BUILDING TWO

BUILDING ONE

MARTINEZ + CUTRI
CORPORATION

PINNACLE
INTERNATIONAL

CIVIC SAN DIEGO SUBMITTAL AMENDMENT

11TH AND BROADWAY RESIDENTIAL DEVELOPMENT

FEBRUARY 21, 2014

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PROJECT DATA

Site: 40,000 sf site bounded by 11th Ave to the West (200'), Broadway to the North (100'),
Park Blvd to the East (100'), Block 50, Lots A,B,D,E,F,G,H of Hortons Addition; in the City of San Diego, County of San Diego, State of California, According to Map Thereof filed in the County Recorders Office of the County of San Diego, Parcel 1 APN 534-33-09-00, Parcel 2 - APN 534-33-02-00

Project: A high density, high rise tower, mixed use, residential development with retail/lobbies/HC parking on the ground floor, parking below grade 6 levels, 31 story. High pressure sewer interceptor pipe is running through S/W corner of site.

Construction: Type 1 construction fire rated & sprinklered, occupanycy R1 - California Building Code CBC 2010

Land Use Designation: ER- Employment/Residential Mixed Use

Current Use of Site: Parking lot & Hamilton Apartments

RESIDENTIAL DEVELOPMENT REQUIREMENTS

(g) Residential Development Requirements

(1) The following standards apply to residential *developments* that contain fifty or more *dwelling units* – **11th & Broadway contains 616 units.**

(A) ***Common Outdoor Open Space.*** Each *development* shall provide *common outdoor open space* either at *grade*, podium, or roof level. *Common outdoor open space* areas shall have a minimum dimension of 30 feet, or 40 feet when bordered by three building walls exceeding a height of 15 feet, and may contain active and passive areas and a combination of *hardscape* and landscape features, but a minimum of 10 percent of the *common outdoor open space* must be planting area. All *common outdoor open space* must be accessible to all residents of the *development* through a common corridor. *Development* shall provide *common outdoor open spaces* as a percentage of the *lot* area in accordance with Table 156-0310C.

TABLE 156.0310-C: COMMON OUTDOOR OPEN SPACE

Lot Size	*% Common Outdoor Open Space*
10,001 – 30,000 sf	*15*

Actual Required – 40,000 X 0.15 = 6,000 sf
Actual Provided 17,552 sf w/ 9,358 sf planted or 53%
All outdoor space provided is 15 ft above grade.

(B) ***Common Indoor Space.*** Each *development* shall provide at least one community room of at least 500 square feet for use by all residents of the *development*. **The provided space for this project is 4,345 sf.** The area is located adjacent to, and accessible from, the *common outdoor open space*. This area contains active & passive recreational facilities, meeting space and other activity space, and is accessible through a common corridor.

(C) ***Private Open Space.*** At least 50 percent of all *dwelling units* shall provide *private open space* on a balcony, patio, or roof terrace, with a minimum area of 40 square feet each and an average horizontal dimension of 6 feet. **90% of the units in this project have balconies meeting these criteria.** These balconies are proportionately distributed throughout the *development* in relationship to *floor* levels and sizes of units.

(2) ***Pet Open Space.*** Each *development* shall provide a minimum area of 100 square feet improved for use by pets clearly marked for such exclusive use. This area is provided on the 4th level outdoor space and includes permeable surfaces, a hose bib, and is drained to the public sewer system.

PROJECT DESCRIPTION

11th & Broadway – Project Description

The overall project is an urban, transit/pedestrian oriented, high density, high rise, two tower, mixed use residential project. The overall site is 40,000 sf and is bounded by Broadway to the north (100 ft of frontage), 11th to the west (300 ft of frontage), E St. to the south (200 ft of frontage) and Park Blvd. to the east (100 ft of frontage). Each building is on 20,000 sf with building one to the south fronting on Park Blvd & E St. and building two to the north fronting on 11th & Broadway. This entitlement application is for both buildings presented herein together to best understand the overall design dynamic of the proposed project.

Broadway has always been the urban "main street" of San Diego. In the recent "revitalization" of downtown the east end of Broadway has not gotten the kind of attention it deserves in terms of the main spine of our City. Certainly the west end of Broadway has been well accounted for from a planning perspective as the "gateway" to downtown from San Diego Bay in the North Embarcadero Plan and the Navy Broadway Complex Master Plan but the central and east end of Broadway downtown has lagged behind. In its early days Broadway was an elegant urban avenue as it connected bay to the grand homes of Golden Hills. At the11th & Broadway location on the north side of the street there was a well known downtown ballroom where musical greats from the '30's, 40's & early '50's performed and limousines would line the street before and after the performances - nearby restaurants & nightclubs would be the destinations before and after shows.

The Pinnacle International 11th & Broadway development proposes to bring back that elegance with this development. The design parti for the project brings retail, lobby and public plaza activity to all fronting streets including Broadway and adds hundreds of residences with their "eyes on the streets" on all four sides – the design is simple, clean & elegant as a throwback to the earlier days with a timeless modern sensibility. The entire project street base to 45' is clad in a 12" x 24" dark "flecked" Italian porcelain ceramic tile with a rationalist proportioned colonnade up to 24' and street window wall setback two feet. In this base there are also two bands of horizontal elements of the same tile carrying up to the project podium on the 4th floor. The two tower elevations meet the street at Broadway, 11th as well as Park & E and the public urban plaza making a strong urban presence on both corners and breaking up the long façade on 11th. The open space, pool deck & eco gardens occupy the space between the two towers on the 4th floor with south & west exposures to sun. The towers rise 31 and 32 stories above the street with a window wall system where the azure glass and mullion color blend with the sky and are articulated every 5 floors with a dark horizontal band at the slab edge. The concept is to make the glass walls and

PROJECT TEAM

Owner/Developer/Builder - Pinnacle International, Inc.
911 Homer St, Ste 300,
Vancouver, BC, VCB2W6 Tel 604-602-7747

Architect - Martinez + Cutri Architects - Tel 619-233-4857

Structural Engineer - Glotman Simpson - Tel 604-734-8822

Historic Consultant - Marie Burke Lia - Tel 619-235-9766

Landscape Architects - Garbini & Garbini - Tel 619-232-4747

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UNIT COUNT AND AREA CALCULATIONS

BUILDING ONE

FLOOR	1 BDRM	2 BDRM	3 BDRM	SUB-TOTAL
1	0	0	0	0
2	7	2	1	(AH ALL) 10
3	8	2	1	(AH 9 Units) 11
4	5	2	1	8
5	8	3	1	12
6	8	3	1	12
7	8	3	1	12
8	8	3	1	12
9	8	3	1	12
10	8	3	1	12
11	8	3	1	12
12	8	3	1	12
13	8	3	1	12
14	8	3	1	12
15	8	3	1	12
16	8	3	1	12
17	8	3	1	12
18	8	3	1	12
19	8	3	1	12
20	8	3	1	12
21	8	3	1	12
22	8	3	1	12
23	8	3	1	12
24	8	3	1	12
25	2	3	1	6
26	2	3	1	6
27	2	3	1	6
28	2	3	1	6
29	2	3	1	6
30	0	0	4	4
31	0	0	4	4
TOTAL	190	81	36	307
	62%	26%	12%	100%

BUILDING ONE

FLOOR	UNITS	CORE / CIRC /UTILITIES	RETAIL TRASH/PKG.	SUB - TOTAL
1	0	3,160	13,898	17,058
2	7,340	2,878	0	10,218
3	7,340	2,878	0	10,218
4	5,800	1,726	2,698	10,224
5	8,512	1,726	0	10,109
6	8,512	1,726	0	10,109
7	8,512	1,726	0	10,109
8	8,512	1,726	0	10,109
9	8,512	1,726	0	10,109
10	8,512	1,726	0	10,109
11	8,512	1,726	0	10,109
12	8,512	1,726	0	10,109
13	8,512	1,726	0	10,109
14	8,512	1,726	0	10,109
15	8,512	1,726	0	10,109
16	8,512	1,726	0	10,109
17	8,512	1,726	0	10,109
18	8,512	1,726	0	10,109
19	8,512	1,726	0	10,109
20	8,512	1,726	0	10,109
21	8,512	1,726	0	10,109
22	8,512	1,726	0	10,109
23	8,512	1,726	0	10,109
24	8,512	1,726	0	10,109
25	8,200	1,726	0	9,926
26	8,200	1,726	0	9,926
27	8,200	1,726	0	9,926
28	8,200	1,726	0	9,926
29	8,200	1,726	0	9,926
30	8,200	1,726	0	9,926
31	8,200	1,726	0	9,926
TOTAL	248,120	57,244	16,596	321,960

BUILDING TWO

FLOOR	1 BDRM	2 BDRM	3 BDRM	SUB-TOTAL
1	0	0	0	0
2	6	3	2	(AH ALL) 10
3	6	3	2	(AH 9 Units) 11
4	5	1	3	9
5	8	3	1	12
6	8	3	1	12
7	8	3	1	12
8	8	3	1	12
9	8	3	1	12
10	8	3	1	12
11	8	3	1	12
12	8	3	1	12
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21	8	3	1	12
22	8	3	1	12
23	8	3	1	12
24	8	3	1	12
25	2	3	1	6
26	2	3	1	6
27	2	3	1	6
28	2	3	1	6
29	2	3	1	6
30	0	0	4	4
31	0	0	4	4
TOTAL	185	82	40	309
	60%	27%	13%	100%

BUILDING TWO

FLOOR	UNITS	CORE / CIRC /UTILITIES	RETAIL TRASH/PKG.	SUB - TOTAL
1	0	4,278	11,866	17,058
2	7,340	2,747	0	10,218
3	7,340	2,874	0	10,218
4	5,800	1,726	1,647	10,224
5	8,512	1,726	0	10,109
6	8,512	1,726	0	10,109
7	8,512	1,726	0	10,109
8	8,512	1,726	0	10,109
9	8,512	1,726	0	10,109
10	8,512	1,726	0	10,109
11	8,512	1,726	0	10,109
12	8,512	1,726	0	10,109
13	8,512	1,726	0	10,109
14	8,512	1,726	0	10,109
15	8,512	1,726	0	10,109
16	8,512	1,726	0	10,109
17	8,512	1,726	0	10,109
18	8,512	1,726	0	10,109
19	8,512	1,726	0	10,109
20	8,512	1,726	0	10,109
21	8,512	1,726	0	10,109
22	8,512	1,726	0	10,109
23	8,512	1,726	0	10,109
24	8,512	1,726	0	10,109
25	8,200	1,726	0	9,926
26	8,200	1,726	0	9,926
27	8,200	1,726	0	9,926
28	8,200	1,726	0	9,926
29	8,200	1,726	0	9,926
30	8,200	1,726	0	9,926
31	8,200	1,726	0	9,926
TOTAL	252,405	58,227	13,513	324,145

AREA CALCULATIONS

AREA CALCULATIONS:

11th & Broadway - FAR Calculations - For Both Parcels Combined

Total Square Footage Including Designated Bldg. **34,116**

Site Area 40,000 s.f.

				Equivelent FAR	Area SF
Base FAR	10.00			10.00	400,000
3 Bdrm Units	1.00			1.00	40,000
Eco Roof	51% of Footprint use 2x multiple	2	17,552	0.88	35,104
Open Space	0.50 4,091 > 10%			0.50	20,000
Affordable Housing	3.50			3.50	140,000
Ground Floor Retail	5,937 Qualifies			0.15	5,937
Designated Building	5,084 Exempt			0.13	5,084
TOTAL				**16.15**	**646,125**

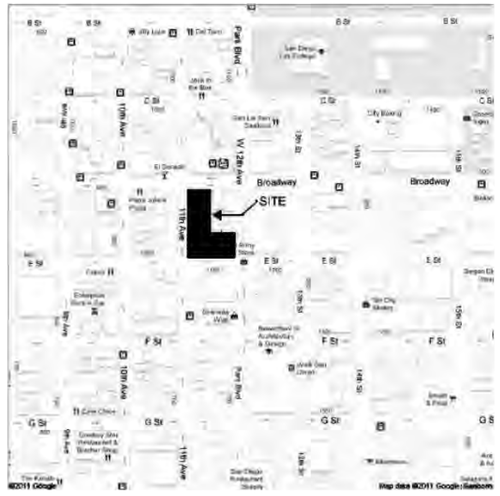
FAR Bonus Calculation for Affordable Housing

(Base FAR)	10	400,000	S.F.
35% Bonus	3.5	140,000	S.F.
Total Units Proposed		618	Units
Base Residential Units = (Base SF X Total Units/Total SF Proposed) *10%		39	Units

PARKING - Assuming 10% Affordable Housing Units = 39 Units Based on Calc'd Base FAR

Market	579 at	1.0 Spaces Unit
Affordable (AH)	39 at	1.0 Spaces Unit
Visitor	21 at	1.0 Spaces Unit
TOTAL	639	Spaces Required

VICINITY MAP



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REVISIONS:

11TH AND BROADWAY RESIDENTIAL DEVELOPMENT

PINNACLE INTERNATIONAL

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SHEET TITLE: PROJECT INFORMATION

DATE: FEB. 21, 2014
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JOB No: 3004
SHEET No: A02

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LANDSCAPE PLAN - LEVEL 1

GRAPHIC SCALE
(IN FEET)
16 8 0 8 16
1/16 INCH = 1 FT

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SHEET TITLE: LANDSCAPE PLAN LEVEL 1

DATE: FEB. 21, 2014

SCALE: 1/16" = 1'-0"

DRAWN BY: .

JOB No: 3004

SHEET No: L1.1

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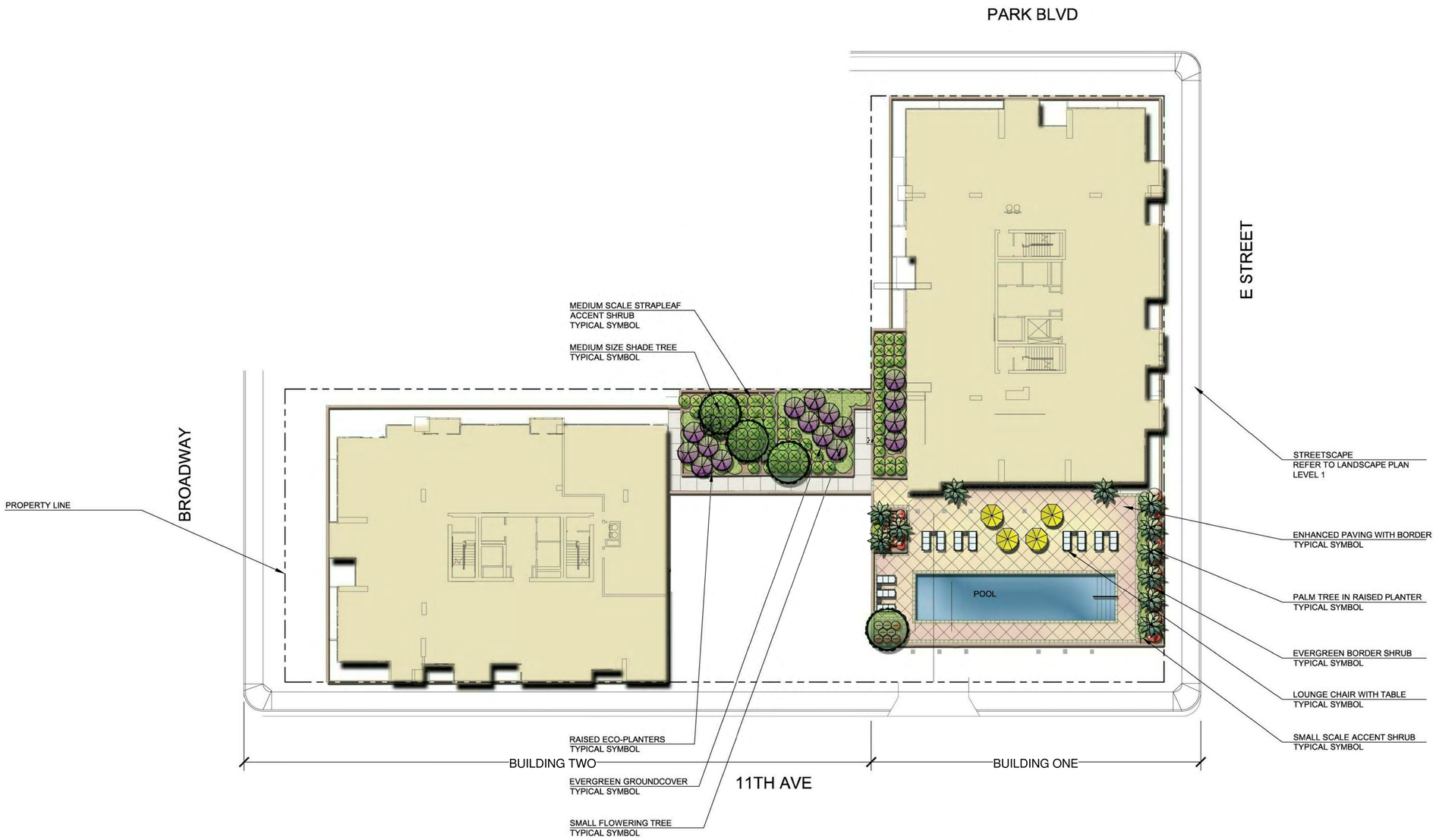

LANDSCAPE PLAN - LEVEL 4

GRAPHIC SCALE
(IN FEET)
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1/16 INCH = 1 FT

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SHEET TITLE:
LANDSCAPE PLAN
LEVEL 4

