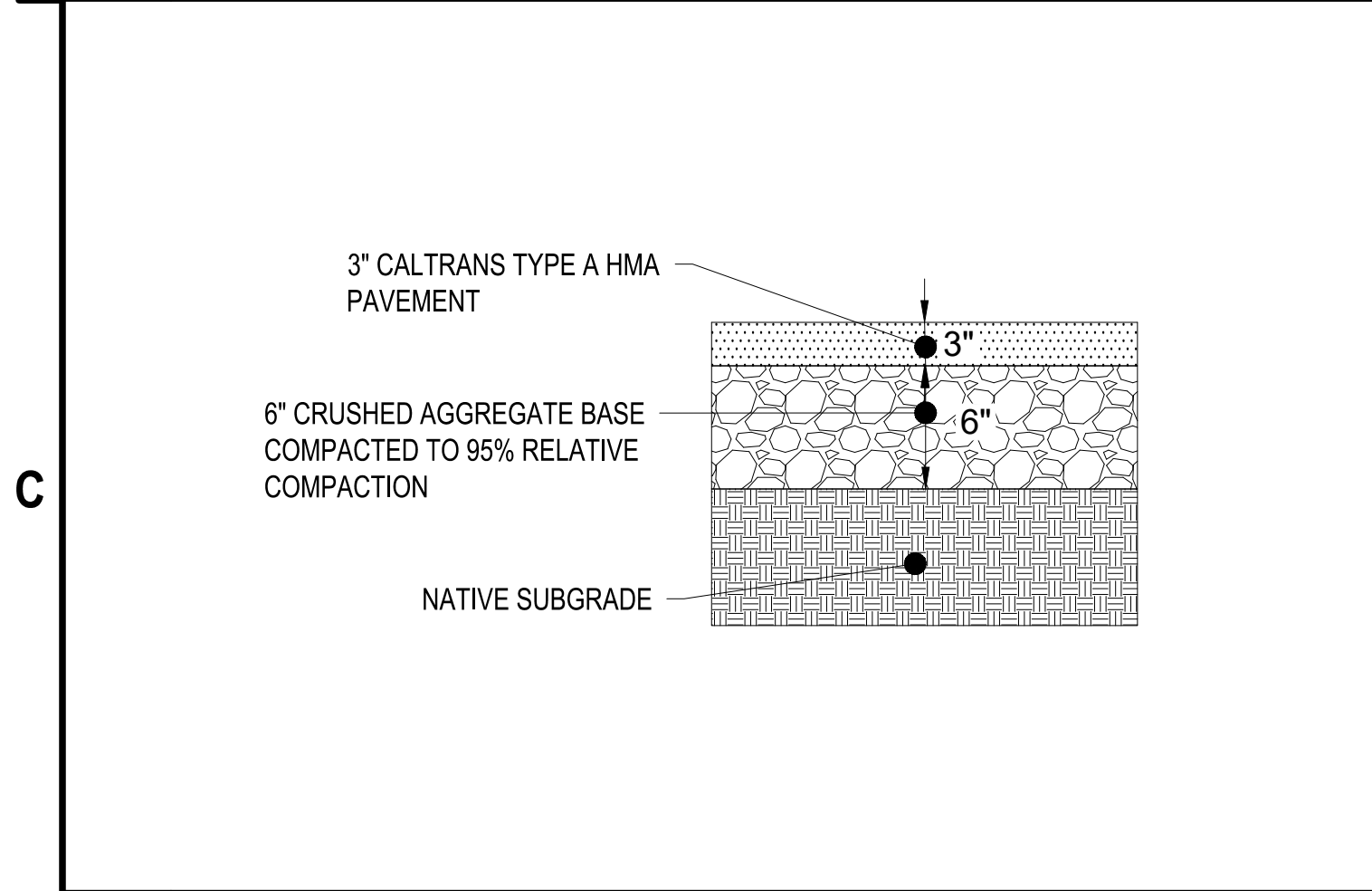
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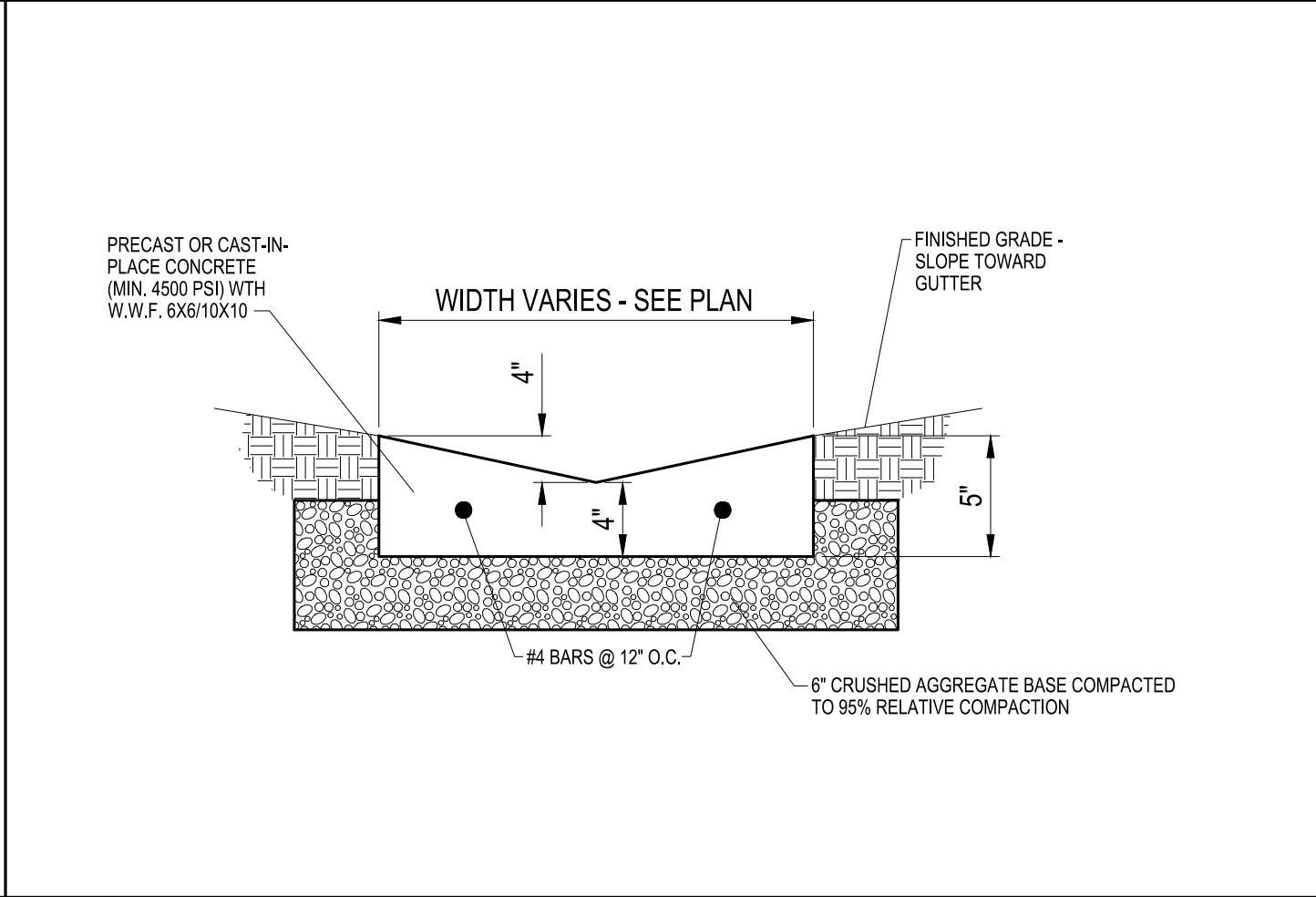
D1 SECTION A-A
SCALE: 1" = 40'

D3 SECTION B-B
SCALE: 1" = 40'

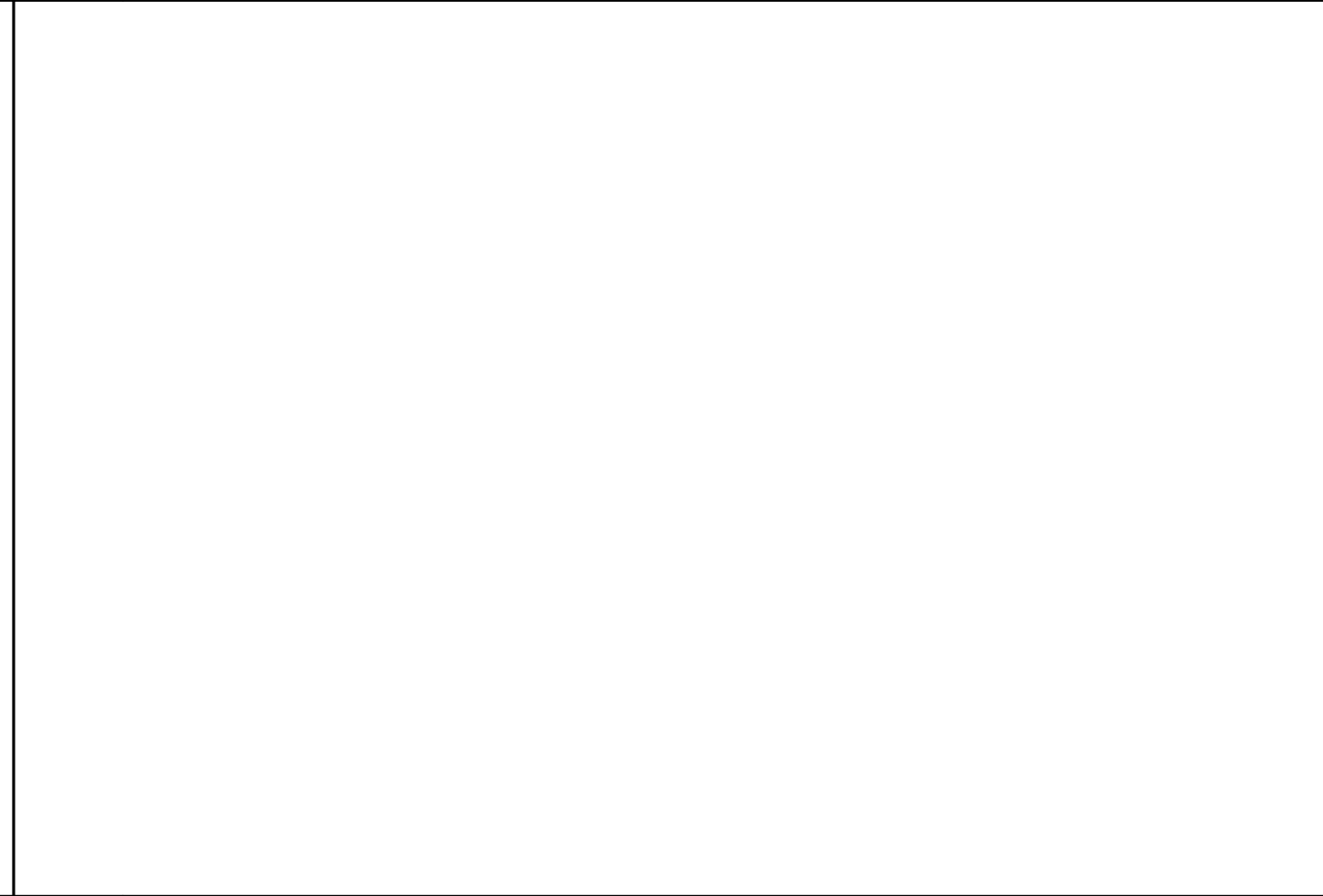
D4 NOT USED
SCALE: 1" = 1'-0"



