



Downtown Community Planning Council San Diego  
*Planning a Vibrant Downtown for All*

**Design Review Committee Agenda  
Tuesday, August 8th, 2023, 6 PM**

Office Above San Diego Surf Co.  
Seaport Village  
839 W Harbor Dr. D, San Diego, CA 92101

**Online viewing & commenting will not be available**

**The stairs are next to the fountain**

**Contact the Design Review Chair if you are running late (415.516.5267)**

- I. Call to Order**
  - A. Roll Call & Introductions
  
- II. Non Agenda Public Comment**
  
- III. Design Review**
  - A. [The Rady Center - 825 7th Avenue \(East Village\)](#) pp. 2
  
  - B. [4th & J Hotel \(Gaslamp Quarter\)](#) pp. 3 - 50
  
- IV. Adjournment**
  - A. Next Meeting: TBD as needed.

# The Rady Center



Architectual Concept Rendering/Subject to Change

## OVERVIEW

Planned for construction at The Salvation Army Centre City site in downtown San Diego (825 7th Avenue), The Rady Center will be a new, 200,000 sq. ft. community that is dedicated to reducing street homelessness in downtown San Diego. We will accomplish this by providing a wide range of housing and services that help people transition from homelessness to a permanent place they can call home. The Rady Center will help alleviate the City’s need for housing for our most vulnerable neighbors, improve lives and restore hope. Residents benefit from a combination of short-term and permanent homes and services designed to help people use housing as a platform for stability and health.

## HOUSING

- At least 200 units in a mix of short-term housing options (singles, doubles, quads) and permanent rental homes designed to help people move upward on the path to secure housing and achieve higher levels of economic and personal stability
- Ample common areas and gathering spaces to host beneficial programs and promote sense of community for both residents and neighbors
- Onsite property management to maintain quality building operations

## SERVICES

Provided by The Salvation Army to address multiple community needs, including:

- Dedicated case management and social services
- Food pantry and senior nutrition
- Sober living program
- Homeless outreach
- Worship Center and spiritual services

## TEAM

**Development Partners:**

- The Salvation Army
- Wakeland Housing and Development Corporation

## TIMELINE

COMMUNITY OUTREACH	SPRING 2023 - ONGOING
CONSTRUCTION	EARLY 2025 - MID-2027
RADY CENTER OPENS	SUMMER 2027

## 4th & J Hotel

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(PRJ-1056049) - DOWNTOWN (Process 5) Gaslamp Quarter Development Permit for the construction of a 12-story, 125-foot tall mixed-use hotel development comprising 240 hotel guest rooms and approximately 24,000 square feet (SF) of retail space. A Site Development Permit is required for the substantial alteration of a historical resource, the Whitney Building (HRB No. 127), a Neighborhood Development Permit is required for deviations from the development regulations, and a Neighborhood Use Permit is required for sidewalk cafe space in the public right-of-way and outdoor use areas on Levels 2, 3, and 12. The Project is located on the 31,077 SF site at the southeast corner of 4th Avenue and J Street in the Gaslamp Quarter neighborhood of the Downtown Community Plan area (Council District 3).

Developer: Robert Green: RGC 4J, LLC  
Architect: Gensler

The applicant presented in 2022 to DCPC but the previous chair did not take a vote on the board's recommendation.

The following pages contain the project plan and photo surveys. For high resolution formats of both, please use the links below.

**High Resolution Project Plans:**

[https://apps.sandiego.gov/directories/development-services/docs/Site%20Development%20Plans%20PRJ-1056049\\_reduced.pdf](https://apps.sandiego.gov/directories/development-services/docs/Site%20Development%20Plans%20PRJ-1056049_reduced.pdf)

**High Resolution Photo Survey:**

<https://apps.sandiego.gov/directories/development-services/docs/Photographic%20Survey%20PRJ-1056049%20220328204021.pdf>

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## 4TH & J HOTEL



## ENTITLEMENT PACKAGE

FEB 18, 2022


345 4TH AVENUE,  
SAN DIEGO, CA 92101  
GENSLER PROJECT NUMBER: 55.7715.000

**RGC 4J, LLC**  
OWNER/DEVELOPER  
3551 FORTUNA RANCH ROAD  
ENCINITAS, CA 92024  
TELEPHONE: 760.634.6543

**Gensler**  
ARCHITECT  
225 BROADWAY, SUITE 190  
SAN DIEGO CA 92101  
TEL 619 557 2500  
FAX 619 557 2500

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DRAWING INDEX		PROJECT DESCRIPTION	DEVELOPMENT SUMMARY		PROJECT TEAM																													
DRAWING NO.	DRAWING TITLE		EXISTING DEVELOPMENT	PROPOSED DEVELOPMENT																														
001	GENERAL NOTES	<p><b>PROJECT DESCRIPTION</b></p> <p>The proposed development is a 10-story mixed-use building located at the intersection of 4th Street and J Street in San Francisco, California. The project consists of a 10-story office building with ground floor retail space and a 4th floor hotel. The total floor area is 1,000,000 square feet. The project is owned by [Redacted] and is being developed by [Redacted].</p> <p><b>VICINITY MAP</b></p> 	<p><b>EXISTING DEVELOPMENT</b></p> <table border="1"> <thead> <tr> <th>EXISTING DEVELOPMENT</th> <th>AREA (SQ FT)</th> </tr> </thead> <tbody> <tr> <td>EXISTING OFFICE BUILDING</td> <td>500,000</td> </tr> <tr> <td>EXISTING RETAIL BUILDING</td> <td>100,000</td> </tr> <tr> <td>EXISTING HOTEL BUILDING</td> <td>200,000</td> </tr> <tr> <td>EXISTING PAVEMENT</td> <td>100,000</td> </tr> <tr> <td>EXISTING LANDSCAPE</td> <td>200,000</td> </tr> <tr> <td><b>TOTAL EXISTING DEVELOPMENT</b></td> <td><b>1,100,000</b></td> </tr> </tbody> </table>	EXISTING DEVELOPMENT	AREA (SQ FT)	EXISTING OFFICE BUILDING	500,000	EXISTING RETAIL BUILDING	100,000	EXISTING HOTEL BUILDING	200,000	EXISTING PAVEMENT	100,000	EXISTING LANDSCAPE	200,000	<b>TOTAL EXISTING DEVELOPMENT</b>	<b>1,100,000</b>	<p><b>PROPOSED DEVELOPMENT</b></p> <table border="1"> <thead> <tr> <th>PROPOSED DEVELOPMENT</th> <th>AREA (SQ FT)</th> </tr> </thead> <tbody> <tr> <td>NEW OFFICE BUILDING</td> <td>500,000</td> </tr> <tr> <td>NEW RETAIL BUILDING</td> <td>100,000</td> </tr> <tr> <td>NEW HOTEL BUILDING</td> <td>200,000</td> </tr> <tr> <td>NEW PAVEMENT</td> <td>100,000</td> </tr> <tr> <td>NEW LANDSCAPE</td> <td>200,000</td> </tr> <tr> <td><b>TOTAL PROPOSED DEVELOPMENT</b></td> <td><b>1,100,000</b></td> </tr> </tbody> </table>	PROPOSED DEVELOPMENT	AREA (SQ FT)	NEW OFFICE BUILDING	500,000	NEW RETAIL BUILDING	100,000	NEW HOTEL BUILDING	200,000	NEW PAVEMENT	100,000	NEW LANDSCAPE	200,000	<b>TOTAL PROPOSED DEVELOPMENT</b>	<b>1,100,000</b>	<p><b>PROJECT TEAM</b></p> <p>OWNER/DEVELOPER: [Redacted]</p> <p>ARCHITECT: [Redacted]</p> <p>ENGINEER: [Redacted]</p> <p>LANDSCAPE ARCHITECT: [Redacted]</p> <p>PLANNING: [Redacted]</p>	
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**ROBERT GREEN**  
ARCHITECTS

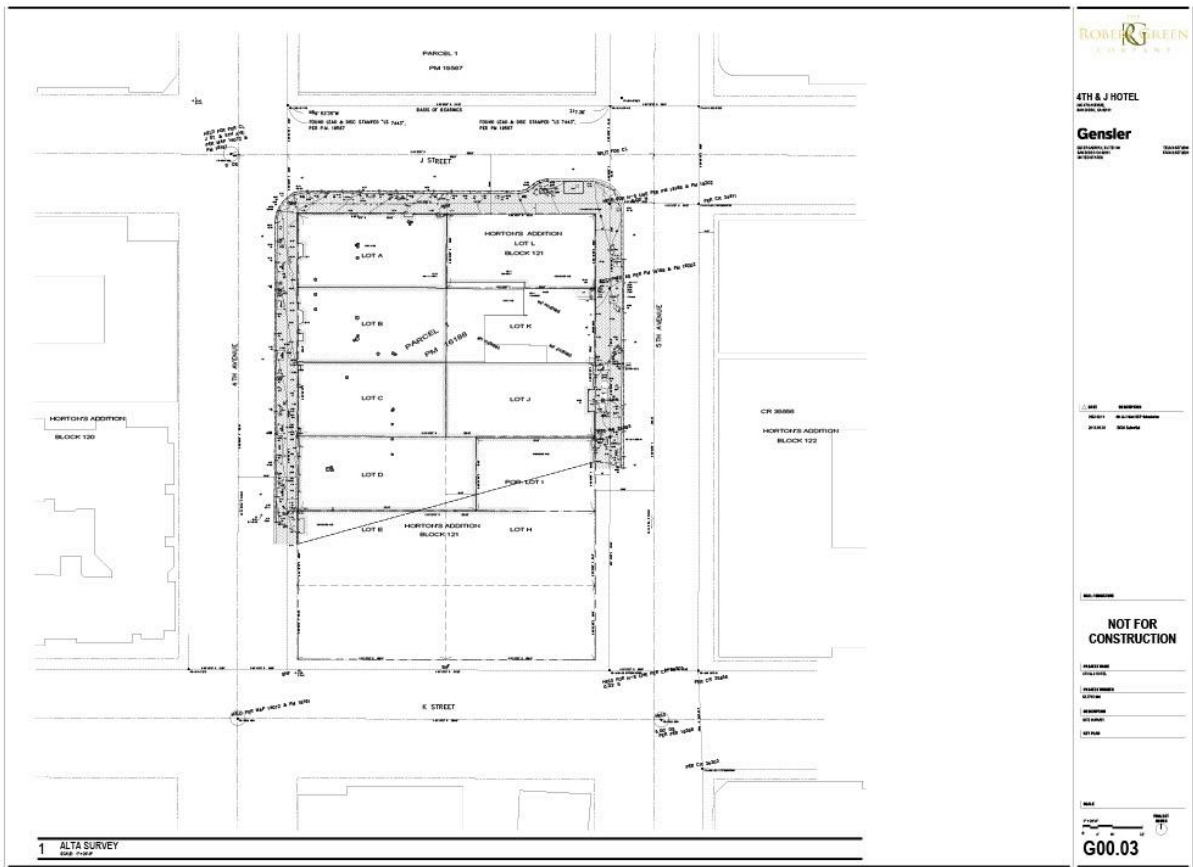
**4TH & J HOTEL**

**Gensler**

**NOT FOR CONSTRUCTION**

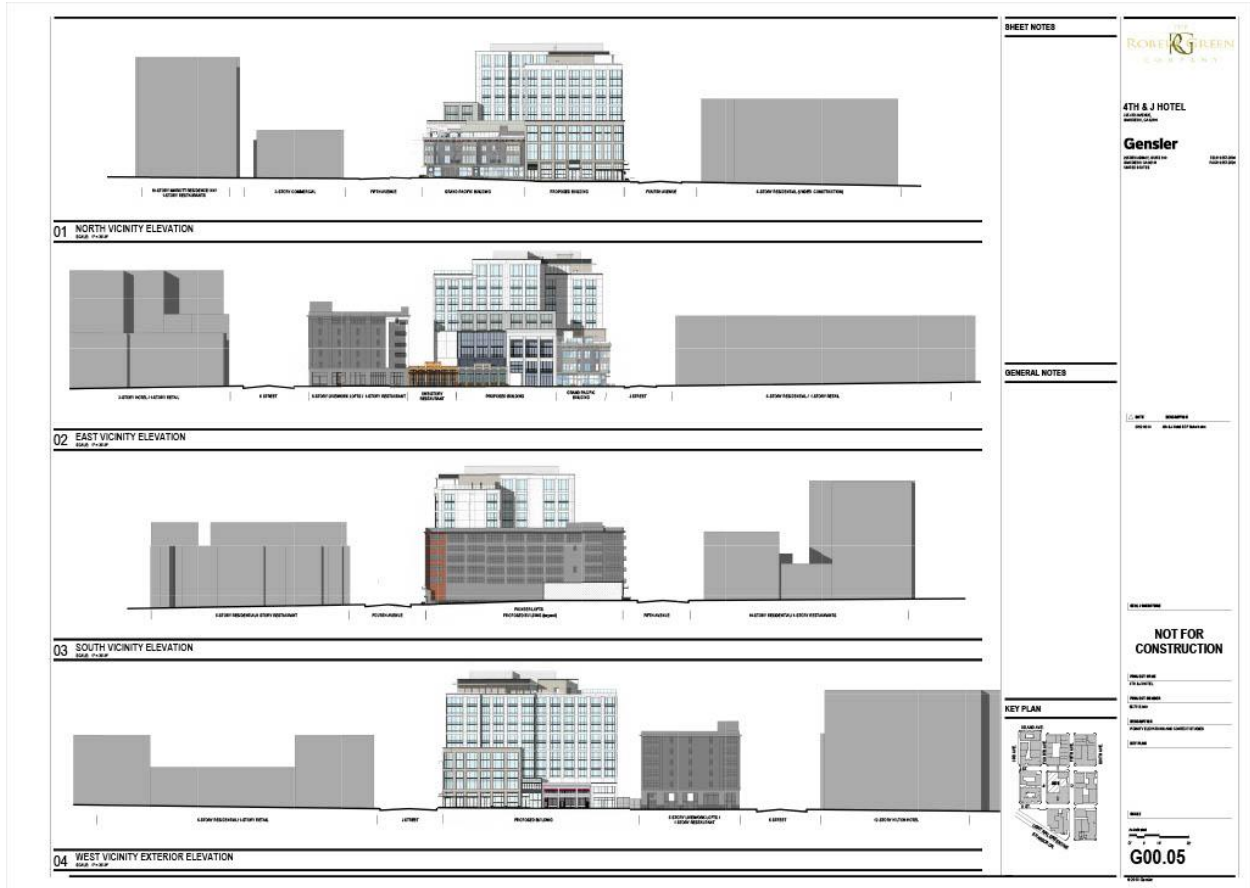
**G00.01**

			<p style="text-align: right;"><b>ROBERT GREEN</b> ARCHITECTS</p> <p><b>4TH &amp; J HOTEL</b> 4TH &amp; J AVENUE NEW YORK, NY</p> <p><b>Gensler</b></p> <hr/> <p style="text-align: center;"><b>NOT FOR CONSTRUCTION</b></p> <p>DATE: _____</p> <p>SCALE: _____</p> <p><b>G00.02</b></p>				
<p>1 <b>WARM GREY BRICK</b> R001 - F-02P</p>	<p>2 <b>PAINTED WHITE BRICK</b> R002 - F-02P</p>	<p>3 <b>BLACK METAL</b> R003 - F-02P</p>					
							
