



DATE ISSUED: January 12, 2016

ATTENTION: Historical Resources Board
Agenda of January 22, 2016

SUBJECT: **ITEM #5 – AC Hotel** (743 Fifth Avenue) – Gaslamp Quarter
Development Permit / Planned Development Permit / Neighborhood Use
Permit No. 2103-35A

APPLICANT: Briad Group, LLC

LOCATION: 743 Fifth Avenue, San Diego, California 92101, Council District 3

DESCRIPTION: Consider recommending Planning Commission approval of the proposed
amendments to the permits related to the historical aspects of the Project.

STAFF RECOMMENDATION

That the Historical Resources Board (HRB) recommends that the Planning Commission approves amendments to Gaslamp Quarter Development Permit / Planned Development Permit / Neighborhood Use Permit (GQDP/PDP /NUP) No. 2013-35A.

BACKGROUND

On March 19, 2015, the Planning Commission approved GQDP/PDP/CUP/NUP No. 2013-35 for the construction of a 7-story (maximum 75 feet tall), 119 guest room hotel development with ground floor restaurant, sidewalk cafe, a basement-level nightclub and lounge with live entertainment, rooftop pool deck and lounge, and 36 valet parking spaces on an approximately 11,500 square-foot (SF) premises located on a through-lot between Fifth and Sixth Avenues between F and G streets in the Gaslamp Quarter neighborhood of the Downtown Community Plan (DCP) area (“Downtown”). Briad Group, LLC. (“Applicant”) is now requesting approval of amendments to the Project as follows:

1. The proposed amendment will increase the number of guest rooms to 147 by replacing the rooftop pool deck and lounge on the seventh floor and by adding guest rooms at a removed stair and elevator core. The stair and elevator core is no longer necessary because of the removal of the pool deck bar/lounge and because of the smaller rooftop pool deck area. No food or drink service is proposed at the revised rooftop pool area.
2. The basement-level nightclub will be eliminated. The previously approved Project also was granted approval for a live entertainment Conditional Use Permit (CUP) in the previously proposed basement nightclub. The live entertainment CUP is no longer proposed as the nightclub is no longer proposed.
3. In order to accommodate the additional parking requirement, eight additional valet, tandem parking spaces have been added in the basement for a total of 44 spaces.

On January 22, 2015, the City of San Diego ("City") Historical Resources Board (HRB) voted 8-1 to recommend that the Commission grant GQDP/PDP/CUP/NUP No. 2013-35.

San Diego Municipal Code (SDMC) Section 157.0203(a)(2) requires review and a recommendation from the HRB to the Civic San Diego ("CivicSD") President ("President") prior to the President making a decision on a GQDP for building heights in excess of 60 feet and up to 75 feet according to SDMC Section 157.0302(a)(3):

When the HRB is taking action on a recommendation to a decision-maker, the Board shall make a recommendation on only those aspects of the matter that relate to the historical aspects of the project. The Board's recommendation action(s) shall relate to the cultural resources section, recommendations, findings and mitigation measures of the final environmental document, the Site Development Permit findings for historical purposes, and/or the project's compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties. If the Board desires to recommend the inclusion of additional conditions, the motion should include a request for staff to incorporate permit conditions to capture the Board's recommendations when the project moves forward to the decision maker.

Due to the Applicant's request for deviations from the SDMC parking standards to permit substandard parking spaces and drive aisles, and to provide vehicle parking within the drive aisles served solely by valet parking service, this Project requires approval of a Process Four PDP. Due to the request for an outdoor use area sidewalk cafe, the Applicant must obtain a Process Two NUP. Per SDMC Section 112.0103, when an Applicant applies for more than one permit for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker. The decision maker shall act on the consolidated application at the highest level of authority for that development, and the findings required for approval of each permit shall be considered individually. The final decision-maker for this Project will be the Planning Commission in accordance with a Process Four.

The Project site is located at 743 Fifth Avenue (Not Contributing) and 744 Sixth Avenue (Contributing) within the Gaslamp Historic District (HRB Site #127), and is a contributing resource to that district, listed as HRB Site #127-075. As a contributing resource, all work on the property requires a building permit and must be reviewed by Plan-Historic staff for compliance with the City's Historic Resources Regulations (SDMC Ch 14, Art 3 Div 2); the Gaslamp Quarter Planned District Design Guidelines ("Design Guidelines"); and the U.S. Secretary of the Interior's Standards. Projects which do not comply with the above Standards, Guidelines and Criteria will require a Site Development Permit (Process Four) in accordance with SDMC Section 143.0210(e)(2).

The Project site is located within the Gaslamp Quarter Planned District (GQPD) which is considered San Diego's premier entertainment destination. The Gaslamp Quarter is primarily a mixed-use neighborhood and allows a variety of land uses including hotel and visitor accommodations, active commercial uses on the ground floor and office and residential uses in the upper floors of buildings. The GQPD permits 100% commercial projects, including hotels as proposed for this Project.

In the 1980's the Gaslamp Quarter Planned District ("Gaslamp Quarter") was listed as a historical district on the National Register of Historic Places. The Gaslamp Quarter extends from the south side of Broadway to Harbor Drive and from the east side of Fourth Avenue to the west side of Sixth Avenue. Also included is the west side of Fourth Avenue (to the mid-block property line) between Market and Island Avenue. The Gaslamp Quarter contains the highest concentration of historically significant commercial structures in the City of San Diego. Therefore, in order to ensure that the historical character of the Gaslamp Quarter is retained, development proposals are subject to the design and development criteria of the Gaslamp Quarter Planned District Ordinance (GQPDO) and the Design Guidelines.

The Project site is a generally flat 11,500 square-foot premises that is currently occupied by a two-story building constructed on the site in 1998 that is currently occupied by T.G.I. Fridays and McFadden's Restaurant and Saloon. The northern boundary of the site is adjacent to the historic Pierce-Field building and the southern boundary is adjacent to the non-historic Gaslamp Reading Theaters building. The remainder of the block contains a variety of mid to low scale commercial/retail buildings.

ANALYSIS

The Applicant is proposing to increase the number of guest rooms that had been previously approved with GQDP/PDP/CUP/NUP No. 2013-35 and revise the exterior appearance accordingly, which requires consideration of an amendment to that Permit. The proposed amendment will increase the number of guest rooms from 119 to 147. This involves filling-in the previous seventh-floor rooftop pool deck and lounge with guest rooms and locating a smaller version of the rooftop pool deck and lounge on the seventh floor roof. With the reduced size and programming of the rooftop pool deck, the independent elevator and stair to the roof is no longer required and the core has been relocated internally, allowing the former stair tower to accommodate additional guest rooms. Also deleted from the original program is the large guest suite and private decks at the top of the Sixth Avenue elevation which allows additional guest rooms to be added here as well. The resulting changes to the exterior elevations reinforces the vertical expression of the Project and addresses previous design concerns identified during the previous permit approvals – particularly the design of the upper levels of the Fifth and Sixth avenue facades, respectively.

Fifth Avenue Elevation

The proportions and alignment of the ground-floor storefront openings have been adjusted in response to internal reconfigurations of the ground-floor area. Historically, storefronts in the same building in the Gaslamp Quarter had cohesive design elements. The revised design of the building base and storefront area appears to maintain the cohesive design elements of the previous iteration by maintaining proportional storefront openings, by including transom windows and by maintaining a weighted, heavy base.

The exterior design of floor levels three through six remain largely unchanged from the previous design with exception of slightly taller floor levels. Balconies with metal rails have been added to the recessed, southerly façade on floors three through seven. The proposed in-fill area of the seventh floor appears to provide a more unified and regular “cap” to the top of the building, and as such, would bring the proposed design closer into conformance with the Gaslamp District Historic District and with the Guidelines.

Sixth Avenue Elevation

The Sixth Avenue elevation remains largely unchanged from the approved elevation with the exception of the revised seventh level. Similar to the Fifth Avenue seventh level re-design, the proposed in-fill of the top of the building would bring the proposed design closer into conformance with the Gaslamp District Historic District and with the Guidelines.

As part of this Project, the Applicant is proposing a partial rehabilitation of the historical “Gaslamp Galleria Building” facade along 6th Avenue. This facade is the only portion of the existing building that is historic and is considered to be a contributor to the Gaslamp Quarter. Therefore, any proposed alterations to the facade are required to follow the appropriate Secretary of the Interior Standards for the Treatment of Historic Properties (“The Standards”). As currently proposed, the Applicant is proposing to remove the existing storefront system and replace it with a new storefront system more closely aligned to the historic design. In order to accommodate the vehicular entrance for the proposed vehicle elevator, the storefront replacement will include replacing the existing doors with a glass and metal overhead door that mimics the historic storefront design parking. Additionally, the replacement of awnings, new paint, and the removal and infill of the existing vertical window at the south end of the façade are proposed as part of the storefront replacement.

North Elevation

As result of the seventh-level in-fills, slightly more building mass has been introduced to the northerly elevation on the respective east and west ends of the northern elevation. Scoring lines, recesses, and the proposed mural of the historic Gaslamp Quarter have been extended to the seventh level wall to enhance this area. On the westerly blank wall section of the north elevation, the previously approved brick treatments have been extended to the seventh level. Additional glazed window openings have also been proposed where habitable hotel rooms are now proposed where the pool deck area was previously proposed.

This Project was reviewed by the Design Assistance Subcommittee of the HRB on December 2, 2015. Overall, the Design Assistance Subcommittee did not have any major issues with the design revisions.

Plan-Historic staff has evaluated the revised submittal and requested two design refinements. The design refinements included further stylization of the Fifth Avenue cornice and the replacement of a single casement window with a double-hung window at the second level of the Fifth Avenue facade. These requested revisions have been included in the attached plans.

OTHER CONSIDERATIONS

The Downtown Community Planning Council (DCPC) Design Review Subcommittee ("Subcommittee") has reviewed this Project for preliminary design at the regularly scheduled meeting on October 27, 2015. The DCPC Subcommittee was generally supportive of the revised Project design noting that the Project design has improved and become more compliant with the Gaslamp District Historic District and with the Gaslamp Quarter Design Guidelines. Select design refinements were requested by the Subcommittee including the following:

- Maintaining the height of the solid proportion between the top of the seventh floor windows and the top of the building similar to the proportion that was originally approved;
- Further exploring the trash removal route;
- Adding break lines above and below the windows on the northerly elevations; and,
- Adding scoring lines that more closely matched the original scoring pattern on the southerly elevation.

These requested refinements have been incorporated into the Project design.

The DCPC has reviewed this Project for design and use at the regularly scheduled meeting on October 28, 2015. The DCPC unanimously voted to recommend Planning Commission approval of the revised Project design with the requested design revisions of the DCPC Subcommittee as well as the NUP portion of the Permit.

ENVIRONMENTAL REVIEW

Development downtown is covered under the Final Environmental Impact Report (FEIR) for the San Diego DCP, CCPDO, and 10th Amendment to the Centre City Redevelopment Plan, certified by the Former Redevelopment Agency ("Former Agency") on March 14, 2006 (Resolution R-04001) and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolutions R-04508 and R-04510), August 3, 2010 (Former Agency Resolution R-04544) and certified by the City Council on February 12, 2014 (City Council Resolution R-308724). The FEIR is a "Program EIR" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The Evaluation concluded that the environmental impacts of the project were adequately addressed in the FEIR and the project is within the scope of the development program described in the FEIR; therefore, no further environmental documentation is required under CEQA. The FEIR and all subsequent addenda to the FEIR may be found on CivicSD's website at <http://www.civicsd.com/planning/environmental-documents.html>.

CONCLUSION

Per SDMC Section 157.0302(a)(3), Plan-Historic and CivicSD staff are requesting that the HRB recommend that the Planning Commission approve GQDP/PDP/NUP No. 2013-35A with respect to only those facets of the Project proposal that relate to the historical aspects of the Project and finding that the Project complies with the Secretary of the Interior's Standards for Treatment of Historic Properties.

Respectfully submitted:

Concurred by:



Aaron Hollister
Senior Planner, CivicSD



Brad Richter
Assistant Vice President, Planning, CivicSD

Attachments:

- A – DRAFT GQDP/PDP/NUP No. 2013-35A
- B – DRAFT Planning Commission Resolution
- Basic Concept/Schematic Drawings dated December 7, 2015

RECORDING REQUESTED BY:

Civic San Diego
Planning Department
401 B Street, Suite 400
San Diego, CA 92101

AND WHEN RECORDED MAIL TO:

Civic San Diego
Planning Department
401 B Street, Suite 400
San Diego, CA 92101

THIS SPACE FOR RECORDER'S USE ONLY

*NOTE: COUNTY RECORDER, PLEASE RECORD AS
RESTRICTION ON USE OR DEVELOPMENT OF
REAL PROPERTY AFFECTING THE TITLE TO OR
POSSESSION THEREOF*

**GASLAMP QUARTER PLANNED DISTRICT
GASLAMP QUARTER DEVELOPMENT PERMIT / PLANNED
DEVELOPMENT PERMIT / NEIGHBORHOOD USE PERMIT
NO. 2013-35A**

**AC HOTEL
ASSESSOR PARCEL NUMBER 535-093-17-00**

**GASLAMP QUARTER PLANNED DISTRICT
GASLAMP QUARTER DEVELOPMENT PERMIT / PLANNED
DEVELOPMENT PERMIT / NEIGHBORHOOD USE PERMIT
NO. 2013-35A**

**AC HOTEL
ASSESSOR PARCEL NUMBER 535-093-17-00**

This Gaslamp Quarter Development Permit / Planned Development Permit / Neighborhood Use Permit (GQDP/PDP/NUP) No. 2013-35A is granted by the City of San Diego Planning Commission to Majestic Empire Holdings, LLC, Owner, and Briad Development East, LLC, Permittee, for construction of a full-service hotel development known as AC Hotel ("Project") on the 11,500 square foot ("sq.ft.") premises located on the east side of Fifth Avenue between F and G streets in the Gaslamp Quarter neighborhood of the Downtown Community Plan (DCP) area and within the Gaslamp Quarter Planned District (GQPD); and more particularly described as Lot C, the North half of Lot D, and Lot J except the South 10 feet, in Block 70 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to partition map thereof, on file in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner and/or Permittee to construct and operate a development and uses as described and identified by size, dimension, quantity, type and location as follows and on the approved Basic Concept/Schematic Drawings and associated Color and Materials Boards dated December 7, 2015, on file at Civic San Diego ("CivicSD").

1. General

The Owner and/or Permittee shall construct, or cause to be constructed on the site, a development consisting of a 7-story (approximately 75 feet tall) full-service hotel development located on a 11,500 square-foot premises located on the east side of Fifth Avenue between F and G streets in the Gaslamp Quarter. This Project is comprised of 147 hotel guest rooms and 44 valet parking spaces in one level of subterranean parking accessed via a vehicle elevator from Sixth Avenue through a historic building facade. This Project also includes a restaurant on the ground floor with sidewalk cafe and rooftop pool deck. The development shall not exceed a height of 75 feet above grade level, measured to the top of the parapet of the uppermost floor, with roof equipment enclosures, elevator penthouses, mechanical screening and architectural elements above this height permitted per the Gaslamp Quarter Planned District Ordinance (GQPDO).