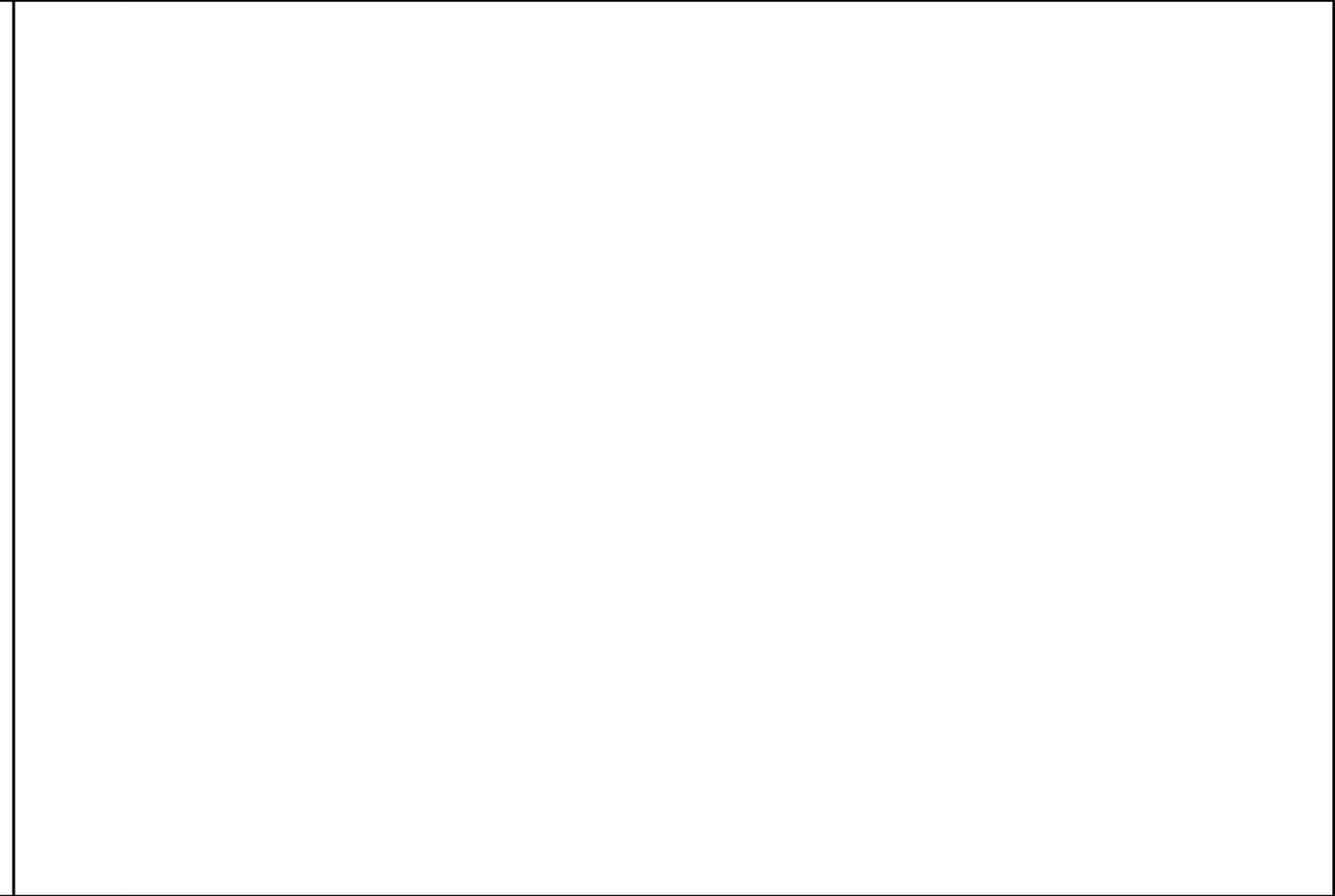
C1 CALTRANS ASPHALT PAVEMENT SECTION
SCALE: NOT TO SCALE



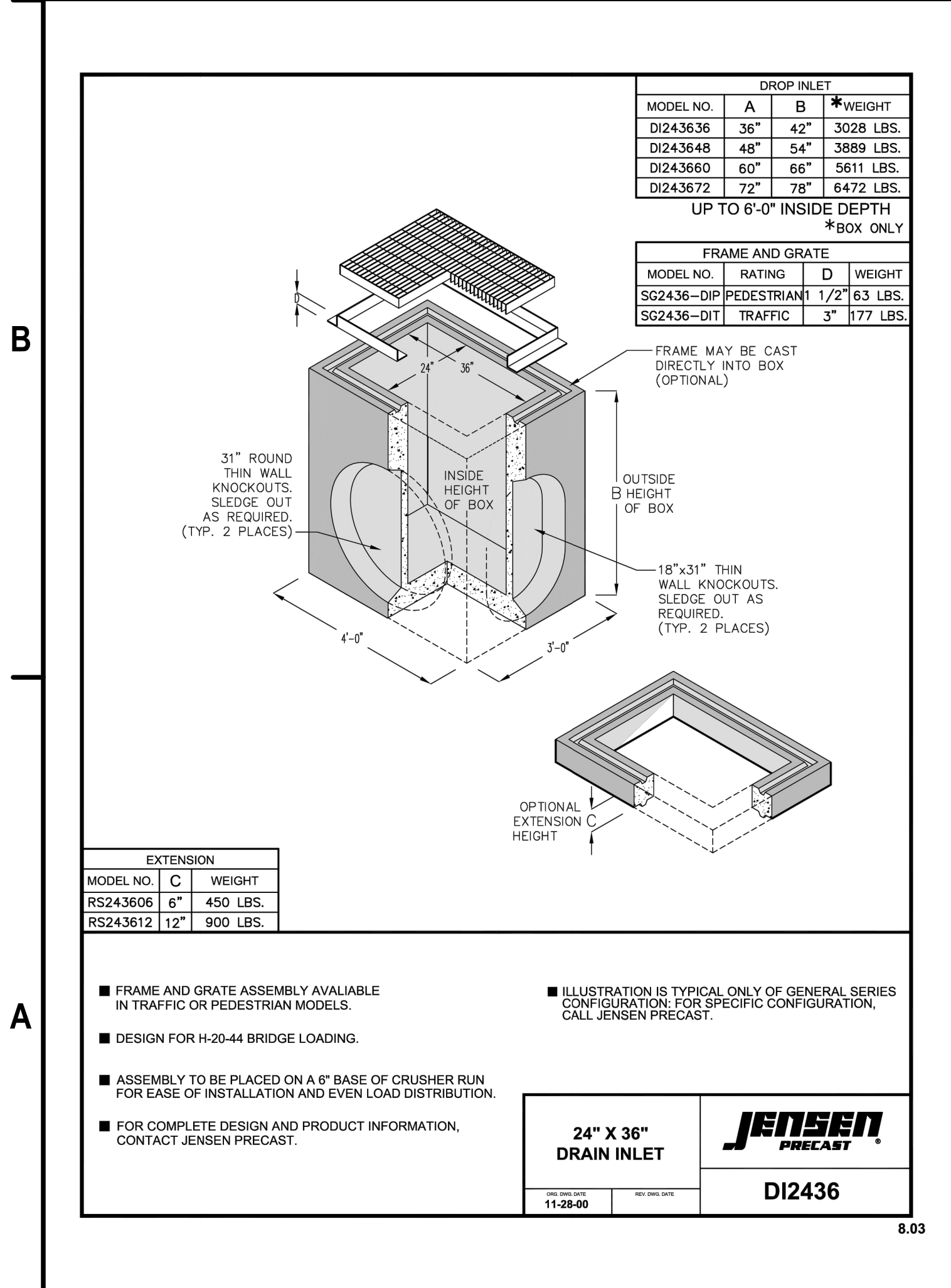
C2 CONCRETE GUTTER
SCALE: 1" = 1'-0"



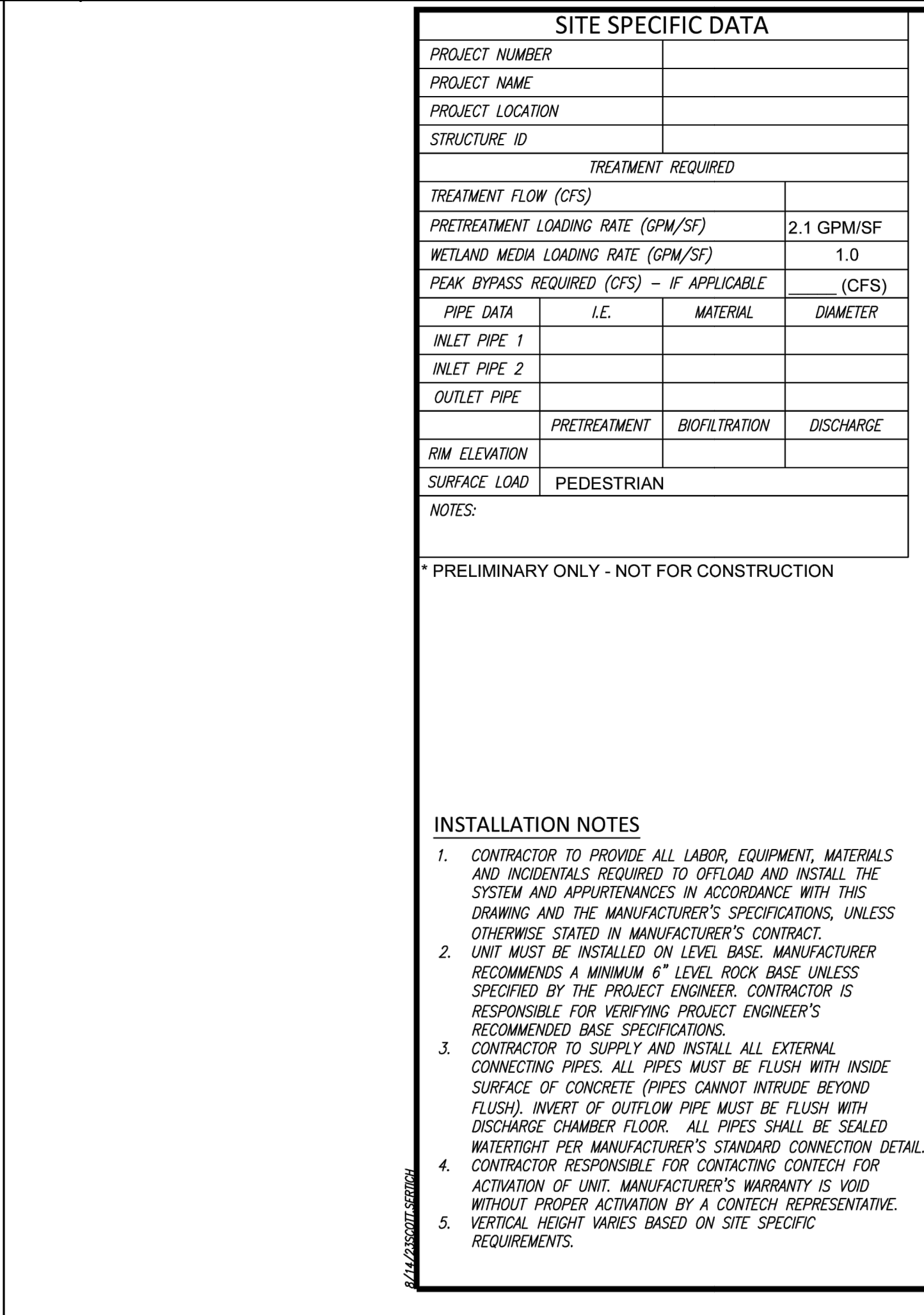
C3 NOT USED
SCALE: 1" = 1'-0"