<p>6 <b>PAINTED BLACK BRICK</b> R006 - F-02P</p>	<p>8 <b>WHITE PAINTED PLASTER</b> R008 - F-02P</p>	<p>9 <b>GLASS</b> R009 - F-02P</p>					
							
<p>4 <b>EIFS PANEL</b> R004 - F-02P</p>	<p>10 <b>CAST IN PLACE CONCRETE</b> R010 - F-02P</p>	<p>7 <b>WHITNEY BUILDING AWNING</b> R007 - F-02P</p>			<p>5 <b>ALUMINUM W/WOOD GRAIN FINISH</b> R005 - F-02P</p>		



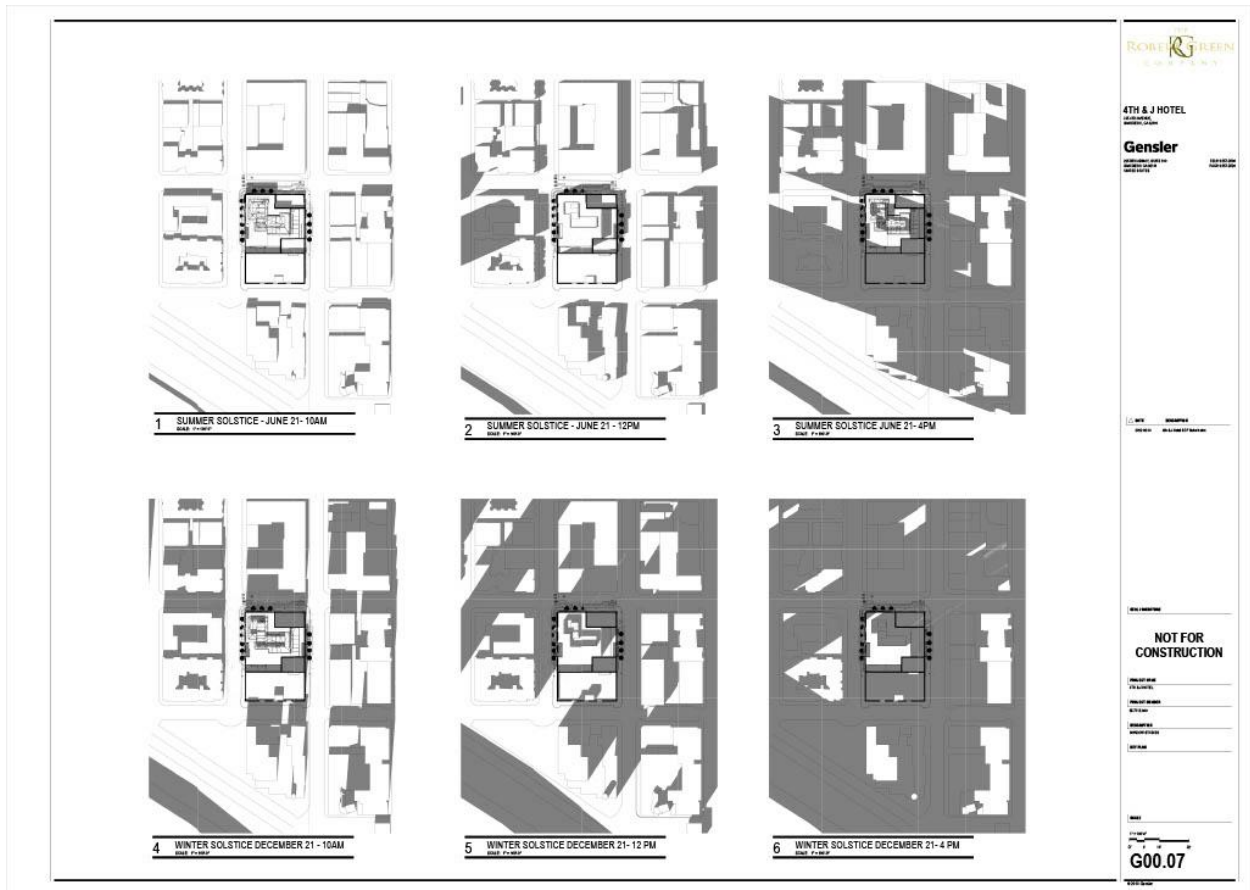


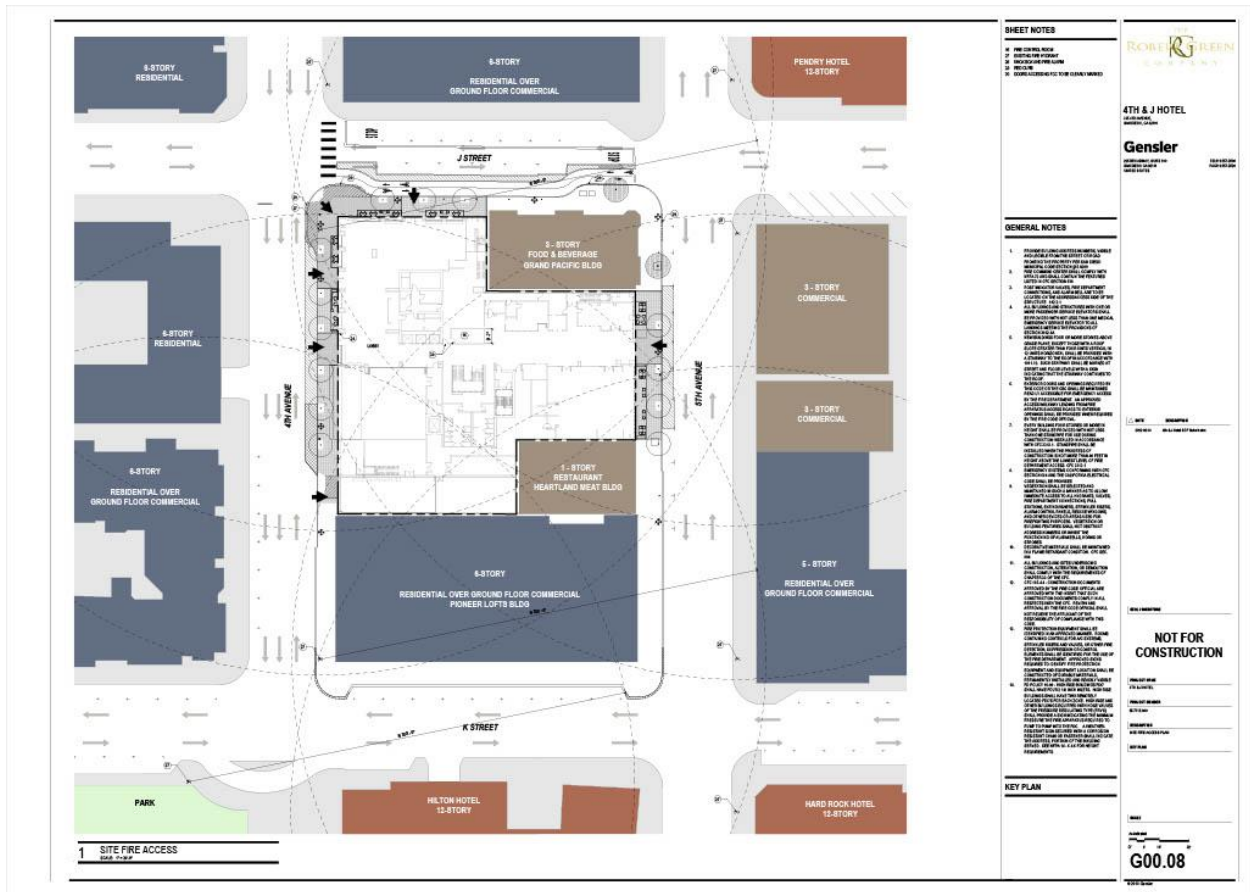




[Click here to go back to top](#)

10





**SHEET NOTES**

1. SEE GENERAL NOTES
2. SEE GENERAL NOTES
3. SEE GENERAL NOTES
4. SEE GENERAL NOTES FOR GRANT MONEY



**4TH & J HOTEL**  
**Gensler**  
 ARCHITECTS AND INTERIORS  
 1000 15TH AVENUE, SUITE 1000  
 DENVER, CO 80202

**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER CONSTRUCTION STANDARDS AND SPECIFICATIONS (CSDS) AND THE INTERNATIONAL BUILDING CODE (IBC) 2015.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER CONSTRUCTION STANDARDS AND SPECIFICATIONS (CSDS) AND THE INTERNATIONAL BUILDING CODE (IBC) 2015.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER CONSTRUCTION STANDARDS AND SPECIFICATIONS (CSDS) AND THE INTERNATIONAL BUILDING CODE (IBC) 2015.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER CONSTRUCTION STANDARDS AND SPECIFICATIONS (CSDS) AND THE INTERNATIONAL BUILDING CODE (IBC) 2015.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER CONSTRUCTION STANDARDS AND SPECIFICATIONS (CSDS) AND THE INTERNATIONAL BUILDING CODE (IBC) 2015.
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8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER CONSTRUCTION STANDARDS AND SPECIFICATIONS (CSDS) AND THE INTERNATIONAL BUILDING CODE (IBC) 2015.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER CONSTRUCTION STANDARDS AND SPECIFICATIONS (CSDS) AND THE INTERNATIONAL BUILDING CODE (IBC) 2015.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER CONSTRUCTION STANDARDS AND SPECIFICATIONS (CSDS) AND THE INTERNATIONAL BUILDING CODE (IBC) 2015.

NO.	DESCRIPTION
1	SEE GENERAL NOTES
2	SEE GENERAL NOTES
3	SEE GENERAL NOTES
4	SEE GENERAL NOTES
5	SEE GENERAL NOTES
6	SEE GENERAL NOTES
7	SEE GENERAL NOTES
8	SEE GENERAL NOTES
9	SEE GENERAL NOTES
10	SEE GENERAL NOTES