DATE: FEB. 21, 2014
SCALE: 1/16" =1'-0"
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JOB No: 3004
SHEET No: L1.2

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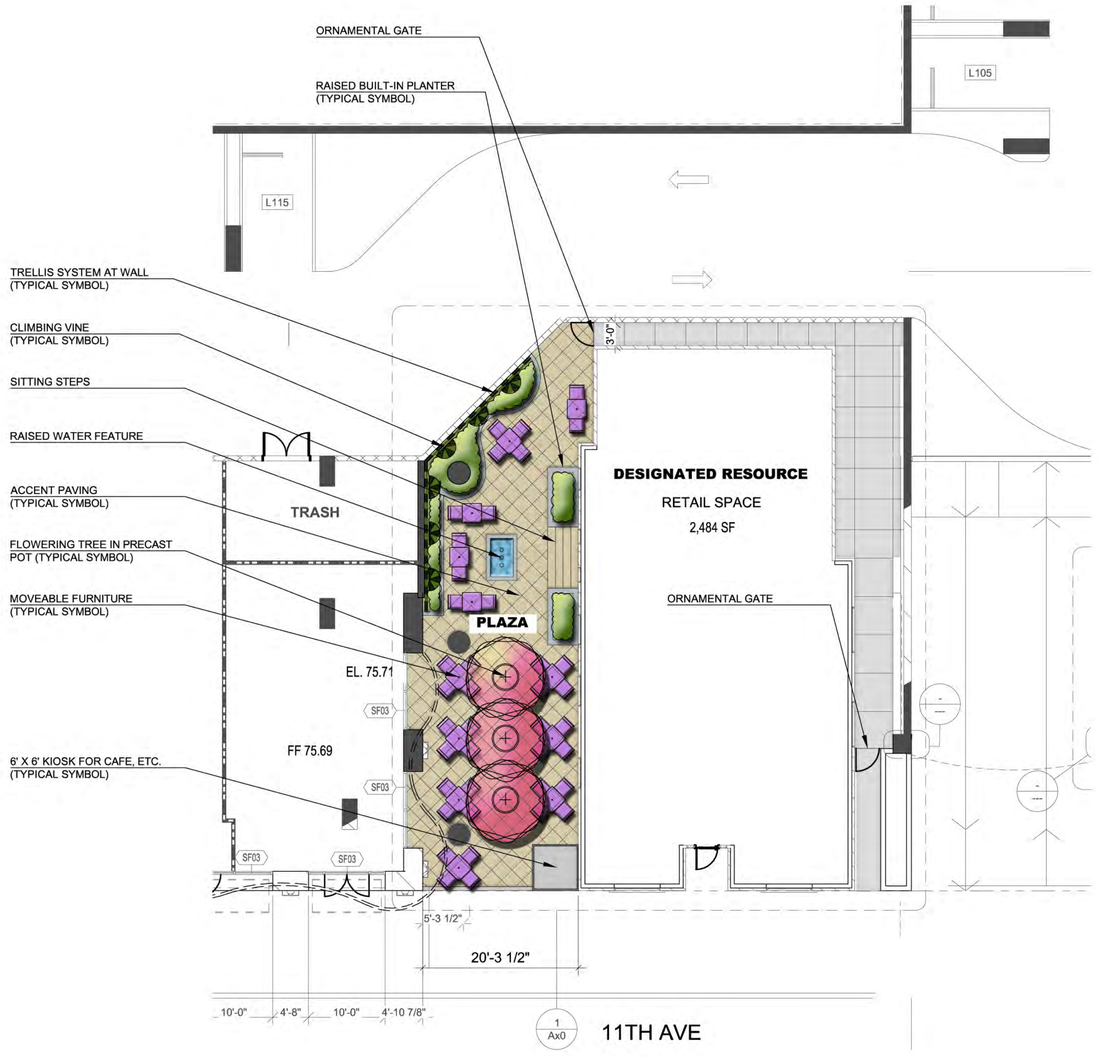

LANDSCAPE PLAN - NORTH PLAZA

GRAPHIC SCALE
(IN FEET)
8 4 0 4 8 16
1/8 INCH = 1 FT

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SHEET TITLE:
LANDSCAPE PLAN NORTH PLAZA

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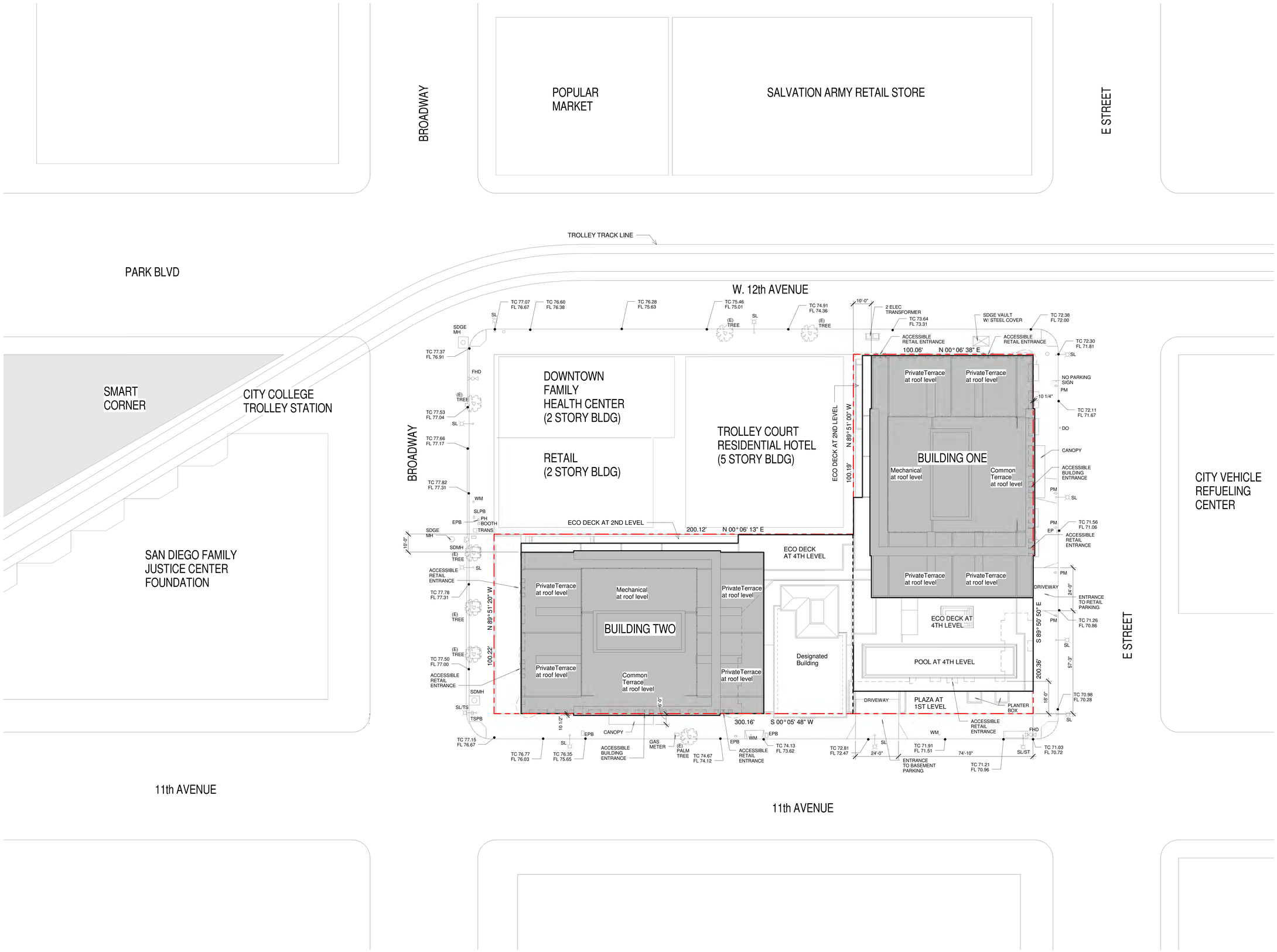

1 VICINITY / SITE PLAN

1" = 20'-0"

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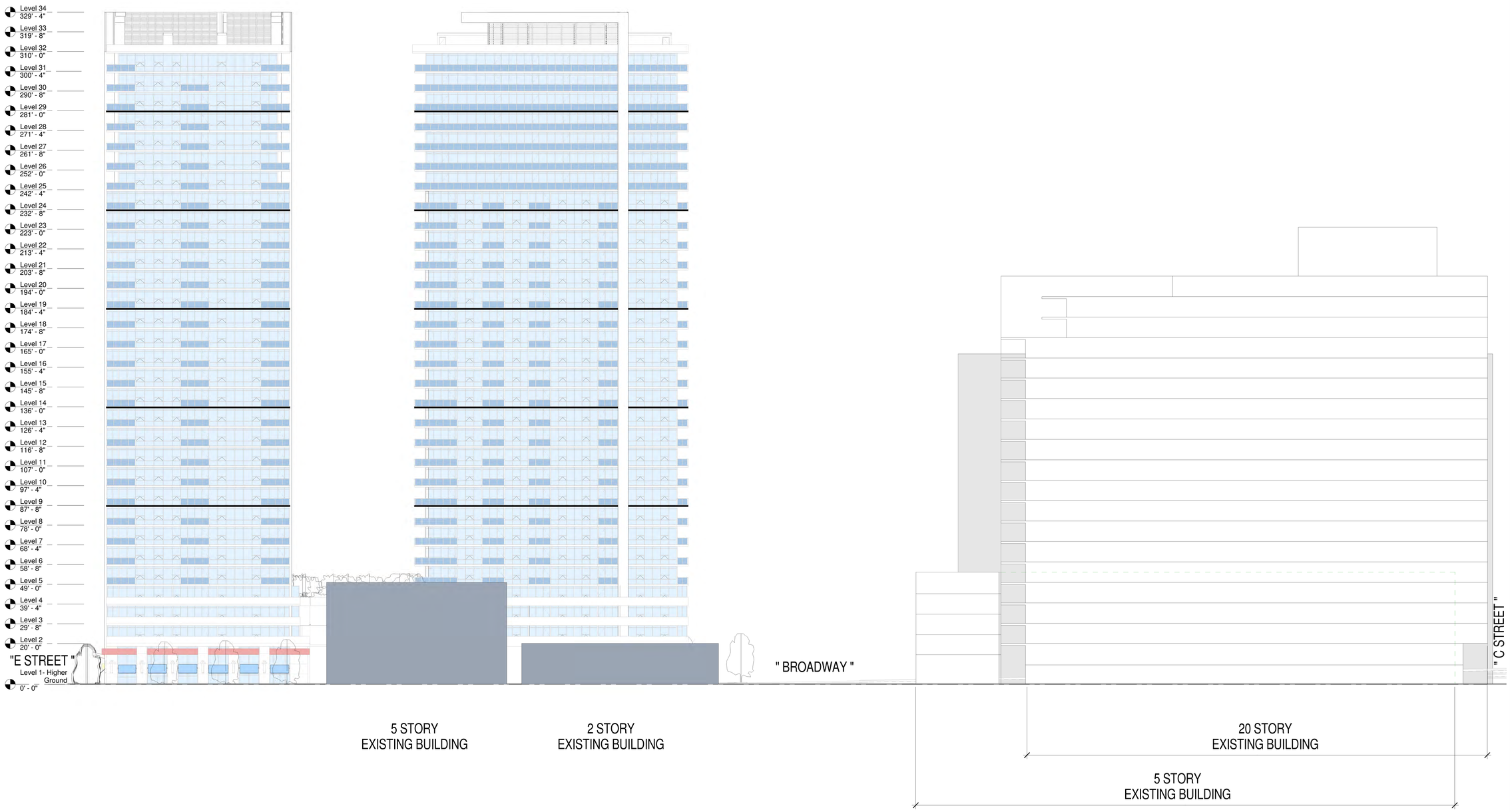
SHEET TITLE: VICINITY/ SITE PLAN

DATE:	FEB. 21, 2014
SCALE:	1" = 20'-0"
DRAWN BY:	Author
JOB No:	3004
SHEET No:	A03



CONTEXT

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SHEET TITLE: VICINITY ELEVATIONS

DATE: FEB. 21, 2014
SCALE: 1" = 20'-0"
DRAWN BY: Author
JOB No: 3004
SHEET No: A04

2/20/2014 5:37:40 PM
3004

VIEWS OF SITE

VIEW OF SITE LOOKING NORTH

VIEW OF SITE LOOKING EAST

VIEW OF SITE LOOKING SOUTH

VIEWS OF ADJACENT PROPERTIES

VIEW OF ADJACENT PROPERTY ON 11TH LOOKING NORTHWEST

VIEW OF ADJACENT PROPERTY ON BROADWAY LOOKING NORTH

VIEWS OF ADJACENT PROPERTIES

VIEW OF ADJACENT PROPERTY ON BROADWAY LOOKING SOUTH

VIEW OF ADJACENT PROPERTY LOOKING EAST

VIEW OF ADJACENT PROPERTY ON E STREET LOOKING SOUTH

VIEW OF ADJACENT PROPERTY ON 11TH LOOKING WEST

VIEW OF ADJACENT PROPERTY ON PARK BLVD LOOKING WEST

VIEW OF ADJACENT PROPERTY ON PARK BLVD LOOKING NORTHEAST

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SHEET TITLE: VICINITY PHOTOS

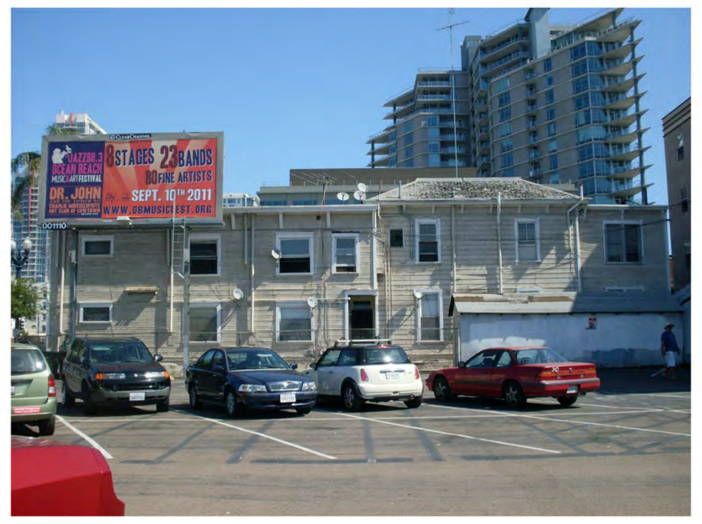
DATE: FEB. 21, 2014

SCALE:

DRAWN BY: .

JOB No: 3004

SHEET No: A05



VIEW OF SOUTH ELEVATION

VIEW OF WEST ELEVATION

PARTIAL VIEW OF
NORTH ELEVATION

PARTIAL VIEW OF
NORTH ELEVATION

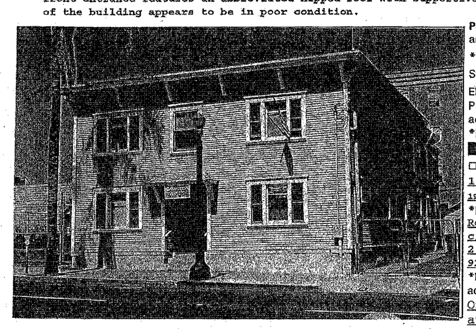
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # ____
HRI # 2138-0416-0000
Trinomial ____
NRHP Status Code 5S2

Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code ____ Reviewer ____ Date ____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 941 11th Avenue
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ■ Unrestricted * a. County San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Point Loma Date ____ T ____; R ____; ____ ¼ of ____ ¼ of Sec ____; ____ B.M.
c. Address 941 11th Avenue City San Diego Zip 92101
d. UTM: (Give more than one for large or linear resources) Zone ____; ____ mE/ ____ mN
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-333-02-00, Horton's Addition, Block 50, Lot C
*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Constructed in 1907, the building shown in the photograph below is an addition to the original 1886 building which was first constructed on the property. Designed in an Italiante architectural style, this two-story building has a general rectangular shaped plan and features a flat roof with a wide eave overhang and decorative brackets. The west elevation features the main entrance, and has solid triangular brackets supporting the flat roof. The spaces between the brackets, in contrast with the horizontal clapboarding below, is laid with boards in a pattern at forty-five degree angles to the roof. The west elevation windows are tri-partite, featuring a center fixed portion flanked on both sides by a single, narrow double-hung window, and one double-hung window over the front entrance. The front entrance features an abbreviated hipped roof with supportive brackets. Overall, the exterior of the building appears to be in poor condition.



