

636 BROADWAY

636 BROADWAY SAN DIEGO, CA 92101



P001

Cover Sheet

4/21/2023 10:56:53 AM

carrierjohnson + CULTURE

185 W F Suite 500, San Diego, CA 92101

Phone 619.239.2353

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636 BROADWAY												
Level	Program	Gross Area	Net Res. Rentable		FAR ONLY	Unit Mix			Parking Stalls			Floor to Floor
			Core	Rentable		Studio	1 Bed	2 Bed	Cars	Bicycles	Motorcycle	
B4	Parking <i>Circulation/Core</i> <i>Storage/Utility</i>	8,905 sf 1,441 sf 549 sf	-	-	FAR Exempt				13			-9'-09"
B3	Parking <i>Circulation/Core</i> <i>Storage/Utility</i>	9,459 sf 1,441 sf 549 sf	-	-	FAR Exempt				13			-9'-09"
B2	Parking <i>Circulation/Core</i> <i>Storage/Utility</i>	9,459 sf 1,441 sf 549 sf	-	-	FAR Exempt				13			-9'-09"
B1	Parking <i>Circulation/Core</i> <i>Storage/Utility</i>	9,459 sf 1,441 sf 549 sf	-	-	FAR Exempt				13		6	-9'-09"
B0	Transformer/Utility <i>Circulation/Core</i> <i>Storage/Utility</i>	2,456 sf 1,441 sf 549 sf	-	-	FAR Exempt				0			-12'-08"
1	Ground Level <i>Bike Storage</i> <i>Lobby/Leasing</i> <i>Amenity</i> <i>Utility</i> <i>Loading</i> <i>Circulation/Core</i>	1,625 sf 1,207 sf 1,674 sf 510 sf 672 sf 3,172 sf	-	-	1,625 sf 1,207 sf 1,674 sf 510 sf 672 sf 3,172 sf					122		10'-00"
2	Co-Working/Amenity <i>Co-Working/Amenity</i> <i>Utility</i> <i>Circulation/Core</i>	7,766 sf 97 sf 1,445 sf	-	-	7,766 sf 97 sf 1,445 sf							10'-00"
3	Residential <i>Fitness Center/Sauna</i>	6,930 sf 1,771 sf	2,085 sf	4,845 sf	6,930 sf 1,771 sf	2	3	2				9'-09"
4	Residential <i>Fitness Center/Sauna</i>	6,836 sf 1,385 sf	1,946 sf	4,890 sf	6,836 sf 1,771 sf	2	3	2				9'-09"
5	Residential	8,701 sf	1,988 sf	6,713 sf	8,701 sf	3	4	3				9'-09"
6	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
7	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
8	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
9	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
10	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
11	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
12	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
13	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
14	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
15	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
16	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
17	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
18	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
19	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
20	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
21	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
22	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
23	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
24	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
25	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
26	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
27	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
28	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
29	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
30	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
31	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
32	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
33	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
34	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
35	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
36	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
37	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
38	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
39	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
40	Residential	8,100 sf	1,986 sf	6,114 sf	8,100 sf	3	5	2				9'-09"
41	Residential	8,098 sf	1,986 sf	6,112 sf	8,098 sf	3	1	6				14'-06"
42	Amenity <i>Clubhouse</i> <i>Residential</i> <i>Pool/Spa</i>	1,262 sf 3,564 sf	1,937 sf	1,627 sf	1,262 sf 3,564 sf							15'-00"
					Subtotal Unit Types	115	186	83				
TOTALS		370,148 sf	79,452 sf	238,177 sf	340,601 sf	384 units			52	122	6	420'-00"
Total Parking/Util. 49,688 sf												
Total Leasable Residential 238,177 sf												
Property Area 10,000 sf												
Total FAR 34.06												
Efficiency 69.9%												
BUILDING AREA NOTES:												
¹ GROSS AREA - measured to exterior face of wall and does not include open to below areas or open exterior occupied space.												
² RESIDENTIAL - Leasable area is gross residential / unit area measured to the exterior face of wall, exterior face of corridor or shaft, and centerline of demising walls. Balcony area is not included.												
³ BUILDING HEIGHT - All schemes' height shall be verified by the FAA.												

FAR	34.06
Net Rentable	238,177 sf
Gross Area	370,148 sf
Unit Mix - 618 SF avg	384 units
Studio - 450 sf	115 units
1 Bd - 600 sf	186 units
2 Bd - 800 sf	83 units
Parking	52 spaces
Parking Ratio	0.14
Bicycle Parking	122 spaces
Motorcycle Parking	6 spaces