2. PDP

The City of San Diego Planning Commission hereby grants a PDP allowing deviations from the San Diego Municipal Code (SDMC) Parking Facilities Development and Design Regulations with valet parking for:

- a. SDMC 142.0555(b) Tandem Parking for Specified Commercial Uses – Permitting tandem parking spaces to meet the minimum required number of parking spaces for the hotel use rather than standard parking spaces.
 - b. SDMC 142.0560(b) and Table 142-05K Minimum Parking Space Size – Permitting the proposed parking spaces to be less than the standard minimum size and dimensions of eight feet wide and eighteen feet long and for standard tandem parking spaces of eight feet wide and 36 feet long.
 - c. SDMC 142.0560(c) and Table 142-05L Drive Aisle Width – Permitting a proposed drive aisle width of 18 feet with valet parking service where the minimum drive aisle width is 24 feet for two-way traffic.
 - d. SDMC 142.0560 Parking in the Drive Aisles – Permitting parking of nine automobile and two motorcycle spaces via a valet parking service where parking in the required aisle is not permitted.
3. NUP

Sidewalk Cafe

The development shall include a sidewalk cafe encroaching into the Public Right-Of-Way (ROW) along Fifth Avenue. The intended uses must be in conformance with permitted uses outlined in the GQPDO and all other relevant regulations in the SDMC. Any proposed change in use or expansion shall be reviewed and approved by CivicSD prior to initiating such changes.

Conditions

- a. The sidewalk cafe shall be surrounded by a black wrought iron barrier not to exceed three feet in height as shown in the approved drawings. A clear path shall be maintained of no less than eight feet from the cafe barrier to the edge of any obstruction (including the edge of the tree grate). Any proposed change or expansion of the sidewalk cafe shall be reviewed by CivicSD to determine the appropriate process for approval.
- b. The sidewalk cafe may exist only in conjunction with the adjacent street level eating and drinking establishment at 743 Fifth Avenue. The sidewalk cafe shall only be used for dining, drinking, and circulation, and utilized by patrons during the hours allowed under this Permit. Any change in utilization and/or hours of operation shall be reviewed by CivicSD to determine the appropriate process for approval.
- c. The hours of operation for the sidewalk cafe shall be limited to no later than 12:00 a.m. (midnight) seven days a week.
- d. Smoking shall not be permitted within the sidewalk cafe at any time.

- e. The Owner and/or Permittee shall be responsible for maintaining the sidewalk within, and adjacent to, the sidewalk cafe enclosure clean and free of litter at all times.
 - f. No live entertainment, musical instruments, or sound reproduction devices shall be allowed within the sidewalk cafe.
 - g. The Owner and/or Permittee shall obtain and provide CivicSD with an approved copy of an Encroachment Maintenance and Removal Agreement (EMRA) and a Building Permit from the City of San Diego Development Services Department prior to the installation of the sidewalk cafe.
 - h. No tables, chairs, A-frame signs, or any other furnishings or decorative displays shall be located in the ROW in front of or adjacent to the sidewalk cafe.
 - i. The sidewalk cafe shall meet all applicable disable-accessibility codes.
 - j. No signs (including banners and/or pennants, and/or off-site advertising signs) are permitted on or within the sidewalk cafe.
 - k. A point of contact from the Owner and/or Permittee shall be kept on file with CivicSD in case any complaints arise. Complaints shall be responded to by the Owner and/or Permittee within 48 hours.
4. Parking

The development includes 44 automobile parking spaces. A minimum of 44 parking spaces will be provided on-site within a valet parking garage located on the second level below grade. Access to the parking structure is provided via the driveway and car elevator on Sixth Avenue which will transport the vehicle to the enclosed parking structure for storage. The Applicant will operate parking through a valet service accessed from passenger loading zones on Fifth and Sixth avenues that will be available 24 hours for hotel guests. Any subterranean parking facilities encroaching into the ROW shall be located a minimum of six feet back from the face of curb to a depth of eight feet below sidewalk grade, measured to the outside of any shoring. An Encroachment Maintenance Agreement (EMA) shall be obtained from the City to allow any encroachment of the garage into the ROW.

PLANNING AND DESIGN REQUIREMENTS

5. Urban Design Standards

The proposed development, including its architectural design concepts and off-site improvements, shall be consistent with the GQPDO and Centre City Streetscape Manual. These standards, together with the following specific conditions, will be used as a basis for evaluating the development through all stages of the development process.

- a. Architectural Standards – The architecture of the development shall establish a high quality of design and complement the design and character of the Gaslamp Quarter neighborhood as shown in the approved Basic Concept/Schematic Drawings on file with CivicSD. The development shall utilize a coordinated color scheme consistent with the approved Basic Concept/Schematic Drawings.
- b. Form and Scale – The development shall consist of a seven story hotel development (approximately 75 feet tall) measured to the top of the roofline, with roof equipment enclosures, elevator penthouses, and mechanical screening above this height permitted per the GQPDO and the Federal Aviation Administration (FAA). All building elements shall be complementary in form, scale, and architectural style.
- c. Building Materials – All building materials shall be of a high quality as shown in the Basic Concept/Schematic Drawings and approved materials board. All materials and installation shall exhibit high-quality design, detailing, and construction execution to create a durable and high quality finish. The base of the buildings shall be clad in upgraded materials and carry down to within one inch of finish sidewalk grade, as illustrated in the approved Basic Concept/Schematic Drawings. Any plaster materials shall consist of a hard troweled, or equivalent, smooth finish. Any stone materials shall employ larger modules and full-corner profiles to create a substantial and non-veneer appearance. Any graffiti coatings shall be extended the full height of the upgraded base materials or up to a natural design break such a cornice line. All downspouts, exhaust caps, and other additive elements shall be superior grade for urban locations, carefully composed to reinforce the architectural design. Reflectivity of the glass shall be the minimum reflectivity required by Title 24 of the California Code of Regulations (“Title 24”).

All construction details shall be of the highest standard and executed to minimize weathering, eliminate staining, and not cause deterioration of materials on adjacent properties or the public right of way. No substitutions of materials or colors shall be permitted without the prior written consent of the CivicSD. A final materials board which illustrates the location, color, quality, and texture of proposed exterior materials shall be submitted with 100% Construction Drawings and shall be consistent with the materials board approved with the Basic Concept/Schematic Drawings.

- d. Street Level Design – Architectural features such as awnings and other design features which add human scale to the streetscape are encouraged where they are consistent with the design theme of the structure. Exit corridors including garage/motor-court entrances shall provide a finished appearance to the street with street level exterior finishes wrapping into the openings a minimum of ten feet.

All exhaust caps, lighting, sprinkler heads, and other elements on the undersides of all balconies and surfaces shall be logically composed and placed to minimize their visibility, while meeting code requirements. All soffit materials shall be high quality and consistent with adjacent elevation materials (no stucco or other inconsistent material),

and incorporate drip edges and other details to minimize staining and ensure long-term durability.

- e. Utilitarian Areas – Areas housing trash, storage, or other utility services shall be located in the garage or otherwise completely concealed from view of the ROW and adjoining developments, except for utilities required to be exposed by the City or utility company. The development shall provide trash and recyclable material storage areas per SDMC sections 142.0810 and 142.0820. Such areas shall be provided within an enclosed building/garage area and shall be kept clean and orderly at all times. The development shall implement a recycling program to provide for the separation of recyclable materials from the non-recyclable trash materials.
- f. Mail and Delivery Locations – It is the Owner's and/or Permittee's responsibility to coordinate mail service and mailbox locations with the United States Postal Service and to minimize curb spaces devoted to postal and loading use. The Owner and/or Permittee shall locate all mailboxes and parcel lockers outside of the ROW, either within the building or recessed into a building wall. Individual commercial spaces shall utilize a centralized delivery stations within the building or recessed into a building wall, which may be shared with residential uses sharing a common street frontage address.
- g. Access – Vehicular access to the development's parking shall be limited to one driveway on Sixth Avenue with a curb cut not to exceed 12 feet in width.
- h. Circulation and Parking – The Owner and/or Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, trees, and street lights. Such plan shall be submitted in conjunction with 100% Construction Drawings.

All subterranean parking shall meet the requirements of the Building Department, Fire Department and City Engineer. All parking shall be mechanically ventilated. The exhaust system for mechanically ventilated structures shall be located to mitigate noise and exhaust impacts on guest rooms, adjoining properties, and the ROW.

- i. Open Space and Development Amenities – A landscape plan that illustrates the relationship of the proposed on and off-site improvements and the location of water, and electrical hookups shall be submitted with 100% Construction Drawings.
- j. Roof Tops – A rooftop equipment and appurtenance location and screening plan shall be prepared and submitted with 100% Construction Drawings. Any roof-top mechanical equipment must be grouped, enclosed, and screened from surrounding views (including views from above); except where exempted by this Permit.
- k. Signage – All signs shall comply with the City of San Diego Sign Regulations and the GQPDO.

- l. Lighting – A lighting plan which highlights the architectural qualities of the proposed development and also enhances the lighting of the ROW shall be submitted with 100% Construction Drawings. All lighting shall be designed to avoid illumination of adjoining properties.
 - m. Noise Control – All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City of San Diego Noise Ordinance and California Noise Insulation Standards as set forth in Title 24 of the California Code of Regulations. All mechanical equipment shall be located to mitigate noise and exhaust impacts on adjoining development, particularly residential. Owner and/or Permittee shall provide evidence of compliance at 100% Construction Drawings.
 - n. Energy Considerations – The design of the improvements shall include, where feasible, energy conservation construction techniques and design, including cogeneration facilities, and active and passive solar energy design. The Owner and/or Permittee shall demonstrate consideration of such energy features during the review of the 100% Construction Drawings.
 - o. Street Address – Building address numbers shall be provided that are visible and legible from the ROW.
6. On-Site Improvements

All off-site and on-site improvements shall be designed as part of an integral site development. An on-site improvement plan shall be submitted with the 100% Construction Drawings. Any on-site landscaping shall establish a high quality of design and be sensitive to landscape materials and design planned for the adjoining ROW.

PUBLIC IMPROVEMENTS, LANDSCAPING AND UTILITY REQUIREMENTS

7. Off-Site Improvements

The following public improvements shall be installed in accordance with the Centre City Streetscape Manual (CCSM). The CCSM is currently being updated and the Owner and/or Permittee shall install the appropriate improvements according to the latest requirements at the time of Building Permit issuance:

Off-Site Improvements	Fifth Avenue	Sixth Avenue
Paving	Gaslamp Quarter Paving Standard	Gaslamp Quarter Paving Standard
Street Trees	Bradford Pear	Bradford Pear
Street Lights	Gaslamp Light Standard	Gaslamp Light Standard

- a. Street Trees – Street tree selections shall be made according to the CCSM. All trees shall be planted at a minimum 36-inch box size with tree grates provided as specified in the CCSM, and shall meet the requirements of Title 24. Tree spacing shall be accommodated after street lights have been sited, and generally spaced 20 to 25 feet on center. All landscaping shall be irrigated with private water service from the subject development.

The Owner and/or Permittee will be responsible for evaluating, with consultation with the CivicSD, whether any existing trees within the right-of-way shall be maintained and preserved. No trees shall be removed prior to obtaining a Tree Removal Permit from the City of San Diego Development Services Department per City Council Policy 200-05.

- b. Street Lights – All existing lights shall be evaluated to determine if they meet current CivicSD and City requirements, and shall be modified or replaced if necessary.
- c. Sidewalk Paving – Any specialized paving materials shall be approved through the execution of an Encroachment Removal and Maintenance Agreement (EMRA) with the City of San Diego.
- d. Litter Containers – The development shall provide a minimum of two litter receptacles (one per street frontage) and shall be located as specified in the CCSM.
- e. Landscaping – All required landscaping shall be maintained in a disease, weed and litter free condition at all times. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent in size per the approved documents and to the satisfaction of the CivicSD within 30 days of damage or Certificate of Occupancy.
- f. Planters – Planters shall be permitted to encroach into the ROW a maximum of two feet for sidewalk areas measuring at least twelve feet and less than fourteen feet in width. For sidewalk areas fourteen feet or wider, the maximum permitted planter encroachment shall be three feet. The planter encroachment shall be measured from the property line to the face of the curb to the wall surrounding the planter. A minimum six foot clear path shall be maintained between the face of the planter and the edge of any tree grate or other obstruction in the ROW.
- g. On-Street Parking – The Owner and/or Permittee shall maximize the on-street parking wherever feasible.
- h. Public Utilities – The Owner and/or Permittee shall be responsible for the connection of on-site sewer, water and storm drain systems from the development to the City Utilities located in the ROW. Sewer, water, and roof drain laterals shall be connected to the appropriate utility mains within the street and beneath the sidewalk. The Owner and/or Permittee may use existing laterals if acceptable to the City, and if not, Owner and/or Permittee shall cut and plug existing laterals at such places and in the manner required by the City, and install new laterals. Private sewer laterals require an EMA.

If it is determined that existing water and sewer services are not of adequate size to serve the proposed development, the Owner and/or Permittee will be required to abandon any unused water and sewer services and install new services and meters. Service abandonments require an engineering permit and must be shown on a public improvement plan. All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of City of San Diego Water and Sewer Facility Design Guidelines and City regulations standards and practices pertaining thereto.

Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the Building Permit plan check. If and when the Owner and/or Permittee submits for a tentative map or tentative map waiver, the Water Department will require Covenants, Conditions, and Restrictions ("CC&Rs") to address the operation and maintenance of the private on-site water system serving the development. No structures or landscaping of any kind shall be installed within ten feet of water facilities.

All roof drainage and sump drainage, if any, shall be connected to the storm drain system in the public street, or if no system exists, to the street gutters through sidewalk underdrains. Such underdrains shall be approved through an Encroachment Removal Agreement with the City. The Owner and/or Permittee shall comply with the City of San Diego Storm Water Management and Discharge Control Ordinance and the storm water pollution prevention requirements of Chapter 14, Article 2, Division 1 and Chapter 14, Article 2, Division 2 of the SDMC.

- i. Franchise Public Utilities – The Owner and/or Permittee shall be responsible for the installation or relocation of franchise utility connections including, but not limited to, gas, electric, telephone and cable, to the development and all extensions of those utilities in public streets. Existing franchise utilities located above grade serving the property and in the sidewalk ROW shall be removed and incorporated into the adjoining development where feasible. All franchise utilities shall be installed as identified in the Basic Concept Drawings. Any above grade devices shall be screened from view from the ROW.
- j. Fire Hydrants – If required, the Owner and/or Permittee shall install fire hydrants at locations satisfactory to the City of San Diego Fire Department and Development Services Department.
- k. Water Meters and Backflow Preventers – The Owner and/or Permittee shall locate all water meters and backflow preventers in locations satisfactory to the Public Utilities Department and CivicSD. Backflow preventers shall be located outside of the ROW adjacent to the development's water meters, either within the building, a recessed alcove area, or within a plaza or landscaping area. The devices shall be screened from view from the ROW. All items of improvement shall be performed in accordance with the technical specifications, standards, and practices of the City of San Diego's Engineering, Public

Utilities, and Building Inspection Departments and shall be subject to their review and approval. Improvements shall meet the requirements of the Title 24.

8. Removal and/or Remedy of Soil and/or Water Contamination

- a. The Owner and/or Permittee shall (at its own cost and expense) remove and/or otherwise remedy as provided by law and implementing rules and regulations, and as required by appropriate governmental authorities, any contaminated or hazardous soil and/or water conditions on the site. Such work may include without limitation the following:
 - i. Remove (and dispose of) and/or treat any contaminated soil and/or water on the site (and encountered during installation of improvements in the adjacent ROW which the Owner and/or Permittee is to install) as necessary to comply with applicable governmental standards and requirements.
 - ii. Design construct all improvements on the site in a manner which will assure protection of occupants and all improvements from any contamination, whether in vapor or other form, and/or from the direct and indirect effects thereof.
 - iii. Prepare a site safety plan and submit it to the appropriate governmental agency, CivicSD, and other authorities for approval in connection with obtaining a building permit for the construction of improvements on the site. Such site safety plan shall assure workers and other visitors to the site of protection from any health and safety hazards during development and construction of the improvements. Such site safety plan shall include monitoring and appropriate protective action against vapors and/or the effect thereof.
 - iv. Obtain from the County of San Diego and/or California Regional Water Quality Control Board and/or any other authorities required by law any permits or other approvals required in connection with the removal and/or remedy of soil and/or water contamination, in connection with the development and construction on the site.
 - v. If required due to the presence of contamination, an impermeable membrane or other acceptable construction alternative shall be installed beneath the foundation of the building. Drawings and specifications for such vapor barrier system shall be submitted for review and approval by the appropriate governmental authorities.