P3b. Resource Attributes: (List attributes and codes) HP3
*P4. Resources Present: ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, accession #) ____
*P6. Date Constructed/Age and Sources: ■ Historic ☐ Prehistoric ☐ Both
1886/1907
1988 Centre City East Historic Site Inventory
*P7. Owner and Address
Rosa Family Trustof 1993, 9/9/93
c/o Teresa Villa
2 Olympic Way, Coto de Caza, CA 92679
*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101
*P9. Date Recorded: April 2001 / Owner Information and Photo Updated June 2003
*P10. Type of Survey: (Describe)
P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*
Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # ____
HRI# 2138-0416-0000

Page 2 of 3 *NRHP Status Code 5S2
*Resource Name or # (Assigned by recorder) 941 11th Avenue, San Diego, CA 92101
B1. Historic Name: The Hamilton Apartments Building
B2. Common Name: The California Apartments Building
B3. Original Use: Religious (1886 portion); Residential (1907 portion)
B4. Present Use: Residential (apartments)
*B5. Architectural Style: Italianate
*B6. Construction History: (Construction date, alternations, and date of alterations)
Constructed in 1907 as a front addition to the original 1886 building; no substantial alterations and/or modifications noted.
*B7. Moved? ■ No ☐ Yes ☐ Unknown Date: ____ Original Location: ____
*B8. Related Features:
B9a. Architect: Unknown b. Builder: John Campbell
*B10. Significance: Theme Architecture Area San Diego Period of Significance 1886/1907
Property Type Residential Applicable Criteria C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1907, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past documentation reveals the First Presbyterian Church of San Diego purchased the 941 11th Avenue property in 1885 and completed construction of a parsonage on the property in 1886. Past Church Pastors who held congregation in the building include Reverand H.I. Stern (1886), and Dr. W.B. Noble (c.1887-1888). Noble, an 1887 graduate of Parsons College and Western Theological Seminary, reportedly doubled church membership within the first six months of his service in the building, thus necessitating a larger congregational space. The First Presbyterian Church of San Diego sold the 941 11th Avenue property in 1889, and according to past documentation, "passed through various non-resident owners, until 1907, when probably an additional building portion was added." (Lia/Brandes: 1988) Sanford & Annie Darrah purchased the 941 11th Avenue property and building in 1907, then identified as the "Hamilton Apartments," and remained on-site as proprietors through approximately 1917, when the building was purchased by Adam M. & Mary Kern. The Kern's maintained ownership of the 941 11th Avenue building and property until 1934. While under the ownership of the Kern's in 1930, the 941 11th Avenue building began to be identified as the "California Apartments."

See DPR 523H, Continuation Sheet for more information

B11. Additional Resource Attributes: (List attributes and codes)
*B12. References: (partial list)

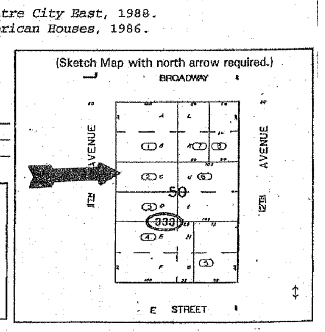
Lia and Brandes, *Historic Site Inventory of Centre City East*, 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 1986.
San Diego City Directories
San Diego County Recorders Office

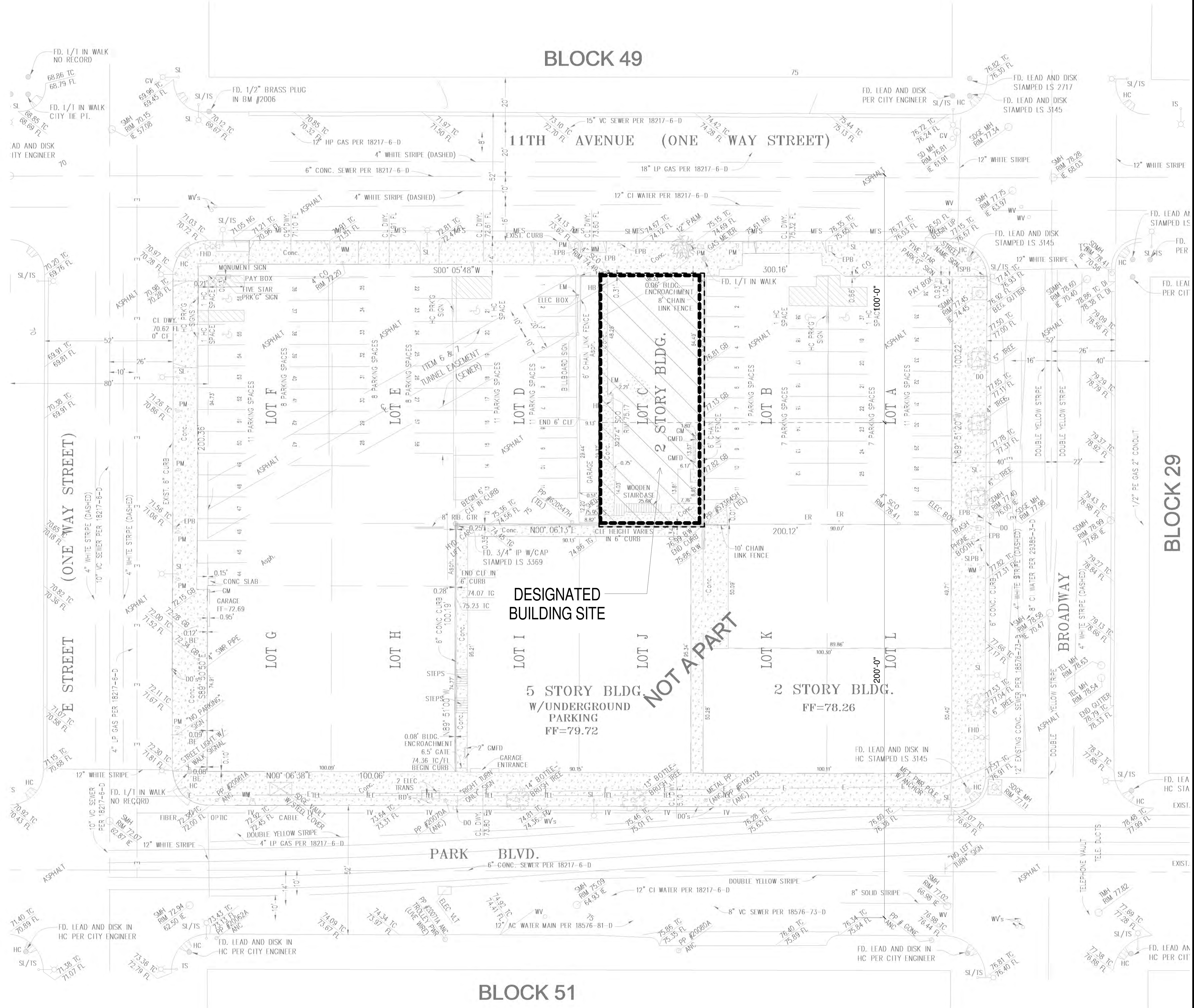
B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley, Office of Marie Burke Lia
Date of Evaluation: April 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





1 DESIGNATED BUILDING VIEW ALTA MAP

1" = 20'-0"

NOTE:

The subject property is a designated historical resource of the City of San Diego. Within the Civic San Diego Project area, a Mitigation Monitoring and Reporting Plan has been adopted for dealing with properties that contain historical resources. With reference to locally designated properties, that MMRP reads as follows: Resources listed in the San Diego Register of Historical Resources shall, whenever possible, be retained on-site. Partial retention, relocation, or demolition of such a resource shall be permitted in accordance with Chapter 14, Article 3, Division 2, Historical Resource Regulations of the Land Development Code, (Mitigation Measure HIST-A-1-1).

§126.0504 (i) provides for a deviation from the Historical Resource Regulations for substantial alteration or demolition of a designated historical resource. This deviation can be permitted if the Planning Commission can make the following findings:

(1) There are no feasible measures, including a less environmentally damaging alternative, that can further minimize the potential adverse effects on the designated historical resource;
(2) The deviation is the minimum necessary to afford relief and accommodate the development and all feasible measures to mitigate for the loss of any portion of the resource have been provided by the applicant; and
(3) The denial of the proposed development would result in economic hardship to the owner. For purposes of this finding, "economic hardship" means there is no reasonable beneficial use of a property and it is not feasible to derive a reasonable economic return from the property.

The intention of Pinnacle International Inc. is to provide documentation to support the above findings to allow the retention of the resource onsite 50 ft. north of the existing location for this project.

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11TH AND BROADWAY RESIDENTIAL DEVELOPMENT

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INTERNATIONAL

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FAX: 604.688.7749
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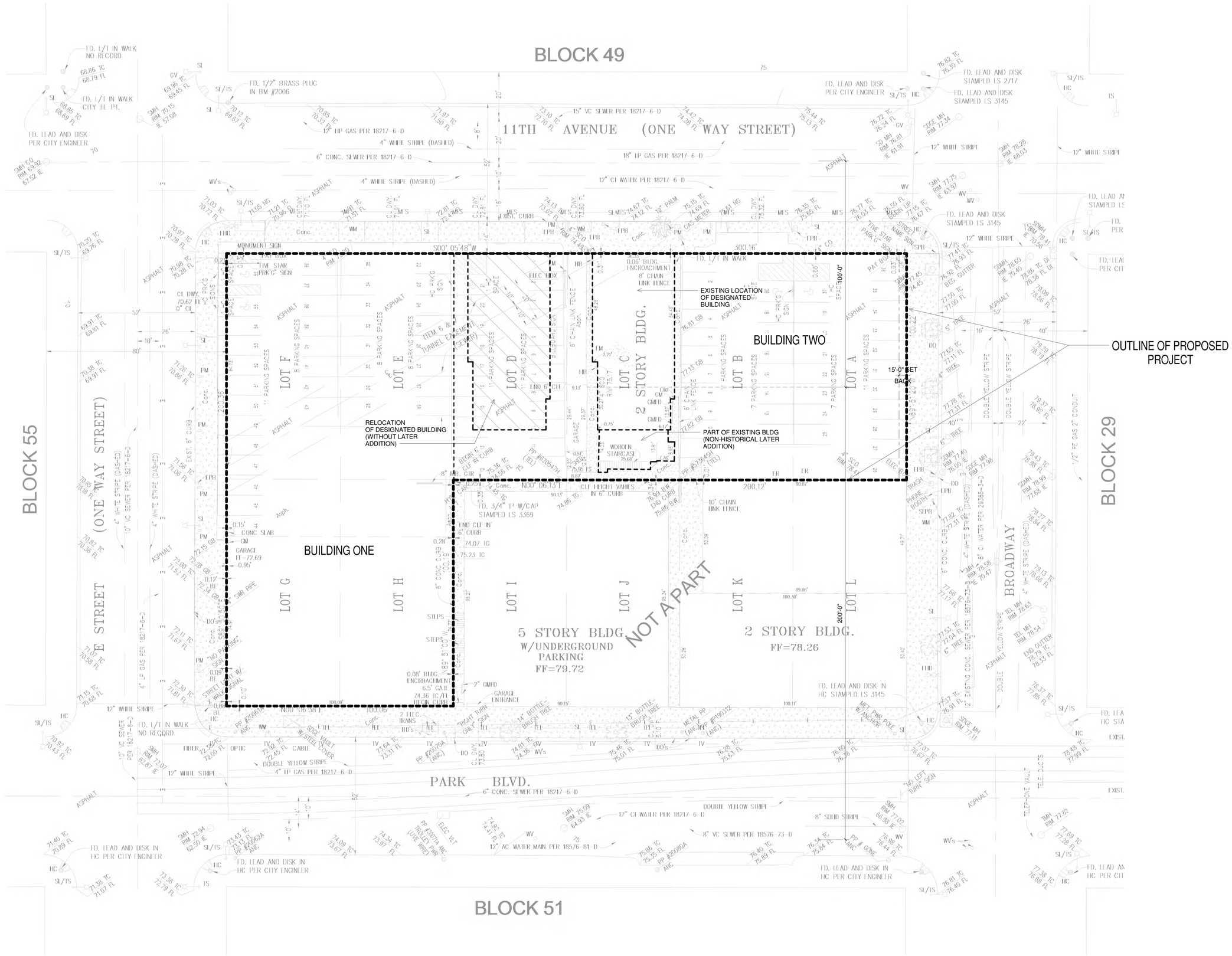
SHEET TITLE:
DESIGNATED BUILDING

DATE:	FEB. 21, 2014
SCALE:	1" = 20'-0"
DRAWN BY:	Author
JOB No:	3004
SHEET No:	A06



1 ALTA BOUNDRY MAP

1/16" = 1'-0"

N

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SHEET TITLE: ALTA MAP

DATE:	FEB. 21, 2014
SCALE:	1/16" = 1'-0"
DRAWN BY:	Author
JOB No:	3004
SHEET No:	A07

BYUILDING TWO

BUILDING ONE

1 VIEW FROM 11TH & E ST.

12" = 1'-0"

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SHEET TITLE:

RENDERING SHEET SW

DATE:	FEB. 21, 2014
SCALE:	12" = 1'-0"
DRAWN BY:	Author
JOB No:	3004
SHEET No:	A08

3004 2/20/2014 5:38:34 PM

1 VIEW FROM 11TH & BROADWAY

12" = 1'-0"

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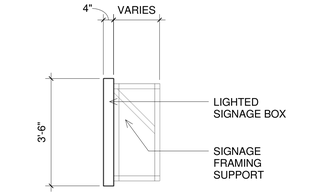
SHEET TITLE:

RENDERING SHEET NW

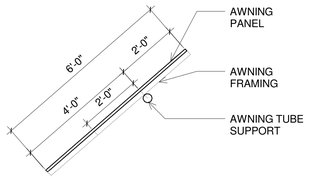
DATE:	FEB. 21, 2014
SCALE:	12" = 1'-0"
DRAWN BY:	Author
JOB No:	3004
SHEET No:	A08.1

ENLARGED TYPICAL RAILING



5 SIGNAGE BAND DETAIL

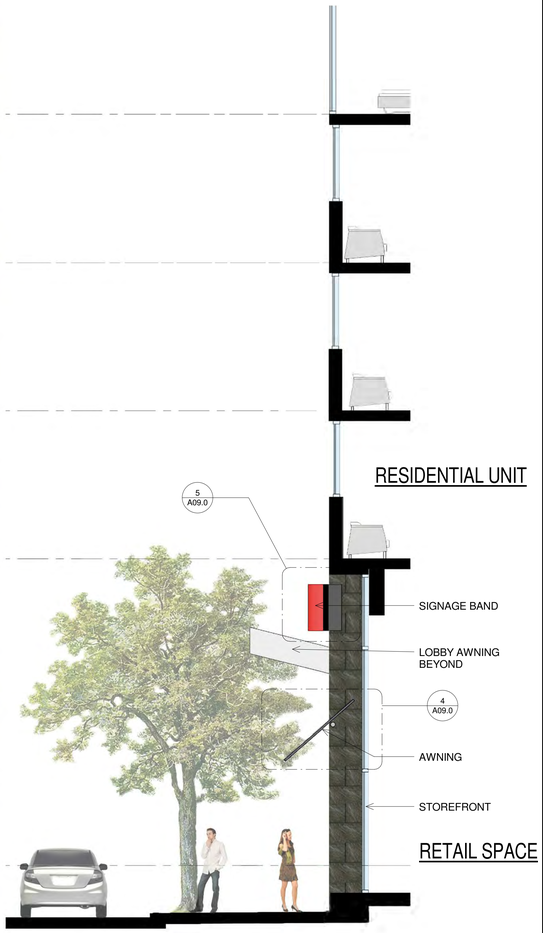
1/2" = 1'-0"



4 AWNING DETAIL

1/2" = 1'-0"

ENLARGED 11TH AVE. RETAIL



3 ENLARGED SECTION AT STOREFRONT

1/4" = 1'-0"

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SHEET TITLE:

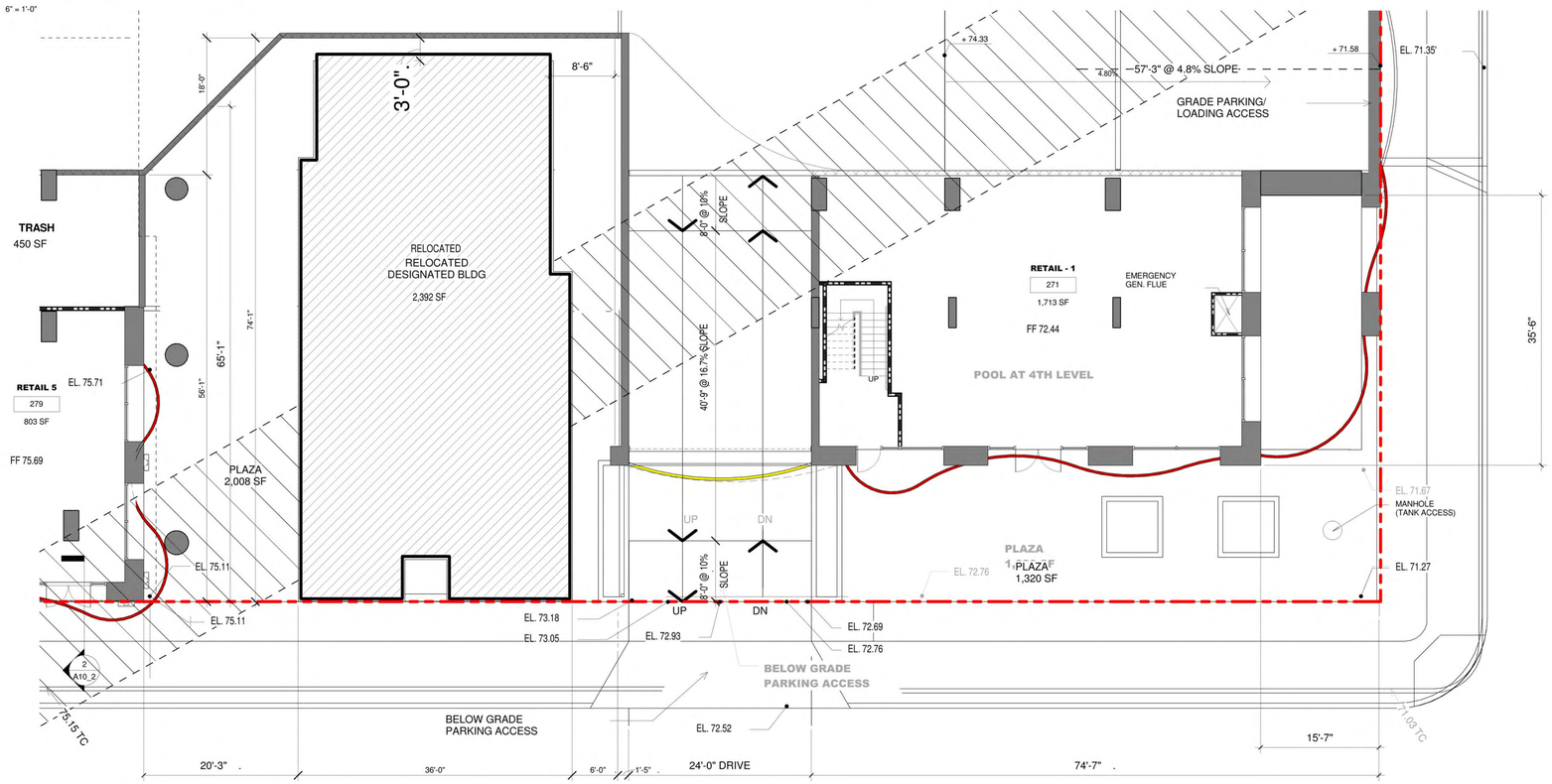
11TH AVE. ENLARGED RETAIL & BALCONY

DATE:	FEB. 21, 2014
SCALE:	As indicated
DRAWN BY:	Author
JOB No:	3004
SHEET No:	A09.0