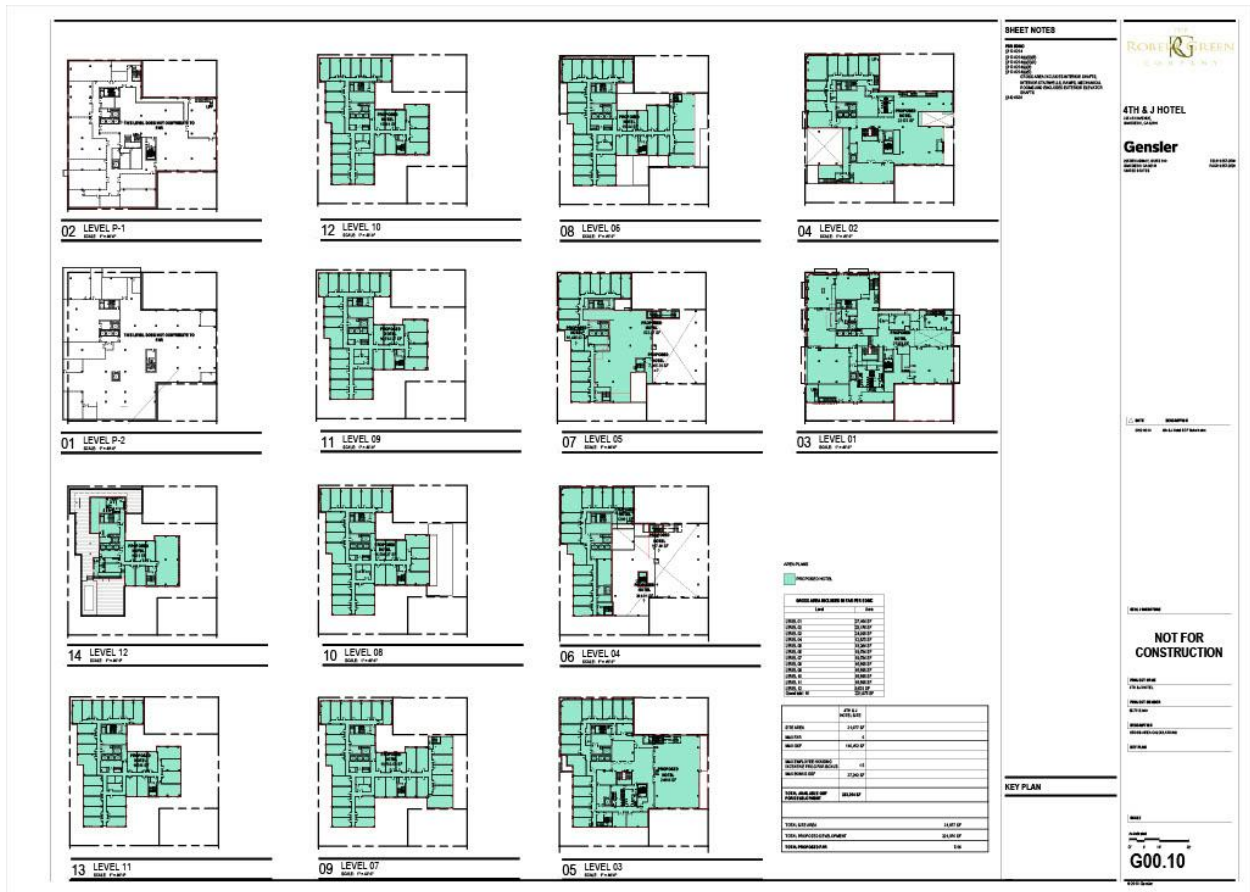
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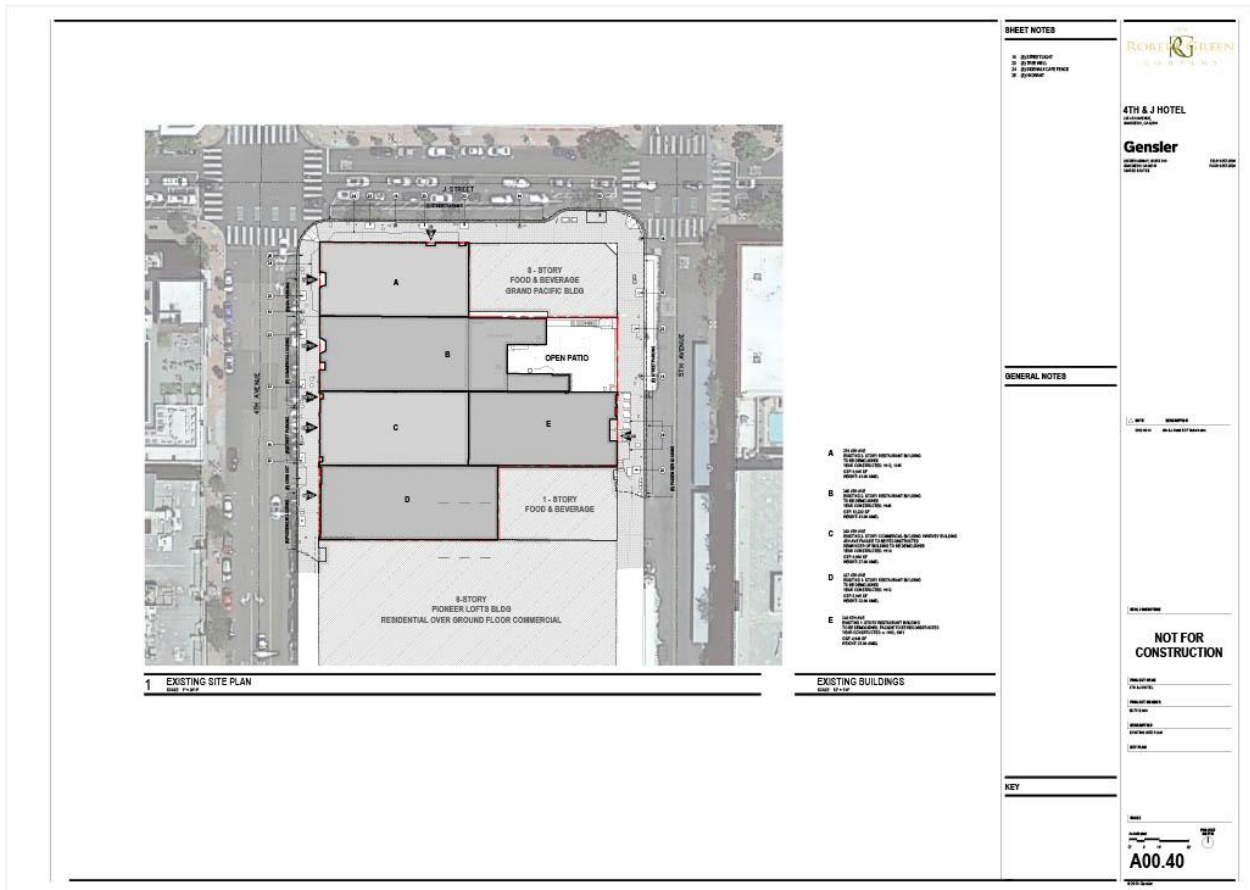
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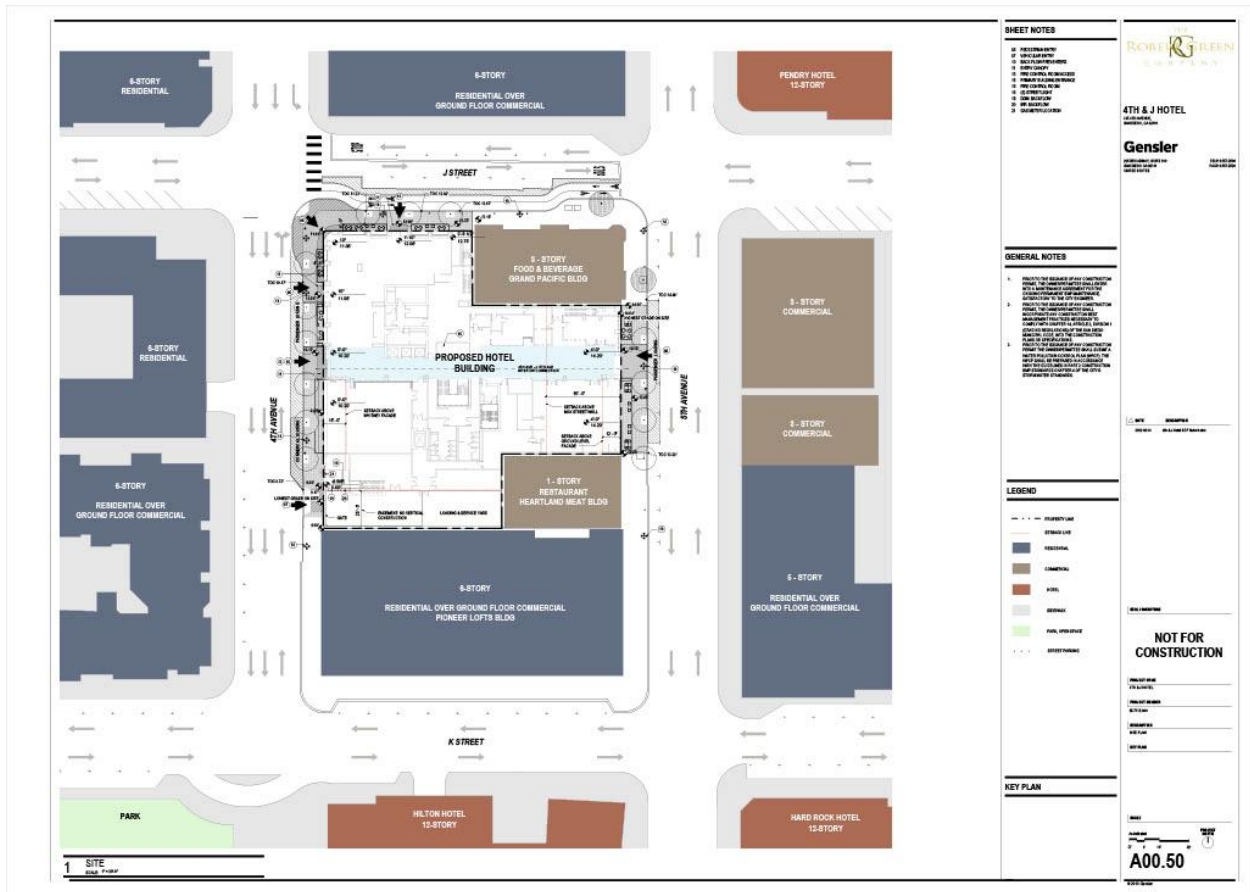
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 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: G00.08

[Click here to go back to top](#)

12







**SHEET NOTES**

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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- 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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- 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**GENERAL NOTES**

1. THE PROPOSED HOTEL BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANNING DEPARTMENT'S HOTEL DESIGN GUIDELINES (2014).
2. THE PROPOSED HOTEL BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANNING DEPARTMENT'S HOTEL DESIGN GUIDELINES (2014).
3. THE PROPOSED HOTEL BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANNING DEPARTMENT'S HOTEL DESIGN GUIDELINES (2014).
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9. THE PROPOSED HOTEL BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANNING DEPARTMENT'S HOTEL DESIGN GUIDELINES (2014).
10. THE PROPOSED HOTEL BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANNING DEPARTMENT'S HOTEL DESIGN GUIDELINES (2014).

**LEGEND**

- PROPOSED LINE
- EXISTING LINE
- RESIDENTIAL
- COMMERCIAL
- HOTEL
- OFFICE
- PARK, OPEN SPACE
- SETBACK LINE

**NOT FOR CONSTRUCTION**

DATE: 11/15/2017  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**KEY PLAN**

DATE: 11/15/2017  
 SCALE: 1/8" = 1'-0"

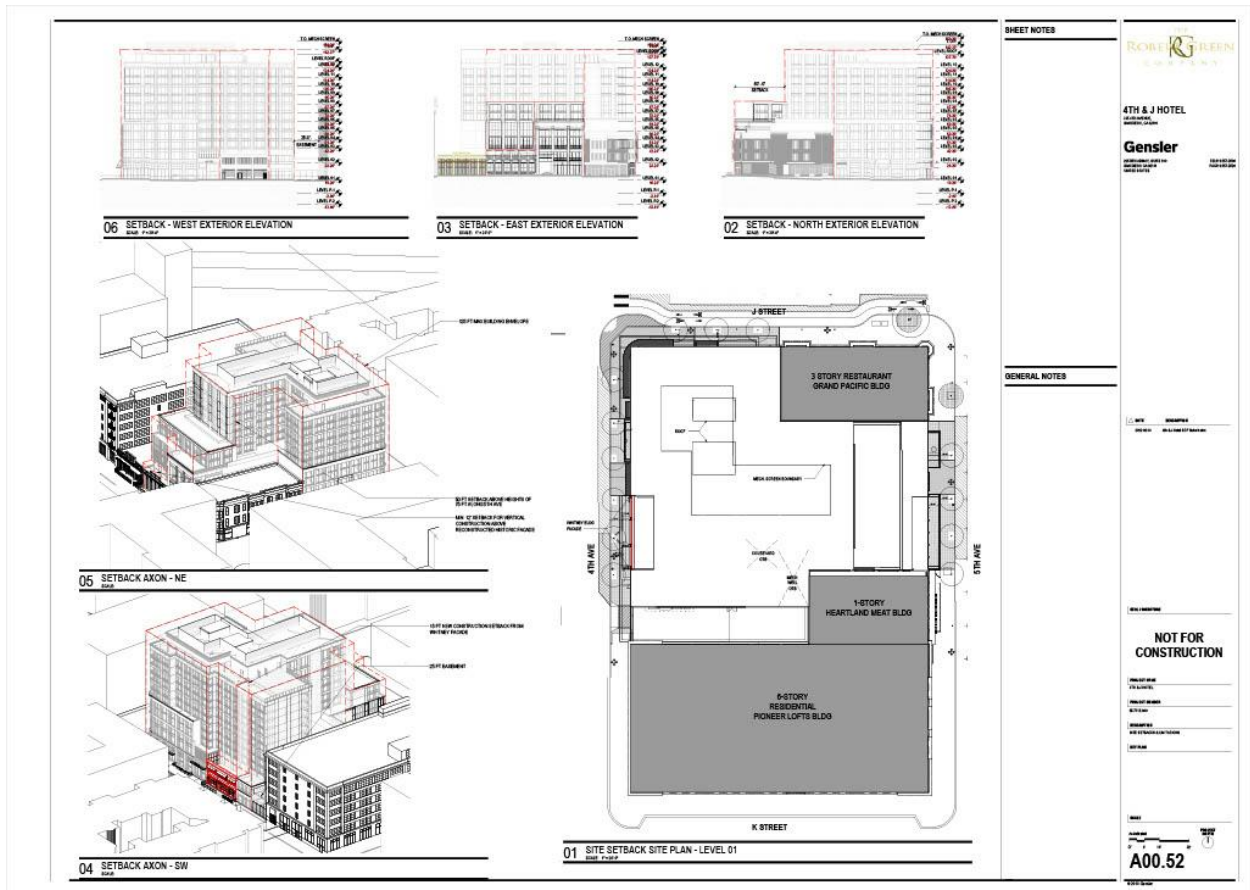
**ROBERT GREEN**  
ARCHITECTS

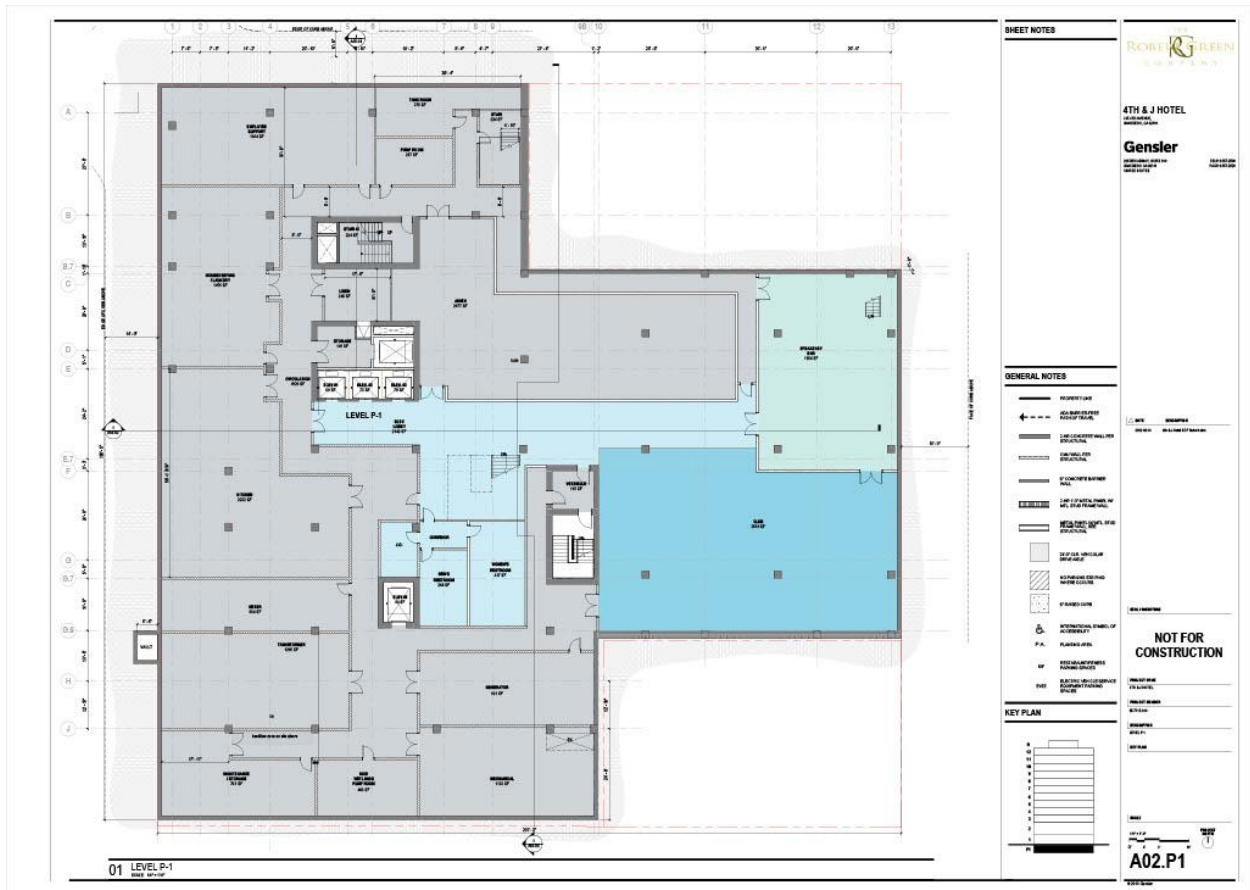
**4TH & J HOTEL**  
1234 5TH AVENUE, SAN FRANCISCO, CA 94103