STANDARD REQUIREMENTS

9. Environmental Impact Mitigation Monitoring and Reporting Program (MMRP)

The development shall comply with all applicable MMRP measures from the 2006 Final Environmental Impact Report (FEIR) for the DCP as applicable:

- a. Air Quality – Mitigation Measure AQ-B.1-1
- b. Historical Resources – Mitigation Measures HIST-A.1-2

- c. Paleontological Resources – Mitigation Measure PAL-A.1-1
- d. Noise – Mitigation Measures NOI-B.1-1

10. Development Impact Fees

The development will be subject to Centre City Development Impact Fees. For developments containing commercial space(s) the Owner and/or Permittee shall provide to the City's Facilities Financing Department the following information at the time of application for building permit plan check: 1) total square footage for commercial lease spaces and all areas within the building dedicated to support those commercial spaces including, but not limited to: loading areas, service areas and corridors, utility rooms, and commercial parking areas; and 2) applicable floor plans showing those areas outlined for verification. In addition, it shall be responsibility of the Owner and/or Permittee to provide all necessary documentation for receiving any "credit" for existing buildings to be removed.

11. Inclusionary Affordable Housing Ordinance

As required by SDMC Chapter 14, Article 2, Division 13, the development shall comply with all applicable regulations of the City of San Diego's Inclusionary Housing Ordinance. The Owner and/or Permittee shall provide documentation of such compliance to CivicSD prior to issuance of any Building Permits.

12. Construction Fence

Owner and/or Permittee shall install a construction fence pursuant to specifications of, and a permit from, the City Engineer. The fence shall be solid plywood with wood framing, painted a consistent color with the development's design, and shall contain a pedestrian passageway, signs, and lighting as required by the City Engineer. The fencing shall be maintained in good condition and free of graffiti at all times.

13. Development Identification Signs

Prior to commencement of construction on the site, the Owner and/or Permittee shall prepare and install, at its cost and expense, one sign on the barricade around the site which identifies the development. The sign shall be at least four feet by six feet and be visible to passing pedestrian and vehicular traffic. The signs shall at a minimum include:

- Color rendering of the development
- Development name
- Developer
- Completion Date
- For information call _____

Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 sq.ft. per street frontage. Graphics may also be painted

on any barricades surrounding the site. All signs and graphics shall be submitted to the CivicSD for approval prior to installation.

14. Tentative Map

The Owner and/or Permittee shall be responsible for obtaining all map approvals required by the City of San Diego prior to any future conversion of the residential units and/or commercial spaces to condominium units for individual sale.

15. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this Permit is not utilized in accordance with Section 126.0108 of the SDMC within the 36 month period, this Permit shall be void unless an Extension of Time (EOT) has been granted pursuant to Section 126.0111 of the SDMC.
16. Issuance of this Permit by CivicSD does not authorize the Owner and/or Permittee for this Permit to violate any Federal, State, or City laws, ordinances, regulations or policies.
17. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner and/or Permittee and any successor(s) in interest.
18. This development shall comply with the standards, policies, and requirements in effect at the time of approval of this development, including any successor(s) or new policies, financing mechanisms, phasing schedules, plans and ordinances adopted by the City of San Diego.
19. No permit for construction, operation, or occupancy of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until this Permit is recorded in the Office of the San Diego County Recorder.
20. The Owner and/or Permittee shall defend, indemnify, and hold harmless the CivicSD and the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The CivicSD will promptly notify the Owner and/or Permittee of any claim, action, or proceeding and, if CivicSD should fail to cooperate fully in the defense, the Owner and/or Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. CivicSD may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Owner and/or Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between CivicSD and the Owner and/or Permittee regarding litigation issues, the CivicSD shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner and/or

AC HOTEL
GQDP/PDP/NUP No. 2013-35A

★

Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner and/or Permittee.

AC HOTEL
GQDP/PDP/NUP No. 2013-35A

This GQDP/PDP/NUP No. 2013-35A is granted by City of San Diego Planning Commission on February 4, 2016.

CIVIC SAN DIEGO:

OWNER:

Aaron Hollister
Senior Planner

Jim Ardizzone
Majestic Empire Holdings, LLC

PERMITTEE:

Jim Ardizzone
Briad Development East, LLC

PLANNING COMMISSION RESOLUTION NO. PC-XXXX
GASLAMP QUARTER DEVELOPMENT PERMIT / PLANNED DEVELOPMENT
PERMIT / NEIGHBORHOOD USE PERMIT
NO. 2013-35A

WHEREAS, Majestic Empire Holdings, LLC, Owner, and Briad Development East, LLC, Permittee, filed an application with Civic San Diego ("CivicSD") for Gaslamp Quarter Development Permit / Planned Development Permit / Neighborhood Use Permit (GQDP/PDP/NUP) No. 2013-35A to allow the construction of a full-service hotel comprised of 147 guest rooms, approximately 2,370 square feet ("sq.ft.") of commercial restaurant space on the ground level facing Fifth Avenue, a roof-top pool deck, a sidewalk cafe, and 44 valet parking spaces, known as AC Hotel ("Project");

WHEREAS, the Project site is located on a 11,500 sq.ft. premises located on the east side of Fifth Avenue between F and G streets in the Gaslamp Quarter neighborhood of the Downtown Community Plan (DCP) area and within the Gaslamp Quarter Planned District (GQPD);

WHEREAS, the site is legally described as Lot C, the North half of Lot D, and Lot J except the South 10 feet, in Block 70 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to partition map thereof, on file in the Office of the County Recorder of San Diego County;

WHEREAS, on February 4, 2016, the City of San Diego Planning Commission considered GQDP/PDP/NUP No. 2013-35A, including a staff report and recommendation, and public testimony, pursuant to the Gaslamp Quarter Planned District Ordinance (GQPDO) and the San Diego Municipal Code (SDMC) of the City of San Diego;

WHEREAS, Development within the DCP area is covered under the Final Environmental Impact Report (FEIR) for the San Diego DCP, CCPDO, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively) and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115). The FEIR is a "Program EIR" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. Consistent with best practices suggested by Section 15168, an FEIR Consistency Evaluation has been completed for the project. The Evaluation concluded that the environmental impacts of the project were adequately addressed in the FEIR, the project is within the scope of the development program described in the FEIR, and that none of the conditions listed in Section 15162 exist; therefore, no further environmental documentation is required under CEQA.

BE IT RESOLVED, by the Planning Commission of the City of San Diego as follows:

The Planning Commission adopts the following written findings dated February 4, 2016.

FINDINGS

GASLAMP QUARTER DEVELOPMENT PERMIT FINDINGS

1. *The proposed development is consistent with the GQPDO, Centre City Redevelopment Plan, DCP, GQPD Guidelines, the San Diego Municipal Code (SDMC), and all other adopted plans and policies of the City of San Diego pertaining to the GQPD.*

The proposed development is consistent with the GQPDO, Centre City Redevelopment Plan, DCP, Gaslamp Quarter Planned District Guidelines, the San Diego Municipal Code (SDMC), and all other adopted plans and policies of the City of San Diego pertaining to the GQPD as the development advances the goals and objectives of the DCP and GQPDO by:

- Providing for an overall balance of uses – employment, residential, cultural, government, and destination – as well as a full compendium of amenities and services
- Fostering a rich mix of uses in all neighborhoods, while allowing differences in emphasis on uses to distinguish between them
- Promoting sustainable development and design downtown
- Maintaining building volume standards that allow sunlight to reach streets and public spaces
- Maintaining the Gaslamp Quarter as an entertainment and shopping district, with broad mix of uses, high activity, and wide-ranging appeal
- Protecting historic resources to communicate downtown's heritage
- Encouraging the rehabilitation and reuse of historical resources

In addition, with approval of GQDP/PDP/NUP No. 2013-35A, this Project will be consistent with the requirements of the SDMC and GQPDO.

PLANNED DEVELOPMENT PERMIT FINDINGS

1. *The proposed development will not adversely affect the applicable land use plan;*

The proposed Project is consistent with the objectives of the DCP, GQPDO, and the Design Guidelines in that the Project provides a balance of uses appropriate for the Gaslamp Quarter, including employment and destination with amenities and services to residents and guests; and maintain the Gaslamp Quarter as an entertainment district with a broad mix of uses, high activity, and wide-ranging appeal. The requested parking standards deviations from restrictions on tandem parking, minimum parking space size, minimum drive aisle width, and prohibiting parking in drive aisles will provide relief from the strict application of the development standards in order to permit the efficient use of professionally managed valet parking serving the visiting hotel guests on a narrow site that otherwise would not be able to provide parking conforming to the applicable regulations. The requested deviations meet the intent of the regulations when all guest parking is provided through valet service where there would be no anticipated negative effect on guests and only a negligible impact on the surrounding neighborhood by providing appropriate curbside passenger loading zones.

- 2. The proposed development will not be detrimental to the public health, safety, and welfare; and,*

The granting of the deviations and approval of the Project will not negatively impact the public health, safety, and general welfare by providing the required number of parking spaces onsite and off of the Public Right-Of-Way. Utilizing an automobile lift concealed behind a lift door manufactured to emulate the historical window pattern of the facade is the most efficient use of limited space on a narrow lot and more appropriately conceals the parking function of the Project in the Gaslamp Quarter than a traditional parking garage entrance. Overall, the proposed development is consistent with the plans for this neighborhood and will contribute to its vitality by providing an attractive development and enhanced pedestrian experience on both street frontages.

- 3. The proposed development will comply with the regulations of the San Diego Municipal Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the San Diego Municipal Code.*

The proposed development will meet all of the requirements of the SDMC and GQPDO with approval of the parking regulation deviations, which are allowable under a PDP. The deviations only affect the internal operations of the hotel and will not directly affect the public. These deviations permit the hotel use on this relatively small site would otherwise not be feasible with strict compliance to the parking standards of the SDMC. With approval of the PDP, the Project will comply to the maximum extent feasible with all applicable regulations and be a more desirable development than if designed in strict conformance with these specific development regulations.

NEIGHBORHOOD USE PERMIT FINDINGS

- 1. The proposed use or development will not adversely affect the applicable land use plan;*

The proposed sidewalk cafe will be located along the Fifth Avenue frontage of the proposed hotel and will be proposed in conjunction with the proposed ground-floor restaurant. The outdoor use area will be open to both hotel guests and the general public. Outdoor use areas associated with eating and drinking establishments are an allowed use in the GQPD.

- 2. The proposed use or development will not be detrimental to the public health, safety, and welfare; and,*

The proposed uses will not be detrimental to the public health, safety, and welfare provided the Owner and Permittee adheres to the standard and Project-specific conditions of approval including, but not limited to, conditions related to hours of operations, activity restrictions, and sound and security measures to ensure that the use is compatible with the surrounding neighborhood.

3. *The proposed use or development will comply to the maximum extent feasible with the regulations of the San Diego Municipal Code (SDMC).*

The proposed uses are permitted uses in the GQPDO and SDMC with approval of a NUP, and will comply to the maximum extent feasible with the regulations of SDMC and the GQPDO with approval of a NUP.

BE IT FURTHER RESOLVED that, based on the findings, hereinbefore adopted by the Planning Commission, GQDP/PDP/NUP No. 2013-35A is hereby **GRANTED** by the Planning Commission to the referenced Owner and Permittee, in the form, exhibits, terms and conditions set forth in the GQDP/PDP/NUP No. 2013-35A, a copy of which is attached hereto and made part hereof.

Aaron Hollister
Senior Planner
Civic San Diego

Date

Adopted on: February 4, 2016



DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN AC HOTEL - GASLAMP SAN DIEGO, CALIFORNIA, 92101

SHEET

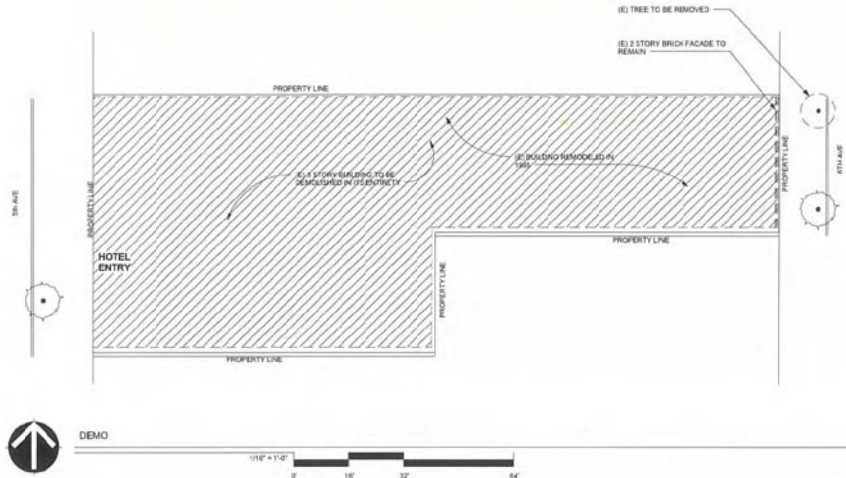
C OVER SHEET

SHEET NO.

1

CSD RE-SUBMITTAL	12.03.14
CSD RE-SUBMITTAL	04.12.14
CSD RE-SUBMITTAL	26.25.14
CSD RE-SUBMITTAL	26.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.08.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	12.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	09.06.15
CSD RE-SUBMITTAL	09.29.15
HNB DAS	12.02.15
CSD RE-SUBMITTAL	12.07.15





PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO DEMOLISH AN EXISTING STRUCTURE WHILE MAINTAINING AN EXISTING HISTORICAL WALL ON THE EAST SIDE OF THE PROPERTY. THE NEW BUILDING WILL BE A 16-FLOOR HOTEL WITH A RESTAURANT ON THE FIRST FLOOR.

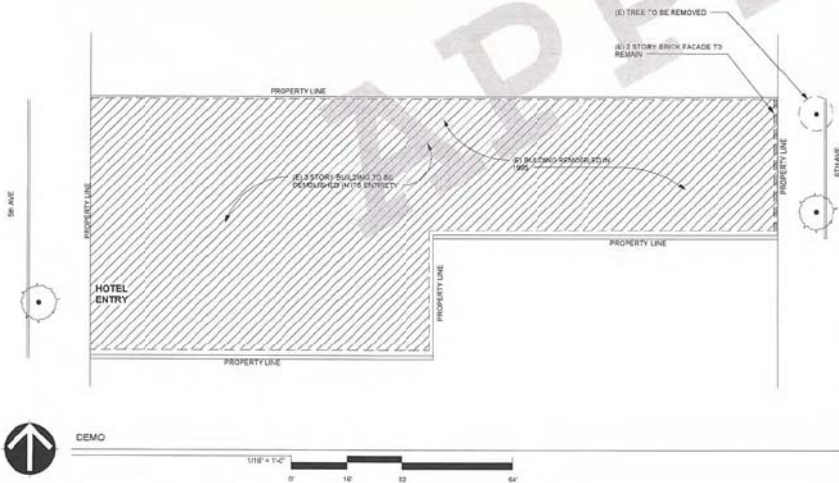
PROJECT DATA

ZONE, BASIN, QUARTER, OVERLAYS

FAR CALCULATIONS:
SITE AREA: 11,500 S.F.
BASE F.A.R.: 8.0
F.A.R.: 88,000 S.F.