BUILDING TWO — BUILDING ONE

1 NORTH & SOUTH PLAZAS

6" = 1'-0"



2 ENLARGED PLAN - NORTH & SOUTH PLAZAS

1/8" = 1'-0"

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SHEET TITLE: ENLARGED PLAZAS

DATE:	FEB. 21, 2014
SCALE:	As indicated
DRAWN BY:	Author
JOB No:	3004
SHEET No:	A09.1

NIGHT VIEW OF NORTHWEST CORNER

LIGHT BOX - SIMILAR TO UNDULATING RETAIL SIGNAGE

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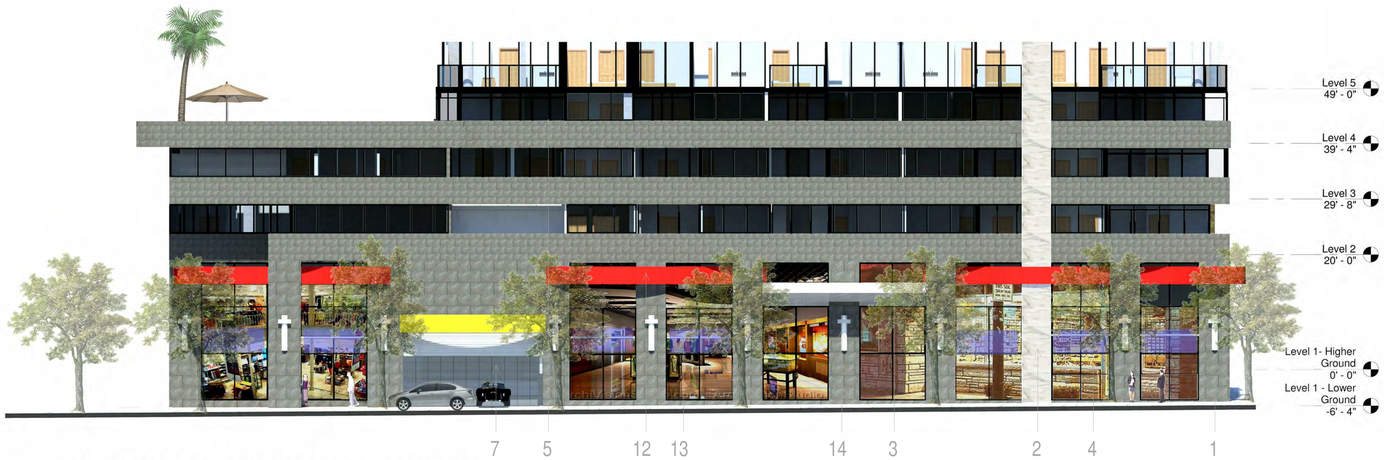
SHEET TITLE:

RENDERING CLOSE UP VIEWS & NIGHT VIEW

DATE:	FEB. 21, 2014
SCALE:	12" = 1'-0"
DRAWN BY:	Author
JOB No:	3004
SHEET No:	A09.2

3004 2/20/2014 5:39:35 PM

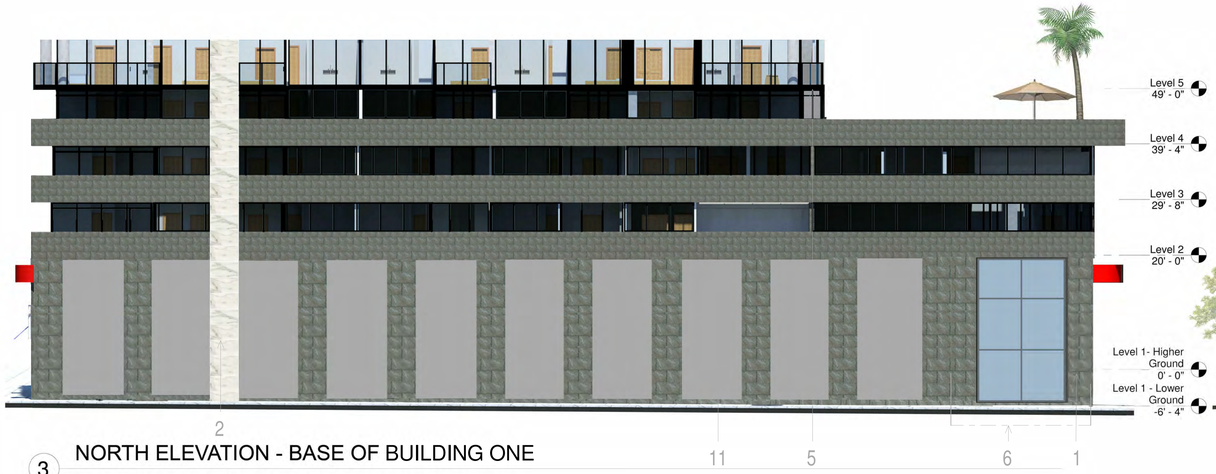


1 SOUTH ELEVATION OF BASE-E STREET

SCALE: 3/32"=1'-0"

2 ENLARGED NORTH ELEVATION

SCALE: 3/32"=1'-0"



3 NORTH ELEVATION - BASE OF BUILDING ONE

SCALE: 3/32"=1'-0"

4 EAST ELEVATION OF BASE-PARK BLVD

SCALE: 3/32"=1'-0"

5 WEST ELEVATION OF BASE-11TH AVE

SCALE: 3/32"=1'-0"

EXTERIOR MATERIALS LEGEND

1. 12"X24" PORCELAIN CERAMIC TILE - DARK GREY FLECKED
2. WHITE CARERRA MARBLE TO 45' AND WHITE KYNAR COATED METAL ABOVE
3. METAL ENTRY CANOPY WITH DOWNLIGHTS
4. ALUMINUM WINDOWALL SYSTEM WITH "NEUTRAL BLUE" KYNAR COATED FRAMES & "CLEAR" AZURE
5. GLASS BALCONY RAIL WITH INTEGRAL SLAB EDGE COVER - COLORS & MATERIALS TO MATCH WINDOWALL
6. LANDSCAPED URBAN OPEN SPACE (39' & 20' DEEP) LARGE CONTAINERS & INTEGRAL SEATING
7. PARKING ACCESS - E ST. - ROLL UP METAL DOORS WITH TRANSLUCENT BACKLIT PANELS - 11 TH AVE. - OPEN AIR - ACCESS DOORS BELOW
8. LANDSCAPE POOL DECK AND ECO DECK
9. BACKLIT METAL SIGNAGE
10. RELOCATED DESIGNATED BUILDING
11. PC PLASTER FINISH
12. SIGNAGE BAND
13. AWNING
14. LIGHTING

NOTE: SEE MATERIALS BOARD FOR ACTUAL MATERIALS SAMPLES AND COLORS

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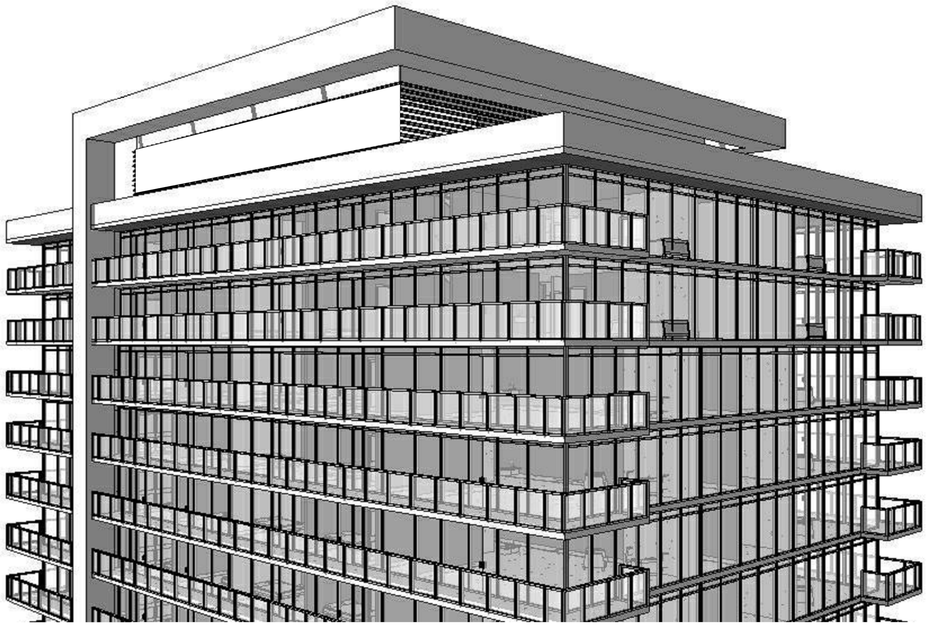
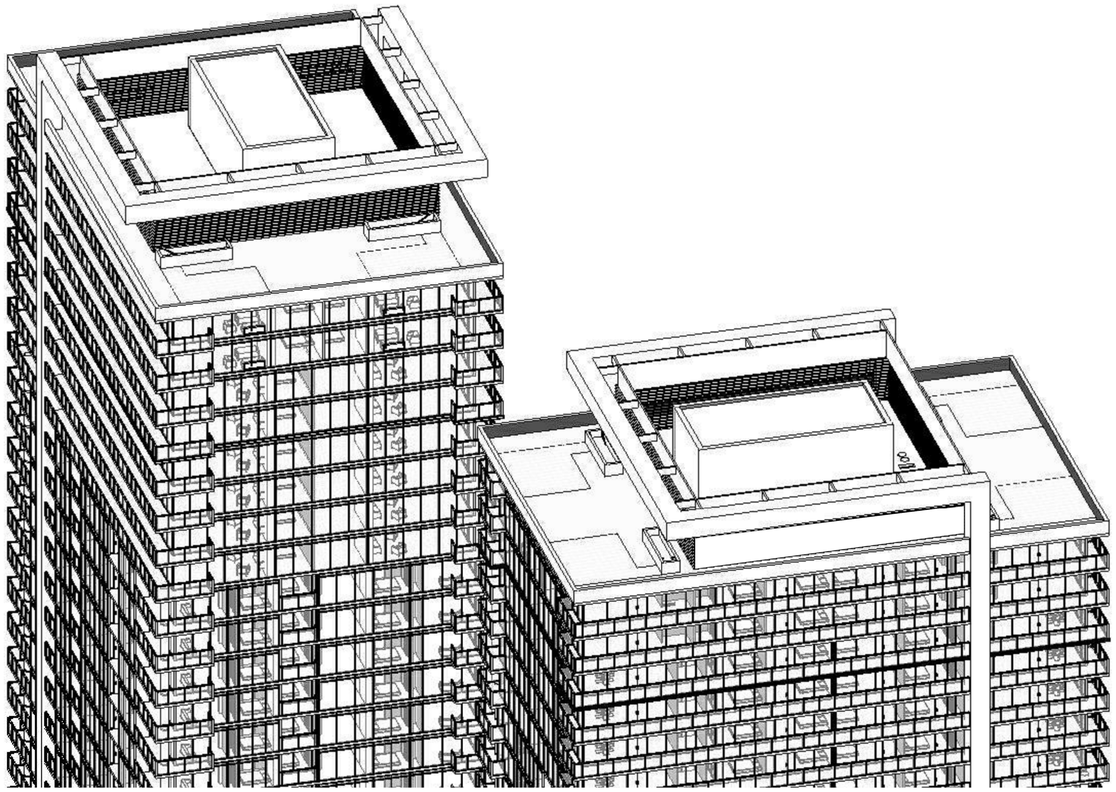
SHEET TITLE: ENLARGED BUILDING ELEVATIONS

DATE:	FEB. 21, 2014
SCALE:	As indicated
DRAWN BY:	Author
JOB No:	3004
SHEET No:	A10



ENLARGED PENTHOUSE VIEW



ENLARGED ROOFS VIEW

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SHEET TITLE:

ENLARGED ROOF VIEWS

DATE:	FEB. 21, 2014
SCALE:	12" = 1'-0"
DRAWN BY:	Author
JOB No:	3004
SHEET No:	A10.1

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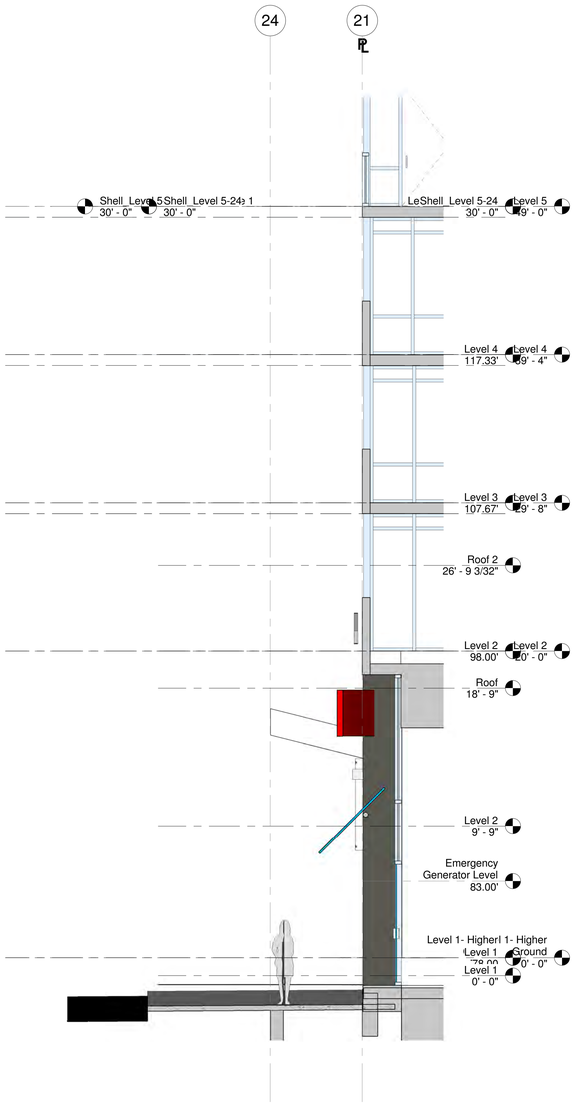
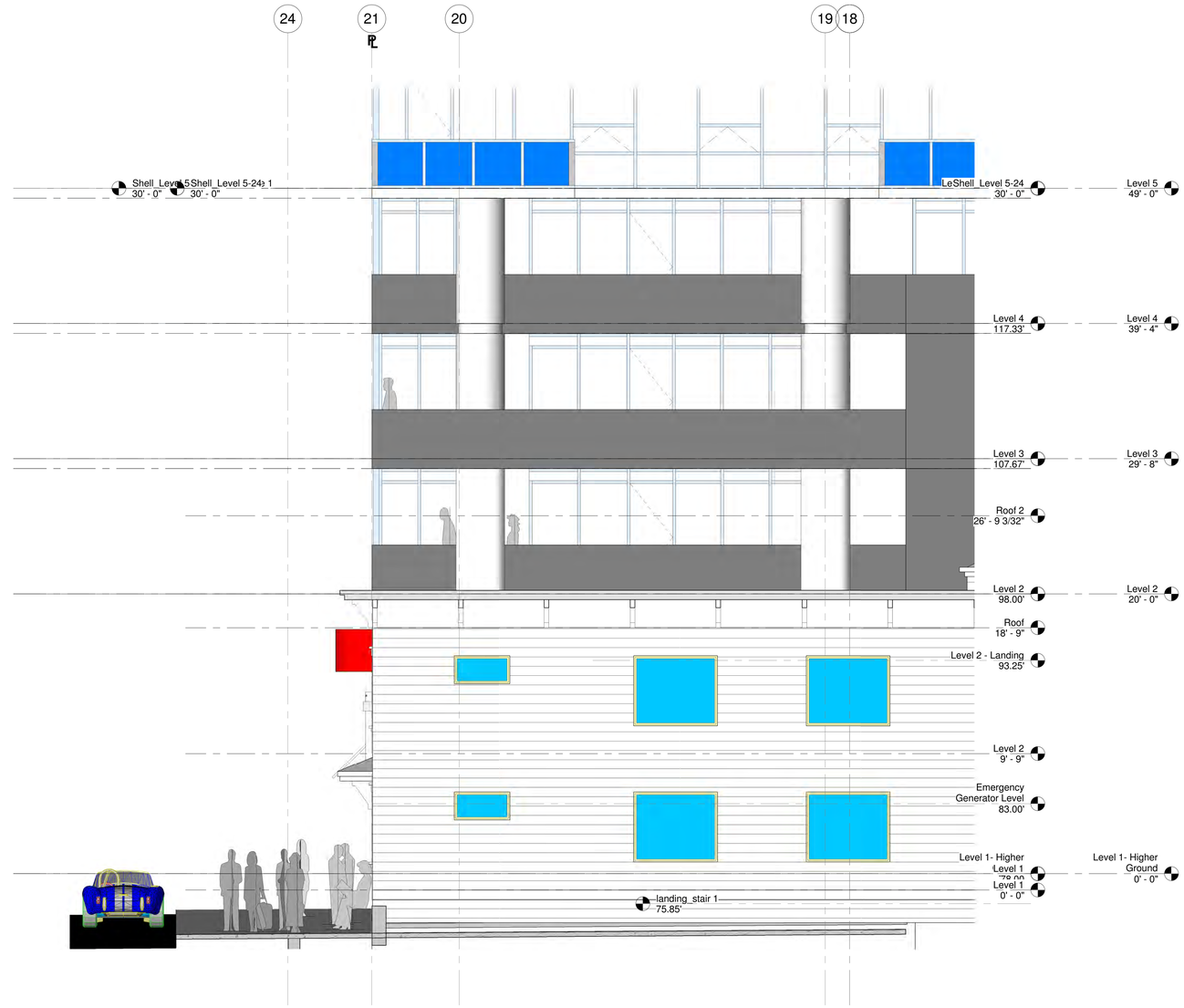


