

7th & MARKET

Development Permit Package

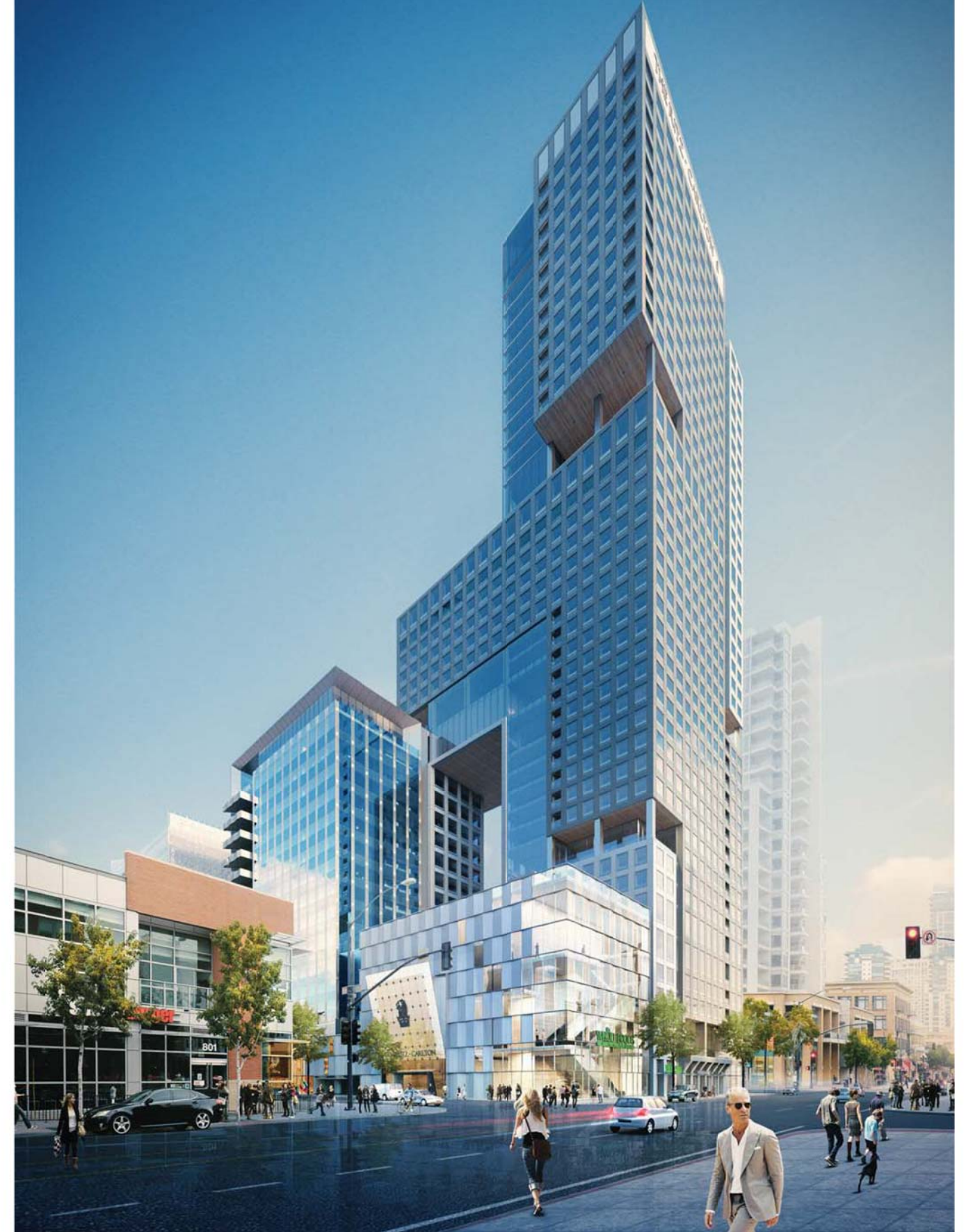
MIXED - RESIDENTIAL DEVELOPMENT, EAST VILLAGE
ADDRESS : 580 8th Avenue
Re-Submittal Date : April 04, 2016