AREA CALCULATIONS

LEVEL	AREA (S.F.)	AREA (S.F.)
LOWER BASEMENT	11,715 (EXCLUDED FROM F.A.R.)	
UPPER BASEMENT	1,886 (EXCLUDED FROM F.A.R.)	
GROUND LEVEL		
HOTEL LOBBY	4,455	
HOTEL SERVICES	1,334	
HOTEL BACK OF HOUSE	138	
RESTAURANT	2,370	
RESTROOM	364	
CIRCULATION (HORIZONTAL AND VERTICAL)	2,179	
GROUND LEVEL (TOTAL)	10,870	
LEVEL 1	9,832	
LEVEL 2	9,854	
LEVEL 3	9,343	
LEVEL 4	9,343	
LEVEL 5	9,343	
LEVEL 6	9,343	
LEVEL 7	9,343	
LEVEL 8	-	
LEVEL 9	-	
TOTAL GROSS AREA	80,626 SF	
TOTAL AREA INCLUDED IN FAR:	70,826 SF	



PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO DEMOLISH AN EXISTING STRUCTURE WHILE MAINTAINING AN EXISTING HISTORICAL WALL ON THE EAST SIDE OF THE PROPERTY. THE NEW BUILDING WILL BE A 118 ROOM HOTEL WITH A RESTAURANT ON THE FIRST FLOOR AND A NIGHTCLUB ON THE BASEMENT LEVEL.

PROJECT DATA

ZONE GASLAMP QUARTER OVERLAYS

SITE AREA	11,500 S.F.
BASE F.A.S.	2.8
F.A.R.	89,000 S.F.

AREA CALCULATIONS

LEVEL LOWER BASEMENT	11,530	GROSS AREA (SF)
UPPER BASEMENT	11,530	(EXCLUDED FROM F.A.R.)
GROUND LEVEL		
HOTEL LOBBY	2,102	
HOTEL SERVICES	241	
HOTEL BACK OF HOUSE	198	
RESTAURANT	4,365	
RESTROOM	368	
CIRCULATION (HORIZONTAL AND VERTICAL)	3,303	
GROUND LEVEL (TOTAL)	11,547	
LEVEL 3	9,481	
LEVEL 4	9,481	
LEVEL 5	9,284	
LEVEL 6	9,284	
LEVEL 7	7,141	
LEVEL 8	543	
INCLUDES ONLY LAUNDRY CHUTE ROOM, STAIR 2, AND POOL EQUIPMENT ROOM.		
TOTAL GROSS AREA	88,935 SF	
TOTAL AREA INCLUDED IN FAR	95,576 SF	

PARKING

3 SPACES PER ROOM REQUIRED

118 X 3 = 354. 36 PROVIDED

MOBILITY DEVICES

2 SPACES REQUIRED. 2 PROVIDED

BICYCLES

1.80 (3500) - 2 REQUIRED. 3 PROVIDED

GUESTROOM MATRIX

FLOOR LEVEL	WING	DOUBLE	DOUBLE	DOUBLE	DOUBLE	KING SUITE	SUB-TOTAL
		(DO)	(DOO)	(DOO)	(DOO)	(KS)	
LEVEL 2	15	4	1	0	0	20	
LEVEL 3	15	4	1	0	0	20	
LEVEL 4	17	6	1	0	0	23	
LEVEL 5	17	6	1	0	0	23	
LEVEL 6	17	6	1	0	0	23	
LEVEL 7	6	0	0	1	7		
TOTAL							118

PROPERTY DESCRIPTION

LEGAL DESCRIPTION

PARCEL 1: LOT C IN BLOCK 75 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL 2: LOT 2 IN BLOCK 75 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL 3: THE NORTH HALF OF LOT D IN BLOCK 75 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, MADE BY L.L. LOCKLIN, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL NUMBER:

5350001700

CONTACT INFORMATION

DEVELOPER

THE BRIAD GROUP
75 CHINA PARADISE, LIVINGSTON, NJ 07039
ATTN: T. 875.597.4433
EMAIL ADDRESS

ARCHITECT

ARMSTRONG COOK ROGERS MOBIL
1045 14TH ST., SAN DIEGO, CA 92101
ATTN: DENNIS ROGERS
T. 619.398.3480
F. 619.398.3480
DENR@ACRMARCHITECTS.COM

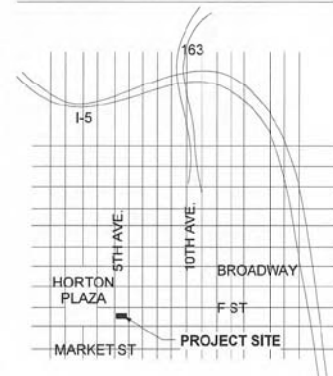
PERMITTING AND PLANNING AGENCY

PLC SAN DIEGO
401 B STREET, SAN DIEGO, CA 92101
ATTN: P. 619.235.2220
F. 619.235.2148

SHEET INDEX

NUMBER	SHEET TITLE
1	COVER SHEET
2	TITLE PROJECT DATA
3	VACINITY MAP
4	SITE PLAN
5	LOWER BASEMENT LEVEL PLAN
6	UPPER BASEMENT LEVEL PLAN
7	CLUB LEVEL ENTRY FLOOR PLAN
8	LOBBY LEVEL FLOOR PLAN
9	2ND LEVEL FLOOR PLAN
10	3RD LEVEL FLOOR PLAN
11	4TH LEVEL FLOOR PLAN
12	5TH LEVEL FLOOR PLAN
13	6TH LEVEL FLOOR PLAN
14	7TH LEVEL MAIN POOL AND UPPER LEVEL SUITE FLOOR PLAN
15	ROOF PLAN
16	5TH AVENUE EXTERIOR ELEVATION
17	6TH AVENUE EXTERIOR ELEVATION
18	SOUTH EXTERIOR ELEVATION
19A	NORTH EXTERIOR ELEVATION
19B	NORTH EXTERIOR ELEVATION
20	ENLARGED 5TH AVENUE EXTERIOR ELEVATION
21	ENLARGED 6TH AVENUE EXTERIOR ELEVATION
22	5TH AVENUE PERSPECTIVE
23	5TH AVENUE PERSPECTIVE
24	5TH AVENUE PERSPECTIVE
25	8TH AVENUE PERSPECTIVE
26	DISTANCE VIEWS
27	SECTIONS
28	SECTIONS
29	VACINITY ELEVATIONS
30	MATERIAL BOARD

VACINITY MAP



DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN AC HOTEL - GASLAMP SAN DIEGO, CALIFORNIA 92101

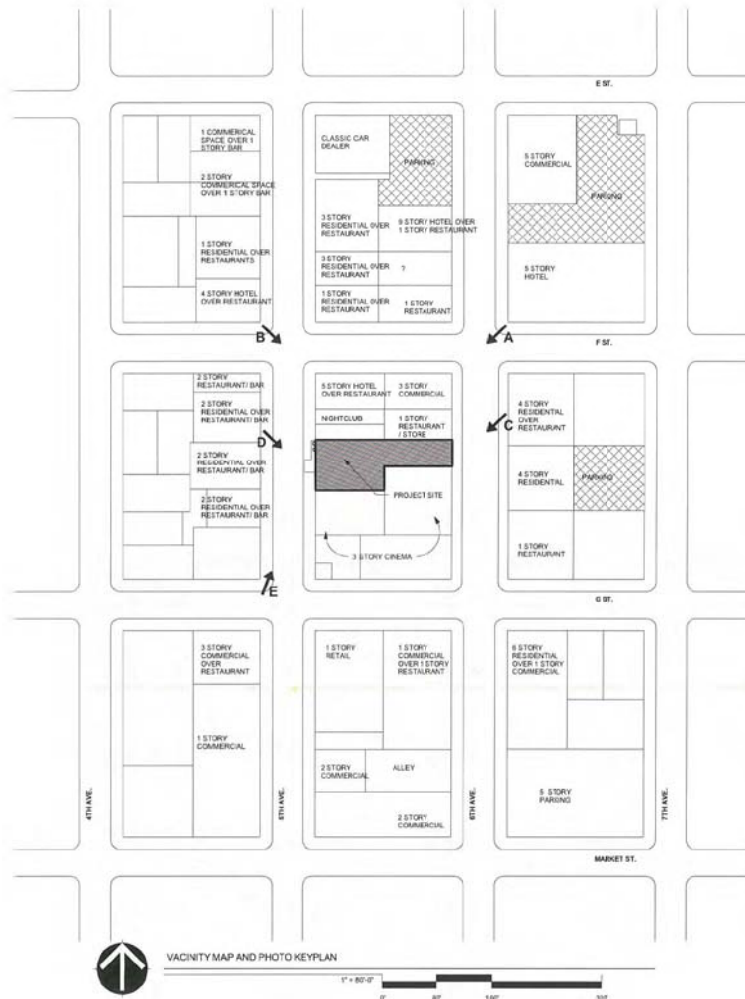
SHEET

TITLE PROJECT DATA (APPROVED)

SHEET NO.

2A





A. 6TH AVE. AND F ST. VIEW FACING SOUTHWEST



C. 6TH AVE. VIEW FACING WEST



B. 5TH AVE. AND F ST. VIEW FACING SOUTHEAST



D. 5TH AVE. VIEW FACING EAST



E. 5TH AVE. AND G ST. VIEW FACING NORTHEAST

PHOTO KEY AND VACINITY MAP LEGEND

- ARROW INDICATES DESIGNATION AND THE DIRECTION THE PHOTO WAS TAKEN
- INDICATES THE PROJECT SITE
- INDICATES PARKING

ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	06.12.14
CSD RE-SUBMITTAL	06.29.14
CSD RE-SUBMITTAL	06.16.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.26.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.03.15
CSD RE-SUBMITTAL	09.09.15
CSD RE-SUBMITTAL	09.29.15
HRD DAS	12.02.16
CSD RE-SUBMITTAL	12.07.16

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA 92101

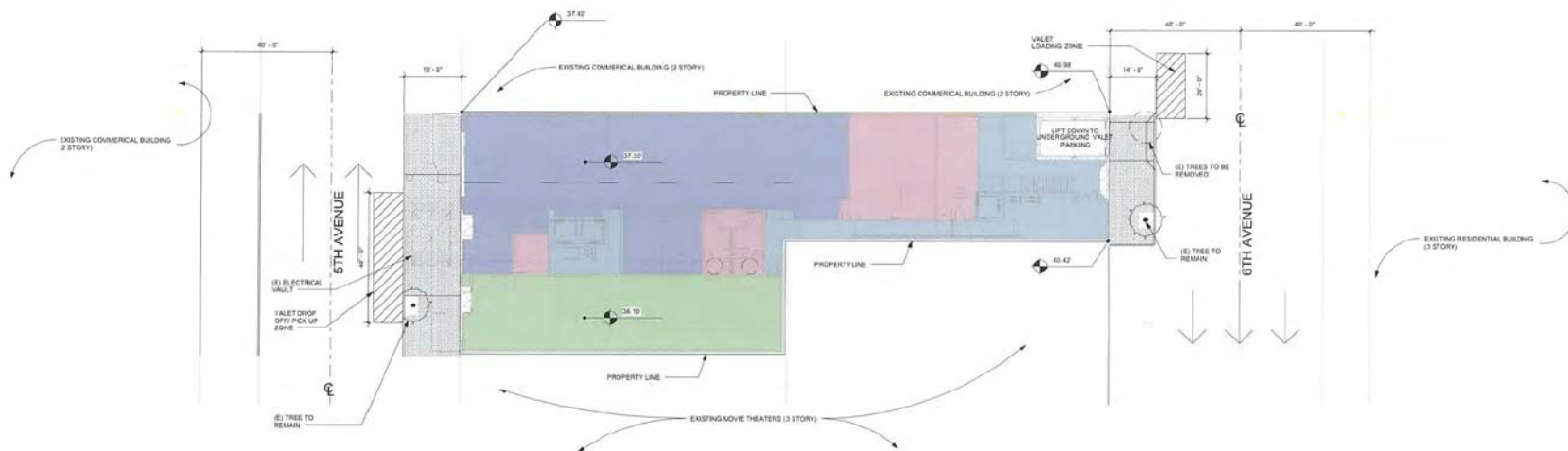
SHEET

VACINITY MAP

SHEET NO.

3





GROUND FLOOR AREAS

- HOTEL LOBBY
- RESTAURANT
- VERTICAL AND HORIZONTAL CIRCULATION/EGRESS
- SERVICE AREAS



PROPOSED SITE PLAN



ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	09.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.04.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.03.15
CSD RE-SUBMITTAL	09.09.15
CSD RE-SUBMITTAL	09.29.15
HRB DMS	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL - GASLAMP
SAN DIEGO, CALIFORNIA 92101

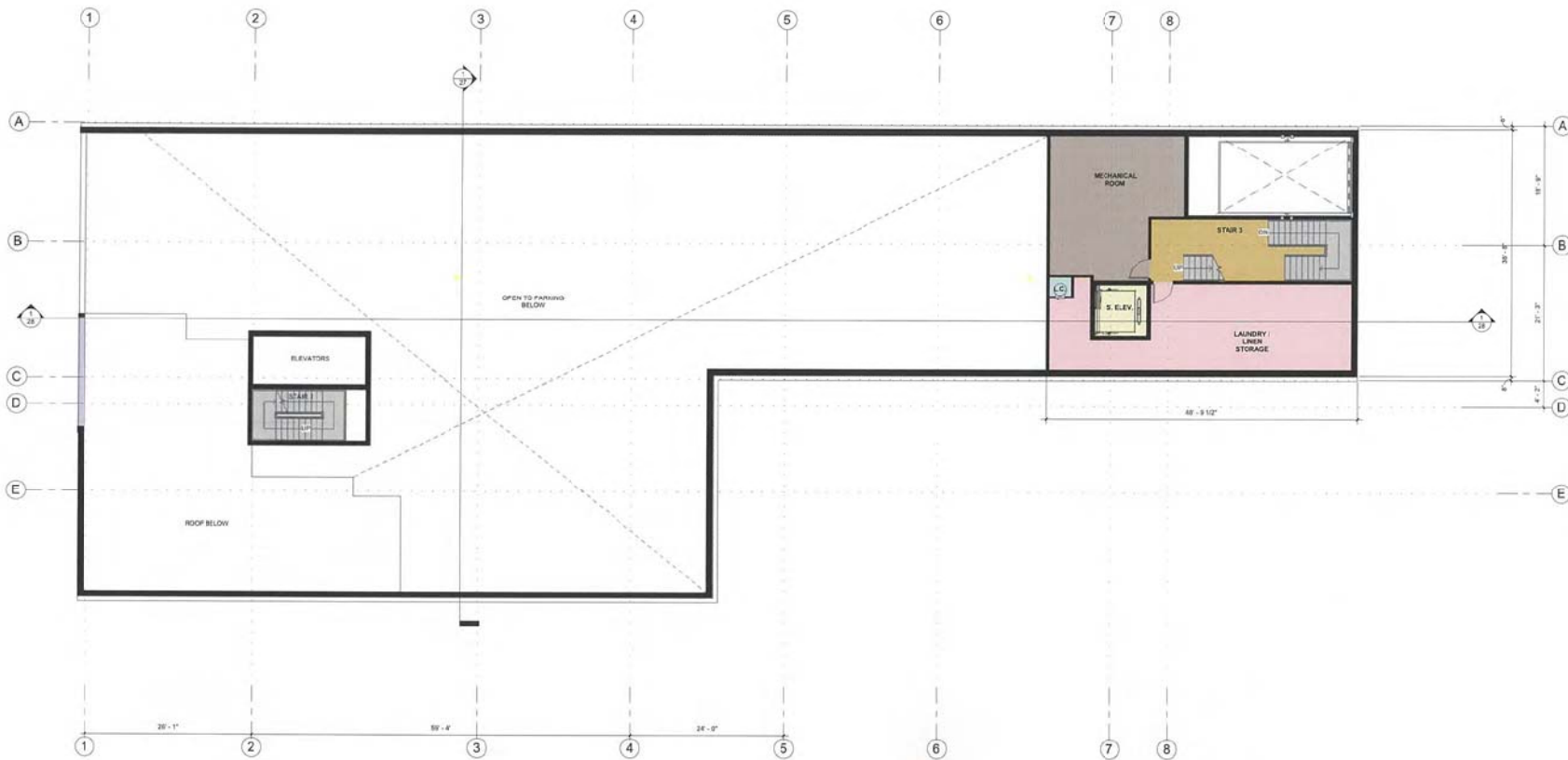
SHEET

SITE PLAN

SHEET NO.