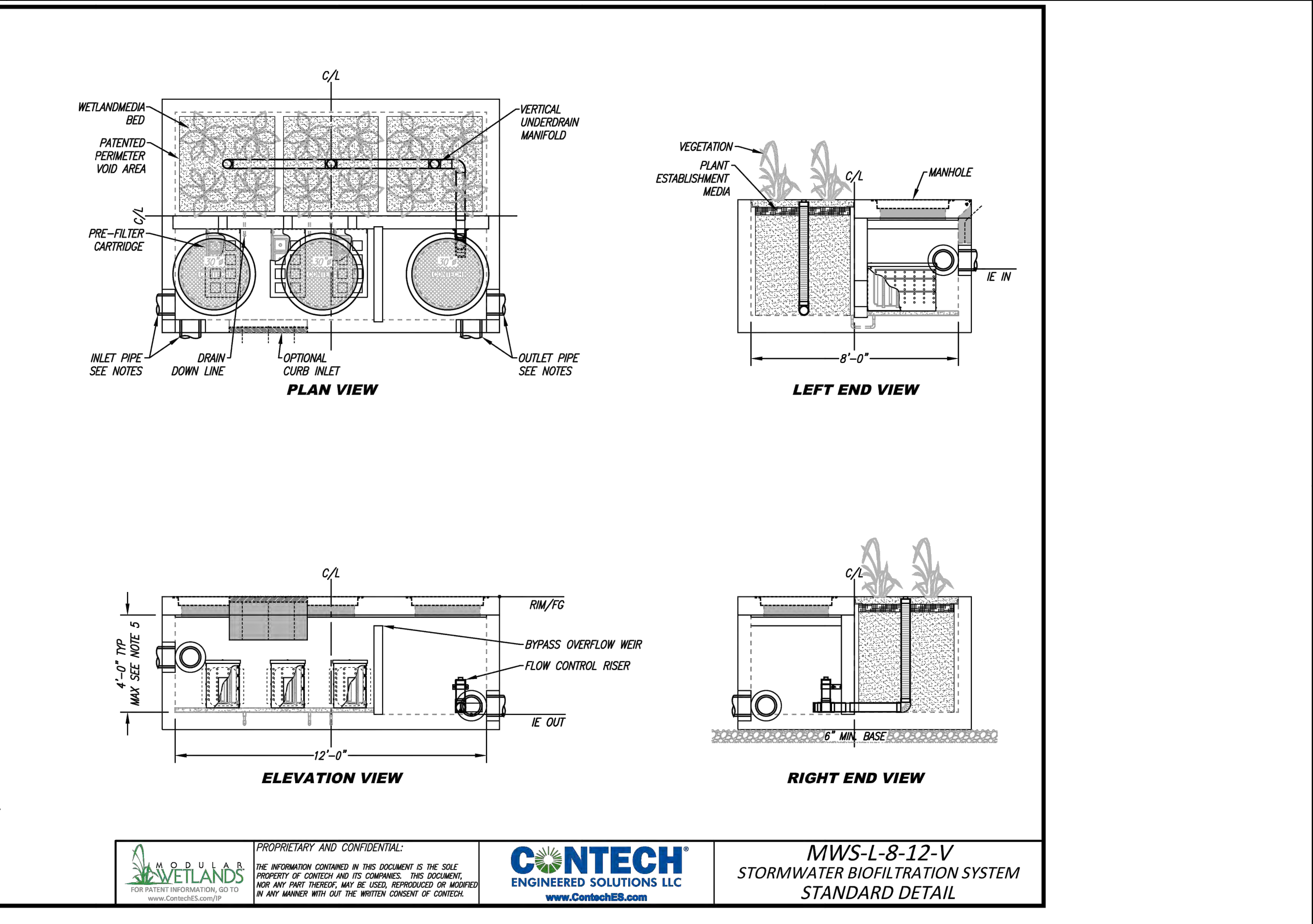
C4 NOT USED
SCALE: 1" = 1'-0"



A1 JENSEN 24" X 36" DRAIN INLET
SCALE: NOT TO SCALE



A2 CONTECH MWS-L-8-12-V STORMWATER BIOFILTRATION SYSTEM
SCALE: 1" = 1'-0"



A3 CONTECH MWS-L-8-12-V STORMWATER BIOFILTRATION SYSTEM
SCALE: 1" = 1'-0"



C&S Engineers, Inc.
2355 Northside Drive
Suite 350
San Diego, California 92108
Phone: 619-296-9373
Fax: 619-296-0344
www.cscos.com

PRELIMINARY
NOT FOR
CONSTRUCTION
REGISTRATION, EXPIRES:

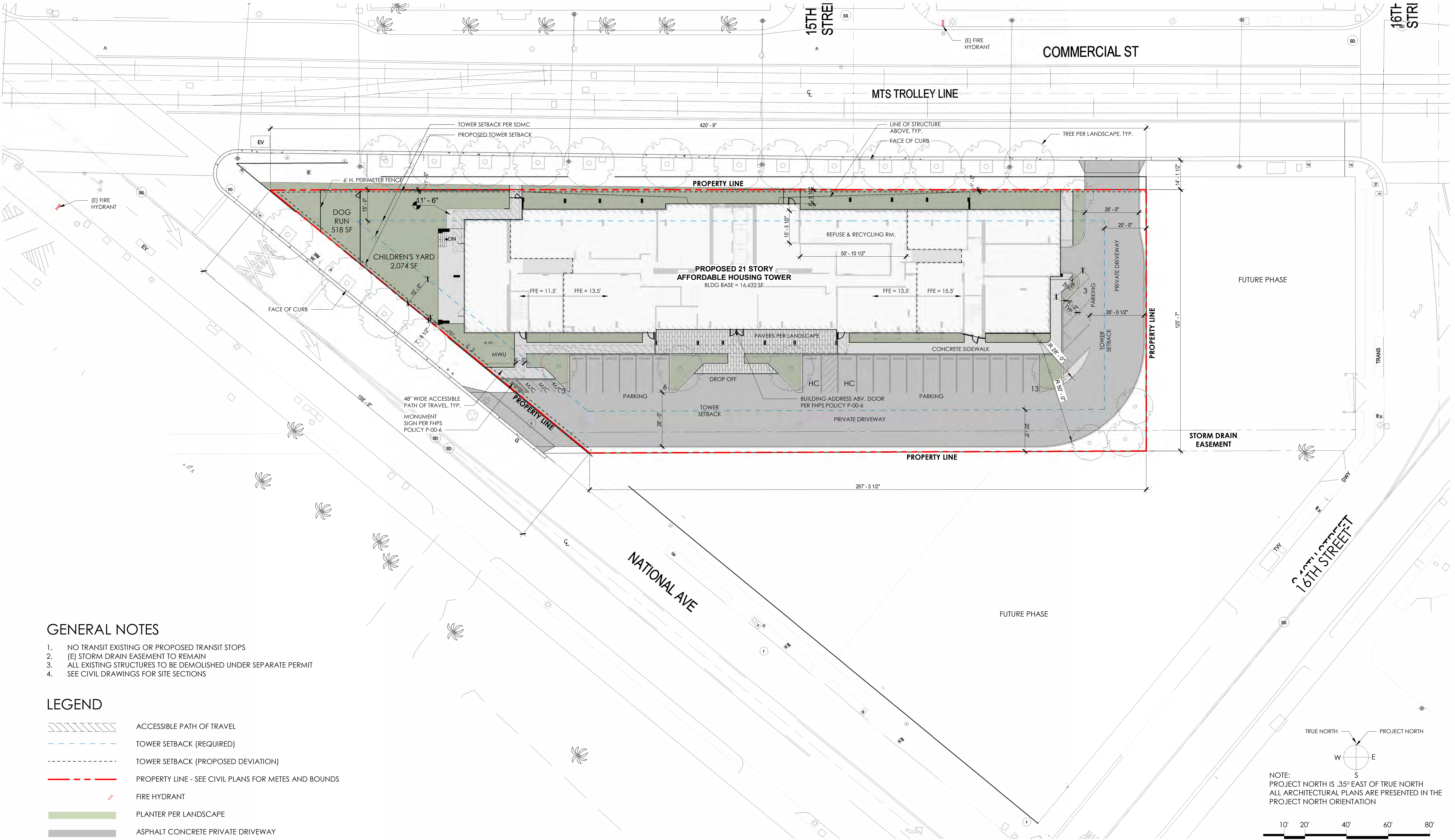
Owner:

MIRKA
INVESTMENT
600 B STREET, SUITE 300
SAN DIEGO, CA 92101

MIRKA TOWER
AFFORDABLE FAMILY HOUSING
1430 NATIONAL AVE,
SAN DIEGO, CALIFORNIA

DETAILS

C-501



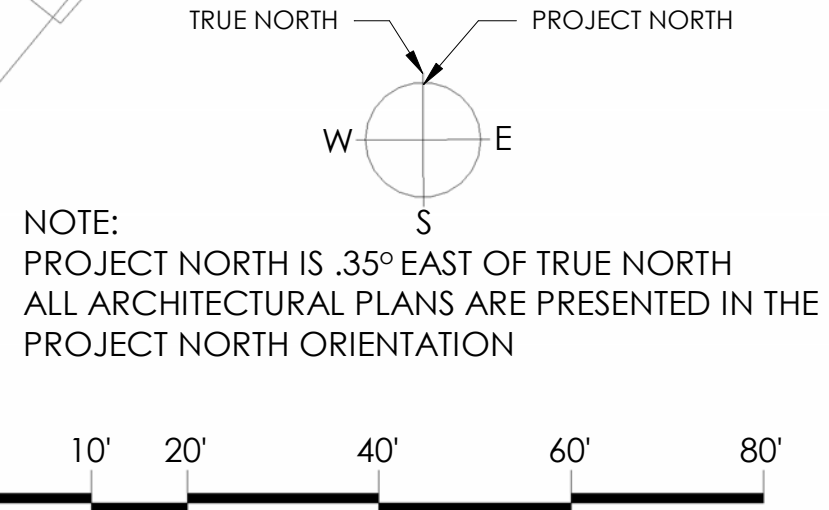
GENERAL NOTES

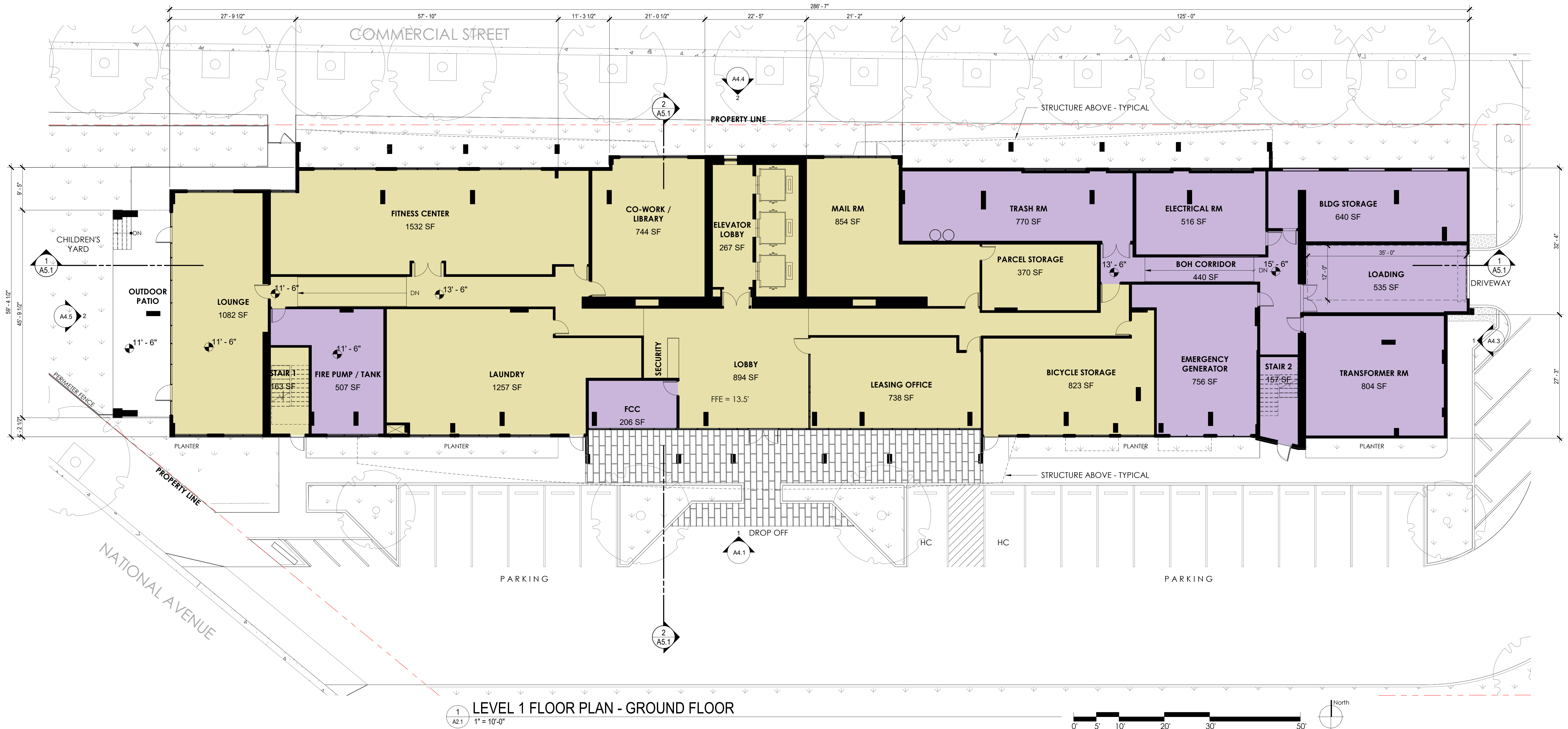
- 1. NO TRANSIT EXISTING OR PROPOSED TRANSIT STOPS
- 2. (E) STORM DRAIN EASEMENT TO REMAIN
- 3. ALL EXISTING STRUCTURES TO BE DEMOLISHED UNDER SEPARATE PERMIT
- 4. SEE CIVIL DRAWINGS FOR SITE SECTIONS