CISTERRA 7TH & MARKET, LLC

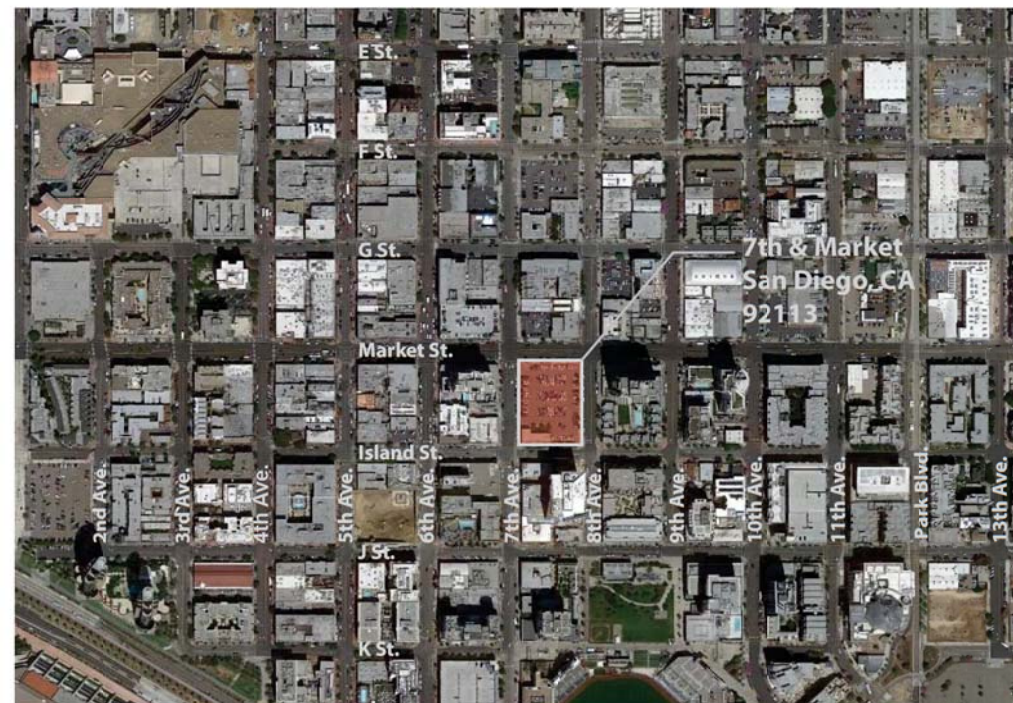
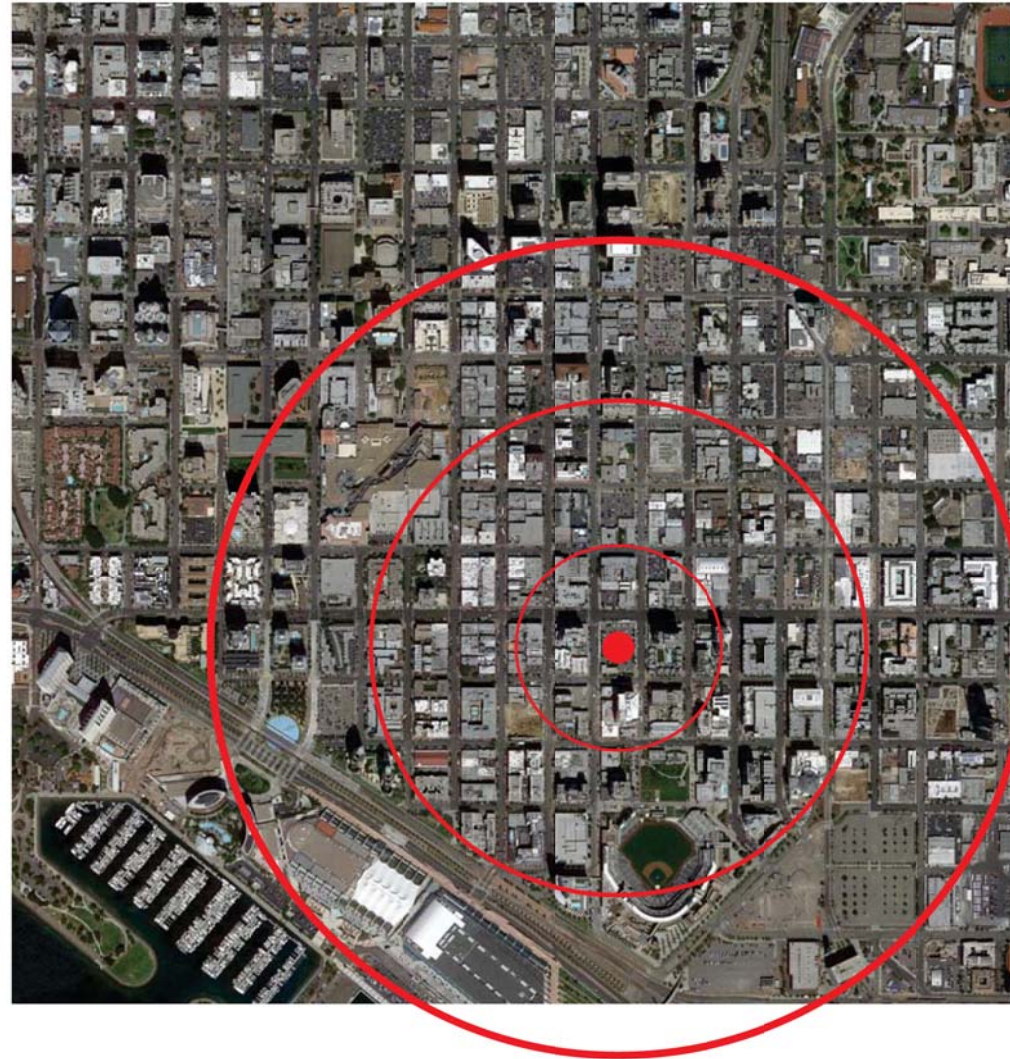
3580 Carmel Mountain Road, Suite 460 | San Diego, CA 92130
Contact: Jason Wood 619.615.0200