4





UPPER BASEMENT LEVEL PLAN



ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	04.12.14
CSD RE-SUBMITTAL	06.26.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	09.09.15
CSD RE-SUBMITTAL	09.29.15
HRB DAS	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL - GASLAMP
SAN DIEGO, CALIFORNIA 92101

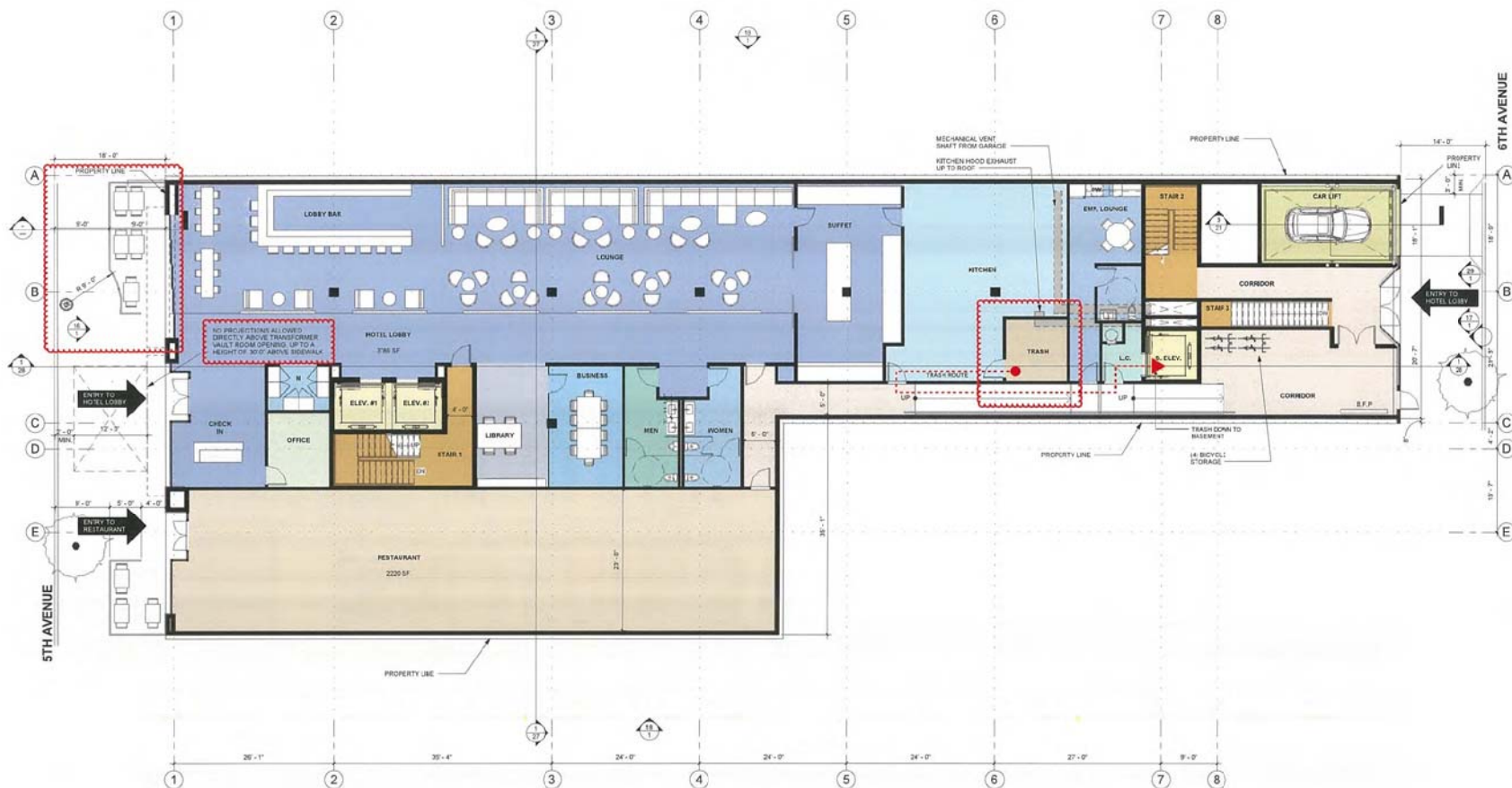
SHEET

UPPER BASEMENT LEVEL PLAN
(PROPOSED)

SHEET NO.

6







LOBBY LEVEL FLOOR PLAN



ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	06.12.14
CSD RE-SUBMITTAL	06.26.14
CSD RE-SUBMITTAL	06.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.06.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	09.09.15
CSD RE-SUBMITTAL	06.29.15
HRB DAS	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL - GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

LOBBY LEVEL FLOOR PLAN
(APPROVED)

SHEET NO.

7A





2ND LEVEL FLOOR PLAN



ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	03.03.14
CSD RE-SUBMITTAL	06.12.14
CSD RE-SUBMITTAL	08.26.14
CSD RE-SUBMITTAL	08.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	03.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	06.09.15
CSD RE-SUBMITTAL	09.29.15
HSR GAS	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL - GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

2ND LEVEL FLOOR PLAN (APPROVED)

SHEET NO.

8A





3RD LEVEL FLOOR PLAN



ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	07.01.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.05.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.26.15
CSD RE-SUBMITTAL	09.26.15
CSD RE-SUBMITTAL	09.29.15
HWG DAD	12.02.15
CSD RE-SUBMITTAL	12.31.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

3RD LEVEL FLOOR PLAN (PROPOSED)

SHEET NO.

9





3RD LEVEL FLOOR PLAN



ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	03.03.14
CSD RE-SUBMITTAL	06.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	06.09.15
CSD RE-SUBMITTAL	09.29.15
HRB DAS	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL - GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

3RD LEVEL FLOOR PLAN (APPROVED)

SHEET NO.

9A





4TH LEVEL FLOOR PLAN



ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.28.14
CSD RE-SUBMITTAL	08.18.14
CSD RE-SUBMITTAL	10.02.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	08.06.15
CSD RE-SUBMITTAL	08.29.15
HPS DAS	12.02.15
CSD RE-SUBMITTAL	12.27.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

4TH LEVEL FLOOR PLAN (PROPOSED)

SHEET NO.

10





4TH LEVEL FLOOR PLAN



ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	06.12.14
CSD RE-SUBMITTAL	08.26.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.06.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	06.09.15
CSD RE-SUBMITTAL	08.29.15
HRB DAS	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL - GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

4TH LEVEL FLOOR PLAN (APPROVED)

SHEET NO.

10A





5TH LEVEL FLOOR PLAN



ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.19.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.05.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	08.08.15
CSD RE-SUBMITTAL	08.26.15
HRS D&S	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

5TH LEVEL FLOOR PLAN (PROPOSED)

SHEET NO.

11





CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA, #2101

5TH LEVEL FLOOR PLAN (APPROVED)

11A

ACRM
ANDREW COOK ROGERS MCILL
ARCHITECTS + INTERIORS



ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02/03/14
CSD RE-SUBMITTAL	06/12/14
CSD RE-SUBMITTAL	08/20/14
CSD RE-SUBMITTAL	08/18/14
CSD RE-SUBMITTAL	10/22/14
CSD RE-SUBMITTAL	11/06/14
CSD RE-SUBMITTAL	12/08/14
CSD RE-SUBMITTAL	02/03/15
PLANNING COMMISSION-SUBMITTAL	03/05/15
CSD RE-SUBMITTAL	09/09/15
CSD RE-SUBMITTAL	09/29/15
HRB OAS	12/02/15
CSD RE-SUBMITTAL	12/07/15



6TH LEVEL FLOOR PLAN



ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.26.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	09.09.15
CSD RE-SUBMITTAL	09.29.15
MRB D43	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

6TH LEVEL FLOOR PLAN (PROPOSED)

SHEET NO.

12





6TH LEVEL FLOOR PLAN



ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	03.03.14
CSD RE-SUBMITTAL	06.12.14
CSD RE-SUBMITTAL	09.26.14
CSD RE-SUBMITTAL	06.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.09.15
CSD RE-SUBMITTAL	06.09.15
CSD RE-SUBMITTAL	09.29.15
HRB DAS	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL - GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

6TH LEVEL FLOOR PLAN (APPROVED)

SHEET NO.

12A





7TH LEVEL FLOOR PLAN



ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	06.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.06.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	09.09.15
CSD RE-SUBMITTAL	09.29.15
HPS DIAL	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA 92101

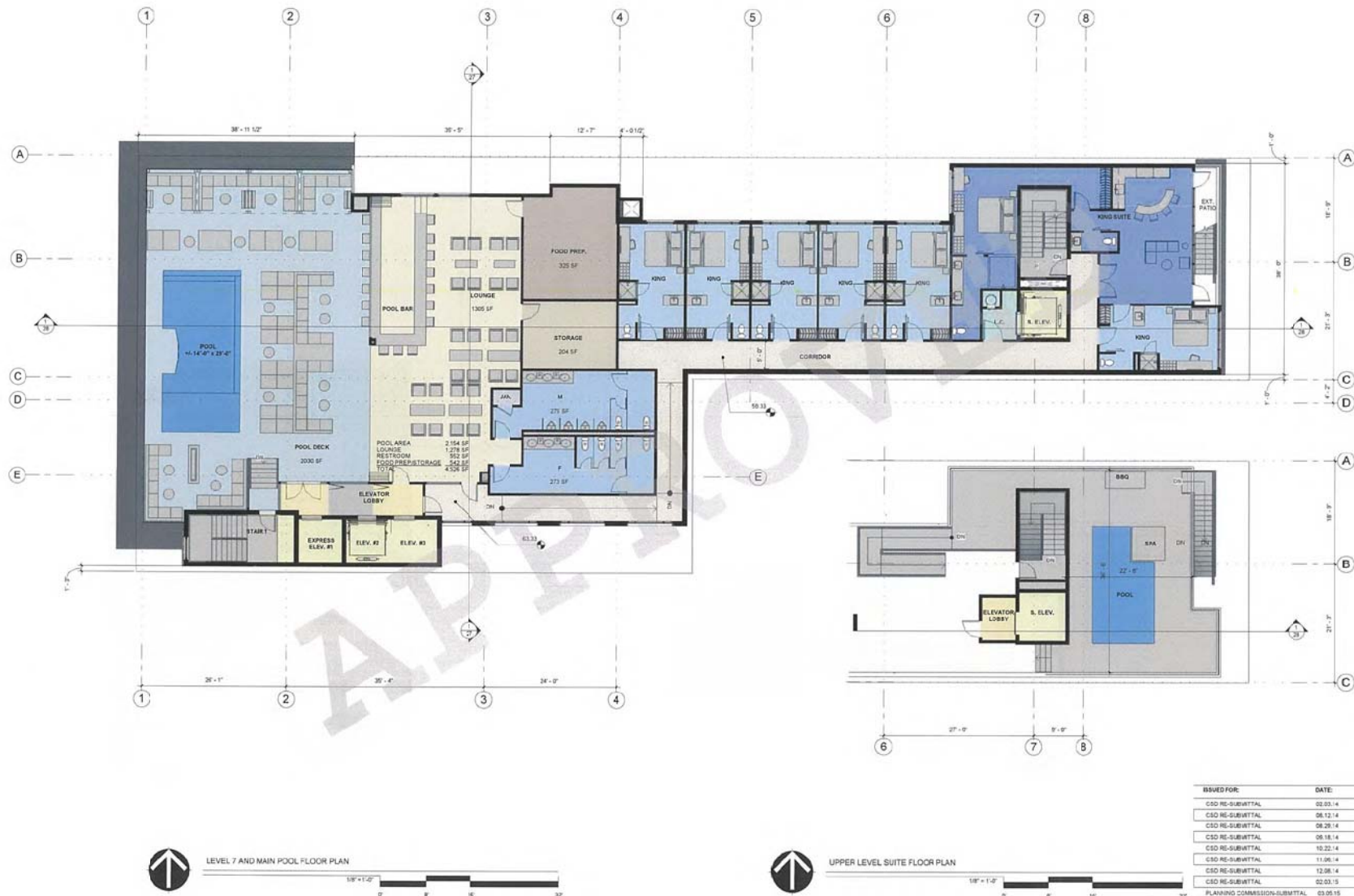
SHEET

7TH LEVEL FLOOR PLAN (PROPOSED)

SHEET NO.