**Gensler**  
ARCHITECTS  
1234 5TH AVENUE, SAN FRANCISCO, CA 94103

**NOT FOR CONSTRUCTION**

DATE: 11/15/2017  
 SCALE: 1/8" = 1'-0"

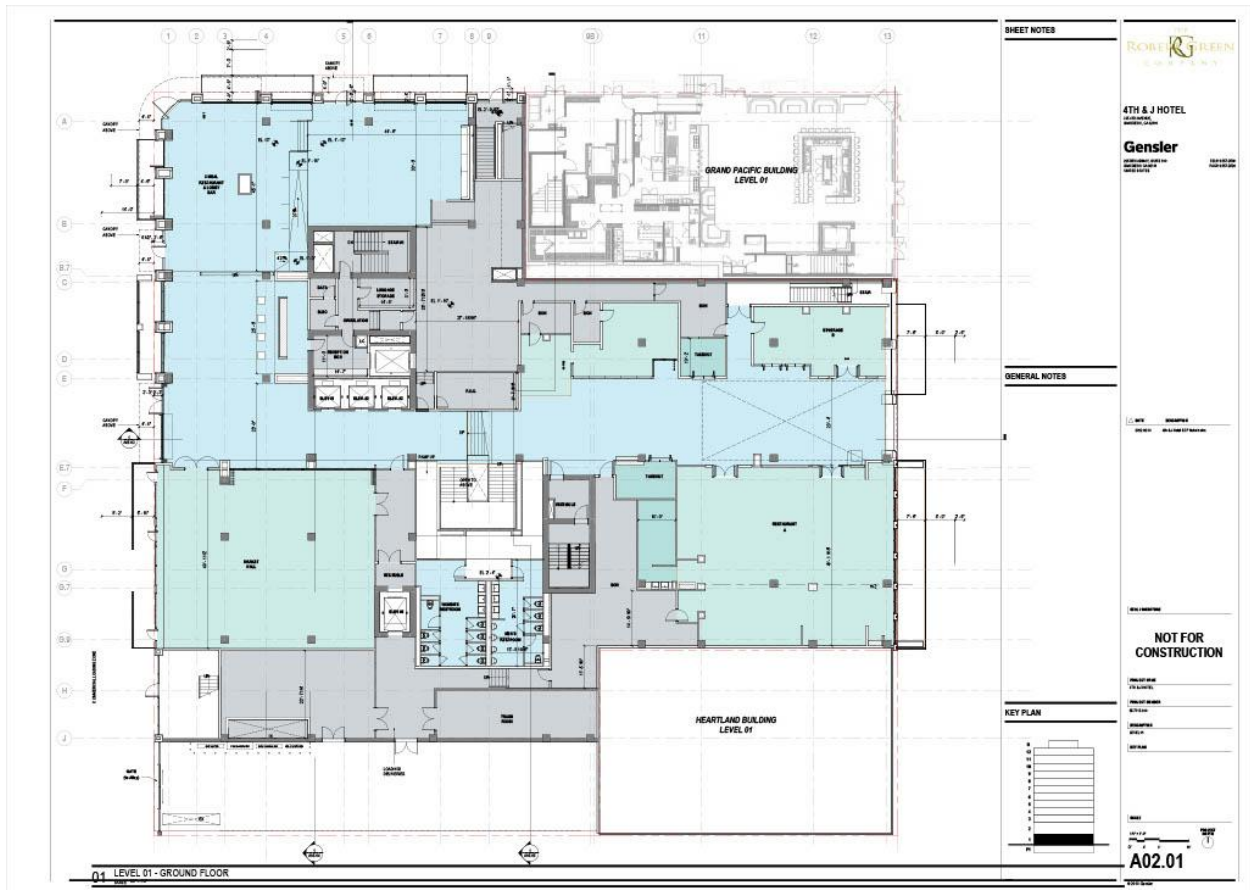






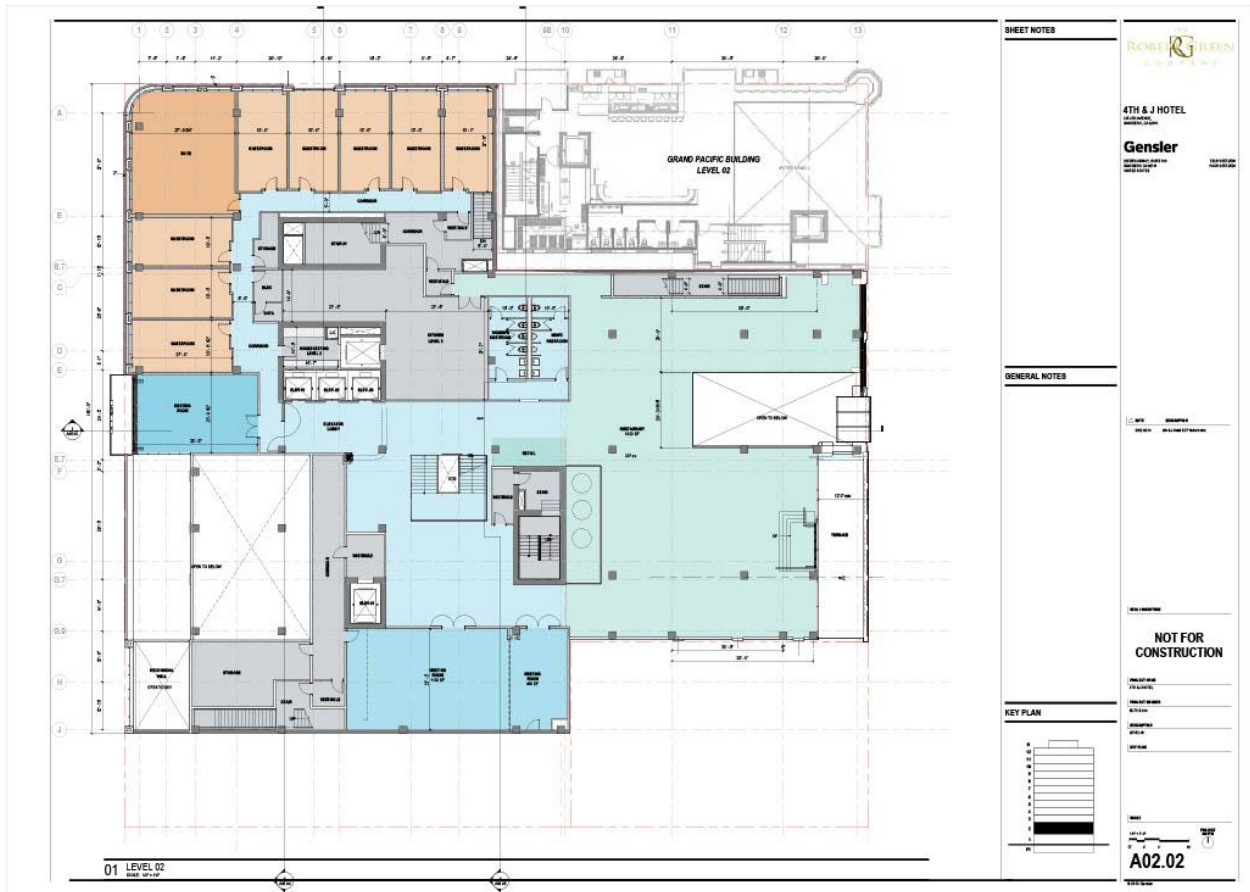
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17



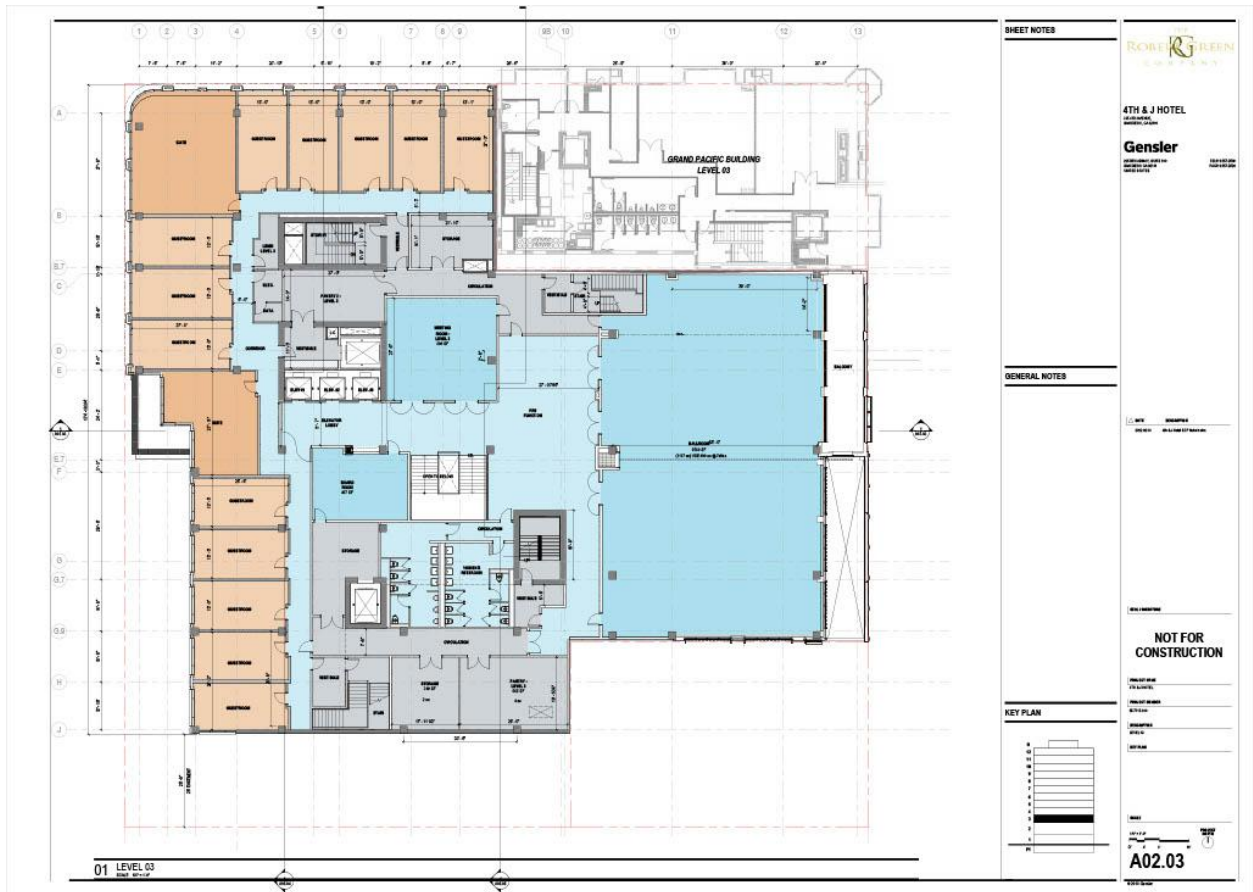
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18