carrierjohnson + CULTURE

1301 3rd Ave | San Diego, CA 92101
Contact: Kevin Krumdieck 619.239.2353



PROJECT LOCATION



PROJECT ZONING

502 8TH AVENUE, SAN DIEGO, CA 92102

Neighborhood: East Village
Land Use: Employment/Residential/ mixed Use District
Overlays: Main street, limited vehicular access

PROJECT DESCRIPTION

NEW CONSTRUCTION, FULL BLOCK MIXED USE DEVELOPMENT, 39 STORY HIGH RISE COMPOSED OF 5 LEVELS OF BELOW GRADE PARKING, A GROUND LEVEL COMPRISED OF COMMERCIAL, RESIDENTIAL, HOTEL, AND AMENITY SPACES, 1 LEVEL OF COMMERCIAL, 3 LEVELS OF ABOVE GRADE PARKING AND 34 FLOORS OF RESIDENTIAL AND HOTEL IN TALLER TOWER AND 10 FLOORS OF OFFICE USE IN LOWER TOWER.

LEGAL DESCRIPTION

SEE DESCRIPTION GIVEN IN TOPOGRAPHIC SURVEY SHEET, T 0.6

YEAR CONSTRUCTED FOR ALL EXISTING STRUCTURES

501 7TH AVE. EXISTING 3 STORY SRO BUILT IN 1887. ASSESSOR, SAN DIEGO COUNTY. APN 535-112-0400. LOCAL HISTORIC RESOURCE DESIGNATION 2001, # SR 509

TOWER LOT COVERAGE

MAXIMUM ALLOWED LOT COVERAGE OF TOWER IS 50% = $60,136/2 = 30,068$ SF.
 RESIDENTIAL TOWER FOOTPRINT = 11,710 SF
 OFFICE TOWER FOOTPRINT = 15,413
 $30,068$ SF > $27,123$ SF O.K.