13





LEVEL 7 AND MAIN POOL FLOOR PLAN



UPPER LEVEL SUITE FLOOR PLAN



ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	06.12.14
CSD RE-SUBMITTAL	08.28.14
CSD RE-SUBMITTAL	08.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	09.09.15
CSD RE-SUBMITTAL	09.29.15
MSB DAS	10.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL - GASLAMP
SAN DIEGO, CALIFORNIA 92101

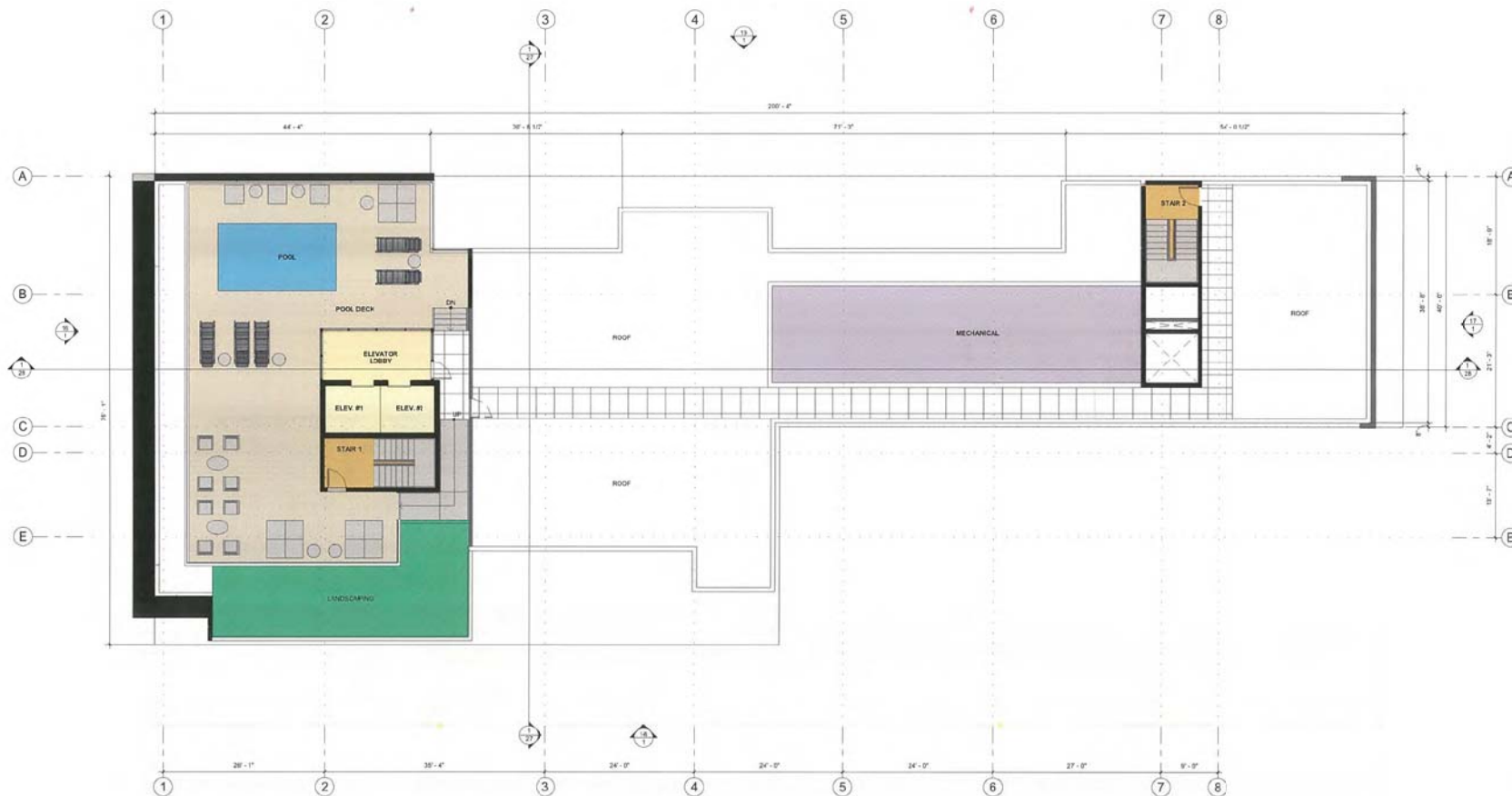
SHEET

7TH LEVEL FLOOR PLAN (APPROVED)

SHEET NO.

13A





LOWER ROOF PLAN



ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	06.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	09.06.15
CSD RE-SUBMITTAL	09.29.15
HRS DIAL	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA 92101

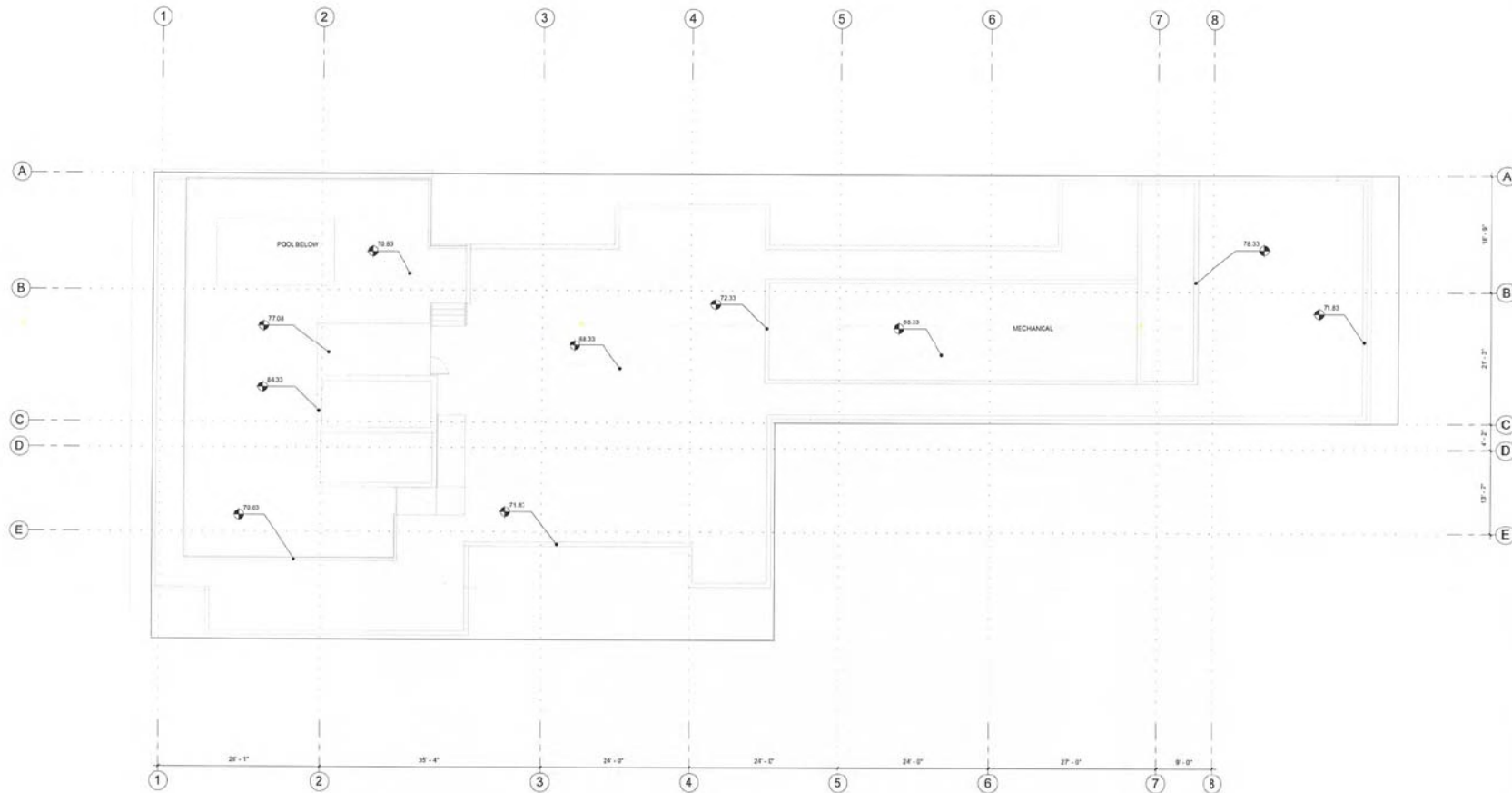
SHEET

LOWER ROOF FLOOR PLAN
(PROPOSED)

SHEET NO.

14





ROOF PLAN



ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.28.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.04.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	08.09.15
CSD RE-SUBMITTAL	08.29.15
HRB D&S	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL - GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

ROOF PLAN

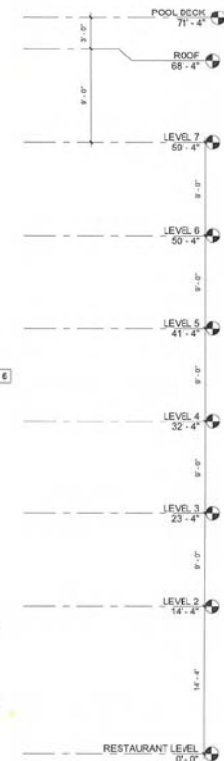
SHEET NO.

15





HOTEL LOBBY LEVEL
1' - 1 3/4"



KEYNOTES

- | | | | |
|---|---|--|---|
| 1 PAINTED ALUMINUM STOREFRONT
COLOR: BLACK (STEEL AT 5TH AVENUE
STOREFRONT) | 7 NON OPERABLE TRANSOM WINDOWS | 13 EXISTING BRICK FACADE PAINTED
COLOR: SW2813 DOWNING STRAW | 19 FROSTED GLASS |
| 2 1" CLEAR INSULATED GLAZING | 8 SMOOTH PLASTER PAINTED
COLOR: SW2822 DOWNING SAND | 14 CANVAS AWNING
SUNBRELLA, COLOR: HAMLOCK TWEED | 20 (E) WINDOW AND SILL TO BE REFURBISHED,
RESTORED AND REPAINTED TO LIKE NEW CONDITION |
| 3 NATURAL SMOOTH & ROCKED FINISH STONE
CLADDING, ARRISCRAFT, COLOR: GINGER. | 9 SMOOTH PLASTER CORNICE PAINTED
COLOR: SW0023 PEWTER TANKARD | 15 NOT USED | 21 (E) BRICK AND MORTAR TO BE REPAIRED PRIOR TO
PAINTING |
| 4 LOCALLY SOURCED FLAMED GRANITE BASE | 10 SMOOTH PLASTER PAINTED
COLOR: SW0038 LIBRARY PEWTER | 16 METAL GUARDRAIL PAINTED, TO MATCH 1 | 22 BRICK INFILL, ENDICOTT
COLOR: DESERT LIGHT, WIRECUT |
| 5 STEEL CANOPY PAINTED
ATAS STEEL, COLOR: HARTFORD GREEN | 11 NOT USED | 17 BUTT JOINTED CLEAR GLASS
GUARDRAIL | 23 ARTWORK PAINTED OR ATTACHED TO BUILDING
(CURRENT ARTWORK FOR REFERENCE ONLY) |
| 6 SMOOTH PLASTER PAINTED
COLOR: SW0050 CLASSIC LIGHT BUFF | 12 EXISTING BRICK FACADE PAINTED
COLOR: SW2853 COLONIAL YELLOW | 18 ROLL-UP PAINTED METAL DOOR WITH
FROSTED GLASS WINDOWS TO LOOK
LIKE STOREFRONT | 24 RECESSED STYLE BULKHEAD |

5TH AVENUE ELEVATION (WEST)



- | | | |
|---|-------------|-------------|
| 25 THIN BRICK VENEER BY COROMADO STONE
COLOR: RICHLAND | 26 NOT USED | 27 NOT USED |
|---|-------------|-------------|

NOTE:
ALL WINDOWS SHALL BE RECESSED
MINIMUM 4 INCHES.

ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.28.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.05.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	06.04.15
CSD RE-SUBMITTAL	09.29.15
PHS GAS	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN AC HOTEL-GASLAMP SAN DIEGO, CALIFORNIA 92101

SHEET

5TH AVENUE EXTERIOR ELEVATION

SHEET NO.

16





APPROVED FACADE



PROPOSED FACADE

5TH AVENUE ELEVATION (WEST) COMPARISON

N.T.S.

ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.26.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	08.09.15
CSD RE-SUBMITTAL	08.29.15
WBS DAS	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL - GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

5TH AVENUE EXTERIOR ELEVATION
COMPARISON

SHEET NO.

16A





APPROVED FACADE



PROPOSED FACADE

KEYNOTES

- 1 PAINTED ALUMINUM STOREFRONT
COLOR: BLACK (STEEL AT 5TH AVENUE
STOREFRONT)
- 2 1" CLEAR INSULATED GLAZING
- 3 NATURAL SMOOTH & ROCKED FINISH STONE
CLADDING, ARRIS CRAFT, COLOR: GINGER.
- 4 LOCALLY SOURCED FLAMED GRANITE BASE
- 5 STEEL CANOPY PAINTED
ATAS STEEL, COLOR: HARTFORD GREEN
- 6 SMOOTH PLASTER PAINTED
COLOR: SW0050 CLASSIC LIGHT BUFF
- 7 NON OPERABLE TRANSOM WINDOWS
- 8 SMOOTH PLASTER PAINTED
COLOR: SW2822 DOWNING SAND
- 9 SMOOTH PLASTER CORNICE PAINTED
COLOR: SW0023 PEWTER TANKARD
- 10 SMOOTH PLASTER PAINTED
COLOR: SW0038 LIBRARY PEWTER
- 11 NOT USED
- 12 EXISTING BRICK FACADE PAINTED
COLOR: SW2853 COLONIAL YELLOW
- 13 EXISTING BRICK FACADE PAINTED
COLOR: SW2813 DOWNING STRAW
- 14 CANVAS AWNING
SUNBRELLA, COLOR: HAMLOCK TWEED
- 15 NOT USED
- 16 METAL GUARDRAIL, PAINTED TO MATCH 1
- 17 BUTT JOINTED CLEAR GLASS
GUARDRAIL
- 18 ROLL-UP PAINTED METAL DOOR WITH
FROSTED GLASS WINDOWS TO LOOK
LIKE STOREFRONT
- 19 FROSTED GLASS
- 20 (E) WINDOW AND SILL TO BE REFURBISHED,
RESTORED AND REPAINTED TO LIKE NEW CONDITION
- 21 (E) BRICK AND MORTAR TO BE REPAIRED PRIOR TO
PAINTING
- 22 BRICK INFILL, ENDICOTT
COLOR: DESERT LIGHT, WIRECUT
- 23 ARTWORK PAINTED OR ATTACHED TO BUILDING
(CURRENT ARTWORK FOR REFERENCE ONLY)
- 24 RECESSED STYLE BULKHEAD

6TH AVENUE ELEVATION (EAST)



- 25 THIN BRICK VENEER BY CORONADO STONE
COLOR: RICHLAND
- 26 NOT USED
- 27 NOT USED

NOTE:
ALL WINDOWS SHALL BE RECESSED
MINIMUM 4 INCHES.

ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.28.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	06.26.15
CSD RE-SUBMITTAL	09.29.15
HPS DAS	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL-GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

6TH AVENUE EXTERIOR ELEVATION

SHEET NO.

17



DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL - GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

SOUTH EXTERIOR ELEVATION

SHEET NO.