LEGEND

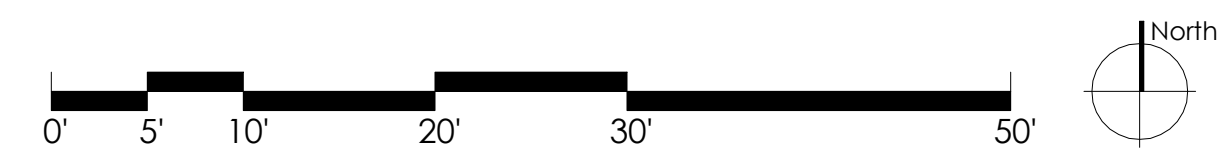
- ACCESSIBLE PATH OF TRAVEL
- TOWER SETBACK (REQUIRED)
- TOWER SETBACK (PROPOSED DEVIATION)
- PROPERTY LINE - SEE CIVIL PLANS FOR METES AND BOUNDS
- FIRE HYDRANT
- PLANTER PER LANDSCAPE
- ASPHALT CONCRETE PRIVATE DRIVEWAY
- SIDEWALK

SITE PLAN
1" = 20'-0"





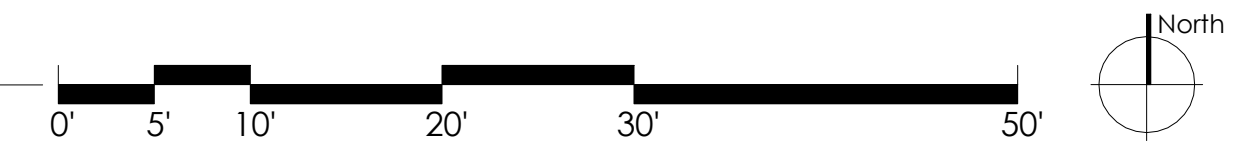
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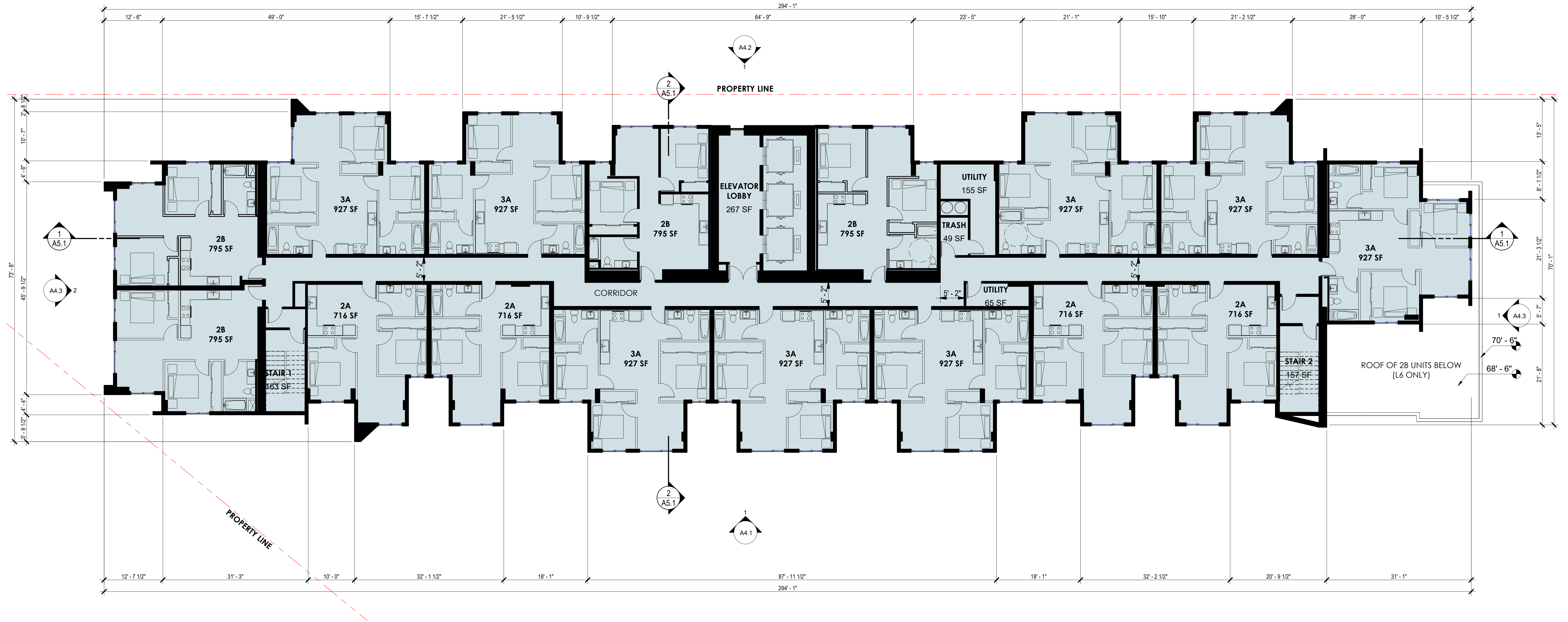
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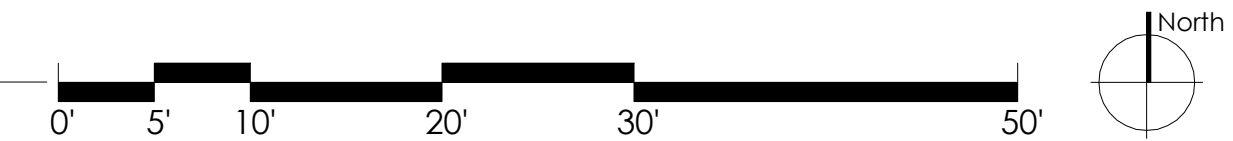
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A2.3
L3 FLOOR PLAN (LEVELS 4-5 SIMILAR)
1" = 10'-0"



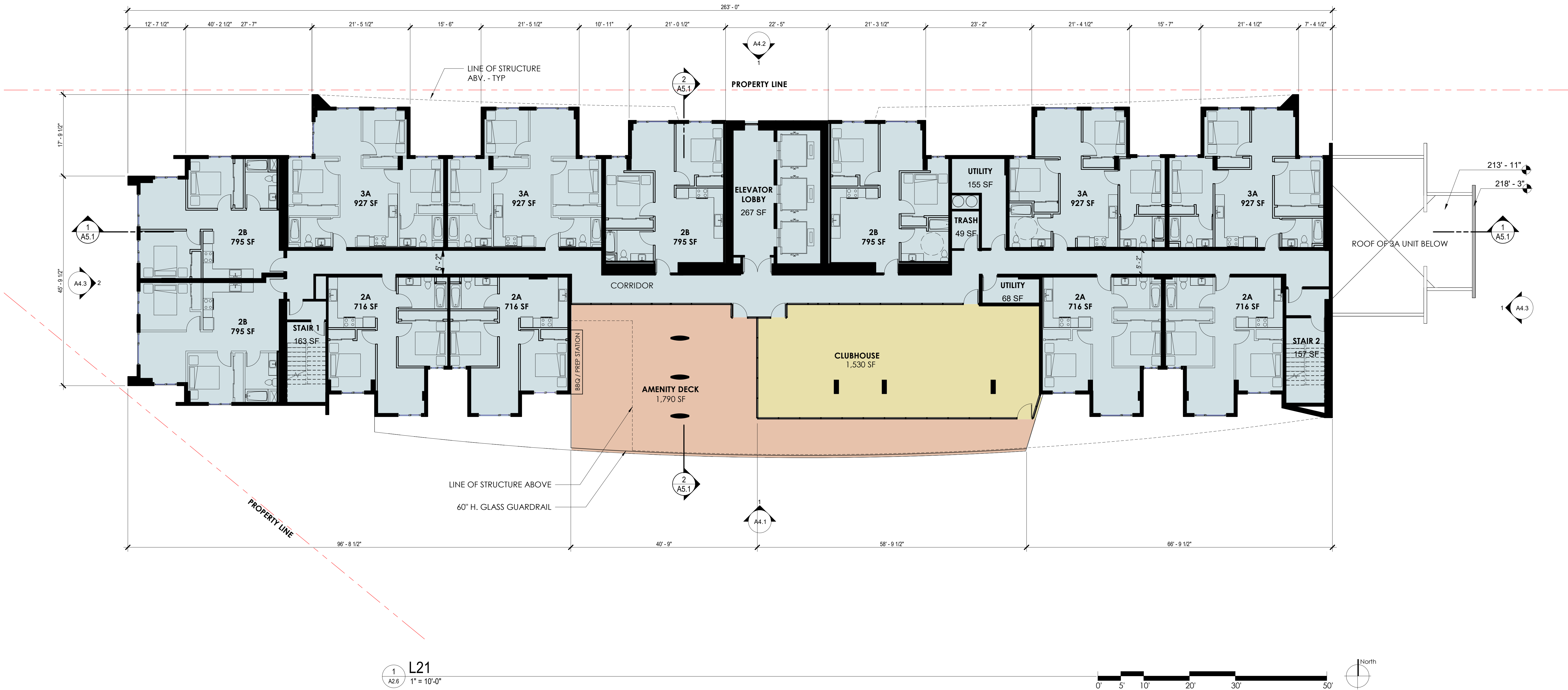
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<div></div> RESIDENTIAL	
<div></div> BACK OF HOUSE	
<div></div> OUTDOOR AMENITY	