PROJECT TEAM

Developer
 Cisterra 7th & Market, LLC
 619.615.0200
Architect/Interior Designer
 Carrier Johnson + Culture
 619.239.2353
Structural Engineer
 KPFF Engineers
 619.521.8500
Mechanical Engineer
 MA Engineers
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Landscape Architects
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Traffic
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 951.681.9950
Green House gas
 Rincon
 951.681.9950
Environmental
 ACA, LLC
 760.744.3363
Geotechnical
 Construction Testing
 & Engineering
 760.746.4955

CONSTRUCTION TYPE

TYPE 1A FULLY SPRINKLERED BELOW GRADE PARKING
 TYPE 1A FULLY SPRINKLERED HIGH RISE BUILDING

OCCUPANCY CLASSIFICATION

R-2 MULTIFAMILY RESIDENTIAL
 A-3 RESIDENTIAL AMENITY SPACES & HOTEL
 B OFFICE
 M COMMERCIAL RETAIL
 S-2 PARKING GARAGE
 S-1 STORAGE

APPLICABLE BUILDING CODE

CBC 2013
 CITY OF SAN DIEGO MUNICIPAL CODE

PROPOSED BUILDING HEIGHT

39 STORIES HIGH RISE
 470' FROM DATUM (AVG OF HIGHEST/LOWEST GRADE)
 473' FROM ADJACENT LOWEST GRADE
 467' FROM ADJACENT HIGHEST GRADE

Note: FAA Determination of No Hazard received 02/08/16

REQUESTED DEVIATIONS

1. CCPDO Section 156.0310,(d),(3),(C) - Tower separation
2. CCPDO Section 156.0310,(d),(3),(B) - Maximum Tower Dimensions
3. CCPDO Section 156.0313,(1),(3) - Vehicular Access Driveway Separation
4. CCPDO Section 156.0313,(k) - Allows only regular parking spaces, propose to use 268 tandem spaces for residential, and hotel and shared parking

NEIGHBORHOOD USE PERMIT

1. Comprehensive sign plan. see sheets A8.2 - A8.6

DEVELOPMENT PERMIT PACKAGE INDEX

Cover Sheet

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- T0.2 Area Calculation & FAR Bonuses
- T0.2 A-F FAR diagrams
- T0.3 Vicinity Map
- T0.4 Photo Survey (1 of 2)
- T0.5 Photo Survey (2 of 2)
- T0.6 Topographic Survey
- T0.7 Green Building Incentive Checklist/ LEED Scorecard

A1.0 Site Plan.

- A2.0 Level B5 Plan (Parking)
- A2.1. Level B4 Plan (Parking)
- A2.2. Level B3 Plan (Parking)
- A2.3. Level B2 Plan (Parking)
- A2.4. Level B1 Plan (Parking, Hotel)
- A2.5. Level 1 Plan (Residential, Hotel, Office, Retail)
- A2.6. Level 2 Plan (Retail)
- A2.7. Level 3 Plan (Residential, Parking)
- A2.8. Level 4 Plan (Residential, Parking)
- A2.9. Level 5 Plan (Residential, Parking)
- A2.10. Level 6 Plan (Resid, Hotel, Office, Roof terrace)
- A2.11. Level 7 Plan (Residential, Office)
- A2.12. Level 8 Plan (Residential) & L8-14 (Office)
- A2.13. Level 9-10 Plan (Residential)
- A2.14. Level 11-17 Plan (Residential)
- A2.15. Level 18 Plan (Residential) & Level 15 (Office).
- A2.16. Level 19 Plan (Residential) & Level 16 (Mech. Penthouse)
- A2.17. Level 20 Plan (Hotel, Roof terrace)
- A2.18. Level 21 Plan (Hotel)
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- A2.23. Level 26 Plan (Hotel)
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- A2.25. Level 28 Plan (Residential, Roof Terrace)
- A2.26. Level 29 Plan (Residential)
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- A2.29. Composite Roof Plan

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- A3.4 West Elevation
- A3.5 North Enlarged Elevation
- A3.6 East Enlarged Elevation
- A3.7 Partial East Enlarged Elevation
- A3.8 Partial East Enlarged Elevation
- A3.9 Partial West Enlarged Elevation
- A3.10 Partial West Enlarged Elevation

- A4.1 Vicinity Elevations North
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- A5.1 North/South Building Section.
- A5.2 East/West Building Section.