2 ENLARGED SECTION AT STOREFRONT

1/4" = 1'-0"



1 ENLARGED SECTION AT THE PLAZA

1/4" = 1'-0"

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SHEET TITLE: ENLARGED SECTION - VOID

DATE: FEB. 21, 2014

SCALE: 1/4" = 1'-0"

DRAWN BY: Author

JOB No: 3004

SHEET No: A10_2

3004 2/20/2014 5:44:07 PM

1 P1

1/16" = 1'-0"

2 P2-P6

1/16" = 1'-0"

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SHEET TITLE: P1-P6 FLOOR PLANS

DATE:	FEB. 21, 2014
SCALE:	1/16" = 1'-0"
DRAWN BY:	Author
JOB No:	3004
SHEET No:	A11

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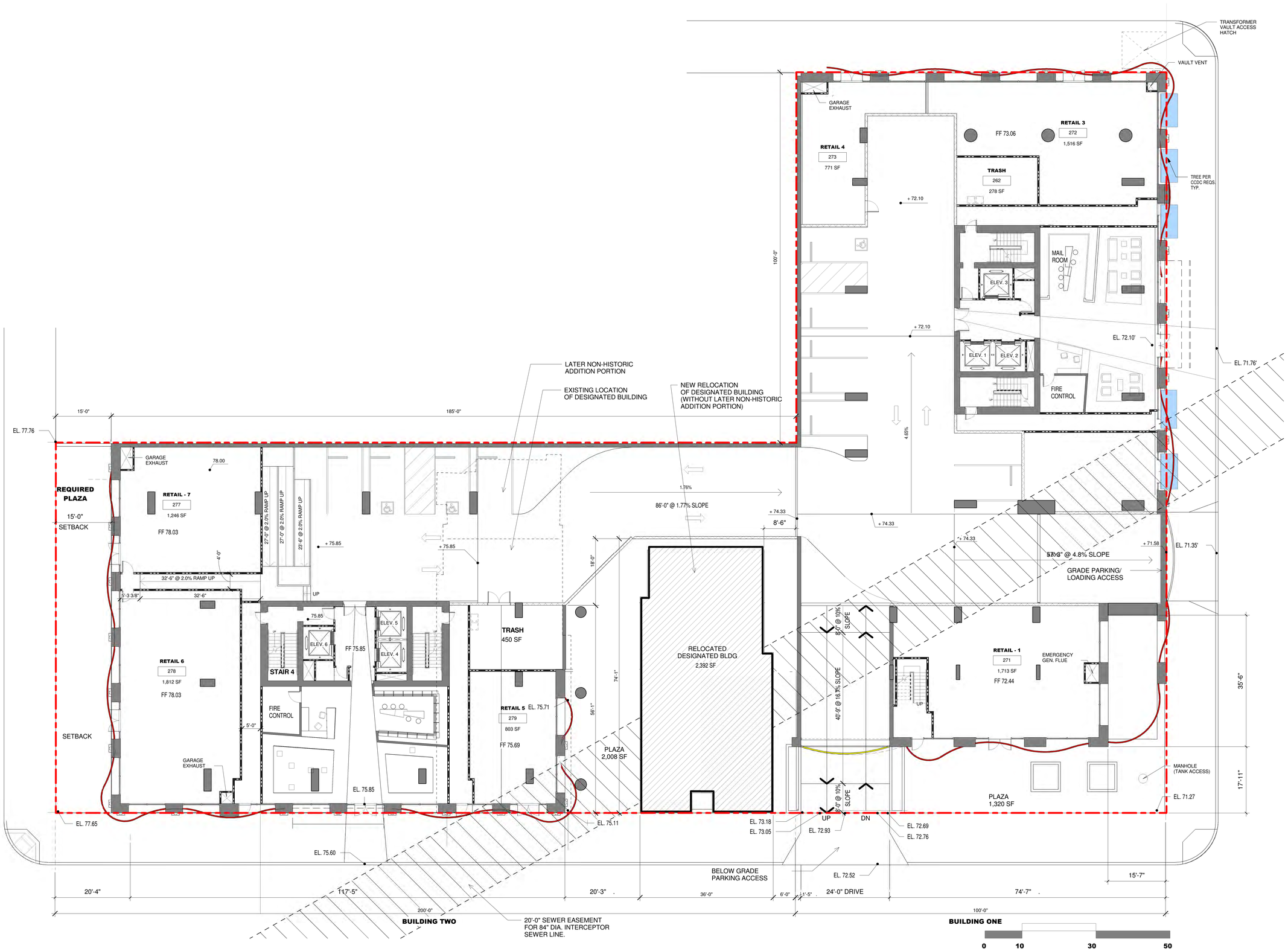

1 GROUND FLOOR PLAN

1" = 10'-0"

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SHEET TITLE: GROUND FLOOR PLAN

DATE: FEB. 21, 2014

SCALE: 1" = 10'-0"

DRAWN BY: Author

JOB No: 3004

SHEET No: A12

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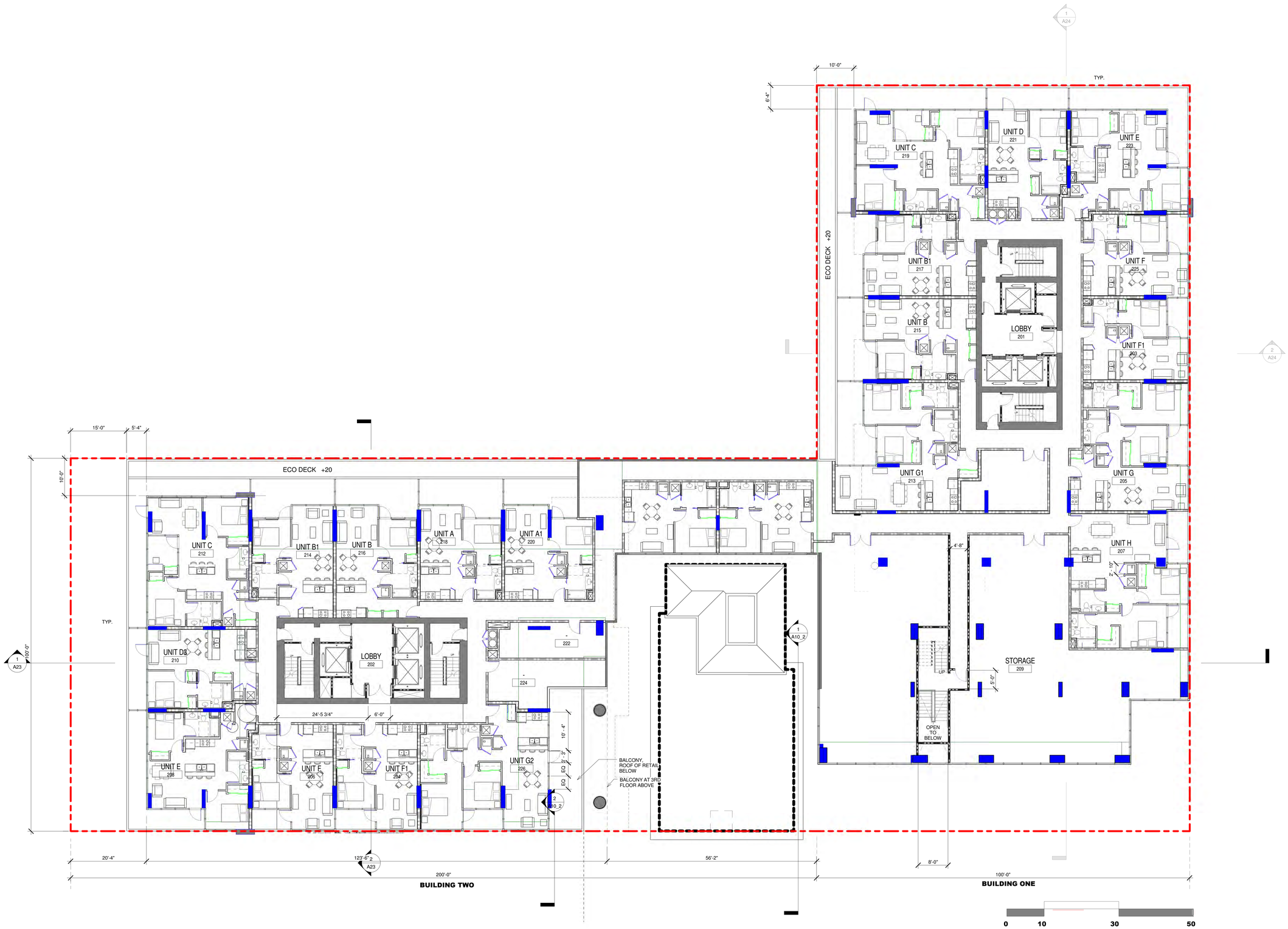

1 LEVEL 2 - PODIUM

1" = 10'-0"

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SHEET TITLE: LEVEL 2 FLOOR PLAN

DATE:	FEB. 21, 2014
SCALE:	1" = 10'-0"
DRAWN BY:	Author
JOB No:	3004
SHEET No:	A13

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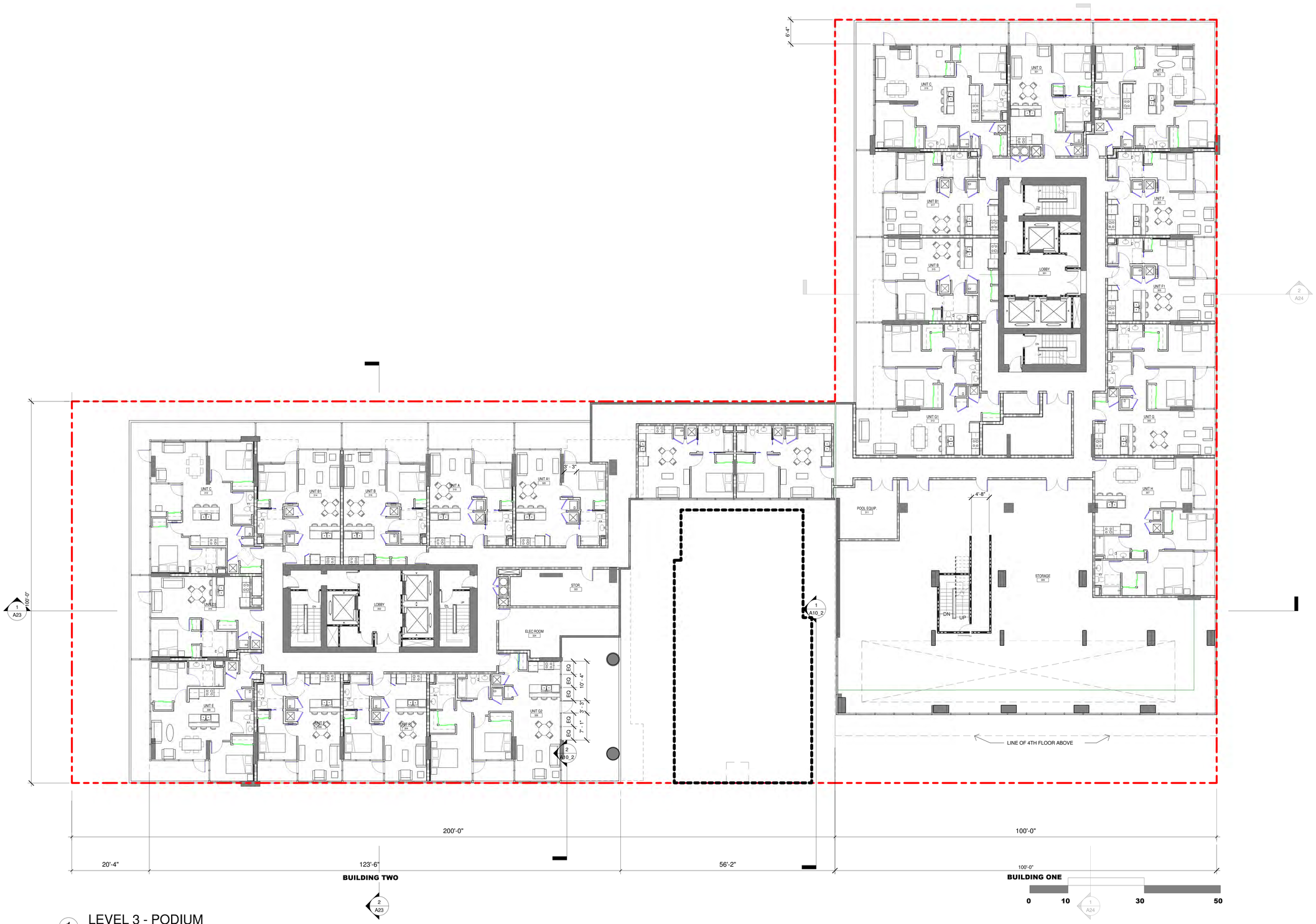

1 LEVEL 3 - PODIUM

1" = 10'-0"

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SHEET TITLE: LEVEL 3 - PODIUM

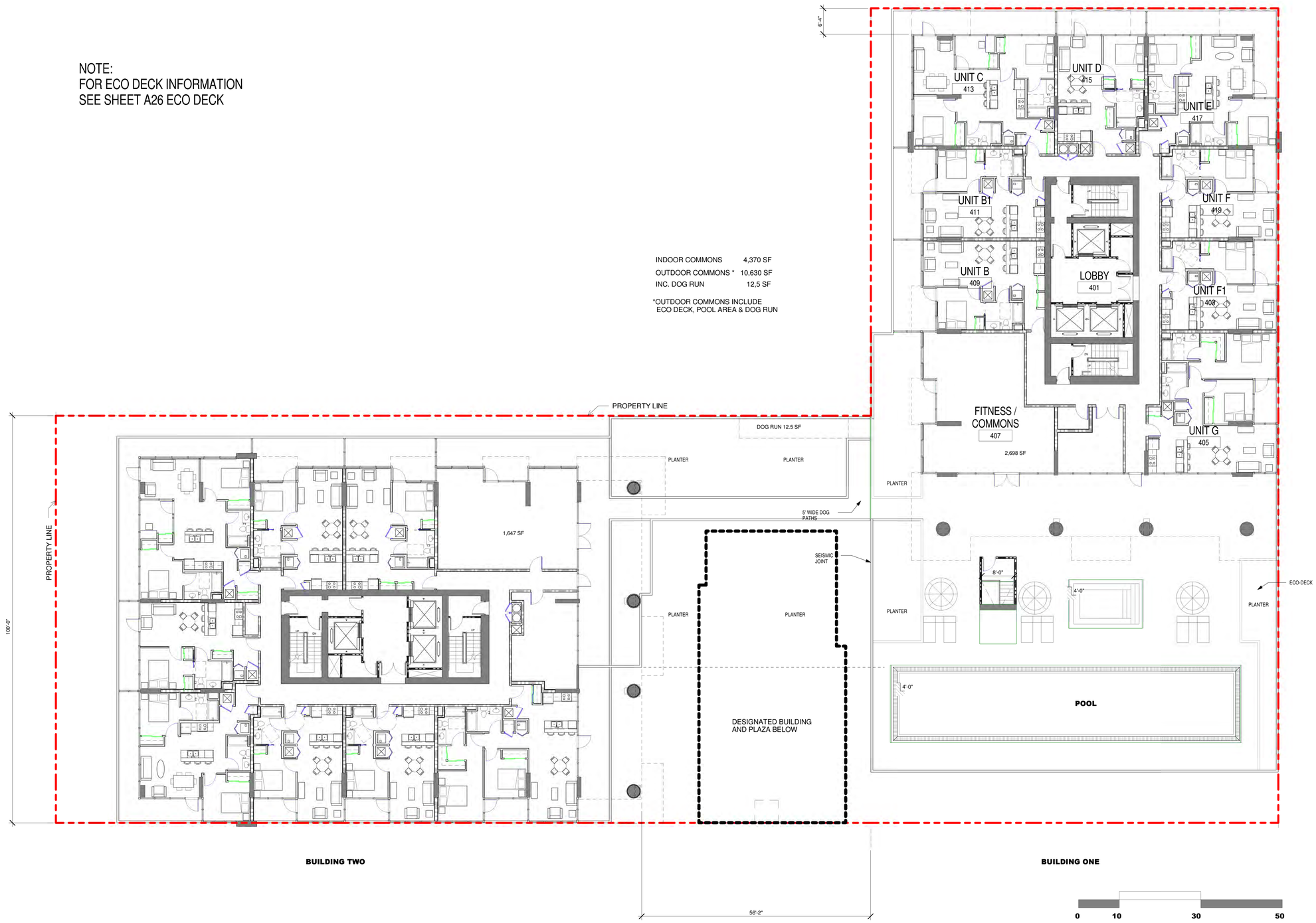
DATE:	FEB. 21, 2014
SCALE:	1" = 10'-0"
DRAWN BY:	Author
JOB No:	3004
SHEET No:	A14