P001

Program Summary

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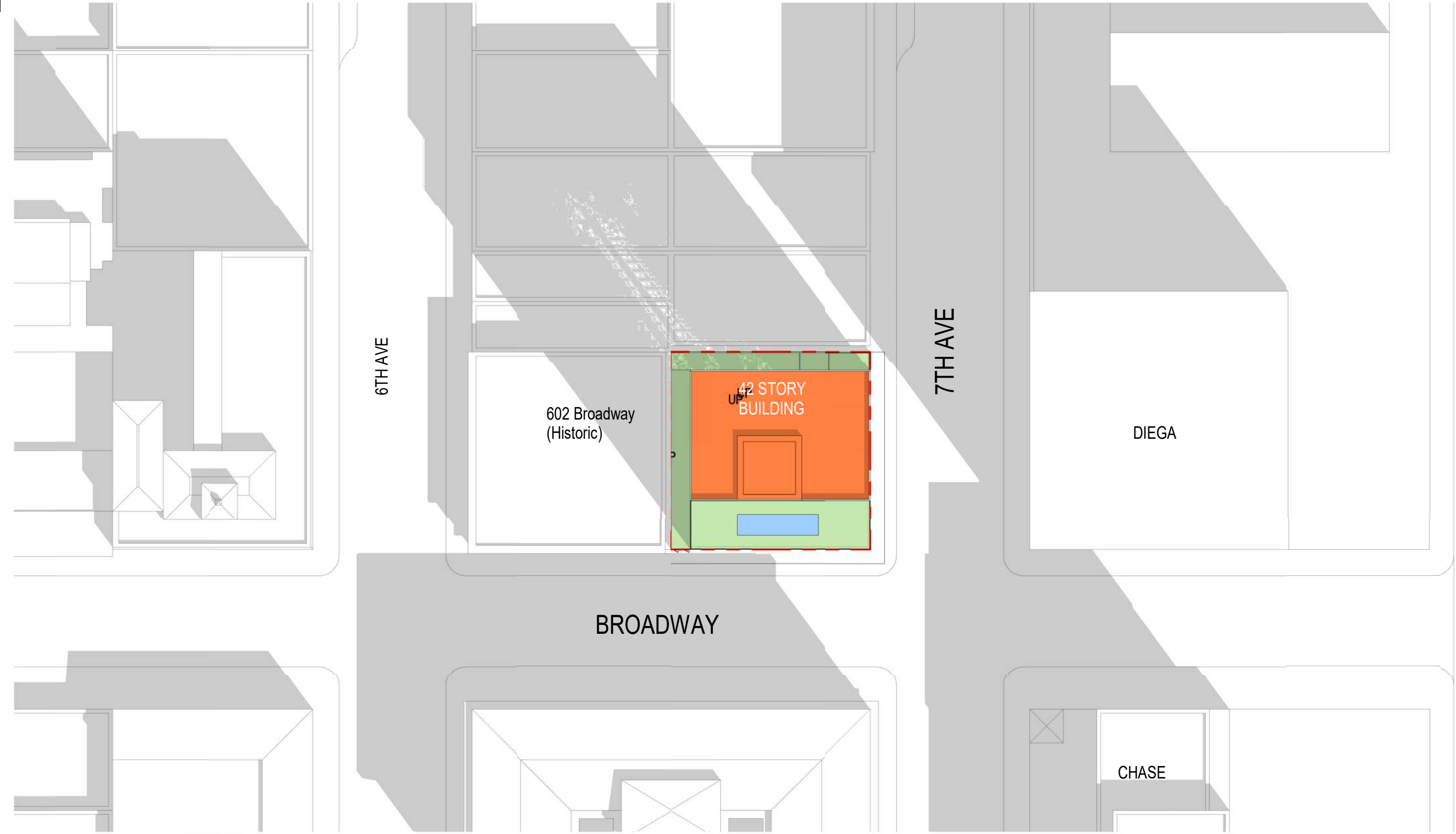
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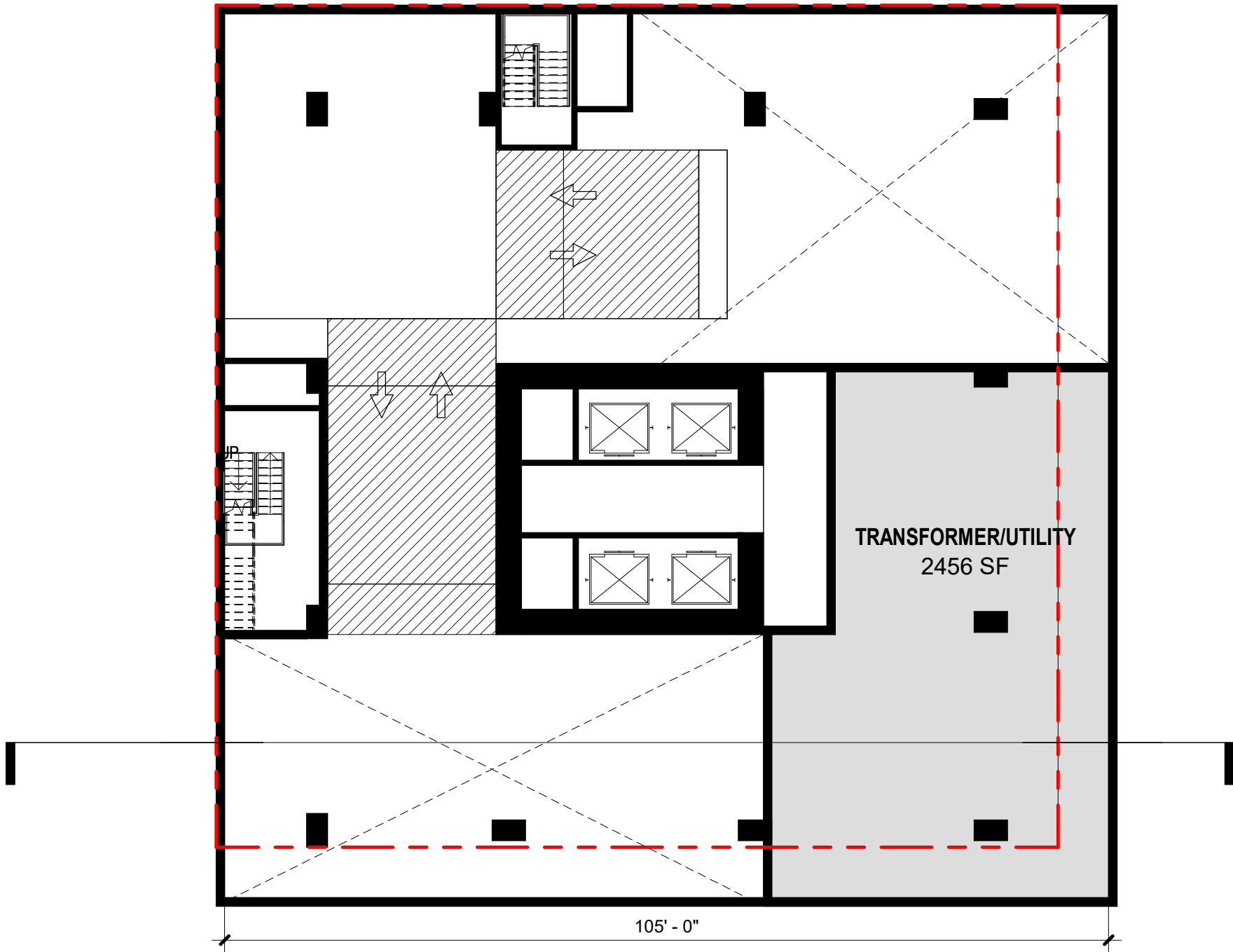
Site Plan