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- A6.2 Rendering - 8th & Market (Daytime & Nighttime)
- A6.3 Rendering - 8th & Market Corner
- A6.4 Rendering - 8th & Island Corner
- A6.5 Rendering - 7th & Island Aerial & Massing Concept
- A6.6 Rendering - View from 7th & Market
- A6.7 Rendering - View from Petco Park

A7.1 Materials/ Color Board

- A8.1 Shadow Studies (Summer Solstice, Equinox, Winter Solstice)
- A8.2 Comprehensive Signage Elevations (West & North)
- A8.3 Comprehensive Signage Elevations (East & South)
- A8.4 Comprehensive Signage Elevations - Enlarged (West & East)
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- A9.1 Physical Model
- A9.2 Physical model

- L1.1 Urban Plaza Perspective View
- L1.2 Overall Landscape Plan - Full Block.
- L1.3 Streetscape Plan - Market & Island streets
- L1.4 Streetscape Plan - Hotel entrances
- L1.5 Streetscape Plan - 8th & 7th streets
- L1.6 Urban Plaza - Enlarged plan

Development Project Area Summary

Floor Level (Full floor GFA)	Use	Floor Area by Use		FAR of floor when multiple uses
		GFA (see footnote 1)	FAR (see footnote 2)	
B5	Parking (Below Grade)	66,243 SF		
B4	Parking (Below Grade)	61,903 SF		
B3	Parking (Below Grade)	61,903 SF		
B2	Parking (Below Grade)	61,903 SF		
B1	Parking & Services (Below Grade)	35,042 SF		
56,420 SF	Hotel Back of House	21,378 SF		
1 Street	Hotel Retail & Back of House (Hotel Use)	2,741 SF	1,893 SF	
	Public parking vertical circulation core	895 SF	Exemption C	
	Apartment & Condo Lobby & Core	4,203 SF	4,203 SF	
	Grocery Entry/lobby	4,884 SF	Exemption C	
	Hotel Lobby	7,324 SF	7,324 SF	
	Ballroom Prefunction	3,865 SF	3,865 SF	
	Ballroom	5,706 SF	5,706 SF	
	Public Parking Ramps	1,881 SF	Exemption C	
	Office Lobby & Core	3,414 SF	3,414 SF	
	Cafe (Office use)	1,004 SF	1,004 SF	
	Mechanical, Electrical, Utility	1,316 SF	1,316 SF	
	Shared Service	4,637 SF	4,637 SF	
	Office/public parking stair & shaft	446 SF	Exemption C	
	Covered urban plaza (not FAR since office use above)	0 SF	0 SF	
	Commercial Loading and Trash Room	3,694 SF	0 SF	
46,266 SF	Public Restrooms	256 SF	256 SF	33,618 SF
2	FAR)	28,496 SF	28,496 SF	
	Grocery mezzanine (1st flr Mezz exempt from FAR)	2,318 SF	Exemption D	
	Public parking vertical circulation	3,537 SF	Exemption C	
	Office/public parking stair & shaft	446 SF	Exemption C	
	affordable apartment/public parking stair	205 SF	Exemption C	
	Apartment Core	1,548 SF	1,548 SF	
39,955 SF	public parking access ramps	3,405 SF	Exemption C	30,044 SF
3	Affordable Housing	9,649 SF	9,649 SF	
	Office/public parking stair & shaft	207 SF	Exemption C	
51,105 SF	Public parking and circulation	41,249 SF	Exemption C	9,649 SF
4	Affordable Housing	9,649 SF	9,649 SF	
	Office/public parking stair & shaft	207 SF	Exemption C	
51,105 SF	Public parking and circulation	41,249 SF	Exemption C	9,649 SF