3004 2/20/2014 5:45:56 PM

NOTE:
FOR ECO DECK INFORMATION
SEE SHEET A26 ECO DECK

INDOOR COMMONS	4,370 SF
OUTDOOR COMMONS *	10,630 SF
INC. DOG RUN	12,5 SF

*OUTDOOR COMMONS INCLUDE
ECO DECK, POOL AREA & DOG RUN



1 Level 4 POOL PODIUM

1" = 10'-0"

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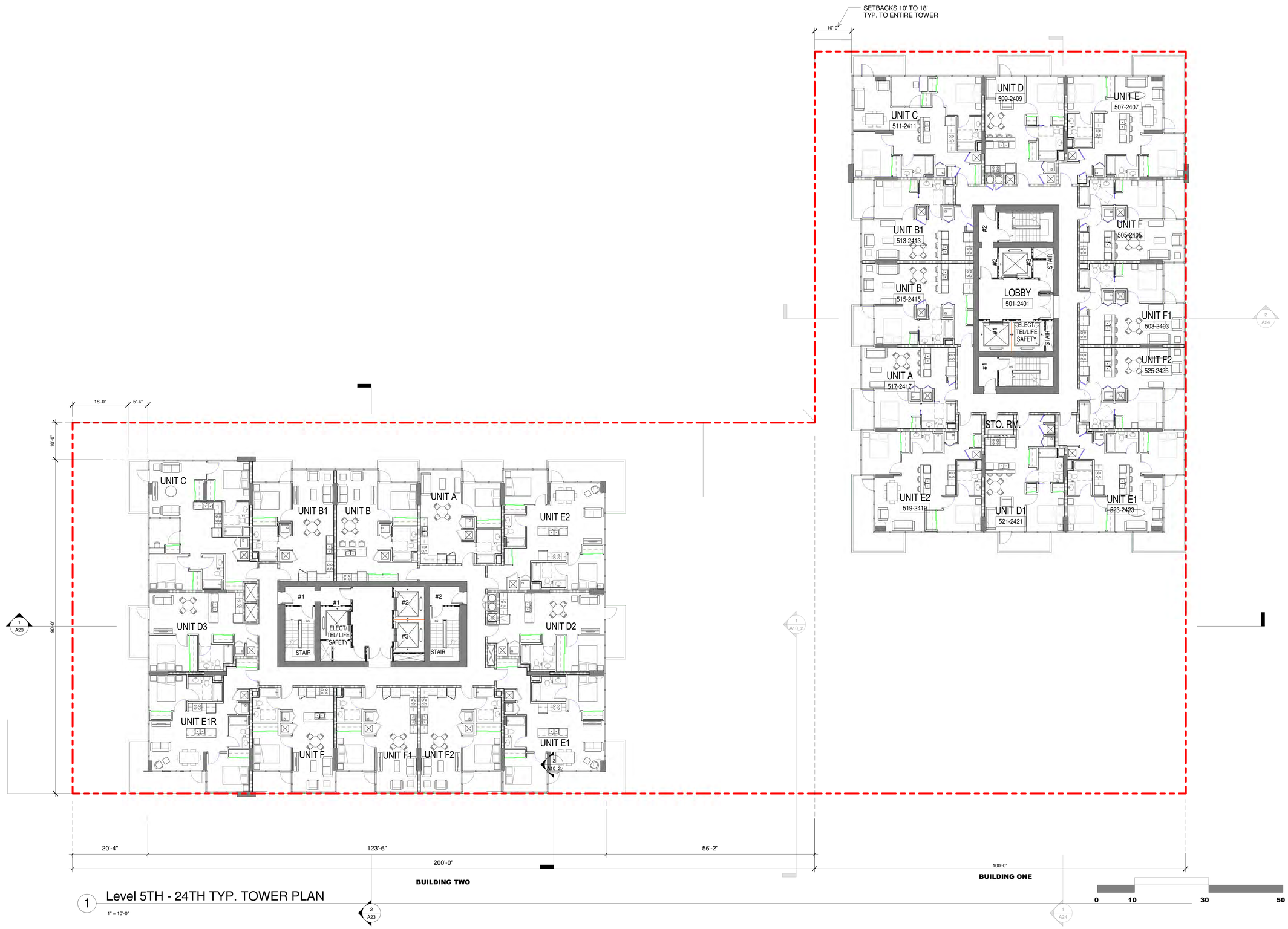
SHEET TITLE:
LEVEL 4 - POOL PODIUM

DATE:	FEB. 21, 2014
SCALE:	As indicated
DRAWN BY:	Author
JOB No:	3004
SHEET No:	A15



1 Level 5TH - 24TH TYP. TOWER PLAN

1" = 10'-0"

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SHEET TITLE: LEVEL 5TH - 24TH TYPICAL LEVEL FLOOR PLAN

DATE: FEB. 21, 2014

SCALE: As indicated

DRAWN BY: Author

JOB No: 3004

SHEET No: A16

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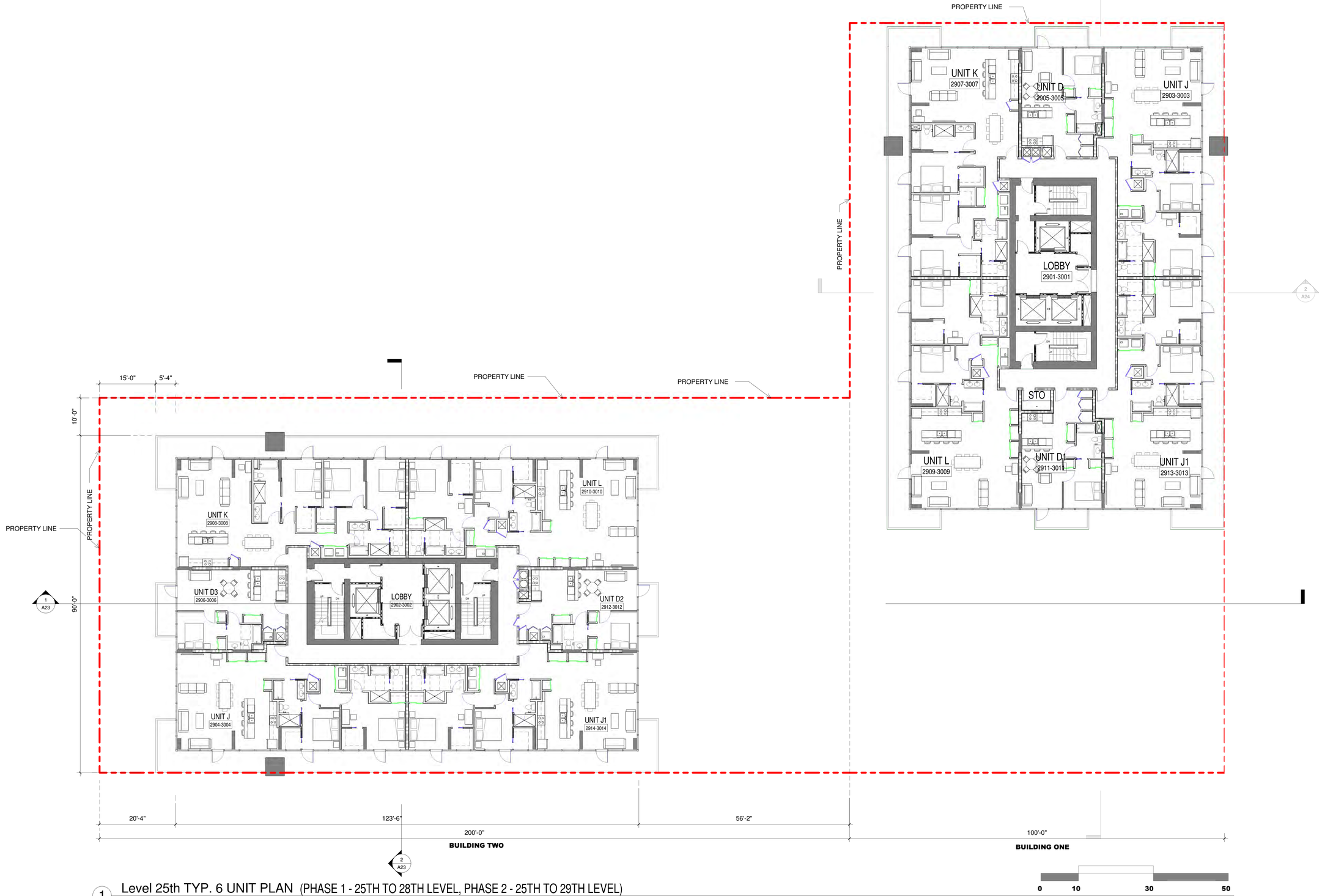

1 Level 25th TYP. 6 UNIT PLAN (PHASE 1 - 25TH TO 28TH LEVEL, PHASE 2 - 25TH TO 29TH LEVEL)

1" = 10'-0"

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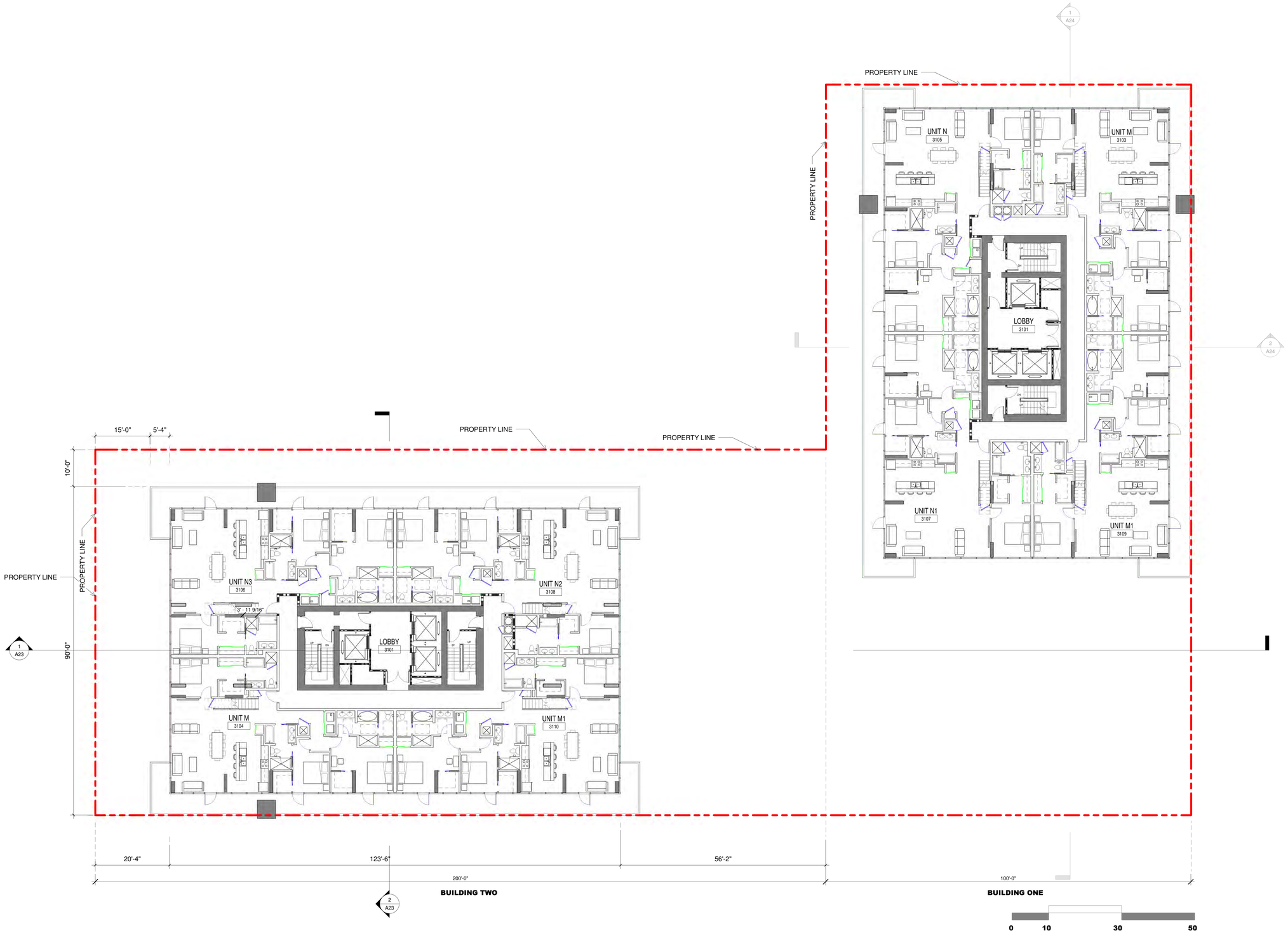
SHEET TITLE:

PHASE TWO 25TH-29TH
PHASE TWO

DATE:	FEB. 21, 2014
SCALE:	1" = 10'-0"
DRAWN BY:	Author
JOB No:	3004
SHEET No:	A17

3004 2/20/2014 5:47:20 PM



2 PHASE TWO 30TH - 31ST

3/32" = 1'-0"

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SHEET TITLE: PHASE TWO 30TH-31ST

DATE: FEB. 21, 2014

SCALE: 3/32" = 1'-0"

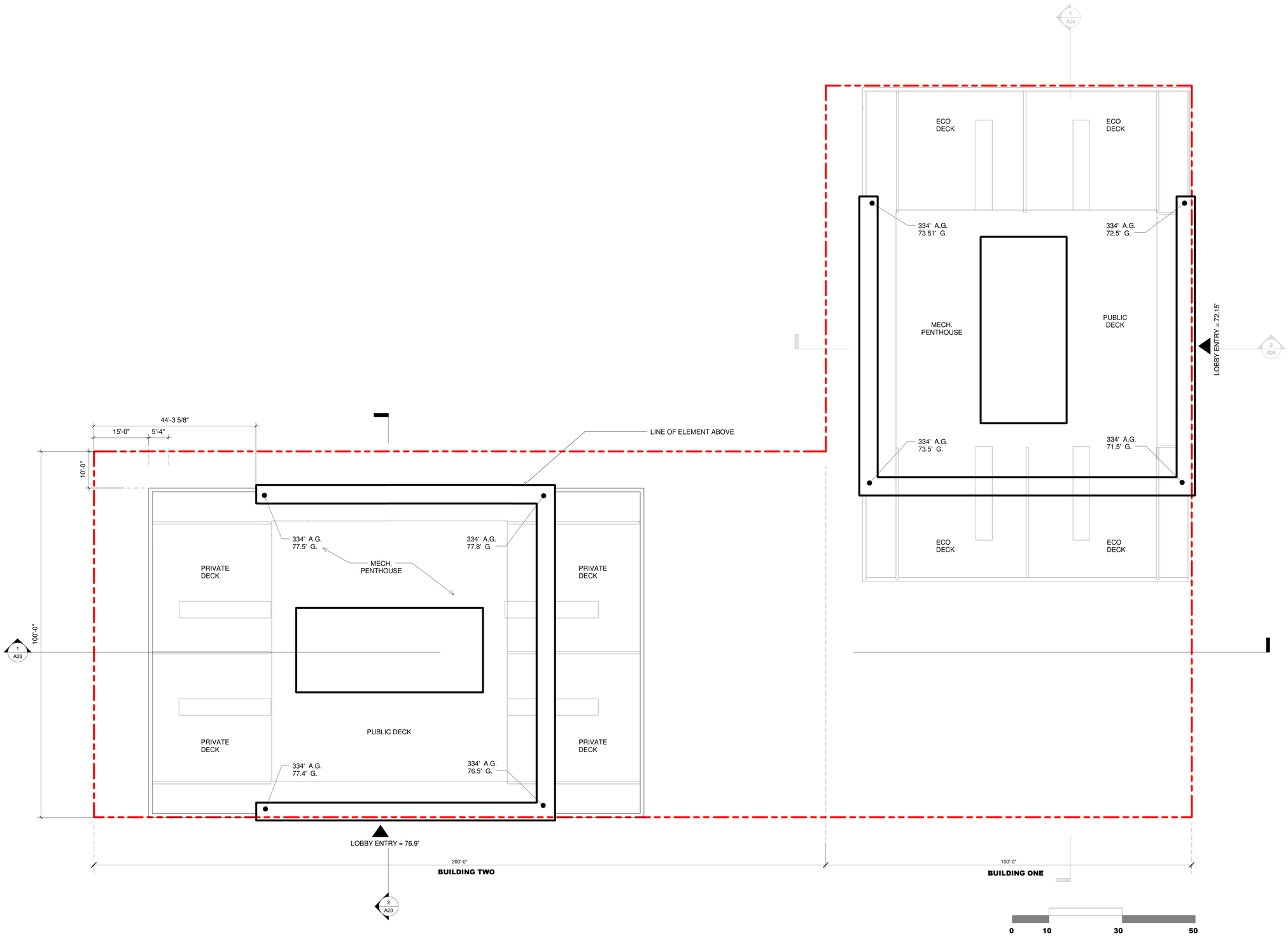
DRAWN BY: Author

JOB No: 3004

SHEET No: A18

2/20/2014 5:47:43 PM

3004



1 ROOF PLAN

3/32" = 1'-0"