18



PROPOSED FACADE

KEYNOTES

- 1 PAINTED ALUMINUM STOREFRONT
COLOR: BLACK (STEEL AT 5TH AVENUE
STOREFRONT)
- 2 1" CLEAR INSULATED GLAZING
- 3 NATURAL SMOOTH & ROCKED FINISH STONE
CLADDING: ARRISCRAFT, COLOR: GINGER
- 4 LOCALLY SOURCED FLAMED GRANITE BASE
- 5 STEEL CANOPY PAINTED
ATAS STEEL, COLOR: HARTFORD GREEN
- 6 SMOOTH PLASTER PAINTED
COLOR: SW0050 CLASSIC LIGHT BUFF
- 7 NON OPERABLE TRANSOM WINDOWS
- 8 SMOOTH PLASTER PAINTED
COLOR: SW2522 DOWNING SAND
- 9 SMOOTH PLASTER CORNICE PAINTED
COLOR: SW0023 PEWTER TANKARD
- 10 SMOOTH PLASTER PAINTED
COLOR: SW0038 LIBRARY PEWTER
- 11 NOT USED
- 12 EXISTING BRICK FACADE PAINTED
COLOR: SW2853 COLONIAL YELLOW
- 13 EXISTING BRICK FACADE PAINTED
COLOR: SW2813 DOWNING STRAW
- 14 CANVAS AWNING
SUNBRELLA, COLOR: HAMLOCK TWEED
- 15 NOT USED
- 16 METAL GUARDRAIL PAINTED, TO MATCH 1
- 17 BUTT JOINTED CLEAR GLASS
GUARDRAIL
- 18 ROLL-UP PAINTED METAL DOOR WITH
FROSTED GLASS WINDOWS TO LOOK
LIKE STOREFRONT
- 19 FROSTED GLASS
- 20 (E) WINDOW AND SILL TO BE REFURBISHED,
RESTORED AND REPAINTED TO LIKE NEW CONDITION
- 21 (E) BRICK AND MORTAR TO BE REPAIRED PRIOR TO
PAINTING
- 22 BRICK INFILL, ENDICOTT
COLOR: DESERT LIGHT, WIRECUT
- 23 ARTWORK PAINTED OR ATTACHED TO BUILDING
(CURRENT ARTWORK FOR REFERENCE ONLY)
- 24 RECESSED STYLE BULKHEAD
- 25 THIN BRICK VENEER BY CORONADO STONE
COLOR: RICHLAND
- 26 NOT USED
- 27 NOT USED

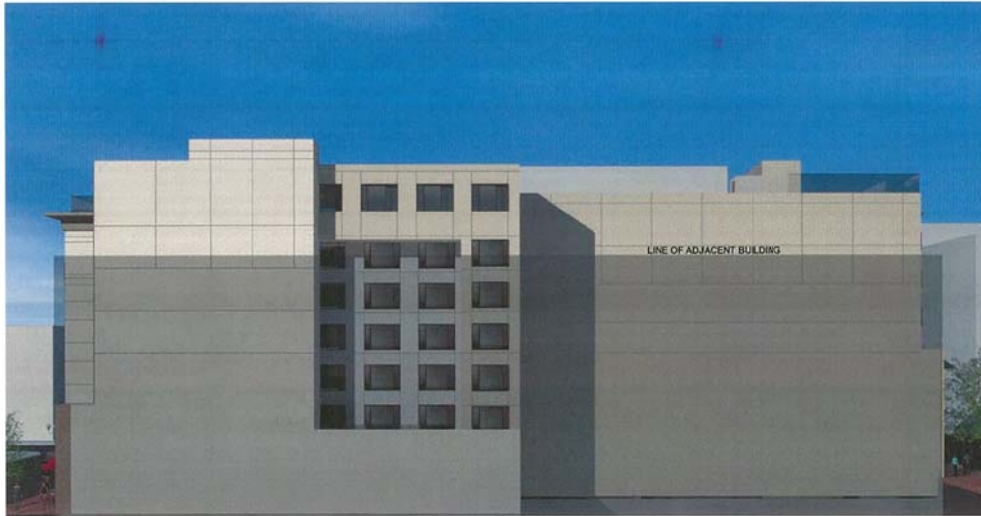
SOUTH ELEVATION



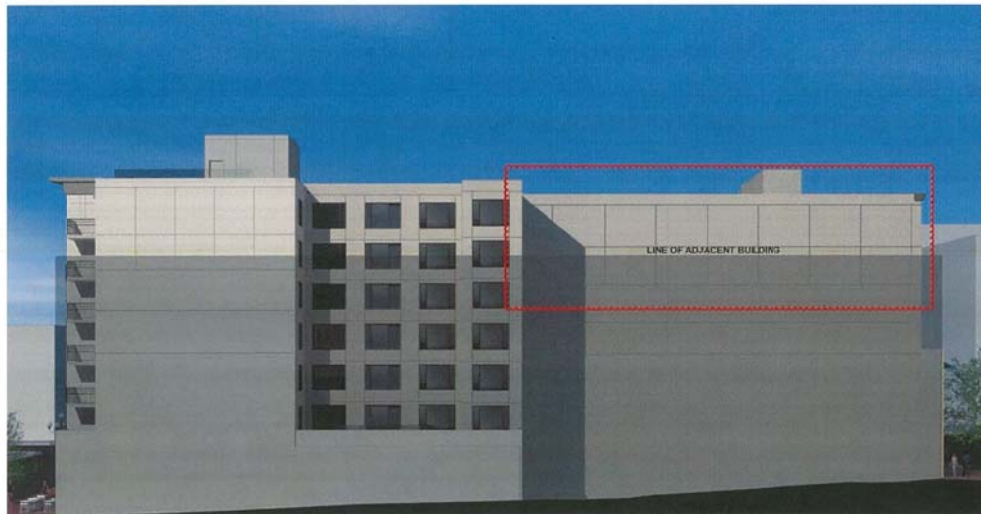
- 25 THIN BRICK VENEER BY CORONADO STONE
COLOR: RICHLAND
- 26 NOT USED
- 27 NOT USED

NOTE:
ALL WINDOWS SHALL BE RECESSED
MINIMUM 4 INCHES.

ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.03.15
CSD RE-SUBMITTAL	09.09.15
CSD RE-SUBMITTAL	09.29.15
HPS DAS	12.02.15
CSD RE-SUBMITTAL	12.07.15



APPROVED FACADE



PROPOSED FACADE

SOUTH ELEVATION COMPARISON

N.T.S.

ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	06.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	09.09.15
CSD RE-SUBMITTAL	09.29.15
HWS DAS	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

SOUTH EXTERIOR ELEVATION
COMPARISON

SHEET NO.

18A



DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL - GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

NORTH EXTERIOR ELEVATION

SHEET NO.

19



KEYNOTES

- | | | | |
|---|---|--|---|
| 1 PAINTED ALUMINUM STOREFRONT
COLOR: BLACK (STEEL AT 5TH AVENUE
STOREFRONT) | 7 NON OPERABLE TRANSOM WINDOWS | 13 EXISTING BRICK FACADE PAINTED
COLOR: SW2610 DOWNING STRAW | 19 FROSTED GLASS |
| 2 1" CLEAR INSULATED GLAZING | 8 SMOOTH PLASTER PAINTED
COLOR: SW4022 DOWNING SAND | 14 CANVAS AWNING
SUNBRELLA, COLOR: HAMLOCK TWEED | 20 (B) WINDOW AND SILL TO BE REFURBISHED,
RESTORED AND REPAINTED TO LIKE NEW CONDITION |
| 3 NATURAL SMOOTH & ROCKED FINISH STONE
CLADDING, ARRISCRAFT, COLOR: GINGER | 9 SMOOTH PLASTER CORNICE PAINTED
COLOR: SW0223 PEWTER TANKARD | 15 NOT USED | 21 (B) BRICK AND MORTAR TO BE REPAIRED PRIOR TO
PAINTING |
| 4 LOCALLY SOURCED FLAMED GRANITE BASE | 10 SMOOTH PLASTER PAINTED
COLOR: SW0338 LIBRARY PEWTER | 16 METAL GUARDRAIL PAINTED, TO MATCH 1 | 22 BRICK INFILL, ENDICOTT
COLOR: DESERT LIGHT, WIRECUT |
| 5 STEEL CANOPY PAINTED
ATAS STEEL, COLOR: HARTFORD GREEN | 11 NOT USED | 17 BUTT JOINTED CLEAR GLASS
GUARDRAIL | 23 ARTWORK PAINTED OR ATTACHED TO BUILDING
(CURRENT ARTWORK FOR REFERENCE ONLY) |
| 6 SMOOTH PLASTER PAINTED
COLOR: SW0050 CLASSIC LIGHT BUFF | 12 EXISTING BRICK FACADE PAINTED
COLOR: SW2353 COLONIAL YELLOW | 18 ROLL-UP PAINTED METAL DOOR WITH
FROSTED GLASS WINDOWS TO LOOK
LIKE STOREFRONT | 24 RECESSED STYLE BULKHEAD |

NORTH ELEVATION



- 25 THIN BRICK VENEER BY COLONADO STONE
COLOR: RICHLAND
- 26 NOT USED
- 27 NOT USED

NOTE:
ALL WINDOWS SHALL BE RECESSED
MINIMUM 4 INCHES.

ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	03.03.14
CSD RE-SUBMITTAL	06.12.14
CSD RE-SUBMITTAL	06.29.14
CSD RE-SUBMITTAL	06.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	03.06.15
CSD RE-SUBMITTAL	03.26.15
HRB DAS	12.02.15
CSD RE-SUBMITTAL	12.07.15



APPROVED FACADE



PROPOSED FACADE

NORTH ELEVATION COMPARISON

N.T.S.

ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.05.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	06.06.15
CSD RE-SUBMITTAL	09.24.15
HPB DAS	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

NORTH EXTERIOR ELEVATION
COMPARISON

SHEET NO.

19A





APPROVED FACADE



PROPOSED FACADE

KEYNOTES

- 1 PAINTED ALUMINUM STOREFRONT
COLOR: BLACK (STEEL AT 5TH AVENUE
STOREFRONT)
- 2 1" CLEAR INSULATED GLAZING
- 3 NATURAL SMOOTH & ROCKED FINISH STONE
CLADDING. ARRISCRAFT, COLOR: GINGER.
- 4 LOCALLY SOURCED FLAMED GRANITE BASE
- 5 STEEL CANOPY PAINTED
ATLAS STEEL, COLOR: HARTFORD GREEN
- 6 SMOOTH PLASTER PAINTED
COLOR: SW0092 CLASSIC LIGHT BUFF

- 7 NON OPERABLE TRANSOM WINDOWS
- 8 SMOOTH PLASTER PAINTED
COLOR: SW2823 DOWNING STRAW
- 9 SMOOTH PLASTER CORNICE PAINTED
COLOR: SW0023 PEWTER TANKARD
- 10 SMOOTH PLASTER PAINTED
COLOR: SW0038 LIBRARY PEWTER
- 11 NOT USED
- 12 EXISTING BRICK FACADE PAINTED
COLOR: SW2853 COLONIAL YELLOW

- 13 EXISTING BRICK FACADE PAINTED
COLOR: SW2813 DOWNING STRAW
- 14 CANVAS AWNING
SUNBRELLA, COLOR: HAWLOCK TWEED
- 15 NOT USED
- 16 METAL GUARDRAIL PAINTED, TO MATCH 1
- 17 BUTT JOINTED CLEAR GLASS
GUARDRAIL
- 18 ROLL-UP PAINTED METAL DOOR WITH
FROSTED GLASS WINDOWS TO LOOK
LIKE STOREFRONT

- 19 FROSTED GLASS
- 20 (E) WINDOW AND SILL TO BE REFURBISHED,
RESTORED AND REPAINTED TO LIKE NEW CONDITION
- 21 (E) BRICK AND MORTAR TO BE REPAIRED PRIOR TO
PAINTING
- 22 BRICK INFILL, ENDICOTT
COLOR: DESERT LIGHT, W/REGUT
- 23 ARTWORK PAINTED OR ATTACHED TO BUILDING
(CURRENT ARTWORK FOR REFERENCE ONLY)
- 24 RECESSED STYLE BULKHEAD

5TH AVENUE ELEVATION (WEST)



- 25 THIN BRICK VENEER BY CORONADO STONE
COLOR: RICHLAND
- 26 NOT USED
- 27 NOT USED

NOTE:
ALL WINDOWS SHALL BE RECESSED
MINIMUM 4 INCHES.

ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	09.26.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	11.02.14
CSD RE-SUBMITTAL	11.08.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	06.09.15
CSD RE-SUBMITTAL	09.29.15
HRB DAS	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL - GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

ENLARGED 5TH AVENUE EXTERIOR
ELEVATION

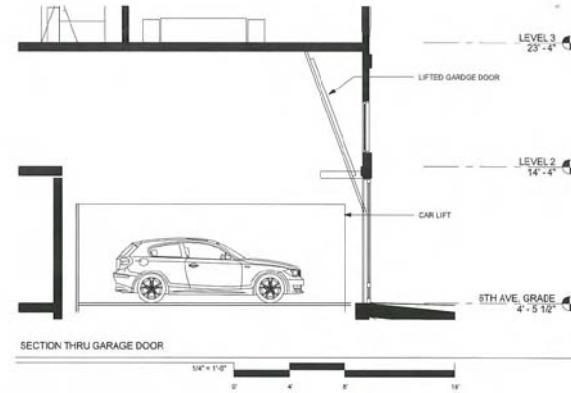
SHEET NO.

20





EXAMPLE OF PROPOSED OPERATION FOR GARAGE DOOR



KEYNOTES

- | | | | |
|---|--|--|--|
| <p>1 PAINTED ALUMINUM STOREFRONT
COLOR: BLACK (STEEL AT 5TH AVENUE
STOREFRONT)</p> <p>2 1" CLEAR INSULATED GLAZING</p> <p>3 NATURAL SMOOTH & ROCKED FINISH STONE
CLADDING: ARRISCRAFT, COLOR: GINGER,</p> <p>4 LOCALLY SOURCED FLAMED GRANITE BASE</p> <p>5 STEEL CANOPY PAINTED
ATAS STEEL, COLOR: HARTFORD GREEN</p> <p>6 SMOOTH PLASTER PAINTED
COLOR: SW0050 CLASSIC LIGHT BUFF</p> | <p>7 NON OPERABLE TRANSOM WINDOWS</p> <p>8 SMOOTH PLASTER PAINTED
COLOR: SW2822 DOWNING SAND</p> <p>9 SMOOTH PLASTER CORNICE PAINTED
COLOR: SW0023 PEWTER TANKARD</p> <p>10 SMOOTH PLASTER PAINTED
COLOR: SW0038 LIBRARY PEWTER</p> <p>11 NOT USED</p> <p>12 EXISTING BRICK FACADE PAINTED
COLOR: SW2853 COLONIAL YELLOW</p> | <p>13 EXISTING BRICK FACADE PAINTED
COLOR: SW2813 DOWNING STRAW</p> <p>14 CANVAS AWNING
SUNBRELLA, COLOR: HAMLOCK TWEED</p> <p>15 NOT USED</p> <p>16 METAL GUARDRAIL PAINTED TO MATCH 1</p> <p>17 BUTT JOINTED CLEAR GLASS
GUARDRAIL</p> <p>18 ROLL-UP PAINTED METAL DOOR WITH
FROSTED GLASS WINDOWS TO LOOK
LIKE STOREFRONT</p> | <p>19 FROSTED GLASS</p> <p>20 (E) WINDOW AND SILL TO BE REFURBISHED,
RESTORED AND REPAINTED TO LIKE NEW CONDITION</p> <p>21 (E) BRICK AND MORTAR TO BE REPAIRED PRIOR TO
PAINTING</p> <p>22 BRICK INFILL, ENDICOTT
COLOR: DESERT LIGHT, WIRECUT</p> <p>23 ARTWORK PAINTED OR ATTACHED TO BUILDING
(CURRENT ARTWORK FOR REFERENCE ONLY)</p> <p>24 RECESSED STYLE BULKHEAD</p> |
|---|--|--|--|

6TH AVENUE ELEVATION (EAST)



- 25 THIN BRICK VENEER BY CORONADO STONE
COLOR: RICHLAND
- 26 NOT USED
- 27 NOT USED

NOTE:
ALL WINDOWS SHALL BE RECESSED
MINIMUM 4 INCHES.

ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.26.14
CSD RE-SUBMITTAL	08.26.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.05.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	08.06.15
CSD RE-SUBMITTAL	08.26.15
WHS DAS	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

ENLARGED 6TH AVENUE EXTERIOR
ELEVATION

SHEET NO.

21





APPROVED VIEW



PROPOSED VIEW

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL - GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

5TH AVENUE PERSPECTIVE

SHEET NO.

22

ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.09.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	09.09.15
CSD RE-SUBMITTAL	09.29.15
HRB DAD	12.02.15
CSD RE-SUBMITTAL	12.07.15





APPROVED VIEW



PROPOSED VIEW

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

5TH AVENUE PERSPECTIVE

SHEET NO.

23

ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	06.12.14
CSD RE-SUBMITTAL	08.26.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.06.15
CSD RE-SUBMITTAL	06.09.15
CSD RE-SUBMITTAL	09.29.15
HWS DAS	12.02.15
CSD RE-SUBMITTAL	12.07.15





APPROVED VIEW



PROPOSED VIEW

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL - GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

4TH AVENUE PERSPECTIVE

SHEET NO.

24

ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	08.09.15
CSD RE-SUBMITTAL	09.29.15
HRB DAS	12.02.15
CSD RE-SUBMITTAL	12.07.15





APPROVED VIEW



PROPOSED VIEW

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL-GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

6TH AVENUE PERSPECTIVE

SHEET NO.