5	Affordable Housing	9,649 SF	9,649 SF	
	Office/public parking stair & shaft	207 SF	Exemption C	
51,105 SF	Public parking and circulation	41,249 SF	Exemption C	9,649 SF
6	Office	5,626 SF	5,626 SF	
	Hotel Amenity, spa, fitness, express elevs	15,117 SF	15,117 SF	
	Hotel special events stair and elevators	450 SF	450 SF	
	Apartment amenity, core	3,871 SF	3,871 SF	
27,714 SF	office core	2,650 SF	2,650 SF	27,714 SF
7	Office	15,553 SF	15,553 SF	
	Affordable Housing	11,710 SF	11,710 SF	
27,263 SF	Apartment	0 SF	0 SF	27,263 SF
8	Office	15,553 SF	15,553 SF	
	Affordable Housing	0 SF	0 SF	
27,263 SF	Apartment	11,710 SF	11,710 SF	27,263 SF
9	Office	15,553 SF	15,553 SF	
26,490 SF	Apartment (large NE balcony does not count as GFA)	10,937 SF	10,937 SF	26,490 SF
10	Office	15,553 SF	15,553 SF	
26,490 SF	Apartment (large NE balcony does not count as GFA)	10,937 SF	10,937 SF	26,490 SF
11	Office	15,553 SF	15,553 SF	
27,263 SF	Apartment	11,710 SF	11,710 SF	27,263 SF
12	Office	15,553 SF	15,553 SF	
27,263 SF	Apartment	11,710 SF	11,710 SF	27,263 SF
13	Office	15,553 SF	15,553 SF	
27,263 SF	Apartment	11,710 SF	11,710 SF	27,263 SF
14	Office	15,553 SF	15,553 SF	
27,263 SF	Apartment	11,710 SF	11,710 SF	27,263 SF
15	Office	15,553 SF	15,553 SF	
27,263 SF	Apartment	11,710 SF	11,710 SF	27,263 SF
16	Office mechanical/elevator penthouse	8,037 SF	Exemption E	
19,747 SF	Apartment	11,710 SF	11,710 SF	11,710 SF
17	Apartment	11,710 SF	11,710 SF	
18	Apartment	11,710 SF	11,710 SF	
19	Apartment (large NW balcony does not count as GFA)	10,042 SF	10,042 SF	
	Hotel structural understorey (not an occupiable flr)	0 SF	0 SF	
10,566 SF	Mechanical	524 SF	524 SF	10,566 SF
20	Hotel Lobby and Amenity	9,384 SF	9,384 SF	
	Terrace stair/elevator core and food service pavilion	880 SF	880 SF	
	Service kitchen/core	6,639 SF	6,639 SF	
16,903 SF	Hotel covered terraces	0 SF	0 SF	16,903 SF
21	Hotel	11,995 SF	11,995 SF	
12,204 SF	Hotel south stair	209 SF	209 SF	12,204 SF
22	Hotel	18,070 SF	18,070 SF	
23	Hotel	18,070 SF	18,070 SF	
24	Hotel	18,070 SF	18,070 SF	
25	Hotel	18,070 SF	18,070 SF	
26	Hotel	18,070 SF	18,070 SF	
27	Hotel	18,070 SF	18,070 SF	
28	Condo - roof deck not included	8,660 SF	8,660 SF	
10,702 SF	Condominium Amenity	2,042 SF	2,042 SF	10,702 SF
29	Condo	9,708 SF	9,708 SF	
30	Condo	11,935 SF	11,935 SF	
31	Condo	11,935 SF	11,935 SF	
32	Condo	11,935 SF	11,935 SF	
33	Condo	11,935 SF	11,935 SF	
34	Condo	11,935 SF	11,935 SF	
35	Condo	11,935 SF	11,935 SF	
36	Condo	11,935 SF	11,935 SF	
37	Condo	11,935 SF	11,935 SF	
38	Condo	11,935 SF	11,935 SF	
39	Condo	11,935 SF	11,935 SF	
Penthouse	Mechanical/ cooling tower	5,401 SF	Exemption E	
NEW CONSTRUCTION SUB-TOTAL		1,155,864 SF		
EXISTING CLERMONT HOTEL AREA TOTAL		11,574 SF	Exemption B	
DEVELOPMENT PROJECT AREA TOTAL		1,167,438 SF	687,127 SF	