TOP OF MECH PENTHOUSE = 334' ABOVE NATURAL GRADE

TOP OF MECH PENTHOUSE = 334' ABOVE NATURAL GRADE

FAA ELEVATIONS & HIGH POINT CORNER LOCATIONS

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REVISIONS:

11TH AND BROADWAY RESIDENTIAL DEVELOPMENT

PINNACLE INTERNATIONAL

CIVIC SAN DIEGO SUBMITTAL AMENDMENT

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FAX: 604.688.7749
info@pinnacleinternational.ca

SHEET TITLE: ROOF PLAN

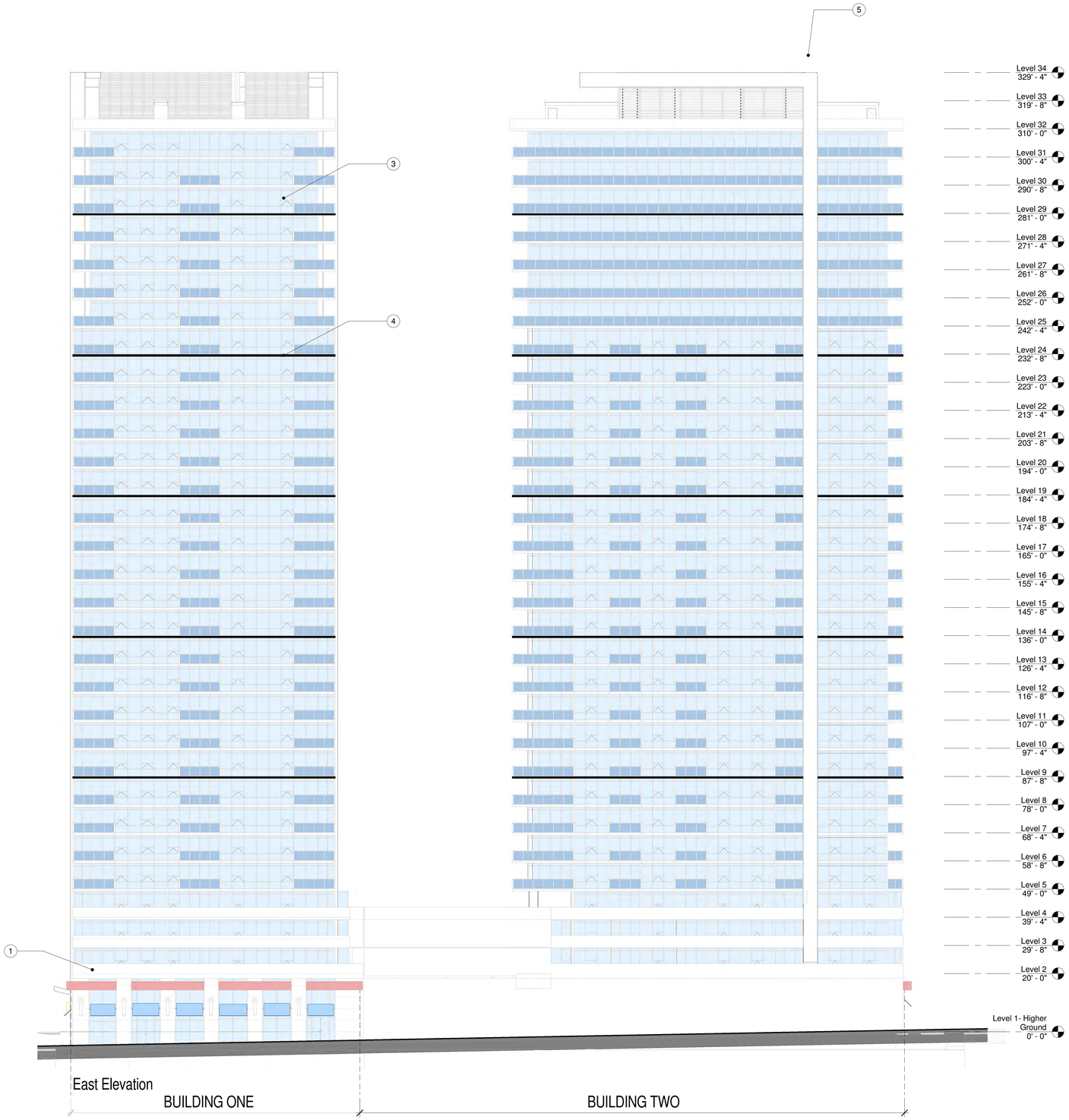
DATE: FEB. 21, 2014

SCALE: 3/32" = 1'-0"

DRAWN BY: Author

JOB No: 3004

SHEET No: A19



1 EAST ELEVATION

1/16" = 1'-0"

ELEVATION MATERIALS

1. PORCELAIN CERAMIC BASE
2. MARBLE
3. GLAZING
4. HORIZONTAL BAND - KYNNAR COATED METAL
5. METAL PANEL - COLOR TO MATCH 2

MARTINEZ + CUTRI
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SHEET TITLE: BUILDING ELEVATIONS

DATE: FEB. 21, 2014

SCALE: As indicated

DRAWN BY: Author

JOB No: 3004

SHEET No: A20

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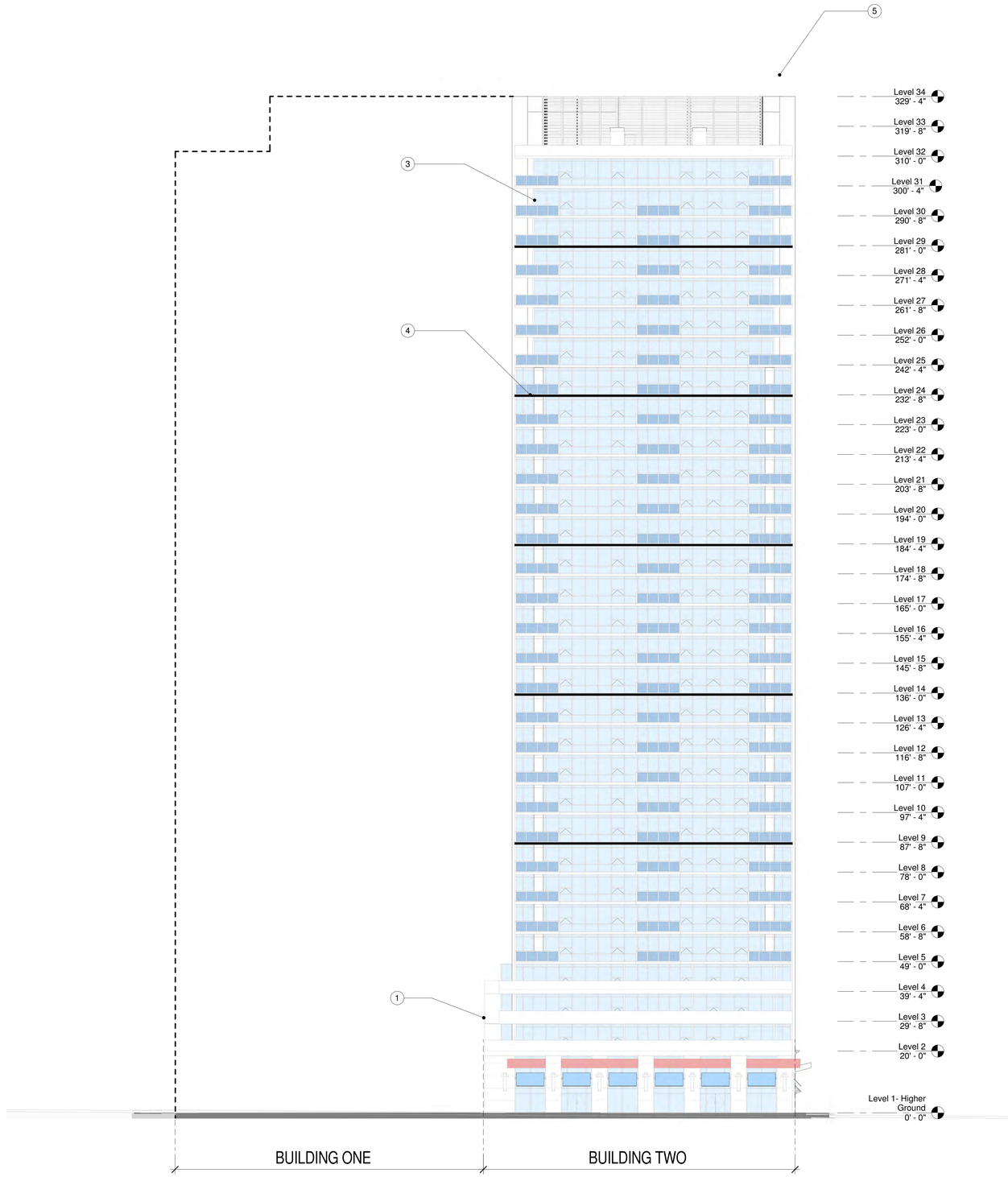

1 NORTH ELEVATION

1/16" = 1'-0"

ELEVATION MATERIALS

1. PORCELAIN CERAMIC BASE
2. MARBLE
3. GLAZING
4. HORIZONTAL BAND - KYNNAR COATED METAL
5. METAL PANEL - COLOR TO MATCH 2

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SHEET TITLE: BUILDING ELEVATIONS

DATE:	FEB. 21, 2014
SCALE:	As indicated
DRAWN BY:	Author
JOB No:	3004
SHEET No:	A21

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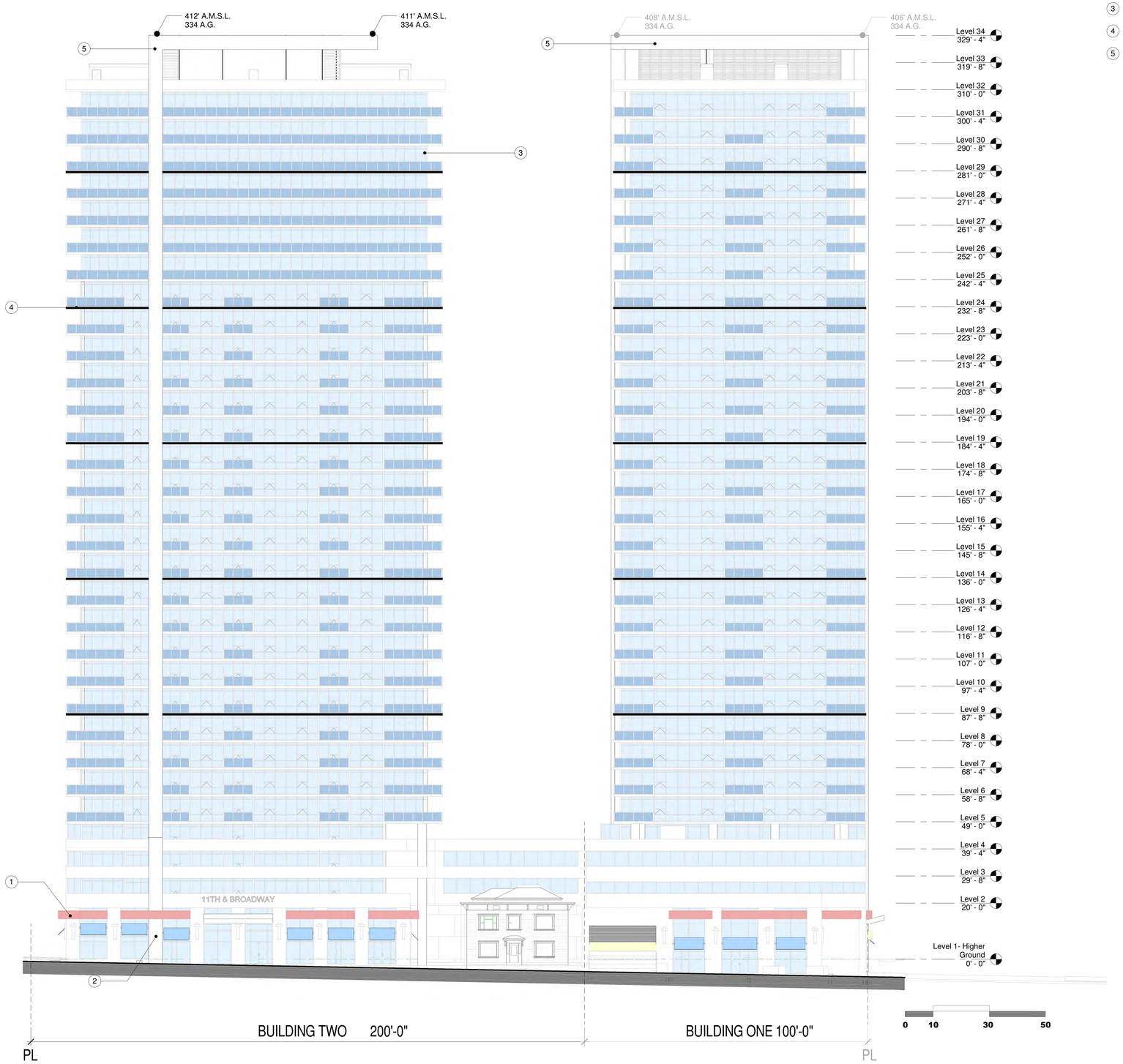

1 WEST ELEVATION

1/16" = 1'-0"

FAA ELEVATIONS & HIGH POINT CORNER LOCATIONS

ELEVATION MATERIALS

1. PORCELAIN CERAMIC BASE
2. MARBLE
3. GLAZING
4. HORIZONTAL BAND - KYNNAR COATED METAL
5. METAL PANEL - COLOR TO MATCH 2

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SHEET TITLE: BUILDING ELEVATIONS