1
A2.4
LEVEL 6 FLOOR PLAN (7-20 SIMILAR)
1" = 10'-0"

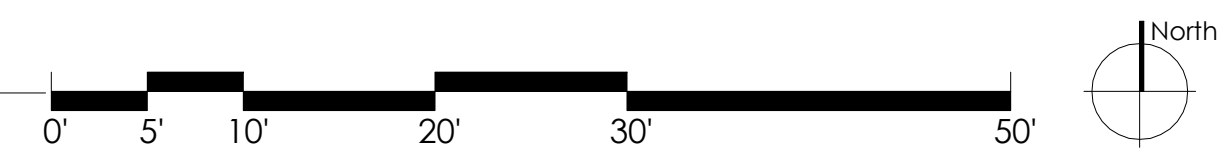


PLAN LEGEND	SECTION KEY
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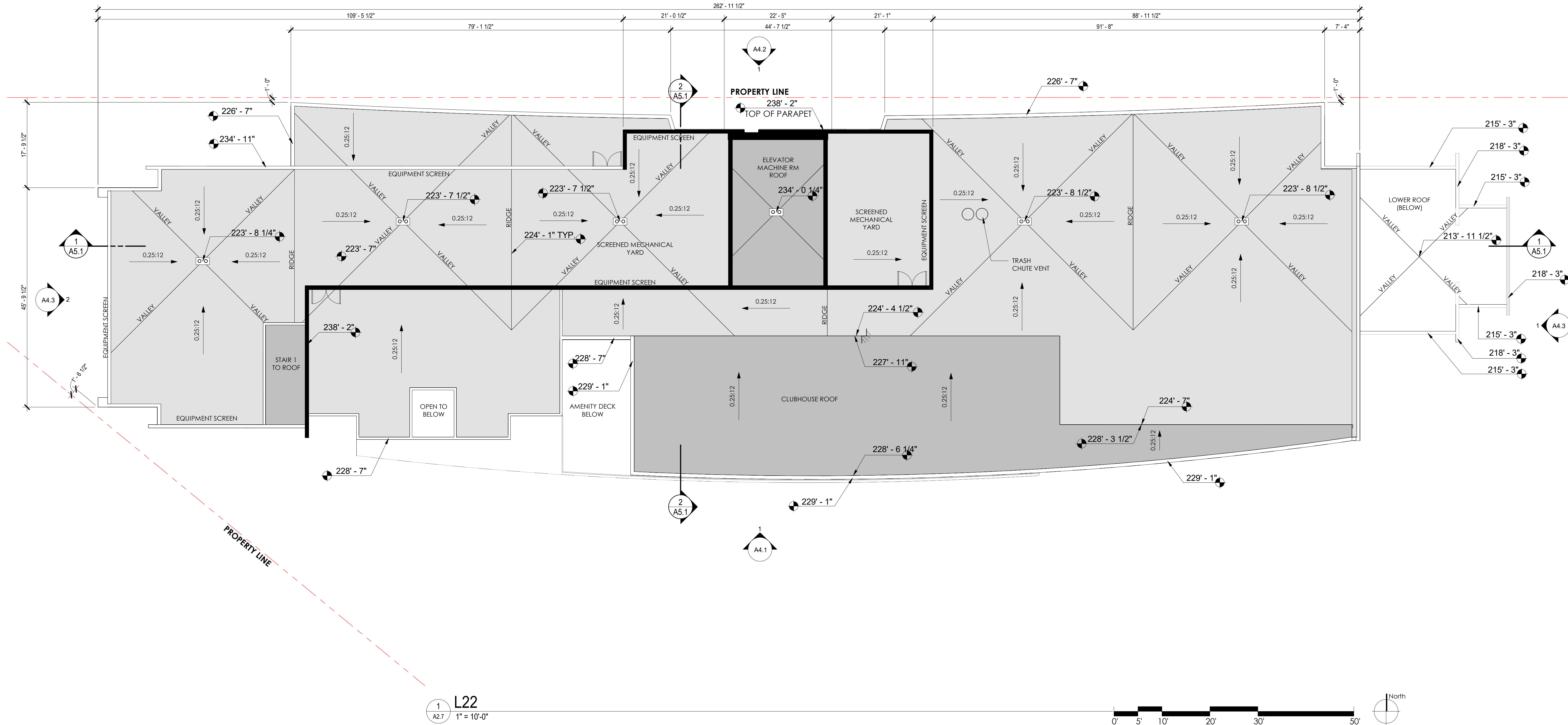


1
A2.6

L21
1" = 10'-0"



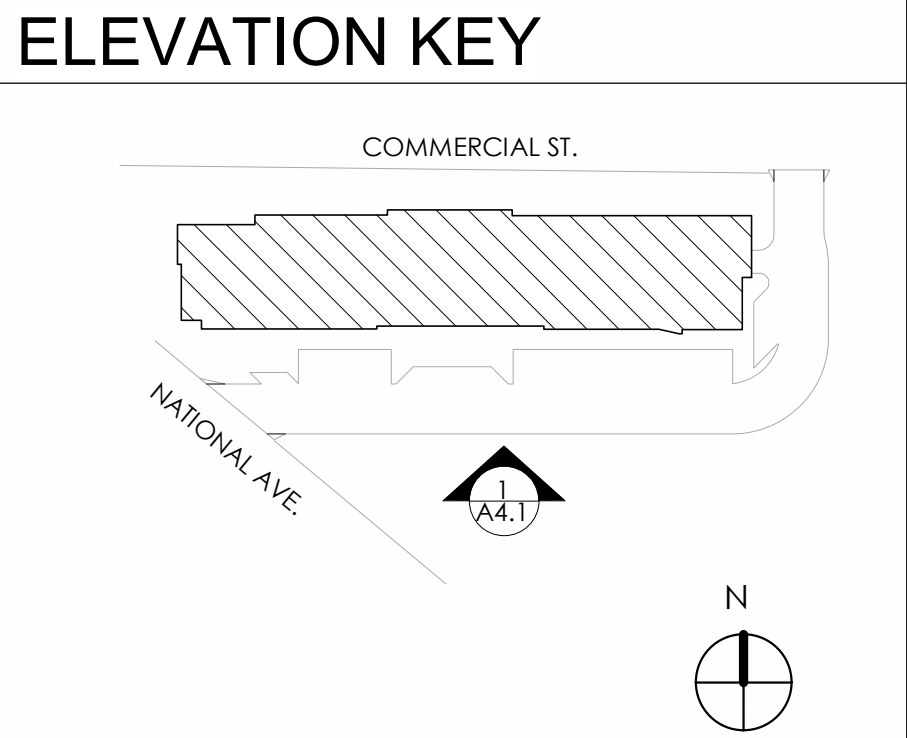
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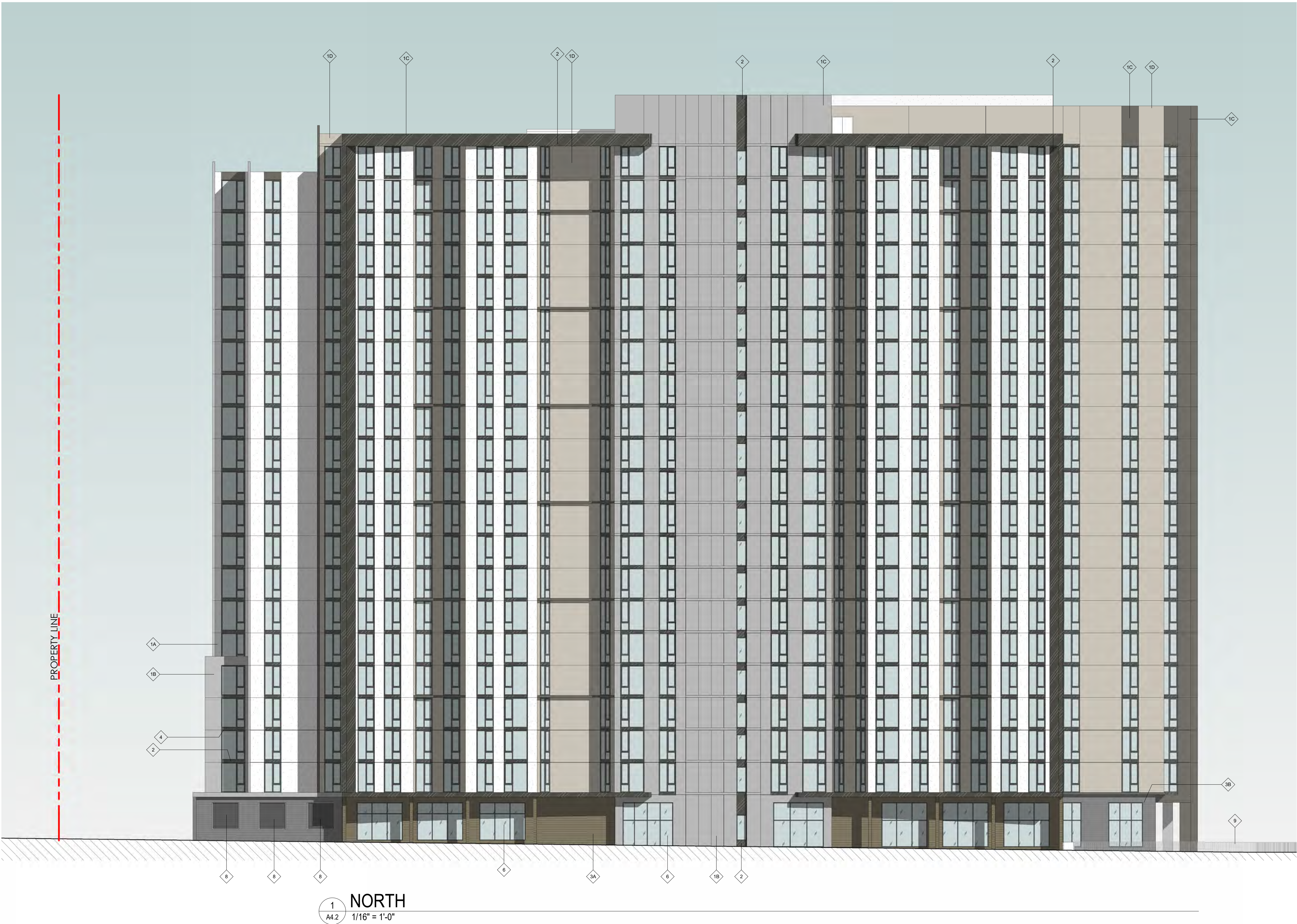


LEGEND	SECTION KEY
<div><div></div> UPPER ROOF</div> <div><div></div> LOWER ROOF</div>	