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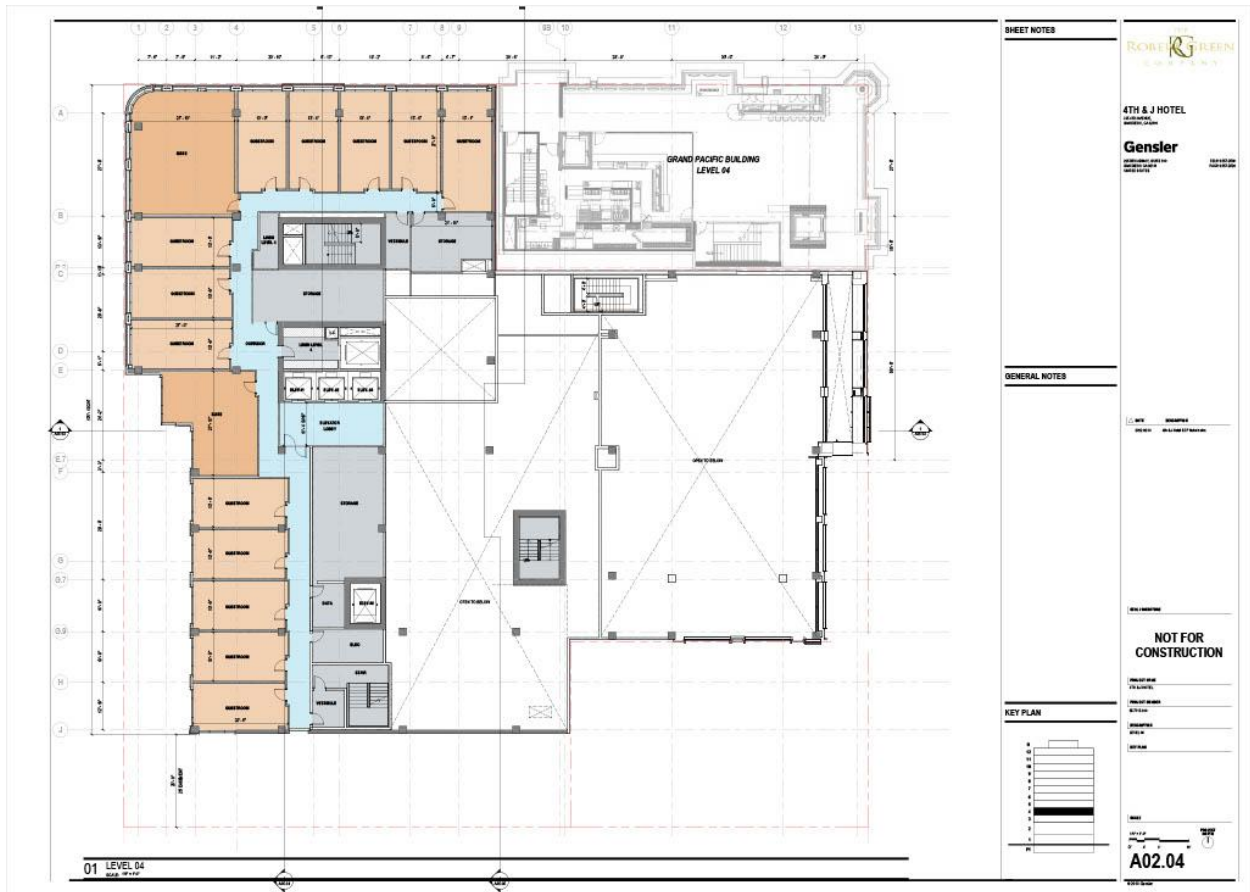
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SHEET NOTES	
	<p><b>4TH &amp; J HOTEL</b> RENDERING</p> <p><b>Genster</b> ARCHITECTS LLP SAN FRANCISCO, CA 94104 TEL: 415.674.3300 WWW.GENSTER.COM</p>
GENERAL NOTES	
	<p>1. DATE: 02/10/2023 2. SHEET: 02 OF 03</p> <p><b>NOT FOR CONSTRUCTION</b></p>
KEY PLAN	
	<p>01 LEVEL 03 02 LEVEL 04 03 LEVEL 05 04 LEVEL 06 05 LEVEL 07 06 LEVEL 08 07 LEVEL 09 08 LEVEL 10 09 LEVEL 11 10 LEVEL 12</p> <p><b>A02.03</b></p>

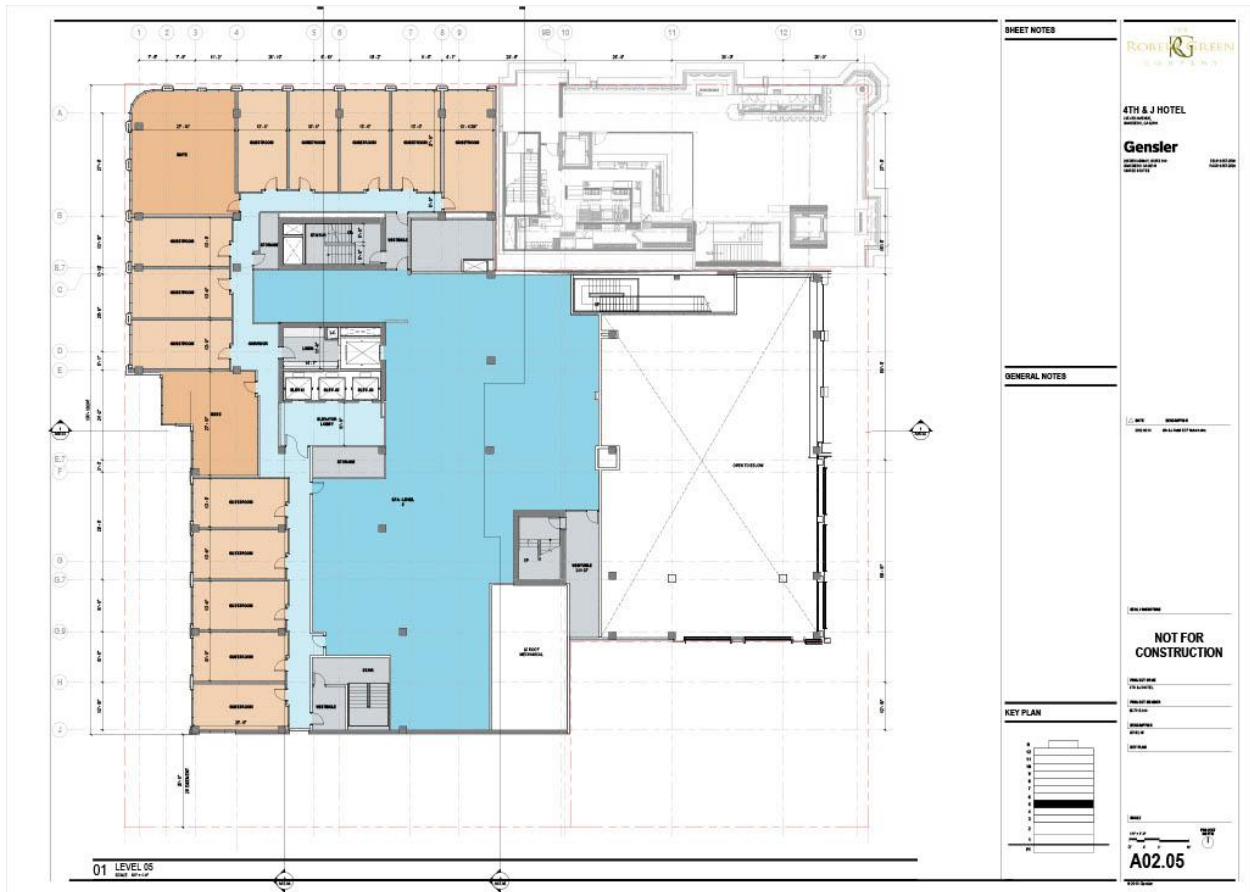
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20



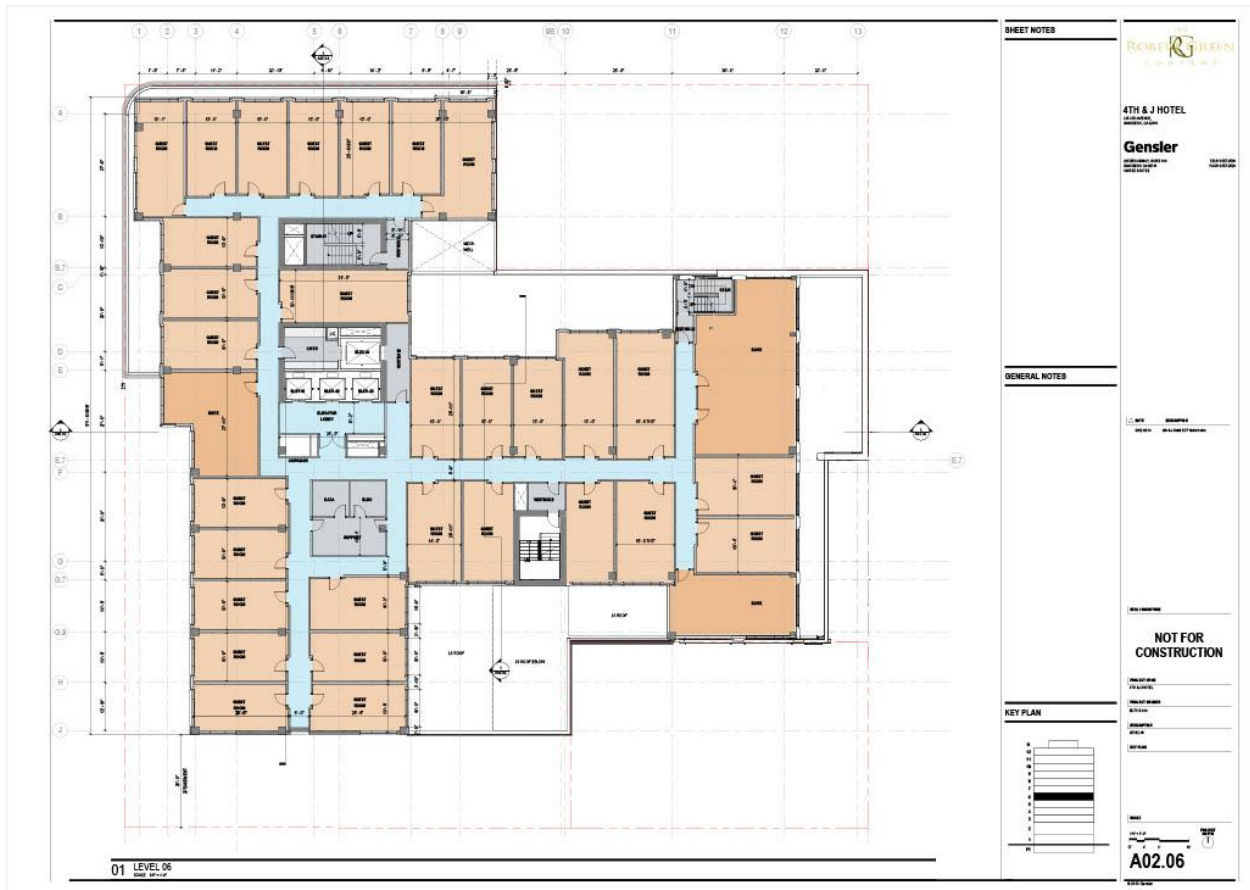
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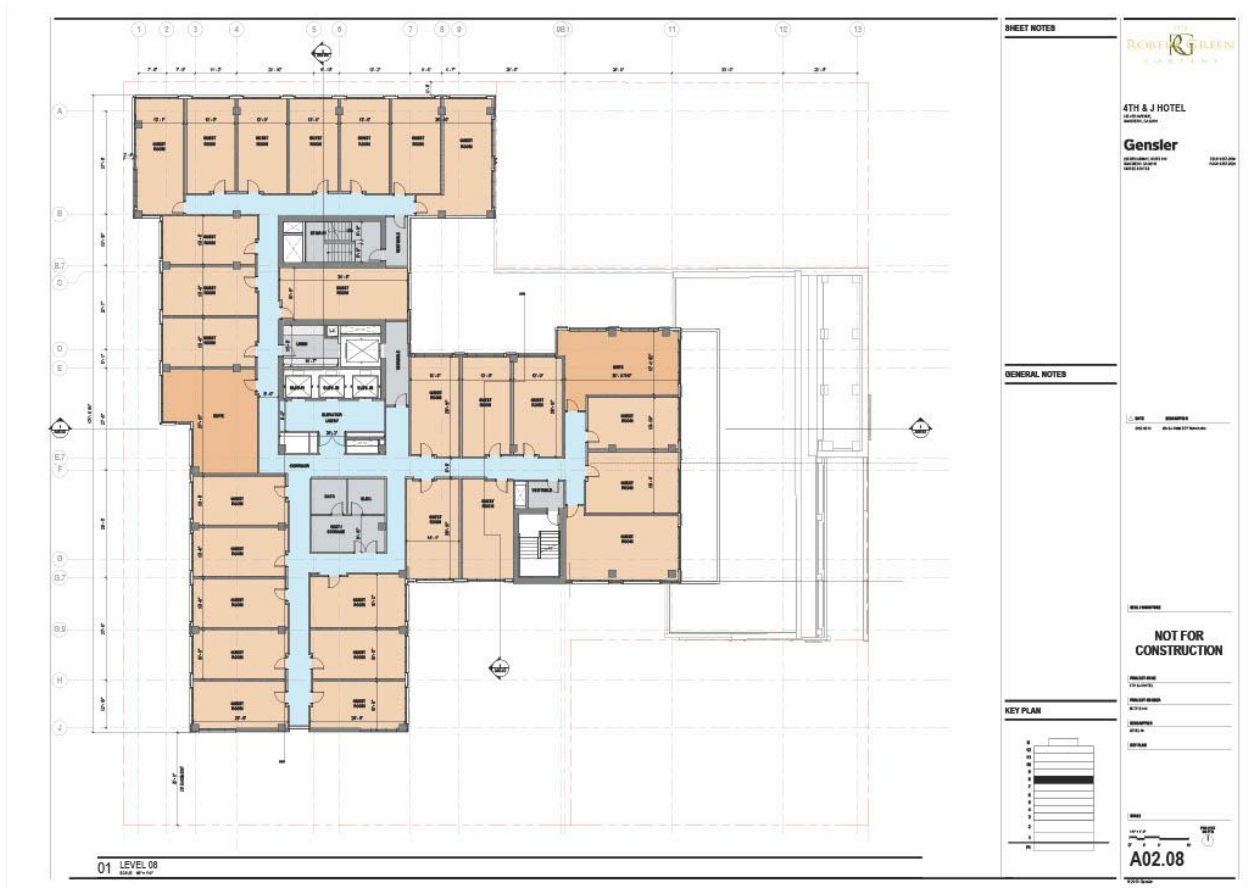
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23