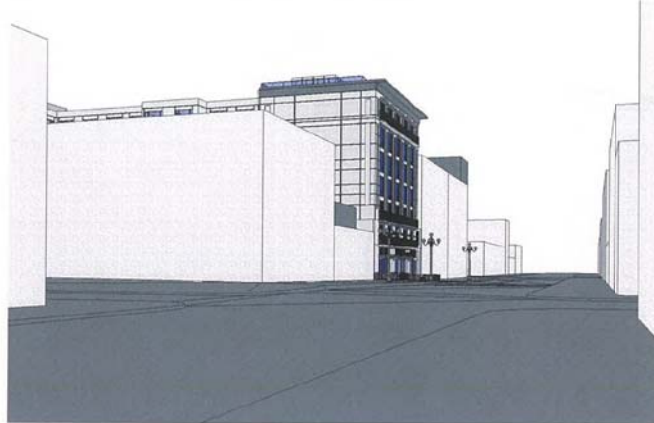
25

ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	09.09.15
CSD RE-SUBMITTAL	09.29.15
HRS DAD	12.02.15
CSD RE-SUBMITTAL	12.07.15

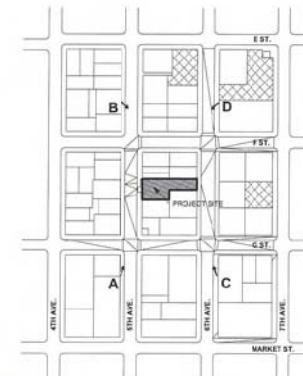




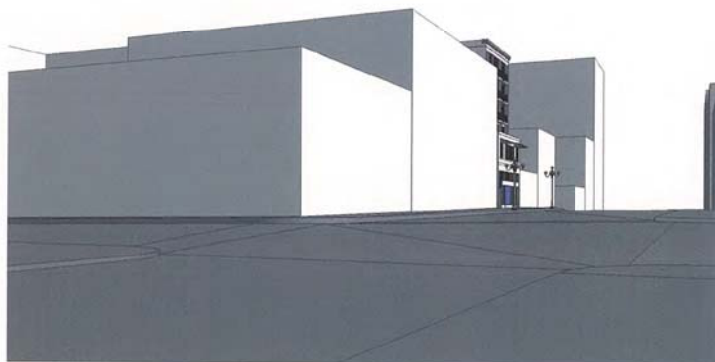
A - NORTH EAST VIEW - 5TH AVENUE



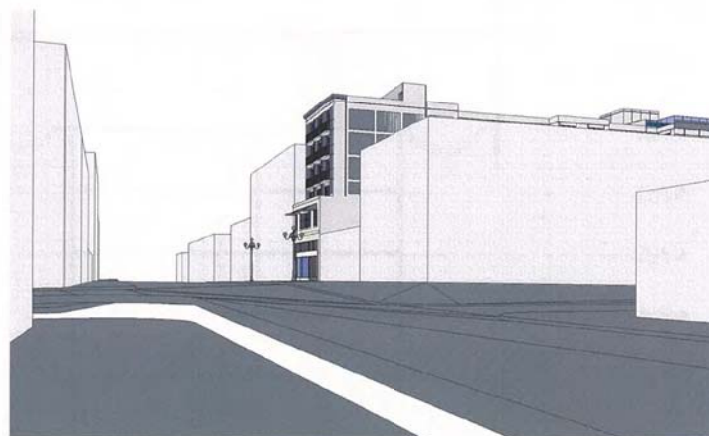
B - SOUTH EAST VIEW - 5TH AVENUE



KEYPLAN



C - NORTH WEST VIEW - 6TH AVENUE



D - SOUTH WEST VIEW - 6TH AVENUE

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL - GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

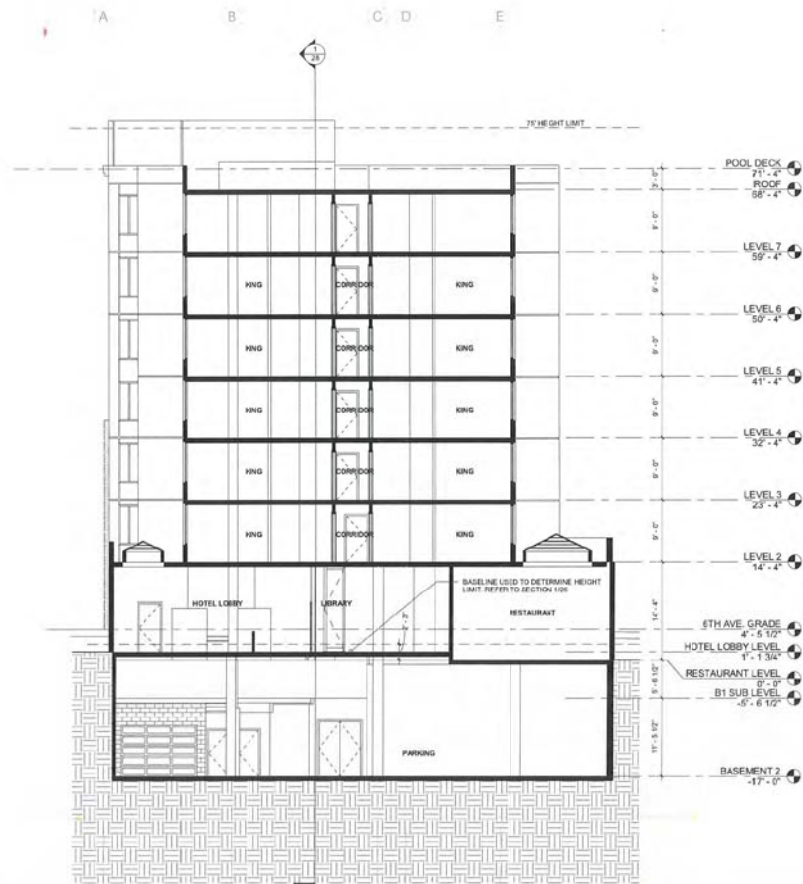
DISTANCE VIEWS

SHEET NO.

26

ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.25.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	08.09.15
CSD RE-SUBMITTAL	08.29.15
HRS DAS	12.02.15
CSD RE-SUBMITTAL	12.07.15





SECTION



ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.26.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	06.06.15
CSD RE-SUBMITTAL	06.26.15
HRS DAS	12.02.15
CSD RE-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL-GASLAMP
SAN DIEGO, CALIFORNIA 92101

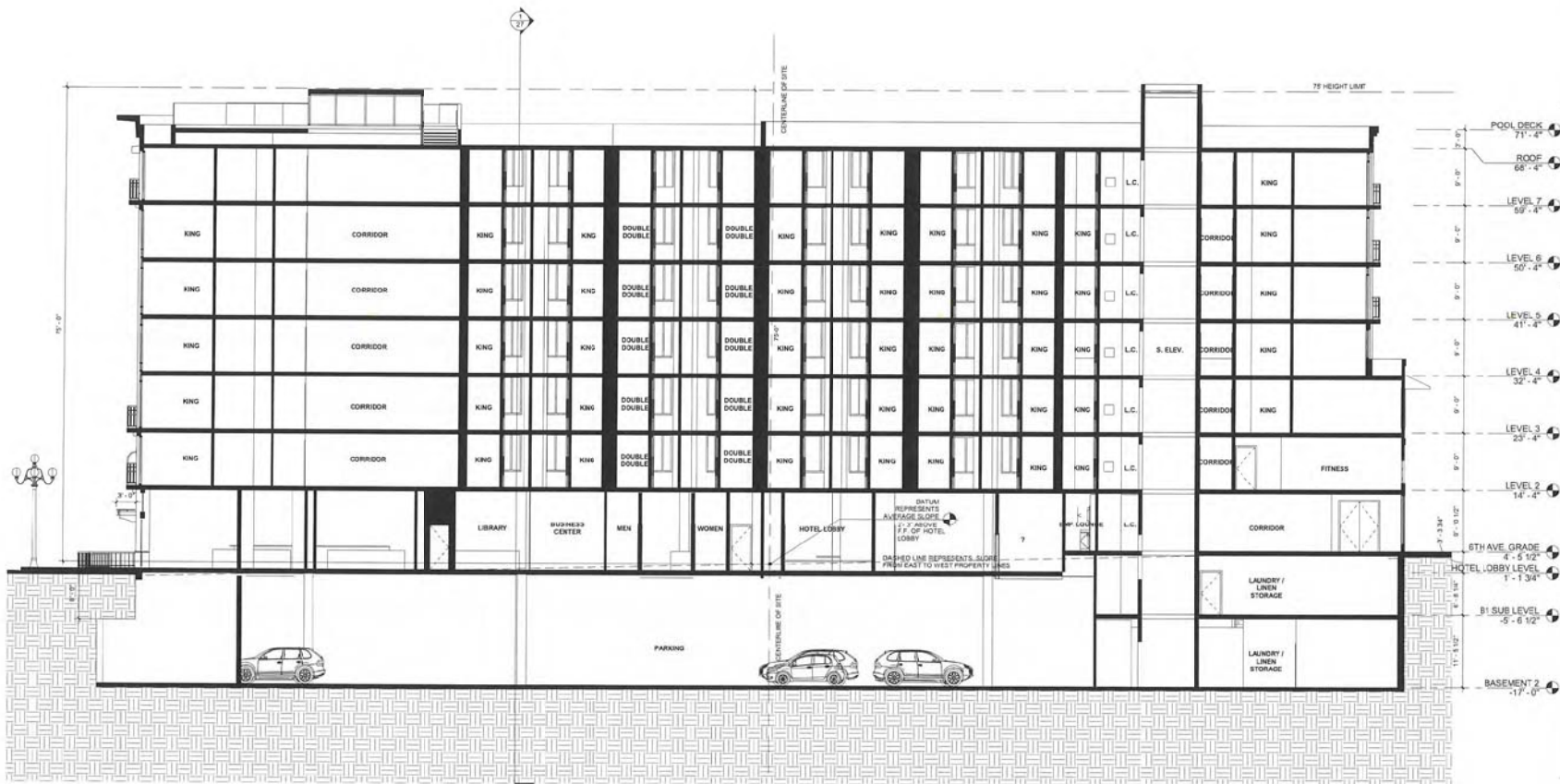
SHEET

SECTIONS

SHEET NO.

27





DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL - GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

SECTION 6

SHEET NO.

28

ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	06.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	09.09.15
CSD RE-SUBMITTAL	09.29.15
HRB DMS	12.02.16
CSD RE-SUBMITTAL	12.07.16

SECTION



DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA 92101

SHEET

VACINITY ELEVATIONS

SHEET NO.

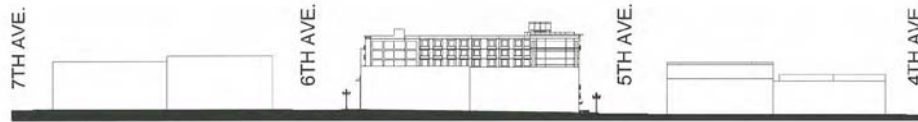
29



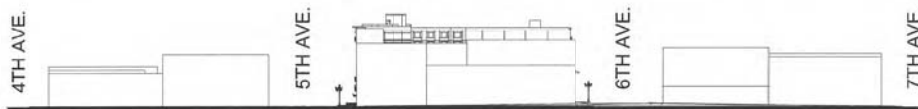
WEST STREET ELEVATION (5TH AVE.)



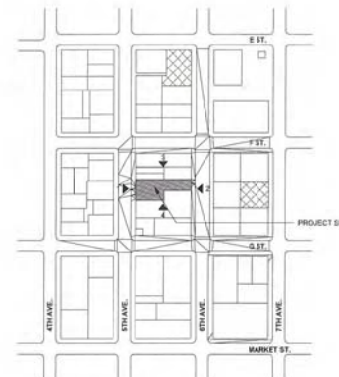
EAST STREET ELEVATION (6TH AVE.)



NORTH STREET ELEVATION (F ST.)



SOUTH STREET ELEVATION (G ST.)



VACINITY KEYPLAN

ISSUED FOR:	DATE:
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.06.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD RE-SUBMITTAL	09.04.15
CSD RE-SUBMITTAL	09.29.15
HRS DIAL	12.02.15
CSD RE-SUBMITTAL	12.02.15



6TH AVENUE FINISHES



COMMON FINISHES



5TH AVENUE FINISHES

1 PAINTED ALUMINUM STOREFRONT
COLOR: BLACK (STEEL AT 5TH AVENUE
STOREFRONT)

2 1" CLEAR INSULATED GLAZING

3 NATURAL SMOOTH & ROCKED FINISH STONE
CLADDING. ARRISCRAFT, COLOR: GINGER.

4 LOCALLY SOURCED FLAMED GRANITE BASE

5 STEEL CANOPY PAINTED
ATLAS STEEL. COLOR: HARTFORD GREEN

6 SMOOTH PLASTER PAINTED
COLOR: SW0550 CLASSIC LIGHT BUFF

7 NON OPERABLE TRANSOM WINDOWS

8 SMOOTH PLASTER PAINTED
COLOR: SW0202 DOWNING SAND

9 SMOOTH PLASTER CORNICE PAINTED
COLOR: SW0223 PEWTER TANKARD

10 SMOOTH PLASTER PAINTED
COLOR: SW0238 LIBRARY PEWTER

11 NOT USED

12 EXISTING BRICK FACADE PAINTED
COLOR: SW2853 COLONIAL YELLOW

13 EXISTING BRICK FACADE PAINTED
COLOR: SW2813 DOWNING STRAW

14 CANVAS AWNING
SUNBRELLA. COLOR: HAMLOCK TWEED

15 NOT USED

16 METAL GUARDRAIL PAINTED, TO MATCH 1

17 BUTT JOINTED CLEAR GLASS
GUARDRAIL

18 ROLL-UP PAINTED METAL DOOR WITH
FROSTED GLASS WINDOWS TO LOOK
LIKE STOREFRONT

19 FROSTED GLASS

20 (E) WINDOW AND SILL TO BE REFURBISHED,
RESTORED AND REPAINTED TO LIKE NEW CONDITION

21 (E) BRICK AND MORTAR TO BE REPAIRED PRIOR TO
PAINTING

22 BRICK INFILL, ENDICOTT
COLOR: DESERT LIGHT, W/RECURT

23 ARTWORK PAINTED OR ATTACHED TO BUILDING
(CURRENT ARTWORK FOR REFERENCE ONLY)

24 RECESSED STYLE BULKHEAD

25 THIN BRICK VENEER BY CORONADO STONE
COLOR: RICHLAND

26 NOT USED

27 NOT USED

NOTE:
ALL WINDOWS SHALL BE RECESSED
MINIMUM 4 INCHES.

ISSUED FOR:	DATE:
CSD FC-SUBMITTAL	02.03.14
CSD FC-SUBMITTAL	08.12.14
CSD FC-SUBMITTAL	08.26.14
CSD FC-SUBMITTAL	09.18.14
CSD FC-SUBMITTAL	10.22.14
CSD FC-SUBMITTAL	11.06.14
CSD FC-SUBMITTAL	12.08.14
CSD FC-SUBMITTAL	02.03.15
PLANNING COMMISSION SUBMITTAL	03.05.15
CSD FC-SUBMITTAL	09.09.15
CSD FC-SUBMITTAL	09.29.15
HRS DAS	12.02.15
CSD FC-SUBMITTAL	12.07.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN AC HOTEL - GASLAMP SAN DIEGO, CALIFORNIA, 92101

SHEET

MATERIAL BOARD

SHEET NO.

30