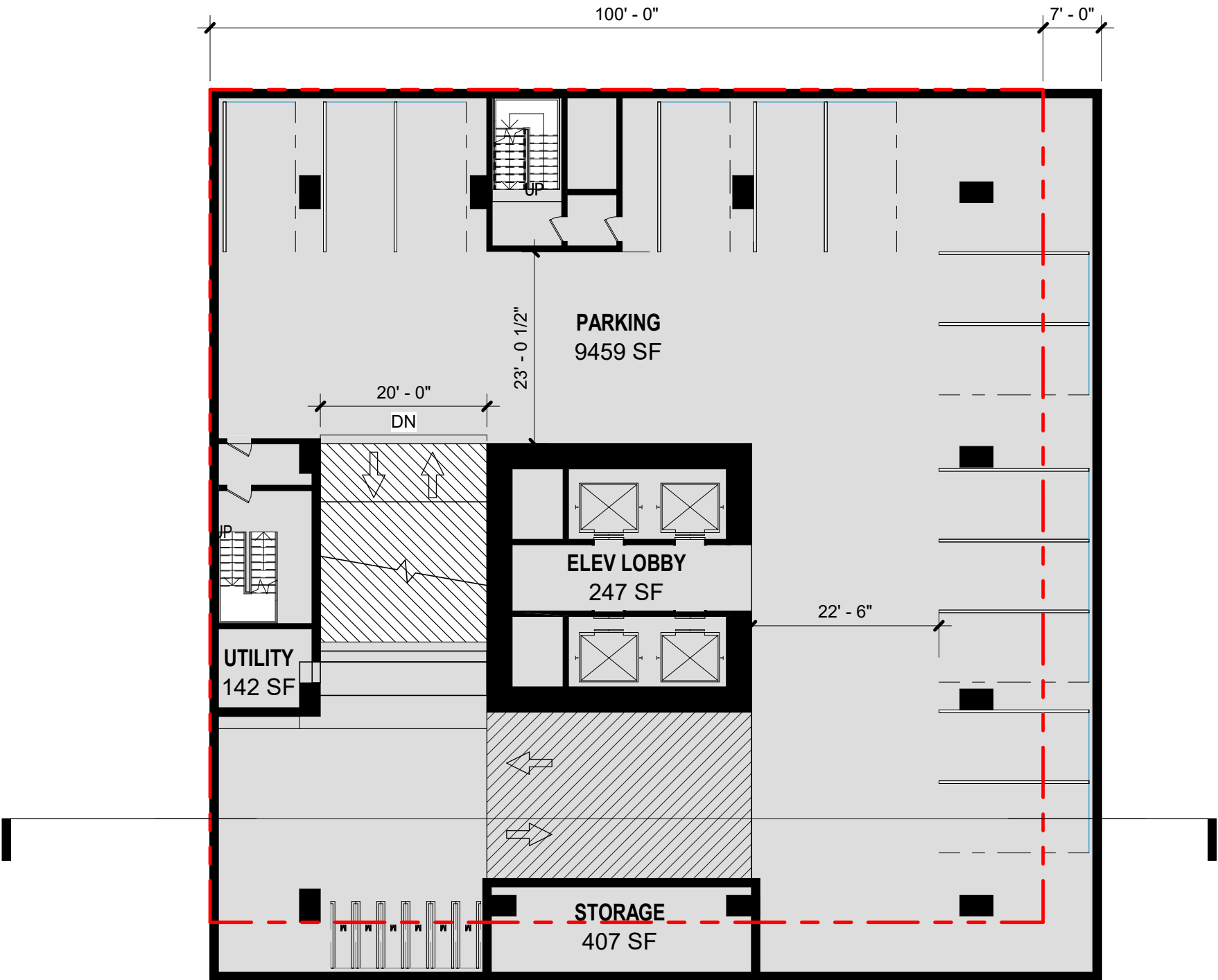
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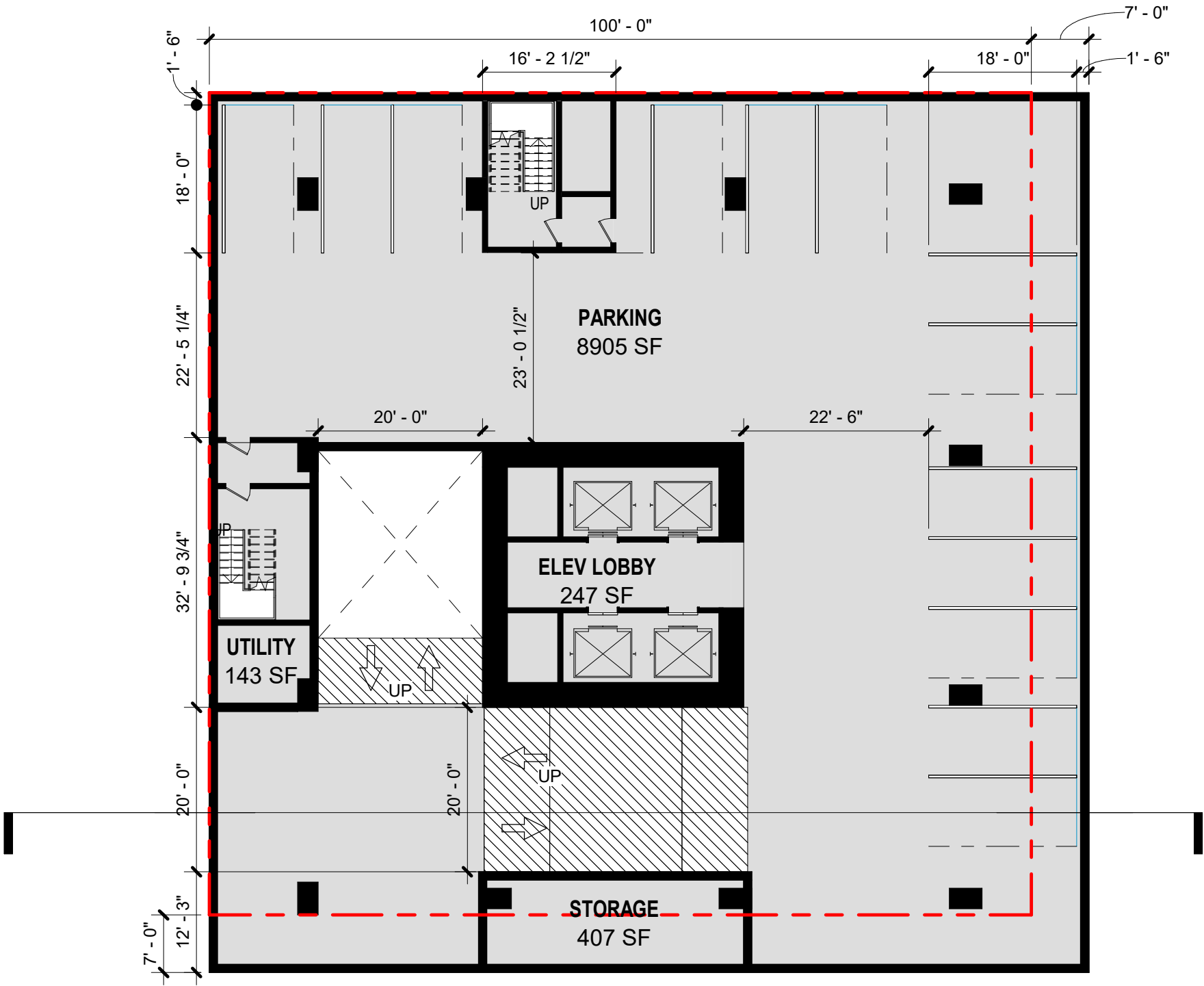