DATE: FEB. 21, 2014

SCALE: As indicated

DRAWN BY: Author

JOB No: 3004

SHEET No: A22

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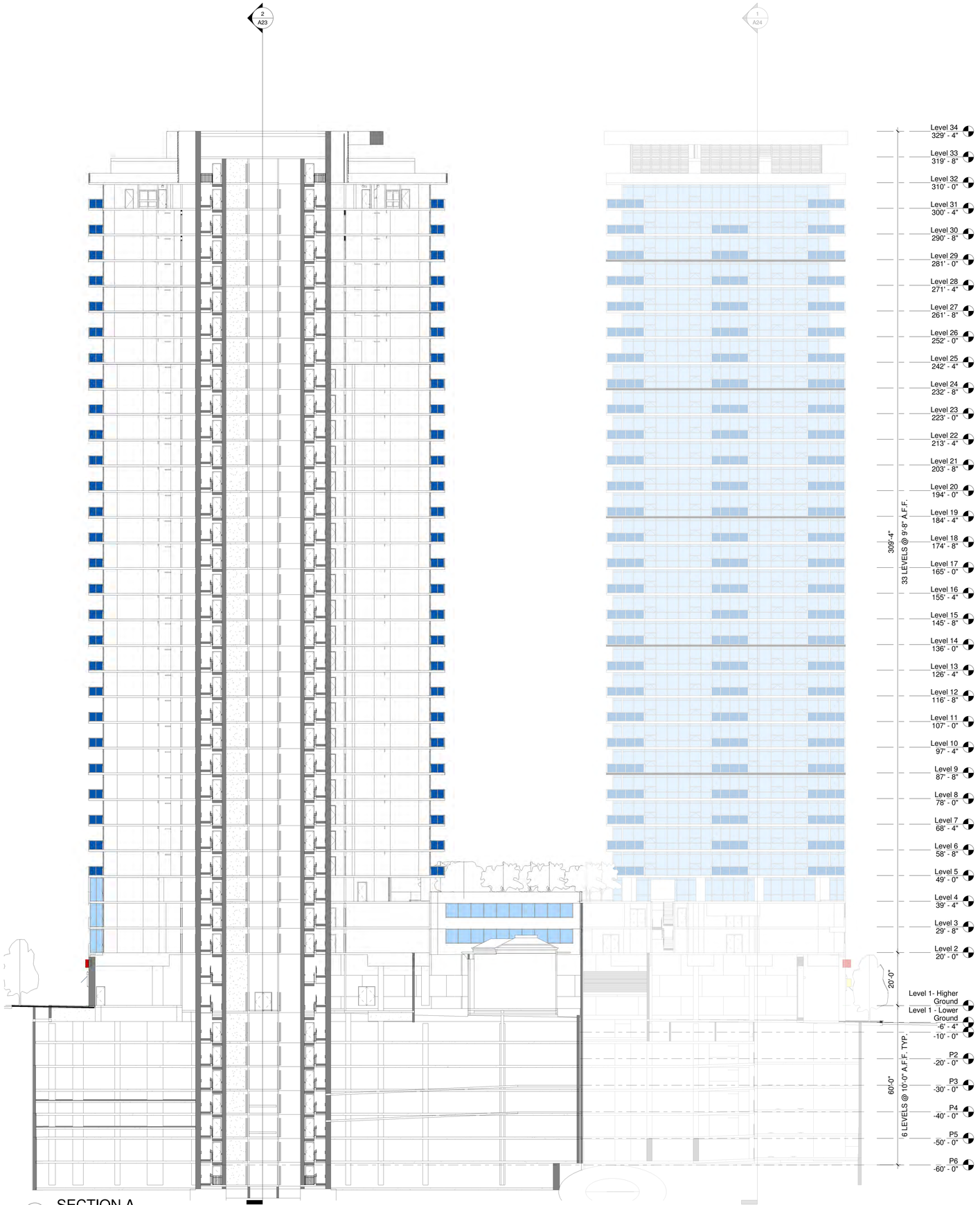
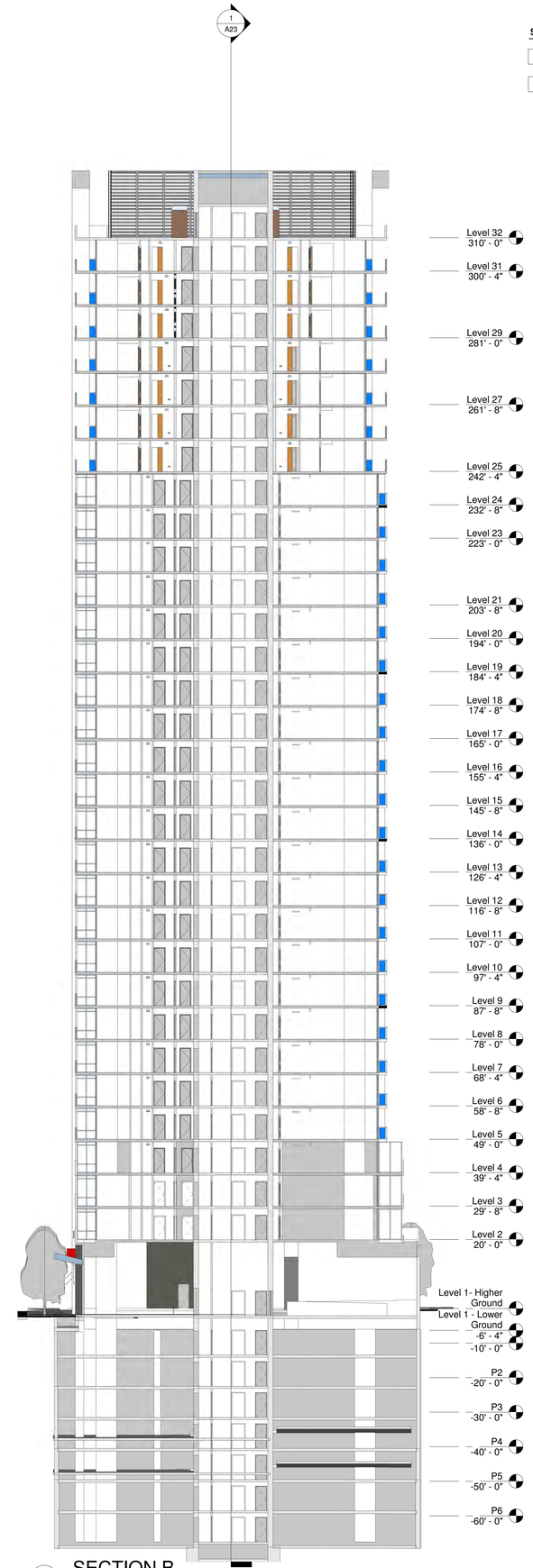


1 SECTION A

1/16" = 1'-0"



2 SECTION B

1/16" = 1'-0"

SECTION KEYNOTES

1 DESCRIPTION

2 DESCRIPTION

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SHEET TITLE: BUILDING SECTIONS

DATE: FEB. 21, 2014

SCALE: As indicated

DRAWN BY: Author

JOB No: 3004

SHEET No: A23

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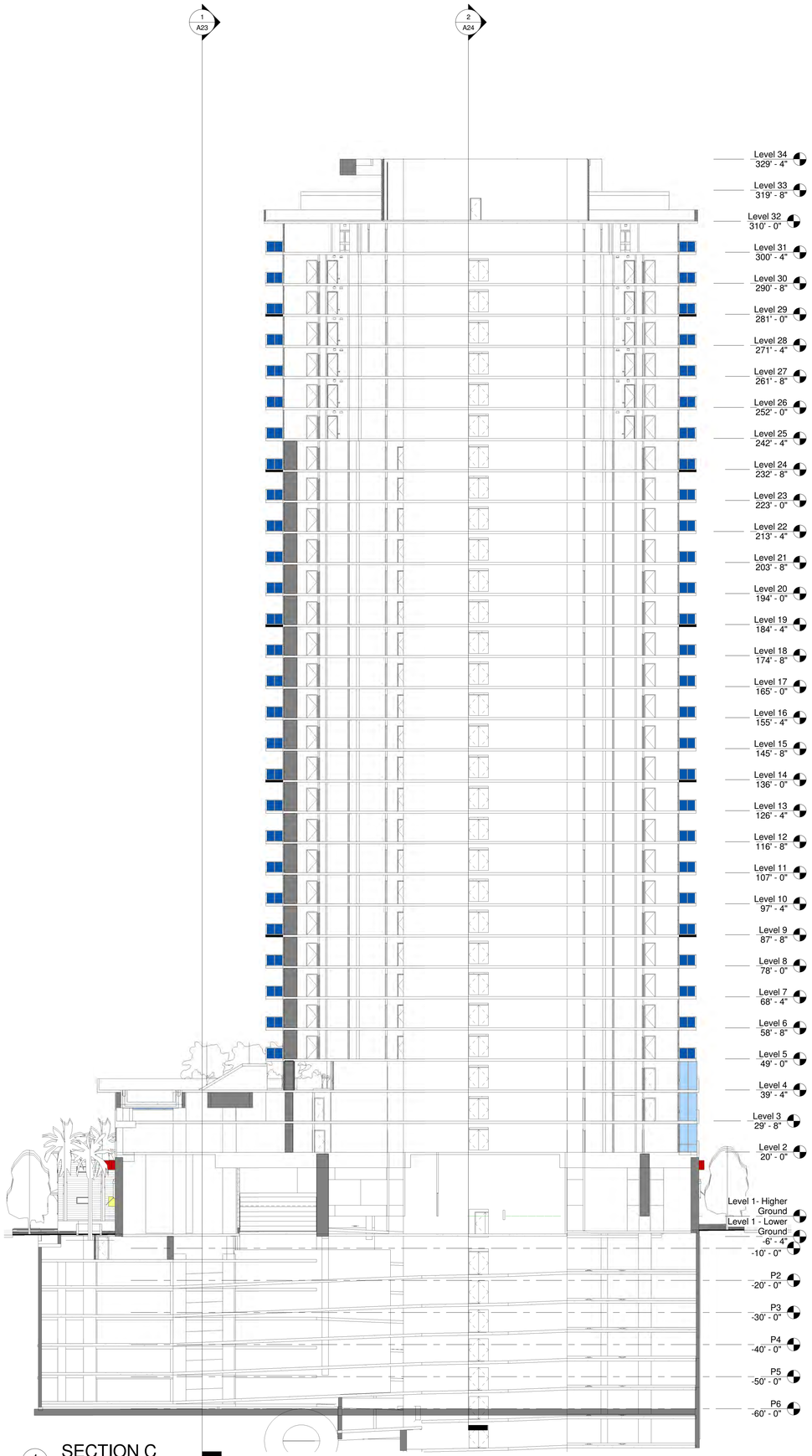
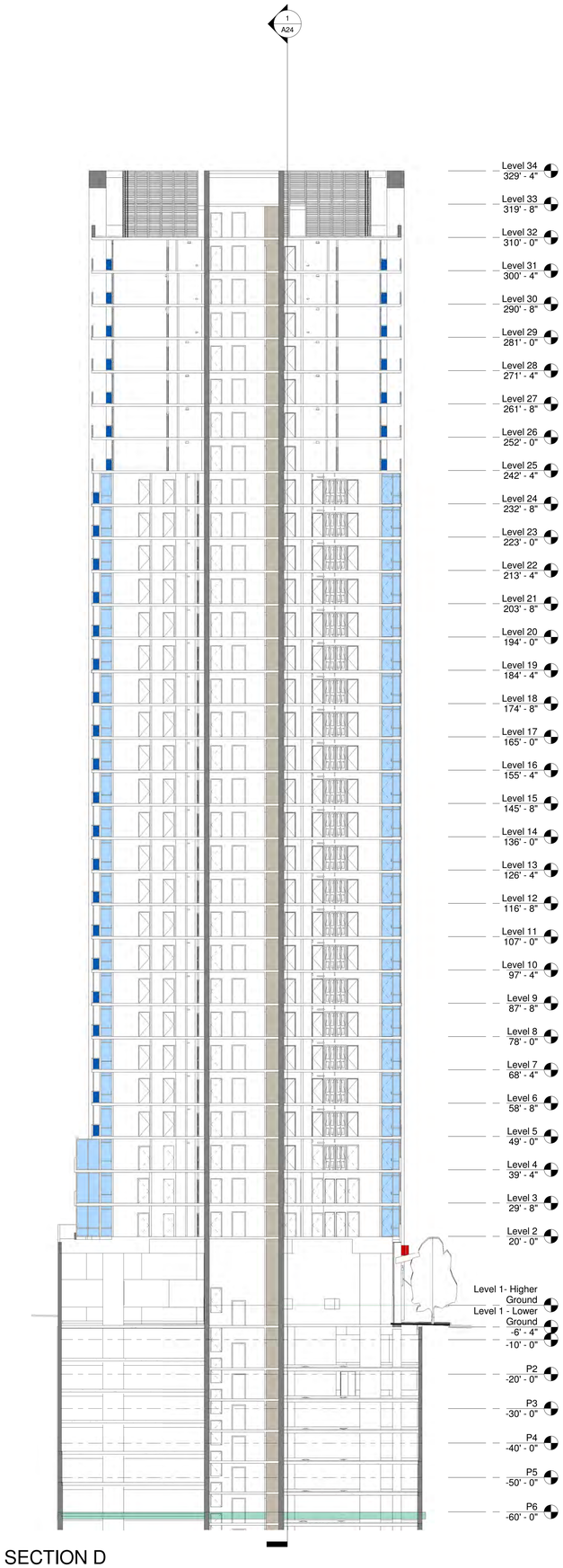


1 SECTION C

1/16" = 1'-0"



2 SECTION D

1/16" = 1'-0"

SECTION KEYNOTES

1 DESCRIPTION

2 DESCRIPTION

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SHEET TITLE: BUILDING SECTIONS

DATE: FEB. 21, 2014

SCALE: As indicated

DRAWN BY: Author

JOB No: 3004

SHEET No: A24

3004 2/20/2014 5:56:08 PM

1 ROOF PLAN

3/32" = 1'-0"

SUMMARY

TOTAL PROJECT ECO ROOF ABOVE 30'

2ND & 4TH FLOOR

550 SF. ECO WALKING SURFACE

4,258 S.F. ECO PLANTING

ROOF

7,614 S.F. ECO WALKING SURFACE (STABILIZED DG OR IMPERVIOUS PAVERS)

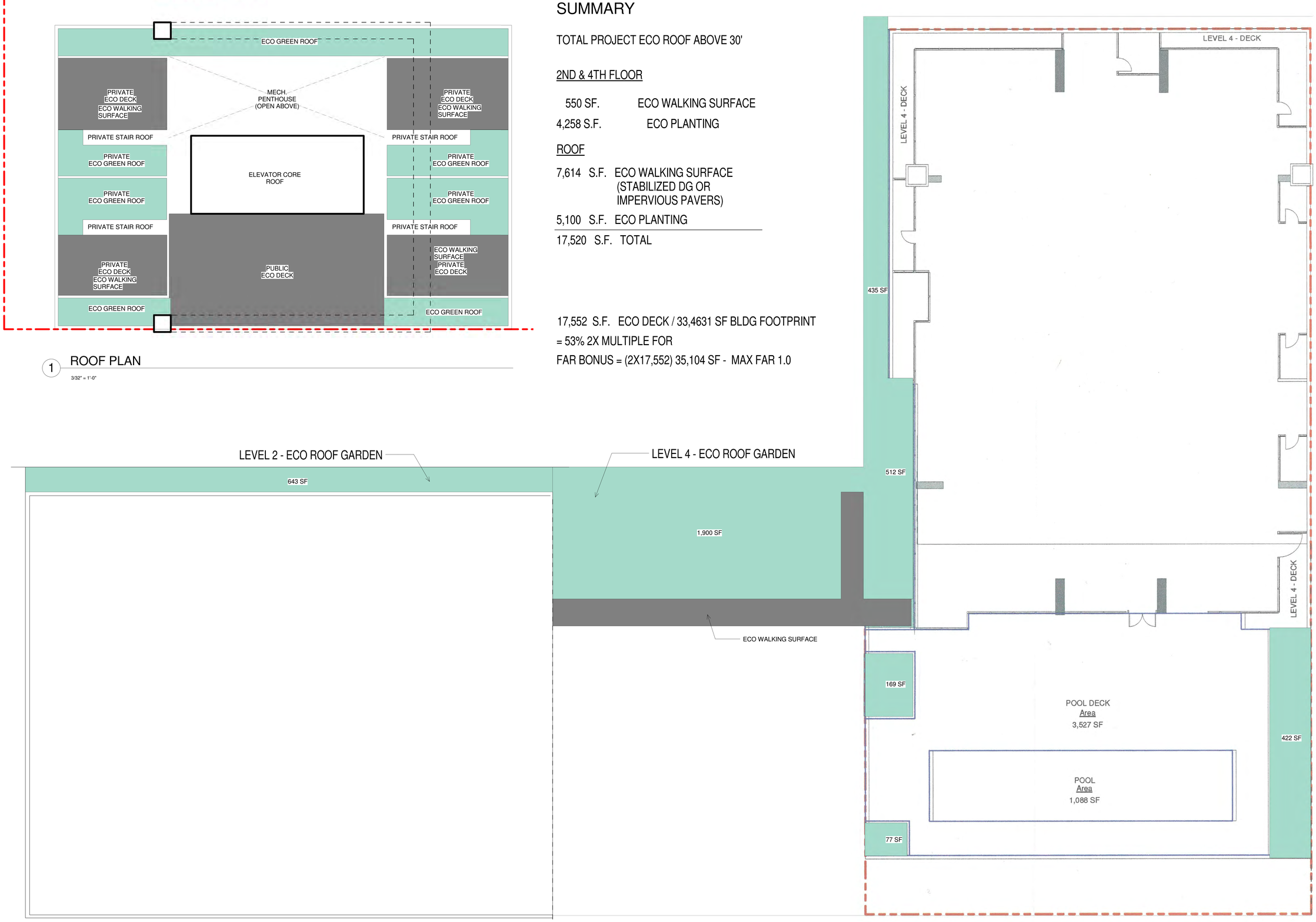
5,100 S.F. ECO PLANTING

17,520 S.F. TOTAL

17,552 S.F. ECO DECK / 33,4631 SF BLDG FOOTPRINT

= 53% 2X MULTIPLE FOR

FAR BONUS = (2X17,552) 35,104 SF - MAX FAR 1.0



2 Level 4 ECO ROOF

1/8" = 1'-0"

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SHEET TITLE: ECO ROOF EXHIBIT

DATE: FEB. 21, 2014

SCALE: As indicated

DRAWN BY: Author

JOB No: 3004

SHEET No: A25

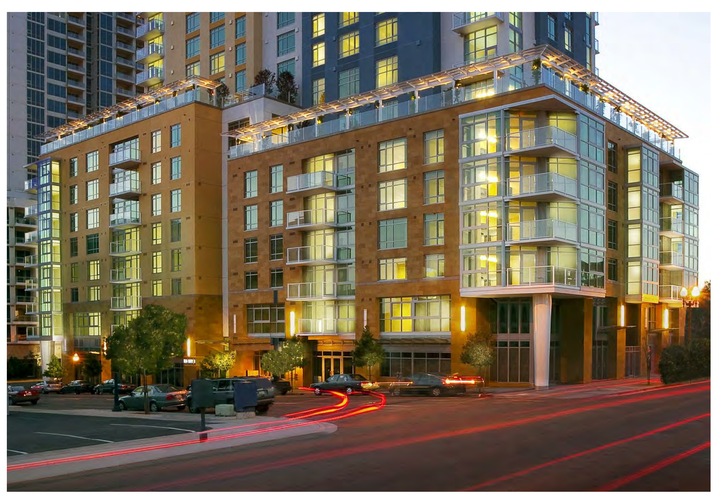
3004 2/24/2014 2:06:17 PM

1

2

3

4



5

6

7

EXAMPLES OF PINNACLE INTERNATINAL'S - WINDOW WALL BUILDINGS & EXAMPLES OF BASES & DETAILS

LEGEND: Window Wall buildings by Pinnacle International
1) The Pinnacle, Vancouver 2) Venus, Vancouver 3) Pinnacle, Toronto 4) Sapphire, Vancouver; Building Base By Martinez+Cutri Architects 5) TenFiftyB, San Diego 6) Cortez Blu, San Diego 7) M2i, San Diego

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SHEET TITLE: IMAGES OF SIMILAR PROJECTS / ELEMENTS

DATE: FEB. 21, 2014

SCALE:

DRAWN BY: Author

JOB No: 3004

SHEET No: A26

3004 2/20/2014 5:56:26 PM