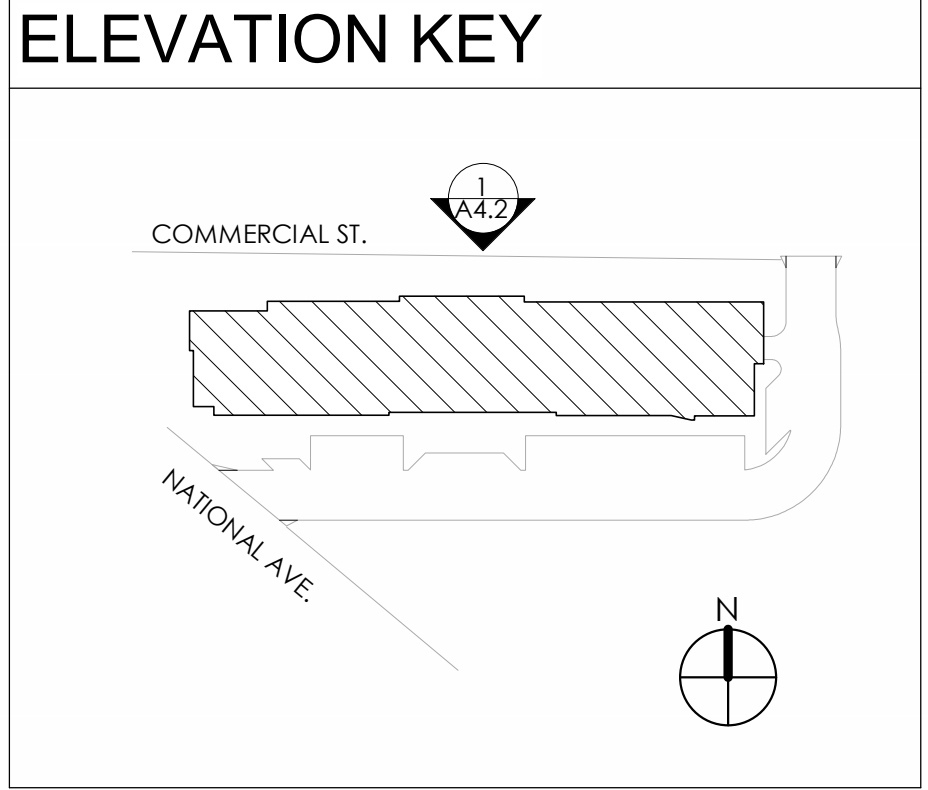


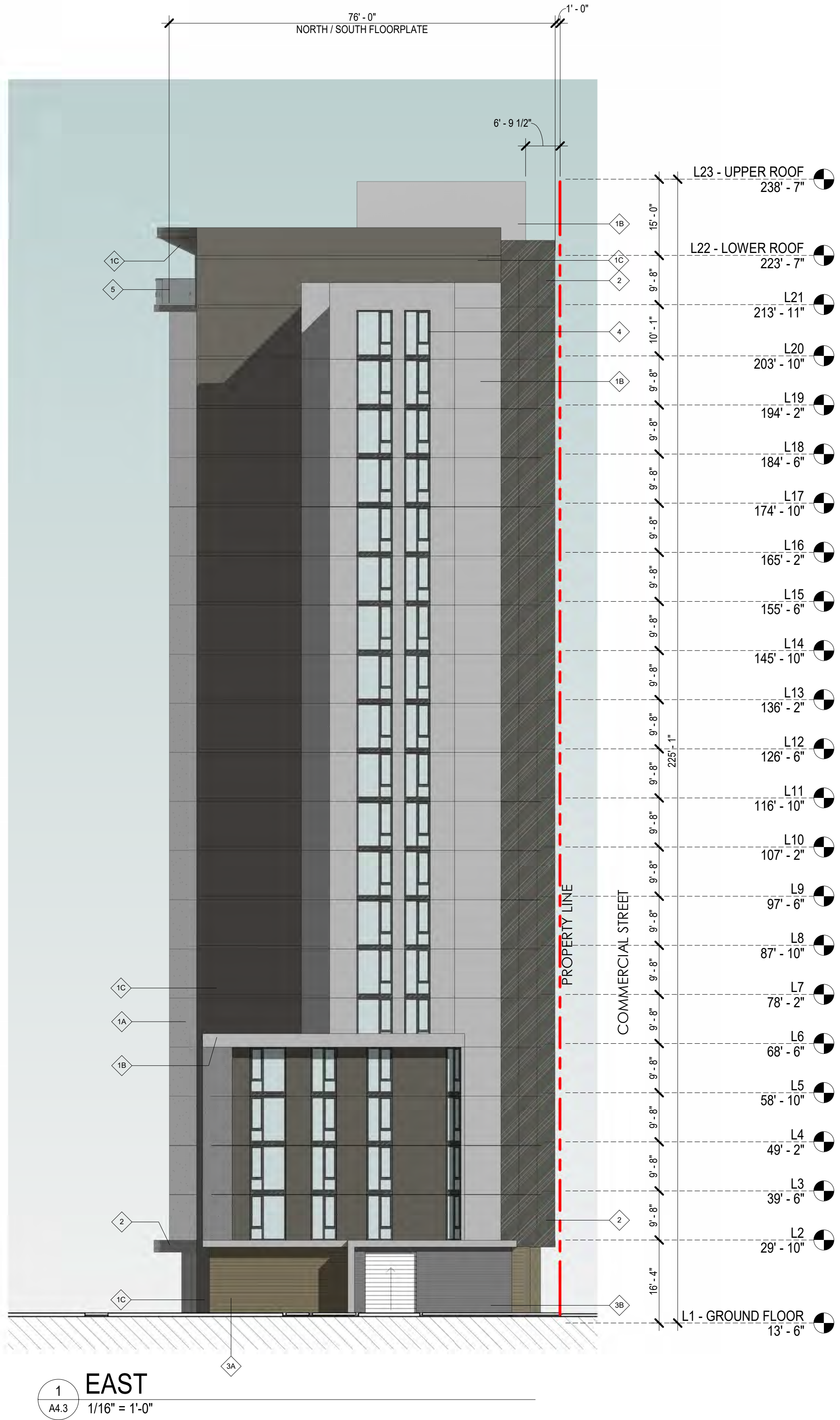
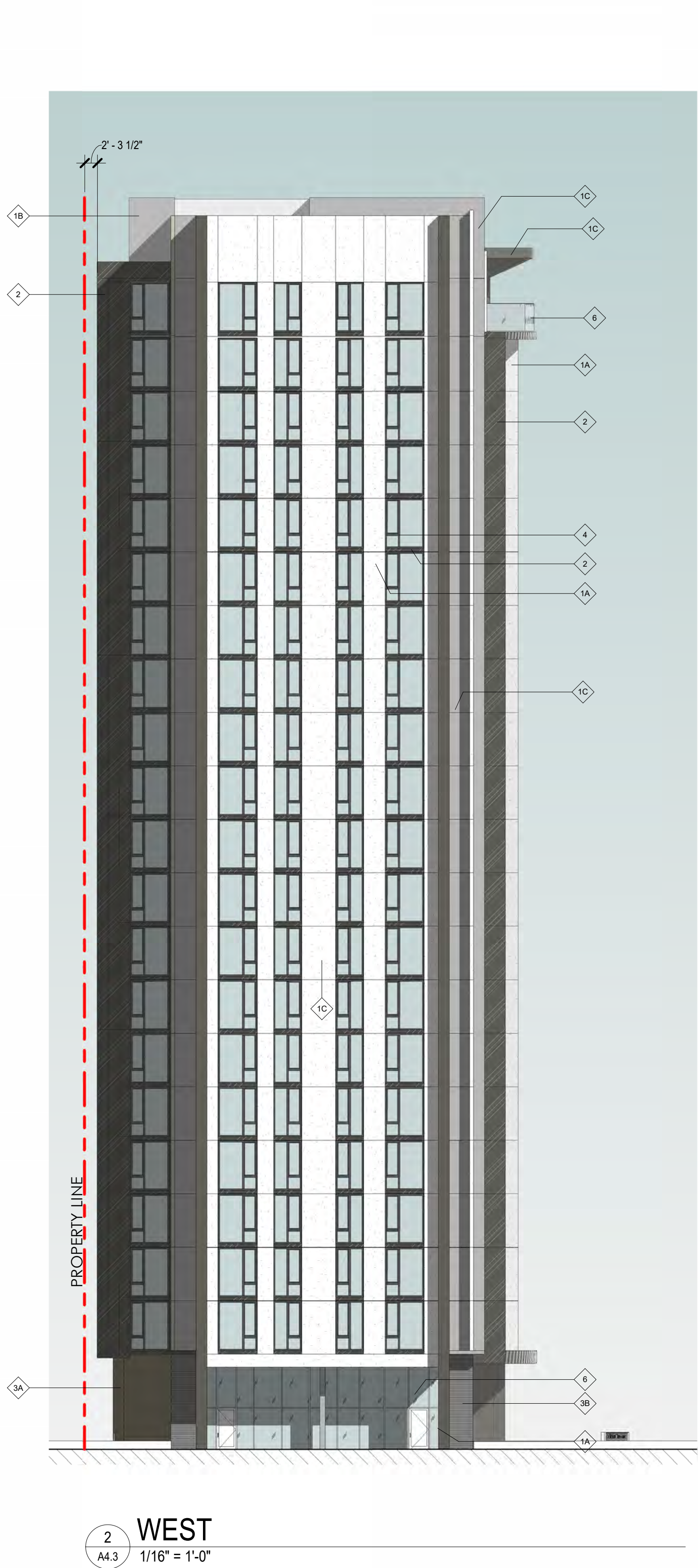
KEYNOTE LEGEND	
1A	EXTERIOR CEMENT PLASTER - 30/30 SAND FINISH OR FINER - INTEGRAL COLOR TYPE I
1B	EXTERIOR CEMENT PLASTER - 30/30 SAND FINISH OR FINER - INTEGRAL COLOR TYPE II
1C	EXTERIOR CEMENT PLASTER - 30/30 SAND FINISH OR FINER - INTEGRAL COLOR TYPE III
1D	EXTERIOR CEMENT PLASTER - 30/30 SAND FINISH OR FINER - INTEGRAL COLOR TYPE IV
2	1/16" KYNAR FINISH ALUMINUM PANEL
3A	LARGE FORMAT FIELD TILE - TYPE I
3B	LARGE FORMAT FIELD TILE - TYPE II
4	ALUMINUM WINDOW
5	60" HIGH LAIMINATED GLASS GUARDRAIL WITH ALUMINUM BASE SHOE
6	ALUMINUM STOREFRONT SYSTEM
7	CONTROL JOINT - TYPICAL
8	ALUMINUM LOUVER - KYNAR FINISH TO MATCH STUCCO TYPE III
9	PERIMETER FENCE - SEE LANDSCAPE



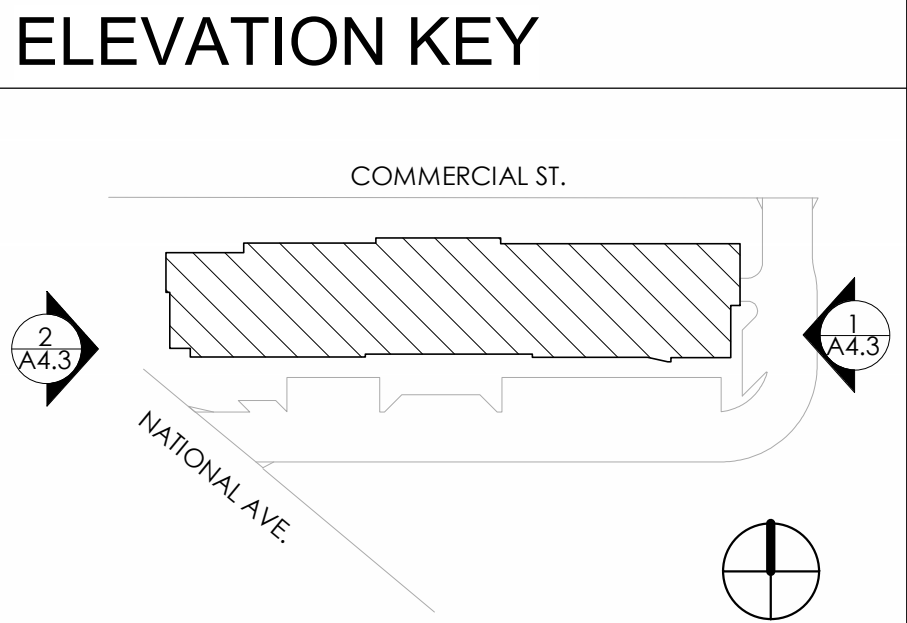


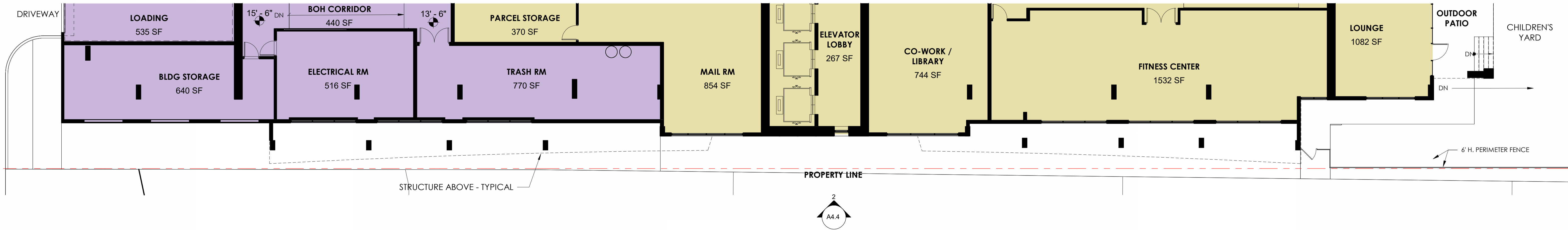
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1C	EXTERIOR CEMENT PLASTER - 30/30 SAND FINISH OR FINER - INTEGRAL COLOR TYPE III
1D	EXTERIOR CEMENT PLASTER - 30/30 SAND FINISH OR FINER - INTEGRAL COLOR TYPE IV
2	1/16" KYNAR FINISH ALUMINUM PANEL
3A	LARGE FORMAT FIELD TILE - TYPE I
3B	LARGE FORMAT FIELD TILE - TYPE II
4	ALUMINUM WINDOW
5	60" HIGH LAMINATED GLASS GUARDRAIL WITH ALUMINUM BASE SHOE
6	ALUMINUM STOREFRONT SYSTEM
7	CONTROL JOINT - TYPICAL
8	ALUMINUM LOUVER - KYNAR FINISH TO MATCH STUCCO TYPE III
9	PERIMETER FENCE - SEE LANDSCAPE



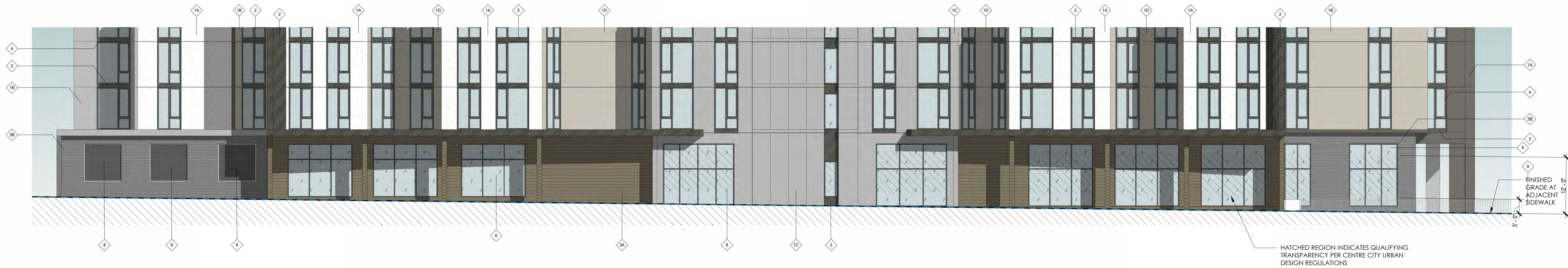


KEYNOTE LEGEND	
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1B	EXTERIOR CEMENT PLASTER - 30/30 SAND FINISH OR FINER - INTEGRAL COLOR TYPE II
1C	EXTERIOR CEMENT PLASTER - 30/30 SAND FINISH OR FINER - INTEGRAL COLOR TYPE III
1D	EXTERIOR CEMENT PLASTER - 30/30 SAND FINISH OR FINER - INTEGRAL COLOR TYPE IV
2	1/16" KYNAR FINISH ALUMINUM PANEL
3A	LARGE FORMAT FIELD TILE - TYPE I
3B	LARGE FORMAT FIELD TILE - TYPE II
4	ALUMINUM WINDOW
5	60" HIGH LAIMINATED GLASS GUARDRAIL WITH ALUMINUM BASE SHOE
6	ALUMINUM STOREFRONT SYSTEM
7	CONTROL JOINT - TYPICAL
8	ALUMINUM LOUVER - KYNAR FINISH TO MATCH STUCCO TYPE III
9	PERIMETER FENCE - SEE LANDSCAPE