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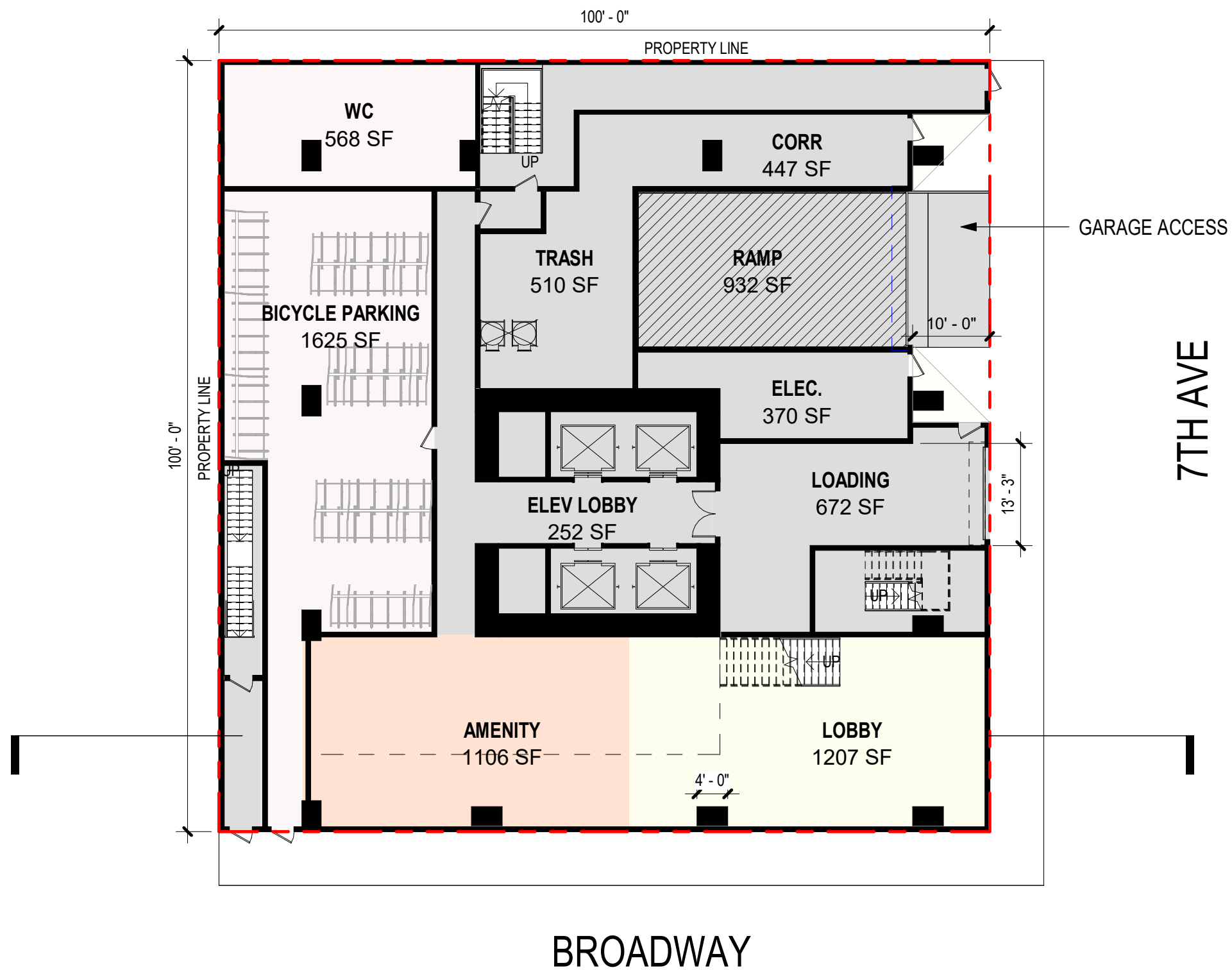
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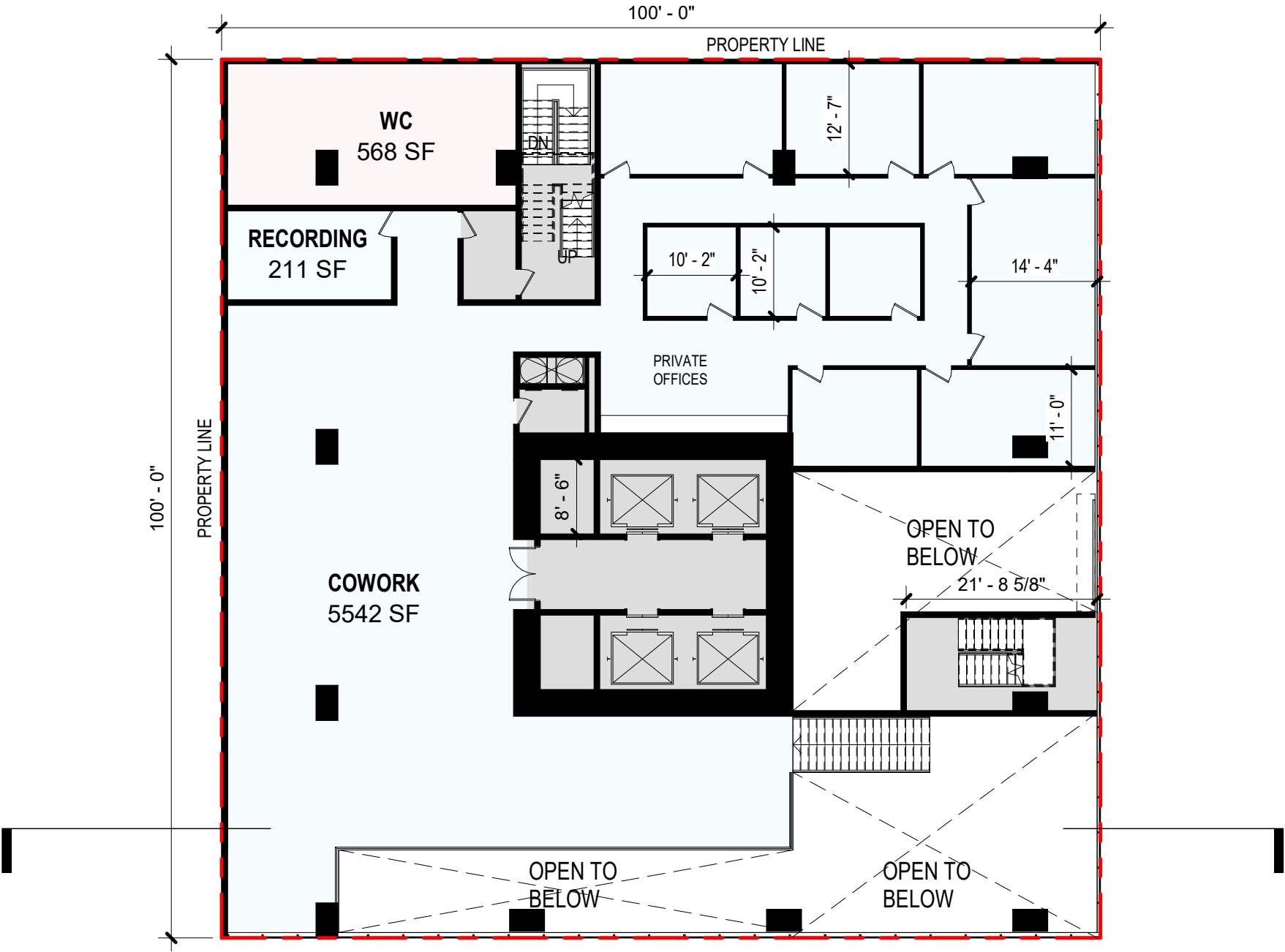