FOOTNOTES:
 1. Total GFA does not include balconies that meet SD Municipal Code Chapter 11, Article 3, Division 2, diagrams 113-02N and 113-02O. GFA also does not include the urban open plaza, or roof terraces as they are not enclosed space.
 2. Exemptions: A. Main Commercial street retail - Section 156.0309(f)(4); B. Historic Resource - Section 156.0309(f)(1); C. Public Parking - Section 156.0309(f)(3); D. Mezzanine (Section 156.0305(d)); E. Mech Penthouse - Section 156.0305(e)
 3. Three bedroom bonus reqts are met by the proposed design approach - see development application attachment 2, and spreadsheet on T0.3 for more detail.

updated 03/28/2016

New Construction Area Summary		GFA	FAR
Parking			
Below Grade		286,994 SF	0 SF
Above Grade		133,465 SF	0 SF
Total Parking Area		420,459 SF	0 SF
Office			
Office Lobby & Cafe		4,418 SF	4,418 SF
Office tenant floors		148,253 SF	148,253 SF
Office Service & Mechanical + public restrooms + south stair (m1-5)		3,269 SF	1,756 SF
Total Office Area		155,940 SF	154,427 SF
Apartment			
Apartment Lobby and Amenity		5,973 SF	5,973 SF
Apartment		138,854 SF	138,854 SF
Apartment Service & Mechanical		1,824 SF	1,824 SF
Total Apartment Area		146,651 SF	146,651 SF
Affordable Housing			
Affordable Lobby		2,102 SF	2,102 SF
Affordable Housing		40,657 SF	40,657 SF
Affordable Service & Mechanical		353 SF	353 SF
Total Affordable Housing Area		43,112 SF	43,112 SF
Hotel			
Hotel Lobby and Amenity		39,794 SF	39,794 SF
Hotel Retail		2,741 SF	1,893 SF
Hotel Ballrooms		9,571 SF	9,571 SF
Hotel Back of House (below grade)		21,378 SF	0 SF
Hotel		120,624 SF	120,624 SF
Hotel Service & Mechanical		1,500 SF	1,500 SF
Total Hotel Area		195,608 SF	173,382 SF
Condo			
Condo Lobby and Amenity		2,042 SF	2,042 SF
Condo		137,718 SF	137,718 SF
Condo Service & Mechanical		1,300 SF	1,300 SF
Total Condo Area		141,060 SF	141,060 SF
Commercial Tenant (Grocer)			
Hotel Mechanical (Roof-top)		39,597 SF	28,496 SF
Covered Urban Plaza		13,438 SF	0 SF
New Construction Area Total		1,155,864 SF	687,127 SF
New Construction Area Above Grade		859,066 SF	

FAR Chart	Base 6 FAR	Extra 4 FAR	Bonus FAR	Total SF
Hotel	0	173,382	0	173,382
Retail	0	28,496	0	28,496
Office	115,753	38,674	0	154,427
Affordable	43,112	0	0	43,112
Market Rate	146,651	0	0	146,651
Condos	55,312	0	85,748	141,060
Service	0	0	0	0
Mechanical	0	0	0	0
Totals	360,828 SF	240,552 SF	85,748 SF	687,128 SF
	360,828	240,552		