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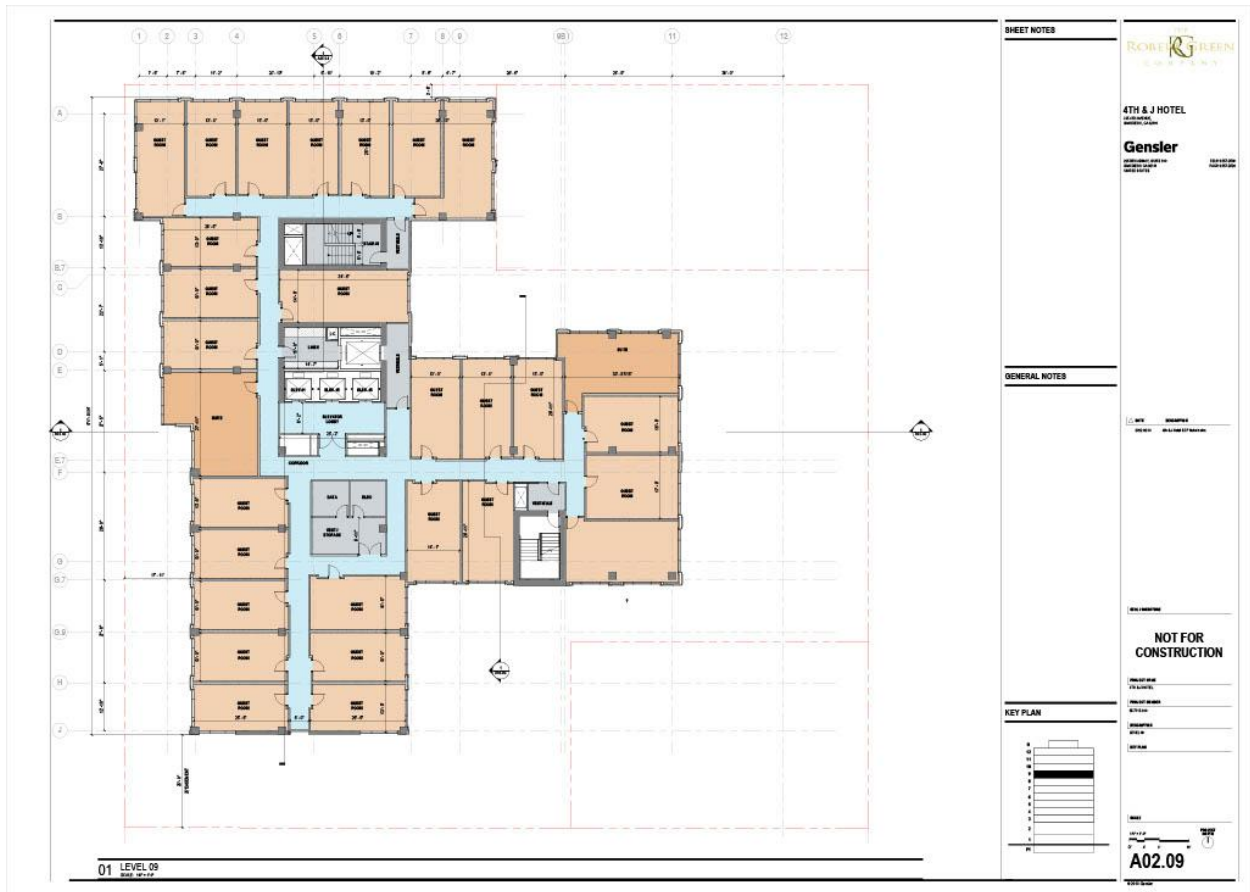
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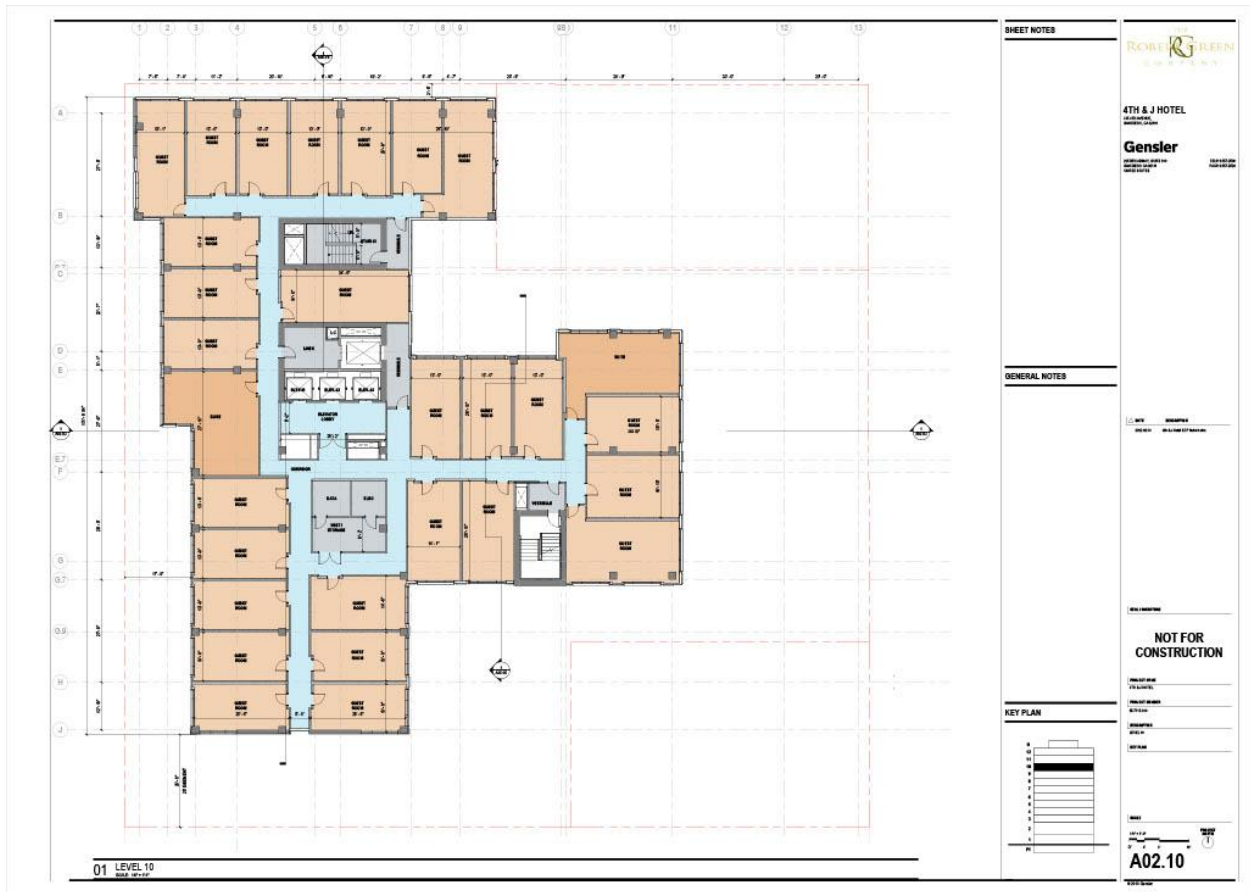
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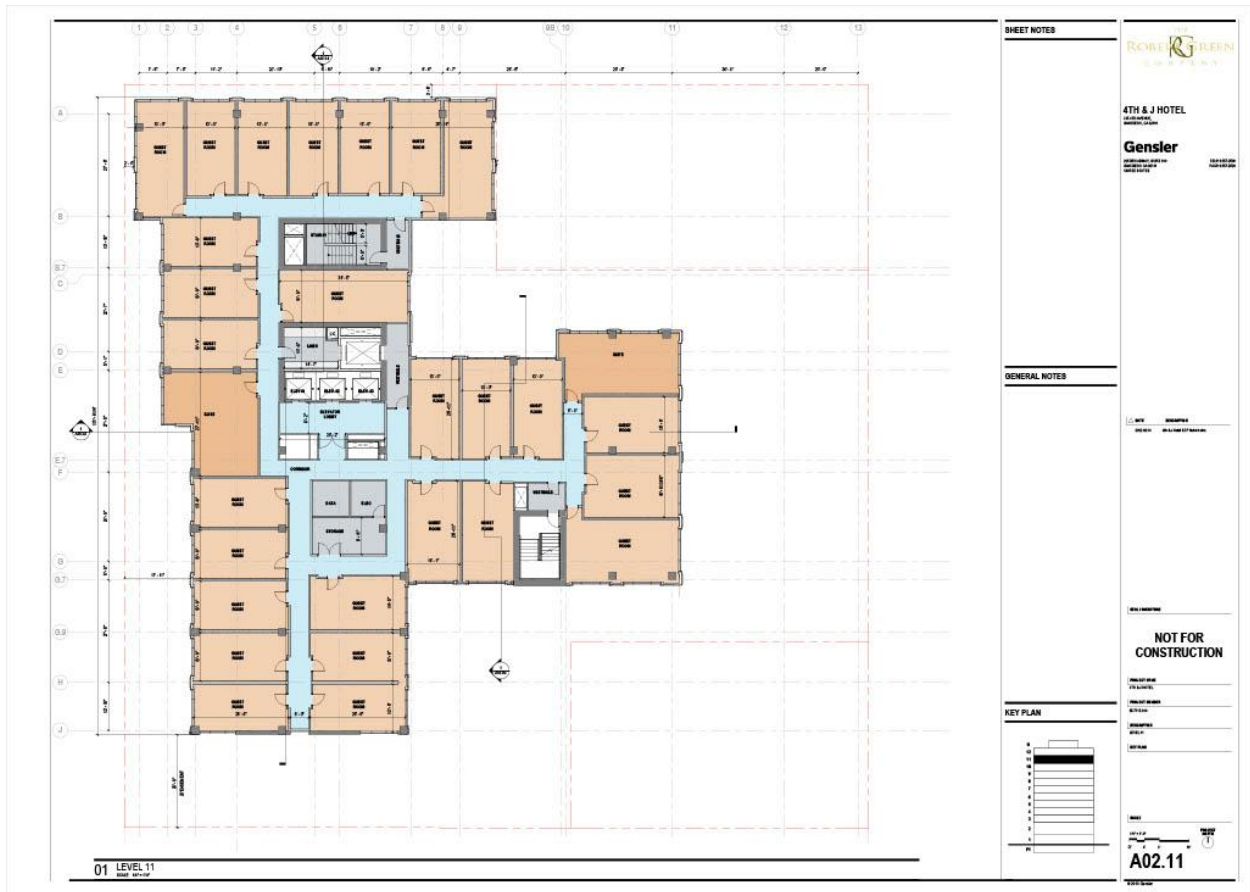
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26



[Click here to go back to top](#)

27



**SHEET NOTES**

GENERAL NOTES

KEY PLAN

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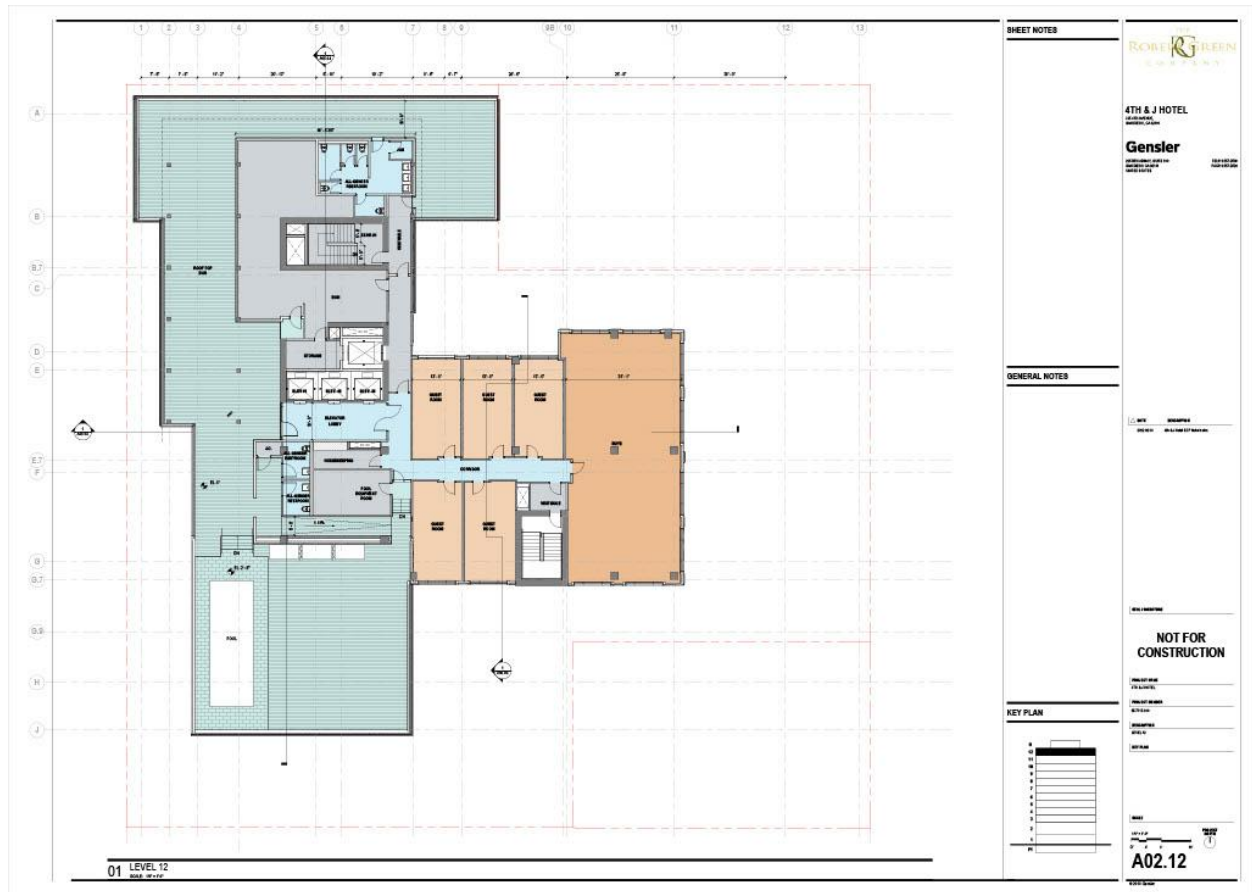
**ROBEY GREEN**  
ARCHITECTS

**4TH & J HOTEL**  
HOTEL

**Gensler**  
ARCHITECTS

**NOT FOR CONSTRUCTION**

**A02.11**



[Click here to go back to top](#)