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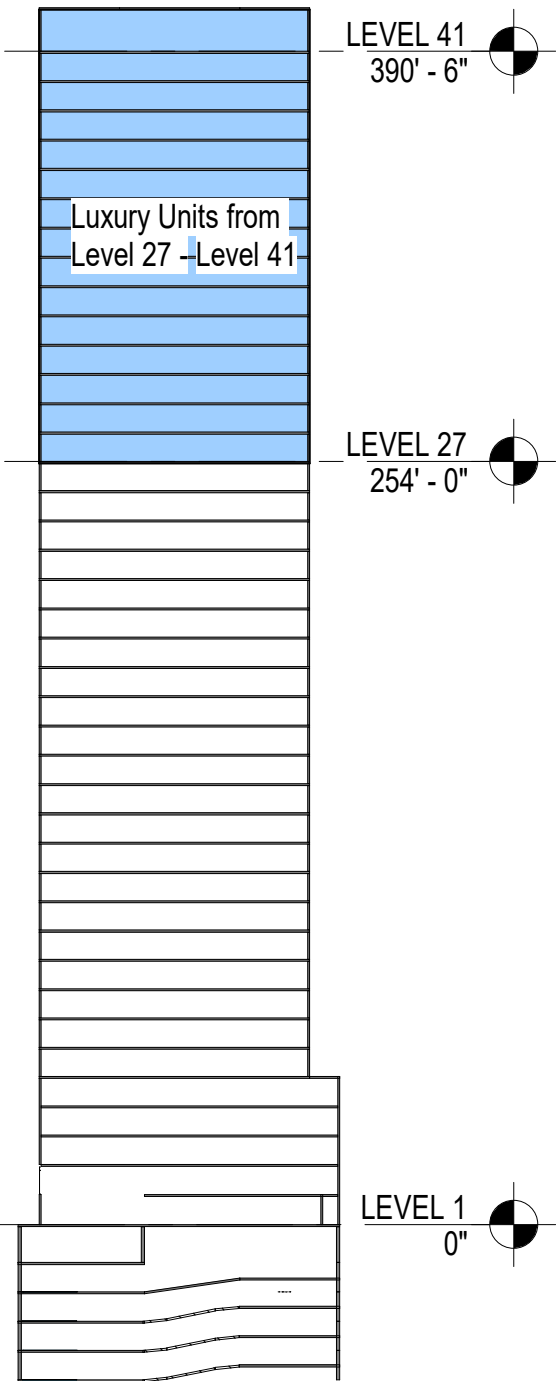
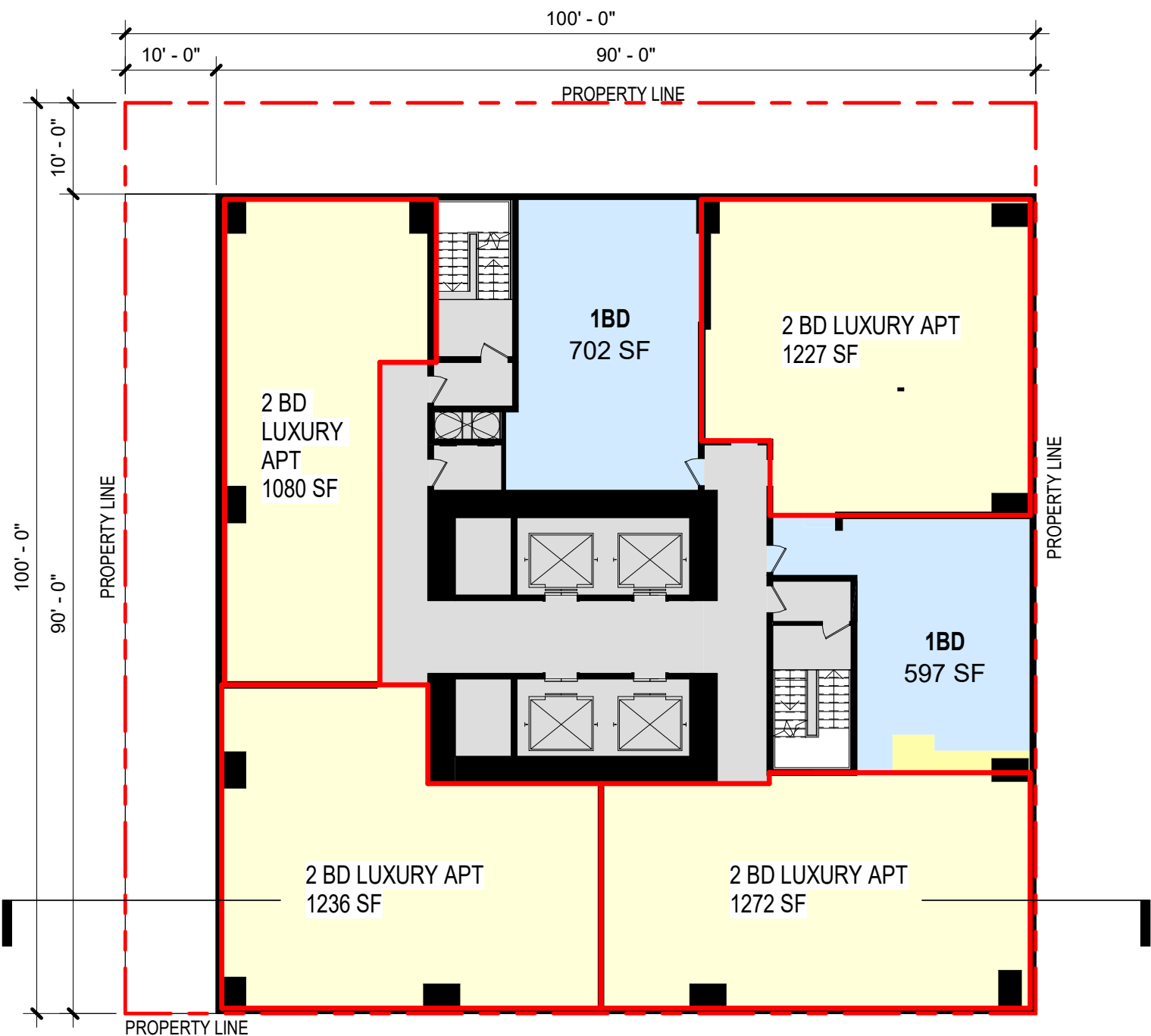