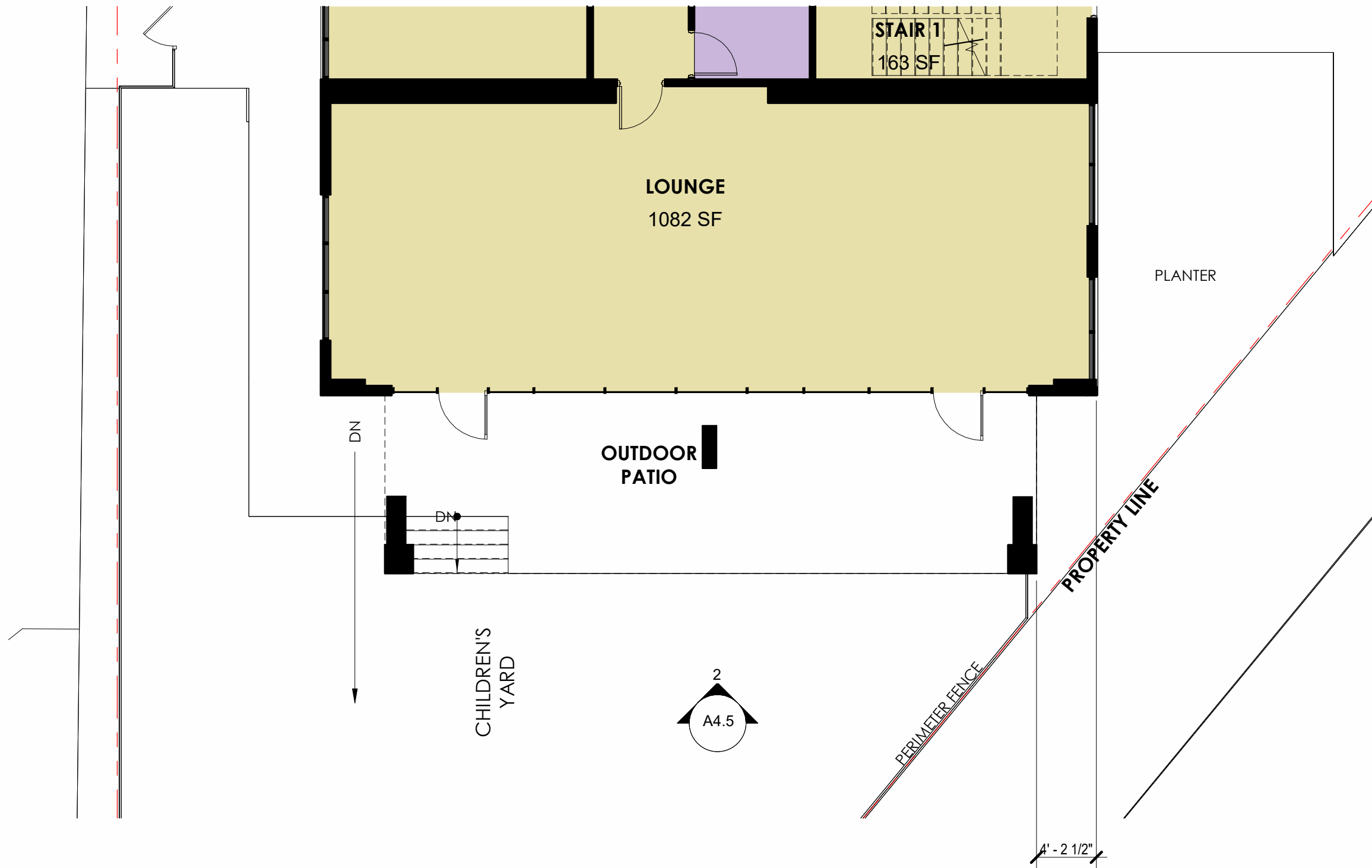


1 LEVEL 1 FLOOR PLAN - GROUND FLOOR
A4.4 1" = 10'-0"



2 ENLARGED NORTH ELEVATION
A4.4 1" = 10'-0"

KEYNOTE LEGEND		KEYNOTE LEGEND		PLAN LEGEND		ELEVATION KEY		
1A	EXTERIOR CEMENT PLASTER - 30/30 SAND FINISH OR FINER - INTEGRAL COLOR TYPE I	3A	LARGE FORMAT FIELD TILE - TYPE I	<div></div> AMENITY	<div></div> RESIDENTIAL	<div></div> BACK OF HOUSE	<div></div> OUTDOOR AMENITY	
1B	EXTERIOR CEMENT PLASTER - 30/30 SAND FINISH OR FINER - INTEGRAL COLOR TYPE II	3B	LARGE FORMAT FIELD TILE - TYPE II					
4	ALUMINUM WINDOW	5	60" HIGH LAIMINATED GLASS GUARDRAIL WITH ALUMINUM BASE SHOE					
1C	EXTERIOR CEMENT PLASTER - 30/30 SAND FINISH OR FINER - INTEGRAL COLOR TYPE III	6	ALUMINUM STOREFRONT SYSTEM					
1D	EXTERIOR CEMENT PLASTER - 30/30 SAND FINISH OR FINER - INTEGRAL COLOR TYPE IV	7	CONTROL JOINT - TYPICAL					
2	1/16" KYNAR FINISH ALUMINUM PANEL	8	ALUMINUM LOUVER - KYNAR FINISH TO MATCH STUCCO TYPE III					
		9	PERIMETER FENCE - SEE LANDSCAPE					



1
A4.5
LEVEL 1 FLOOR PLAN - GROUND FLOOR
1/8" = 1'-0"



2
A4.5
ENLARGED WEST ELEVATION
1/8" = 1'-0"

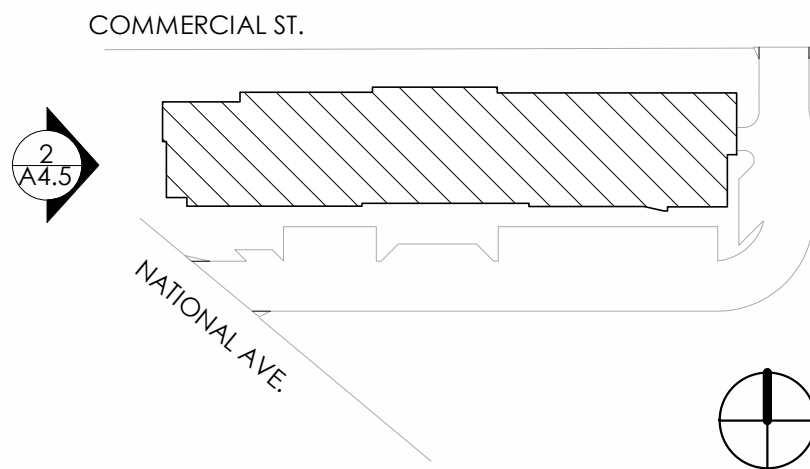
KEYNOTE LEGEND

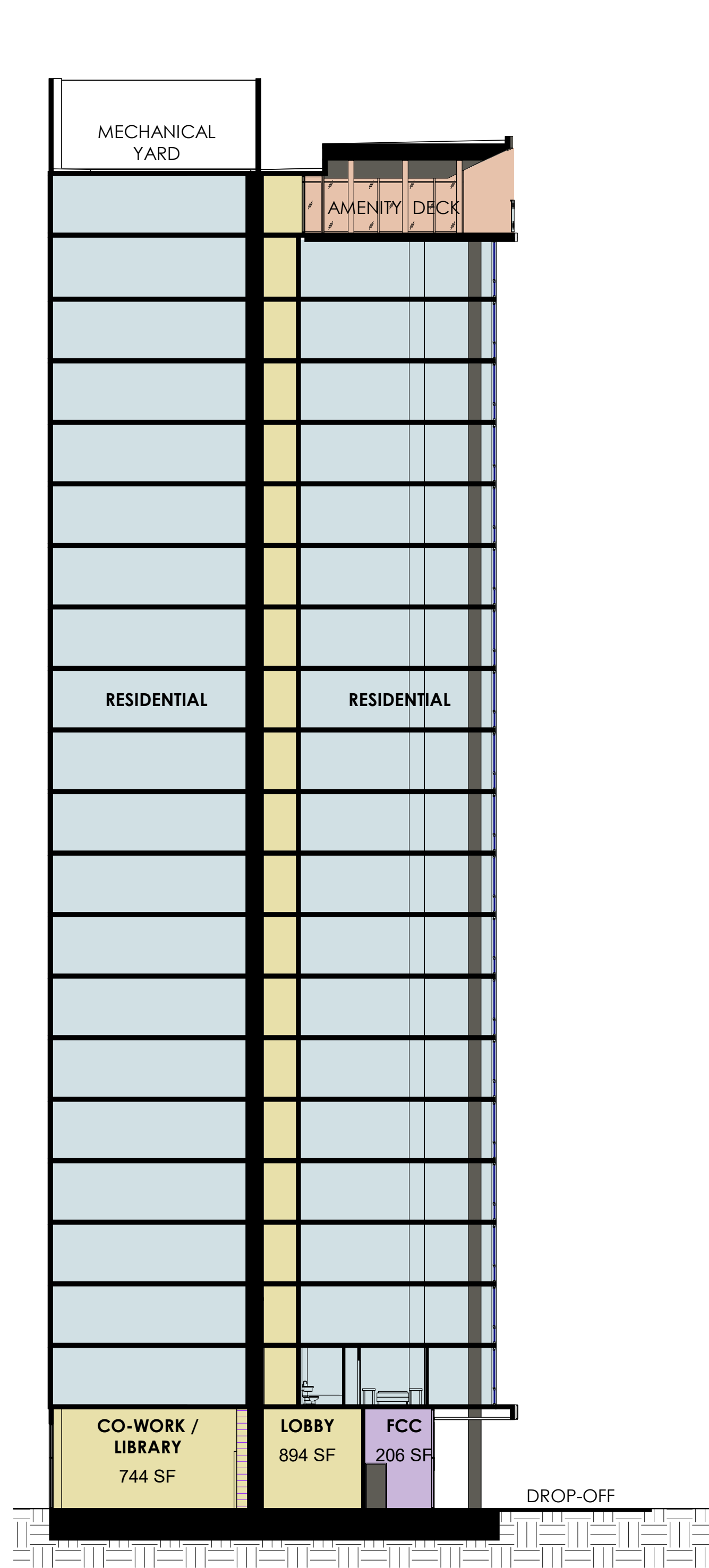
- 1A EXTERIOR CEMENT PLASTER - 30/30 SAND FINISH OR FINER - INTEGRAL COLOR TYPE I
- 1B EXTERIOR CEMENT PLASTER - 30/30 SAND FINISH OR FINER - INTEGRAL COLOR TYPE II
- 1C EXTERIOR CEMENT PLASTER - 30/30 SAND FINISH OR FINER - INTEGRAL COLOR TYPE III
- 1D EXTERIOR CEMENT PLASTER - 30/30 SAND FINISH OR FINER - INTEGRAL COLOR TYPE IV
- 2 1/16" KYNAR FINISH ALUMINUM PANEL
- 3A LARGE FORMAT FIELD TILE - TYPE I
- 3B LARGE FORMAT FIELD TILE - TYPE II
- 4 ALUMINUM WINDOW
- 5 60" HIGH LAMINATED GLASS GUARDRAIL WITH ALUMINUM BASE SHOE
- 6 ALUMINUM STOREFRONT SYSTEM
- 7 CONTROL JOINT - TYPICAL
- 8 ALUMINUM LOUVER - KYNAR FINISH TO MATCH STUCCO TYPE III
- 9 PERIMETER FENCE - SEE LANDSCAPE