# 29

**01 LEVEL ROOF**  
DATE: 10/11/17

**02 GENERAL NOTES**

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**GENERAL NOTES**

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**KEY PLAN**

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**SHEET NOTES**

**GENERAL NOTES**

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**GENERAL NOTES**

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**KEY PLAN**

**ROBERT GREEN ARCHITECTS**

**4TH & J HOTEL**

**Gensler**

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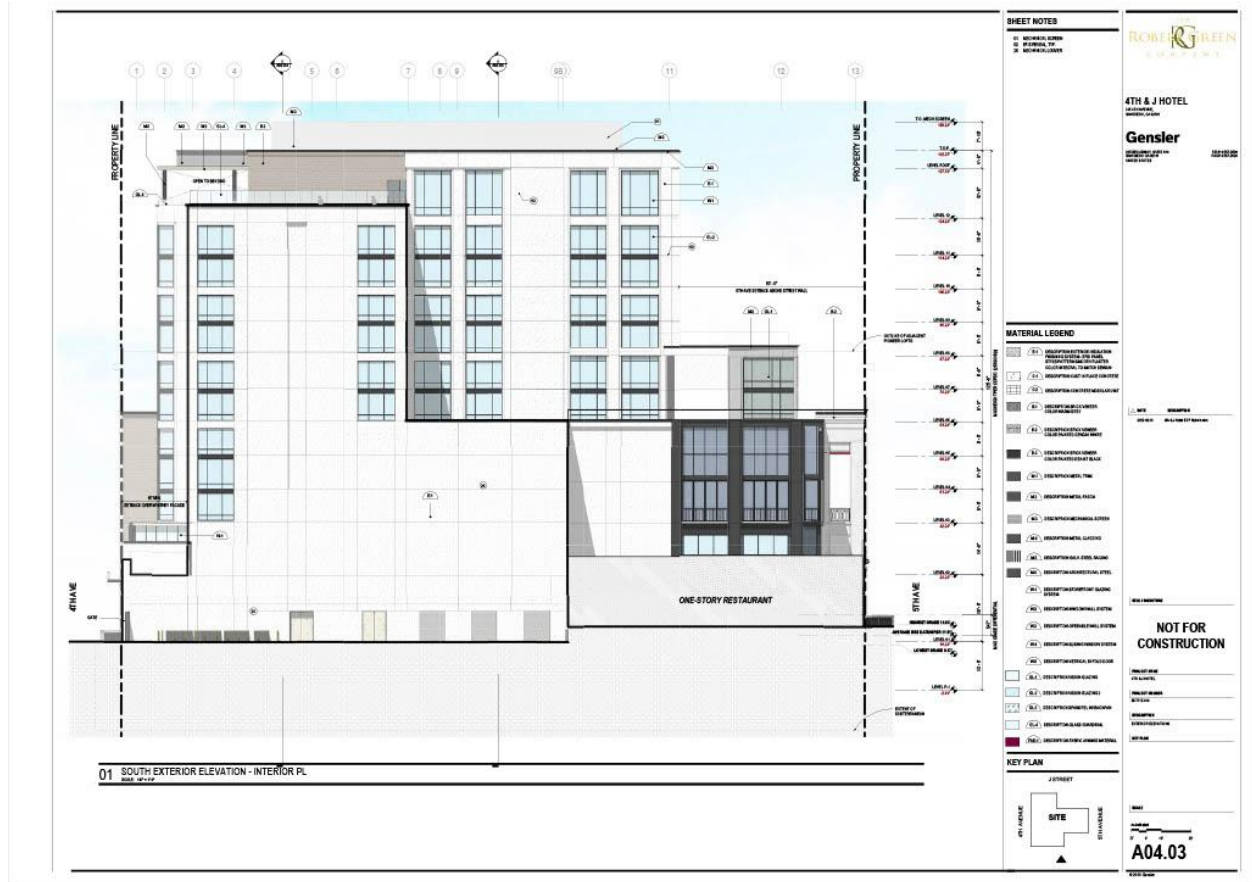
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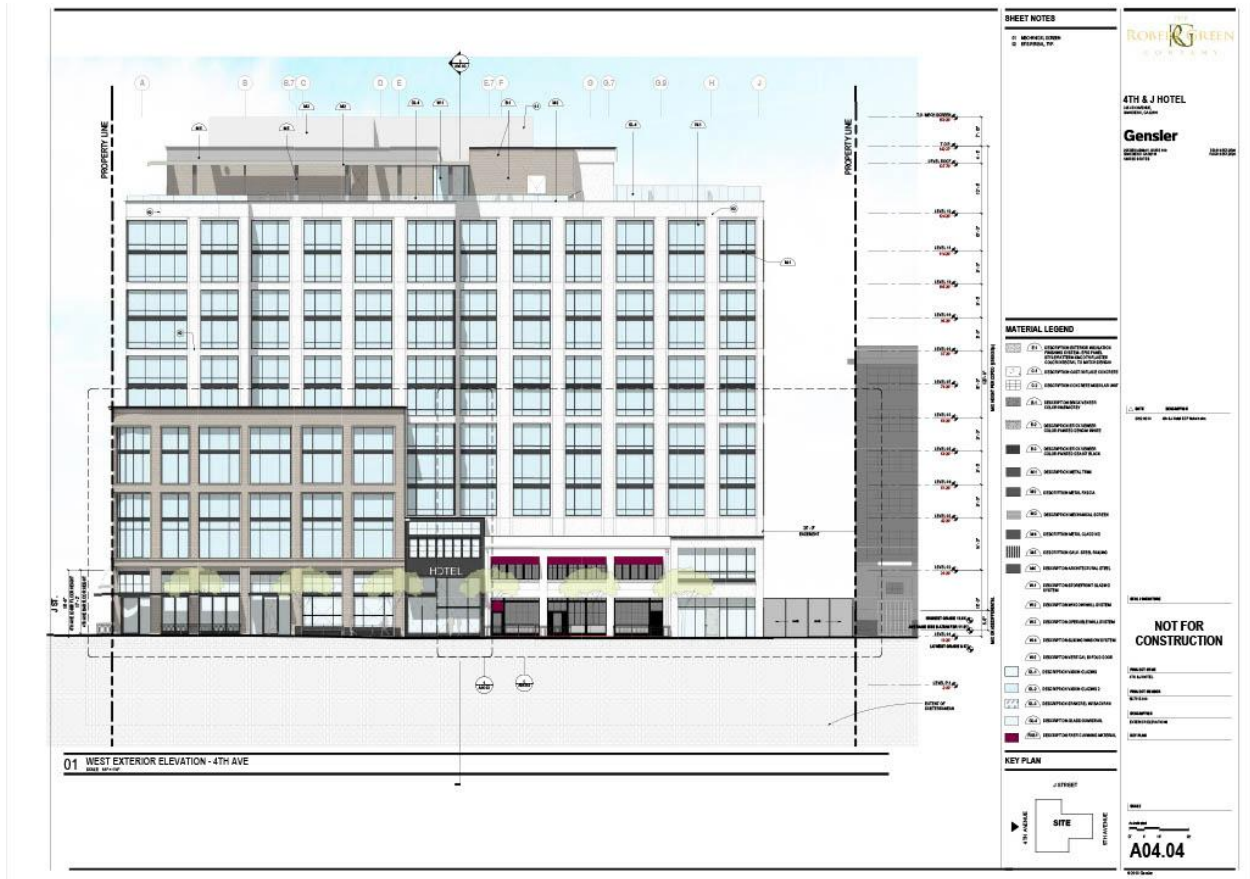
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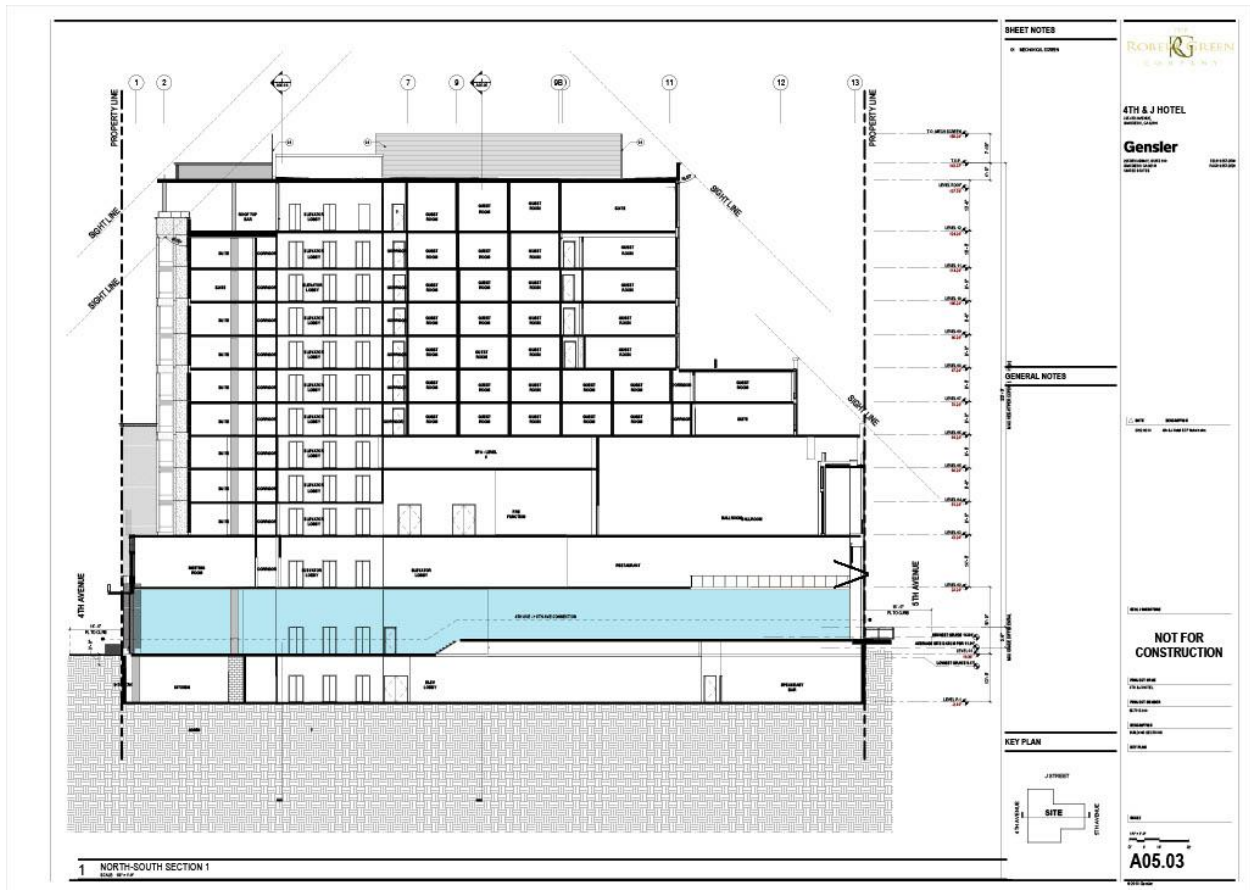


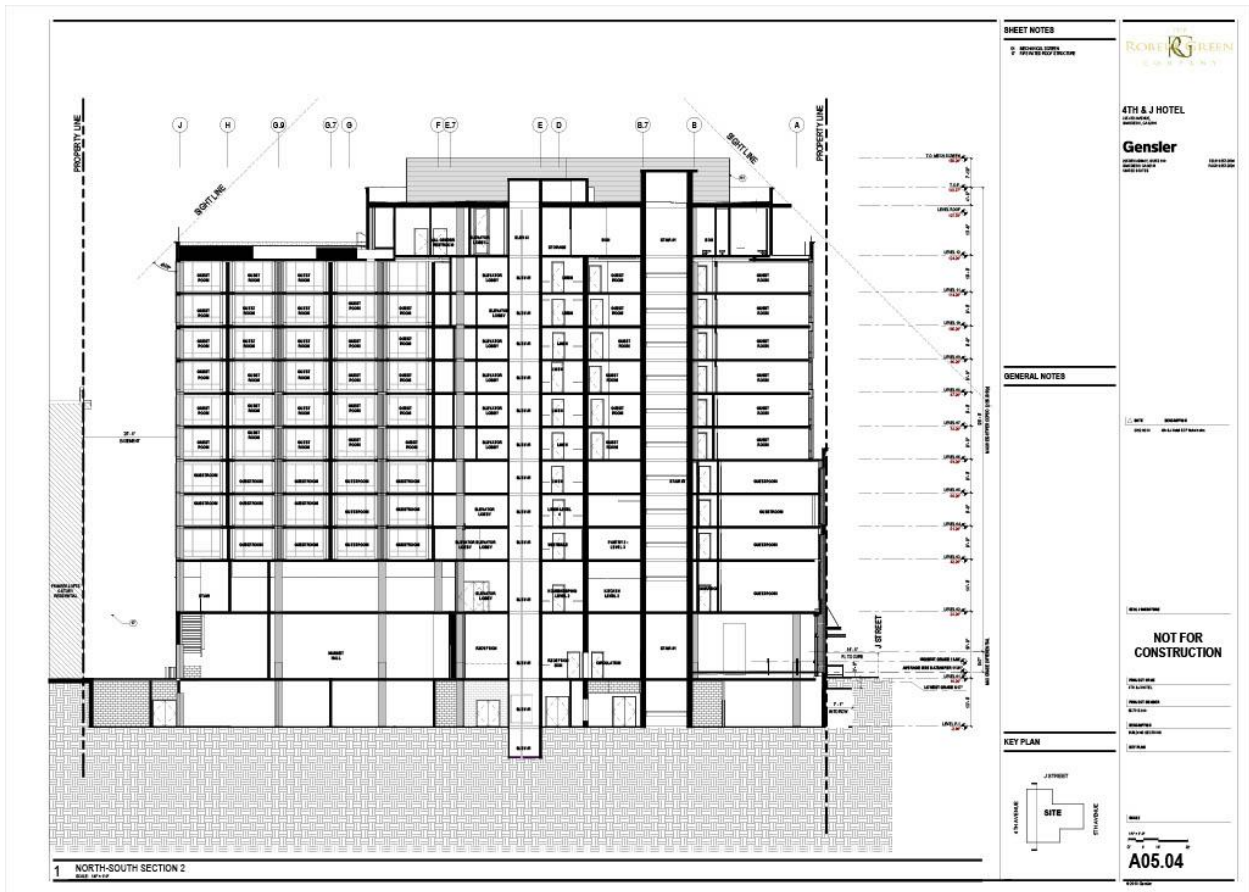




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34





**SHEET NOTES**

1. REFER TO SHEET A05.01 FOR GENERAL NOTES

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND AIAA.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND AIAA.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND AIAA.

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11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND AIAA.

12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND AIAA.