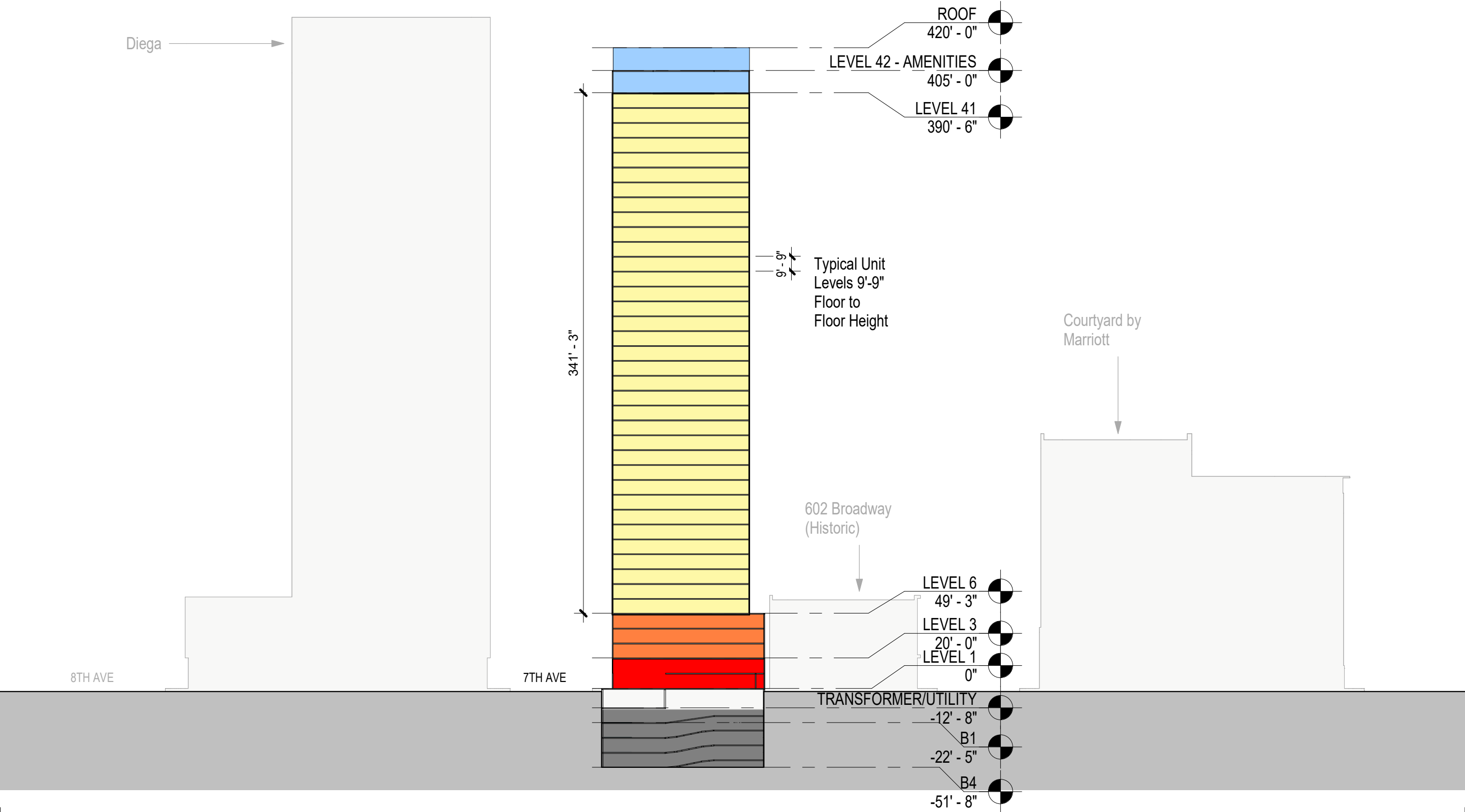


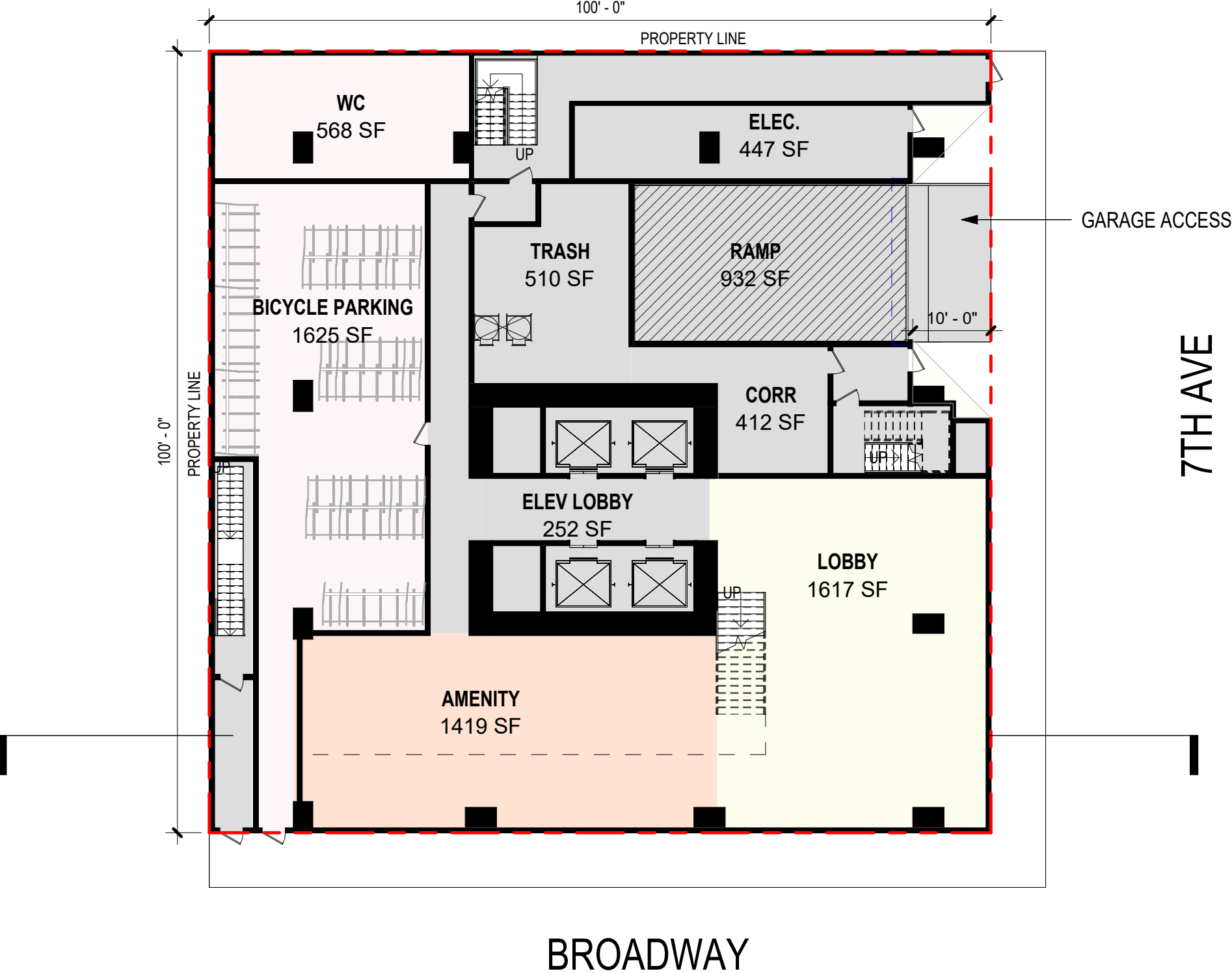
Unit Count: 325 Units

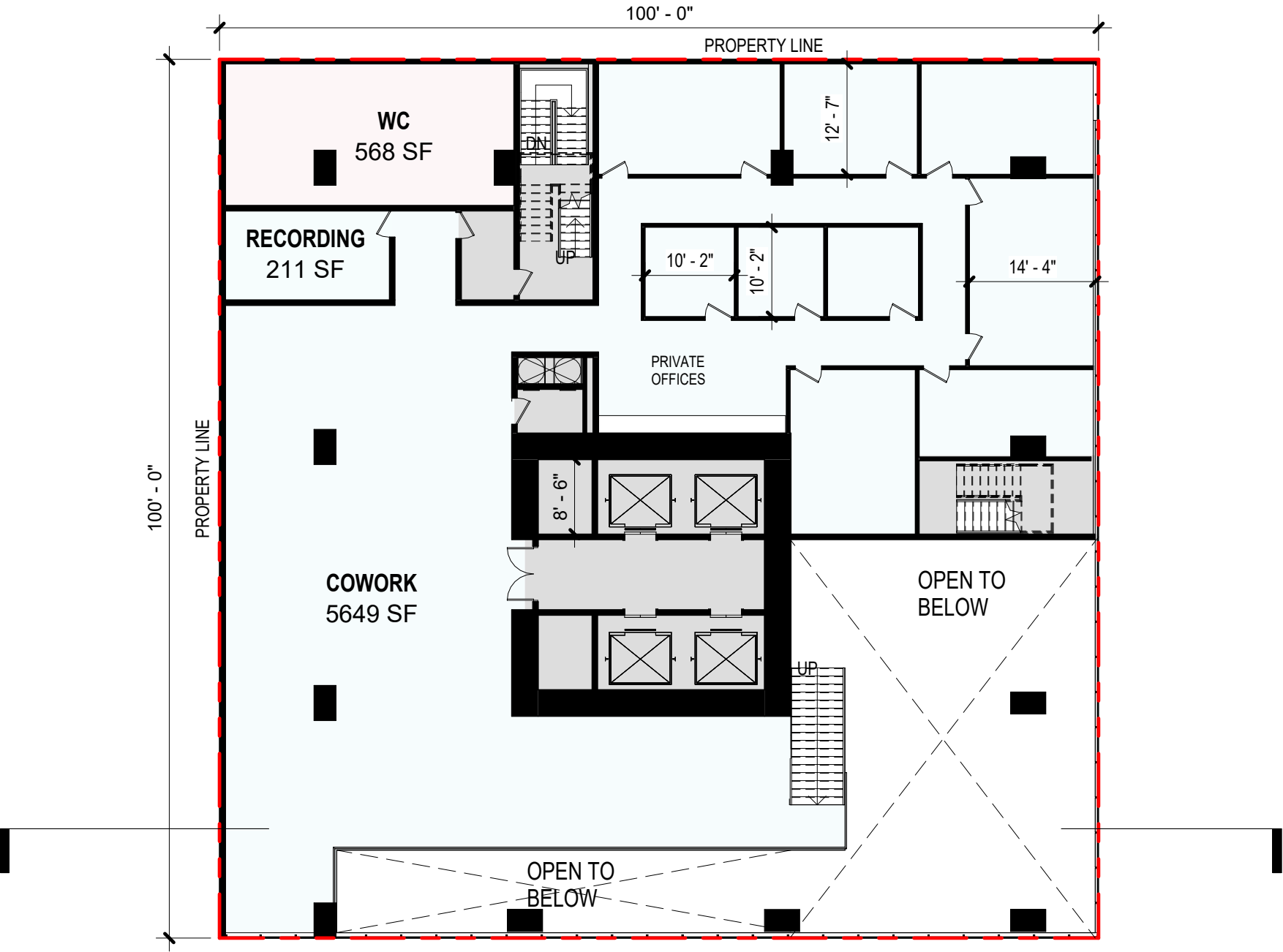
Unit Mix:
22% Studios
44% 1 Bedroom
24% 2 Bedroom