PLAN LEGEND

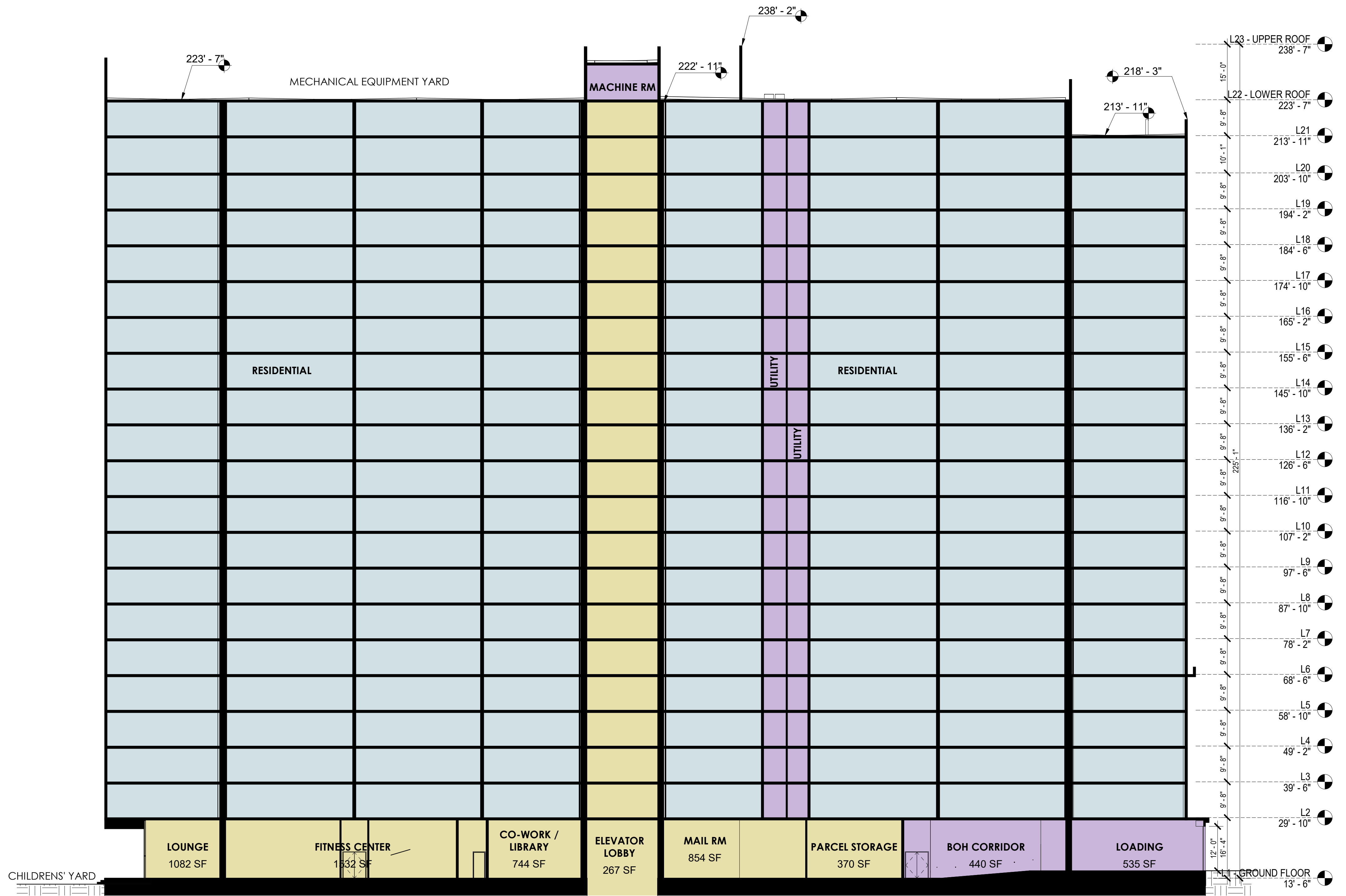
- AMENITY
- RESIDENTIAL
- BACK OF HOUSE
- OUTDOOR AMENITY

ELEVATION KEY

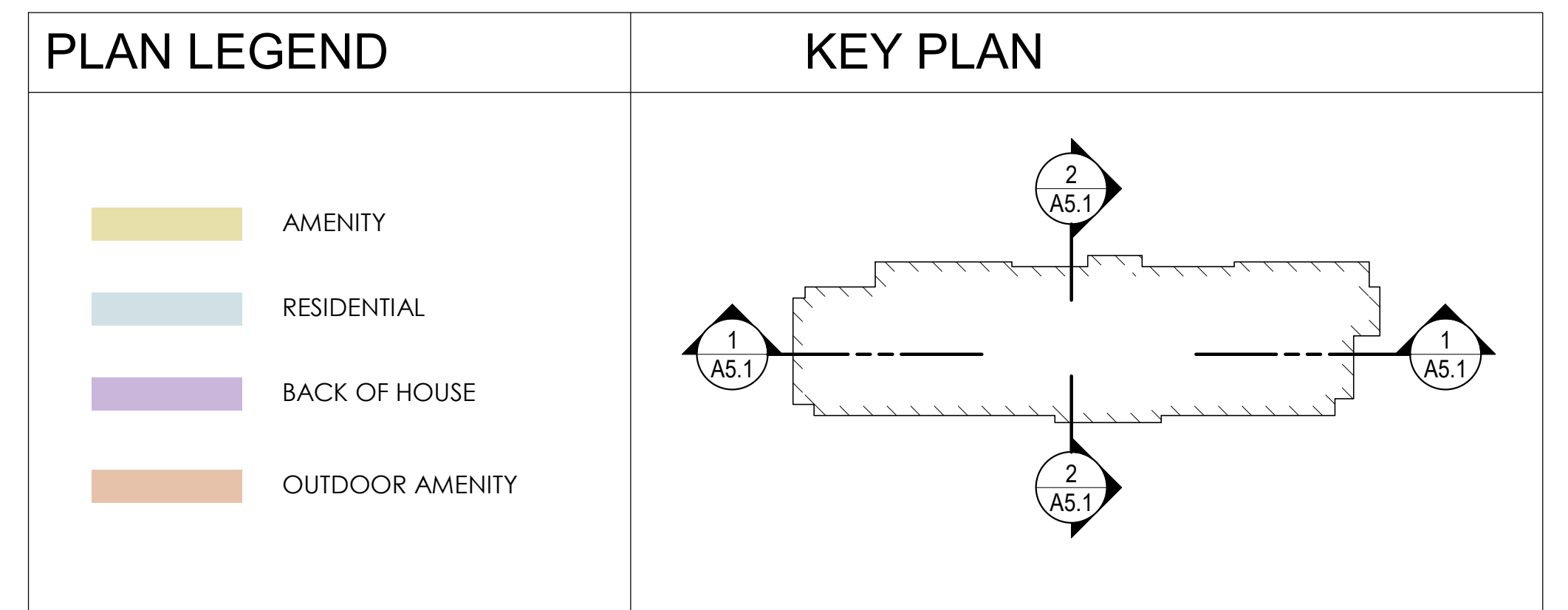




2
A5.1
SECTION B
1/16" = 1'-0"

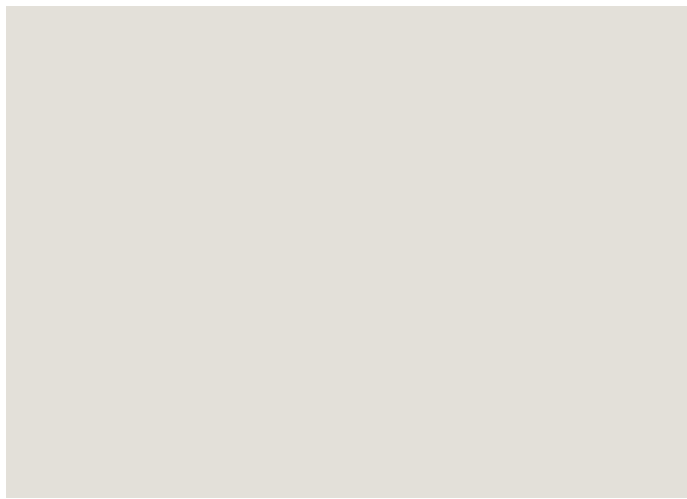


1
A5.1
SECTION A
1/16" = 1'-0"





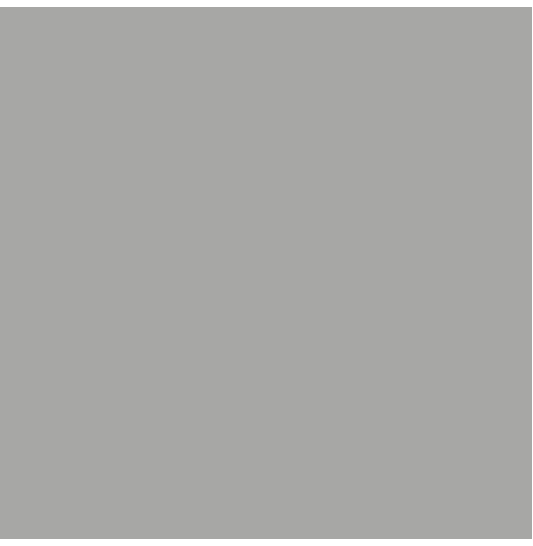




COLOR TO MATCH
SHERWIN WILLIAMS SW
6168 "MODERNE WHITE"

30/30 SAND OR FINER
TEXTURE

1A STUCCO - COLOR I



SHERWIN WILLIAMS SW 7650
"ELLIE GRAY"

30/30 SAND OR FINER
TEXTURE

1B STUCCO - COLOR II



COLOR TO MATCH
SHERWIN WILLIAMS
SW 7674 "PEPPERCORN"

30/30 SAND OR FINER
TEXTURE

1C STUCCO - COLOR III



COLOR TO MATCH
SHERWIN WILLIAMS SW
6149 "RELAXED KHAKI"

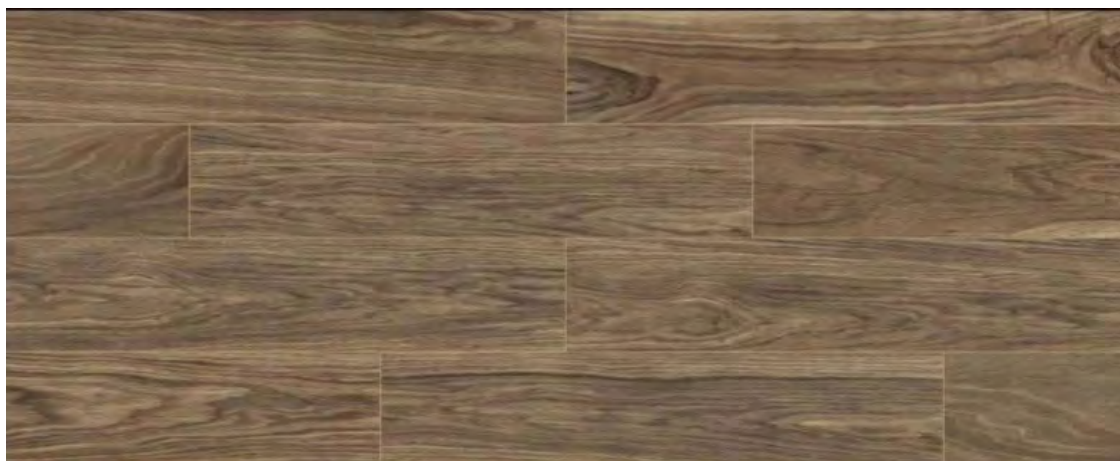
30/30 SAND OR FINER
TEXTURE

1D STUCCO - COLOR IV



ALUMINUM COMPOSITE PANELS
COLOR TO MATCH
SHERWIN WILLIAMS
SW 7674 "PEPPERCORN"
SATIN FINISH

2 METAL PANEL



LANDMARK CERAMICS
EMOTION "HAPPY WALNUT"
8 x 40 MATTE PORCELAIN FIELD TILE

3A TILE - TYPE I



DALTILE
CASCADE "RIDGE SLATE"
12 x 24 CERAMIC FIELD TILE

3B TILE - TYPE II



4 ALUMINUM WINDOW



5 GLASS GUARDRAIL



6 STOREFRONT

NOTE:
ALL PRODUCT SPECIFICATIONS SUBJECT TO
MATERIAL AVAILABILITY