**KEY PLAN**

J STREET

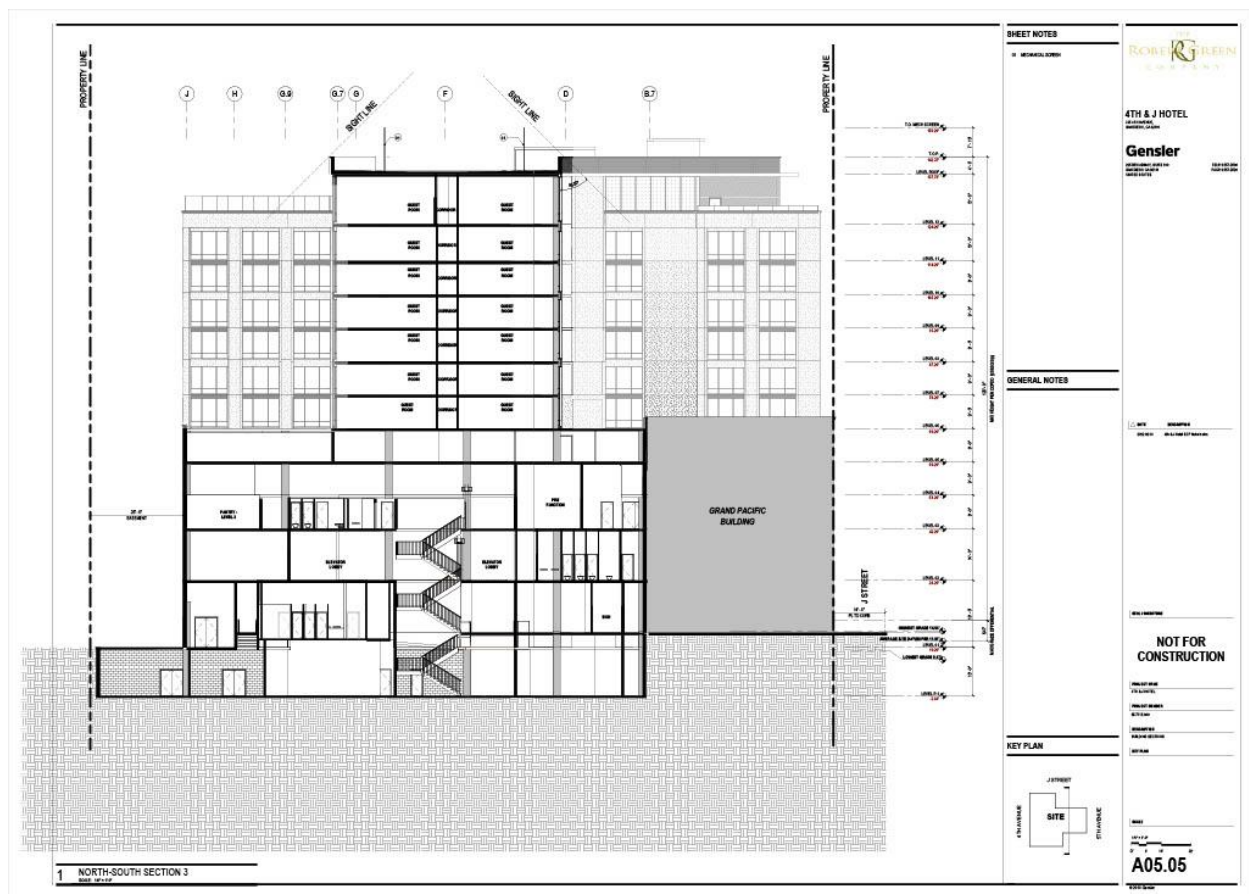
PROPERTY LINE

PROPERTY LINE

**NOT FOR CONSTRUCTION**

**A05.04**

36



SHEET NOTES	
1	GENERAL NOTES
<b>GENERAL NOTES</b>	
<b>NOT FOR CONSTRUCTION</b>	
<b>KEY PLAN</b>	

**ROBEY GREEN**  
ARCHITECTS

**4TH & J HOTEL**  
PROJECT NO. 2019-01

**Gensler**  
ARCHITECT OF RECORD  
2019

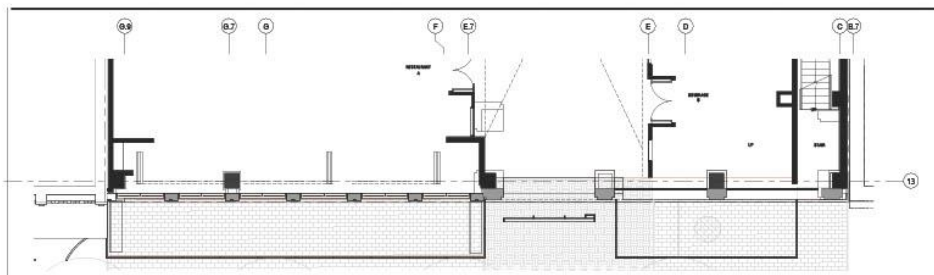
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DRAWN BY: [Name]  
CHECKED BY: [Name]

PROJECT NAME: 4TH & J HOTEL  
PROJECT NO.: 2019-01

SHEET NO. 36  
TOTAL SHEETS: 36

1 NORTH-SOUTH SECTION 3  
REV: 10/15/2019

**A05.05**



1 FIRST FLOOR FIFTH AVENUE FRONTAGE - ENLARGED PLAN



2 5TH AVE - EAST ENLARGED ELEVATION

**PROJECT NOTES**

**ROBERT GREEN**  
ARCHITECTS

**4TH & J HOTEL**

**Genster**

**MATERIAL LEGEND**

- 1.01 EXTERIOR WALL - BRICK
- 1.02 EXTERIOR WALL - CONCRETE
- 1.03 EXTERIOR WALL - GLASS
- 1.04 EXTERIOR WALL - METAL PANEL
- 1.05 EXTERIOR WALL - TERRAZZO
- 1.06 EXTERIOR WALL - STONE
- 1.07 EXTERIOR WALL - CLADDING
- 1.08 EXTERIOR WALL - CLADDING
- 1.09 EXTERIOR WALL - CLADDING
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- 1.99 EXTERIOR WALL - CLADDING
- 2.00 EXTERIOR WALL - CLADDING

**KEY PLAN**

4TH AVENUE  
SITE  
5TH AVENUE

**NOT FOR CONSTRUCTION**

**A06.01**









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41



1 VIEW FROM 5TH AVENUE  
8:00 AM - 10:00 PM

**SHEET NOTES**



**4TH & J HOTEL**

1000 4TH AVENUE  
ANN ARBOR, MI 48106

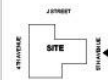
**Gensler**

ARCHITECTURAL DESIGN  
1000 4TH AVENUE  
ANN ARBOR, MI 48106

DATE: 08/20/2018  
SCALE: AS SHOWN ON DRAWING

NOT FOR CONSTRUCTION

**KEY PLAN**



DATE: 08/20/2018  
SCALE: 1/8" = 1'-0"  
**A10.01**  
PAGE 20 OF 20

[Click here to go back to top](#)

42



1 VIEW FROM CORNER OF 4TH AVENUE AND J STREET

**SHEET NOTES**



**4TH & J HOTEL**

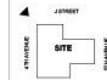
Genusler  
ARCHITECTS

DATE: 08/10/2016  
BY: [Name]

NOT FOR CONSTRUCTION

PROJECT NO: [Number]  
SHEET NO: [Number]

**KEY PLAN**



Scale: 1" = 100'  
**A10.02**

[Click here to go back to top](#)

43



1 VIEW FROM CORNER OF 5TH AVENUE AND J STREET  
DATE: 07/2016

**SHEET NOTES**



**4TH & J HOTEL**

ARCHITECT: ROBERT GREEN CONSULTANTS  
**Gensler**  
ARCHITECT: GENSLER  
DATE: 07/2016

DATE: 07/2016

PROJECT: 4TH & J HOTEL

DATE: 07/2016

**NOT FOR CONSTRUCTION**

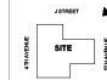
PROJECT: 4TH & J HOTEL

DATE: 07/2016

PROJECT: 4TH & J HOTEL

DATE: 07/2016

**KEY PLAN**



DATE: 07/2016

PROJECT: 4TH & J HOTEL

DATE: 07/2016

PROJECT: 4TH & J HOTEL

DATE: 07/2016

PROJECT: 4TH & J HOTEL

DATE: 07/2016

PROJECT: 4TH & J HOTEL

DATE: 07/2016

PROJECT: 4TH & J HOTEL

DATE: 07/2016

PROJECT: 4TH & J HOTEL

DATE: 07/2016

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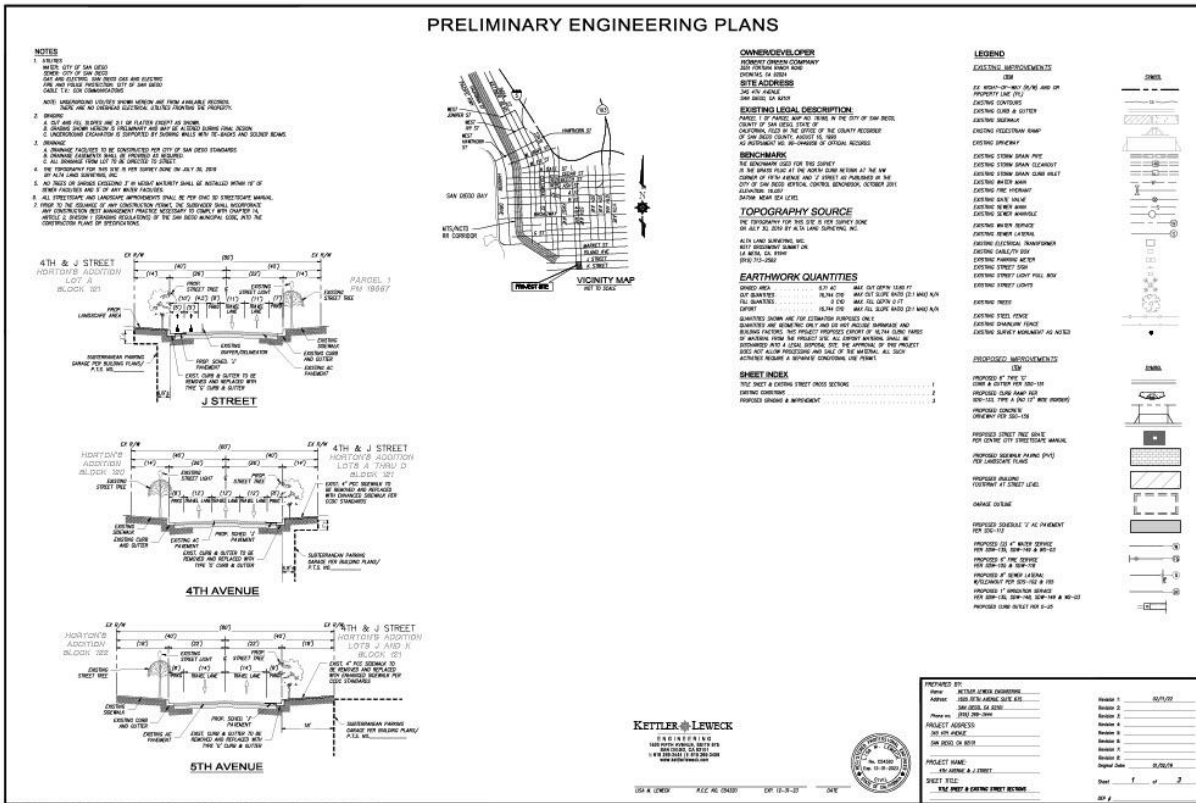
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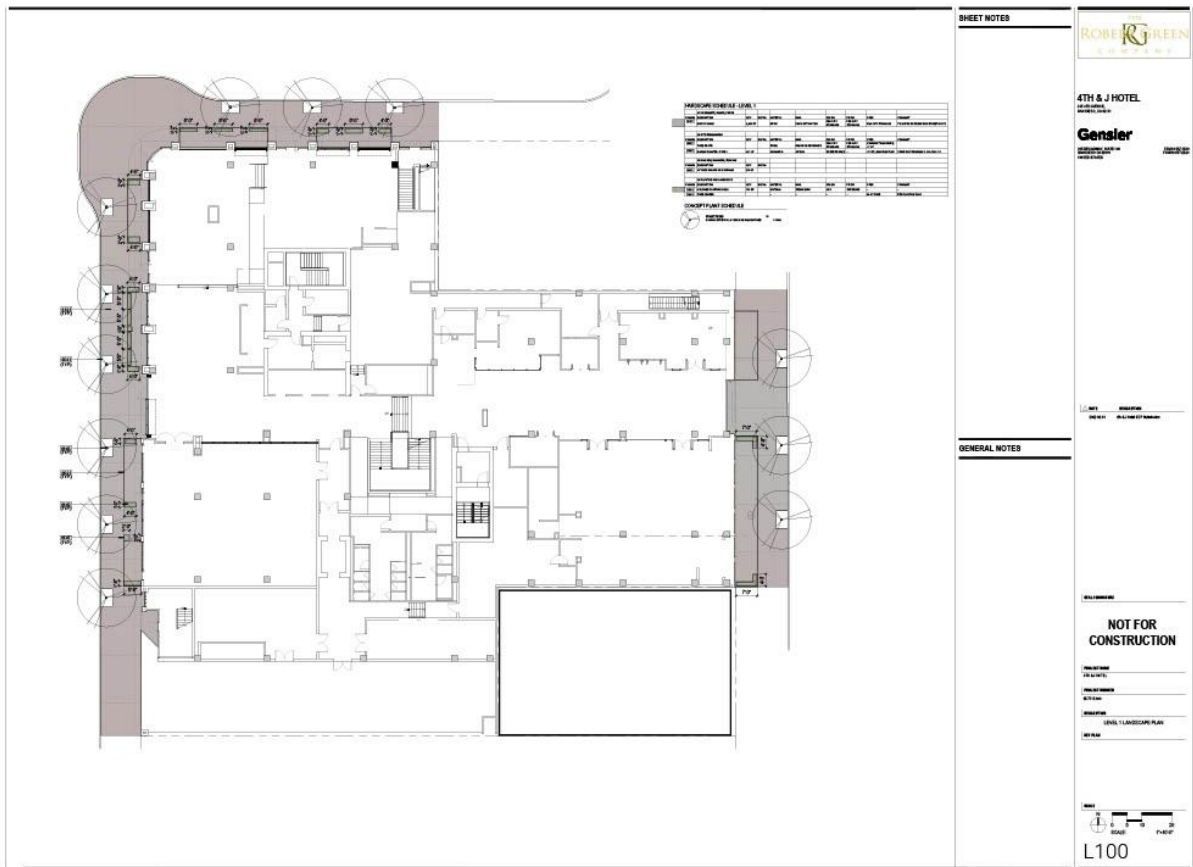






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48





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49