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P003

Renderings

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Renderings

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P005

Renderings

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P006

Renderings

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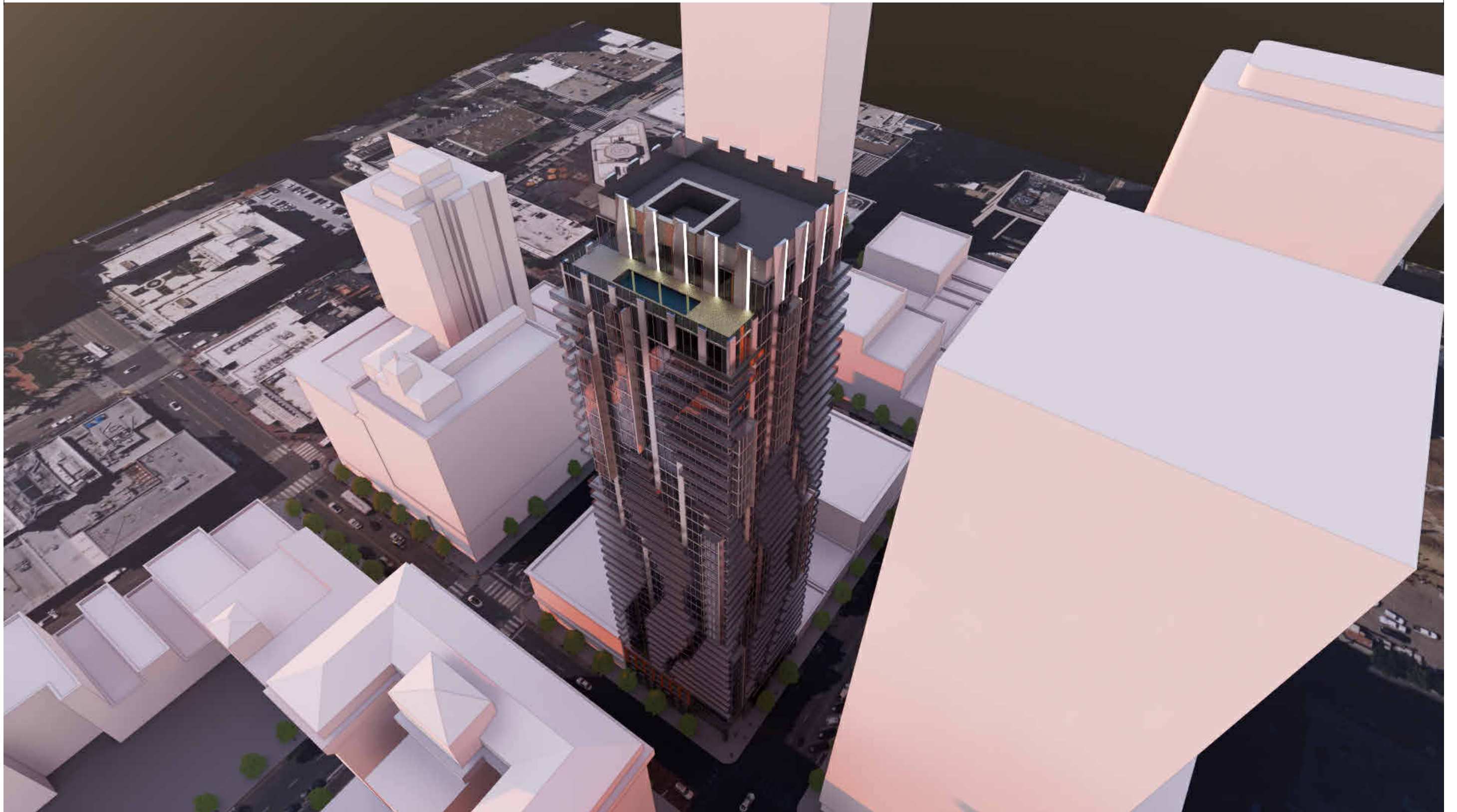
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