FAR BONUS CALCULATIONS		
AFFORDABLE HOUSING BONUS	GFA (SQ.FT.)	FAR AMOUNT
BASE RESIDENTIAL	245,075 SF	4.08
AFFORD. RESID. BONUS - 35%	85,776 SF	1.43
TOTAL RESIDENTIAL	330,851 SF	5.50
OTHER FAR BONUSES		
URBAN OPEN SPACE - 0.5	30,069 SF	0.50
10% 3 BDPM UNITS (See footnote 3)	15,035 SF	0.25
PUBLIC PARKING MAX 2.25	135,311 SF	2.25
LEED SILVER - 1	60,138 SF	1.00
TOTAL FAR BONUSES	240,552 SF	4.00
(Excluding Residential)		
BASE FAR	360,828 SF	6.00
Total FAR	687,156 SF	11.43

OFF STREET PARKING REQUIREMENTS

as of 02/12/16

PRIVATE USES	PDO REQD. SPACES	SPACES PROVIDED	SPACES BEYOND PDO	BURIED TANDEM SPACES	NOTES
Market Rate Apartments	1.0 / unit	125	204	79	79 Req'd spaces are full size and self parked
Residential (Market Rate) Guest	1/30 units	7	7	0	0 Req'd spaces are full size and self parked
Condomiums (valet parked)	1.0 / unit	59	94	35	45 13 buried tandems are full size, so the 59 req'd spaces are all full size
Affordable Apartments	per table 142-05D	15	15	0	0 Req'd spaces are full size and self parked
Affordable - Visitor & staff	per table 142-05D	8	8	0	0 Req'd spaces are full size and self parked
Retail	1 / 1,000 sq.ft.	41	41	0	0 Req'd spaces are full size and self parked
Office	1.5 / 1,000 sq.ft.	243	243	0	0 Req'd spaces are full size and self parked
Hotel (valet parked)	0.3 / guest room	46	46	0	23 23 buried tandems are full size, so the 46 req'd spaces are all full size
SUBTOTAL		544	658	114	147
Public Parking		200	229		
GRAND TOTAL		744	887	114	147

OFF STREET PARKING DISTRIBUTION

BELOW GRADE PARKING								
FLOOR LEVEL	MR APART. & GUEST	AFFORD. APART. & VISITOR/STAFF	CONDOS	OFFICE	HOTEL	RETAIL	TOTAL SPACES	BURIED TANDEM
B5	109	15		22	16		162	40
B4	60			85	16		161	38
B3	19	8	36	77	14		154	34
B2	23		51	52		27	153	33
B1			7	7		14	28	2
SUBTOTAL	211	23	94	243	46	41	658	147

ABOVE GRADE PARKING

FLOOR LEVEL	REQD. PUBLIC PARKING	PROVIDED PUBLIC PARKING
3		65
4		80
5		84
SUBTOTAL	200	229

TOTAL PARKING PROVIDED	887
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MOTORCYCLE PARKING

USE	REQUIRED	PROVIDED	
Residential	1/20 units X 218	11	12
Retail	1 per 20 parking spaces	2	2
Office	1 per 20 parking spaces	12	12
Hotel	1 per 20 parking spaces	3	3
public	1 per 20 parking spaces	10	26
Totals		38	55

BICYCLE PARKING

USE	REQUIRED	PROVIDED	
Residential	1 per 5 du	44	88
Retail	1 per 20 parking spaces	2	3
Office	1 per 20 parking spaces	12	20
Hotel	1 per 20 parking spaces	3	3
public	1 per 20 parking spaces	10	10

PARKING STORAGE

FLOOR LEVEL	STORAGE SPACES
B5	72
B4	40
B3	52
B2	50
B1	5
Totals	219

Room Areas - For calculations of 3 bedroom bonus - Per PDO

Room Types	Affordable				Market Rate				Condos				Hotel				Total Rooms per Floor
	studio	1 bed	2 bed	3 bed	studio	1 bed	2 bed	3 bed	studio	1 bed	2 bed	3 bed	Guest-room	Executiv e Suite	Delux Suite	Ritz Carlton Suite	
level 1																	
level 2																	
level 3	472	620	841	1265													
level 4	472	620	841	1265													
level 5	472	620	841	1265													
level 6	472	620	841	1265													
level 7	472	577	820	1200													
level 8					500	650	950	1224									
level 9					500	650	950	1224									
level 10					500	650	950	1224									
level 11					500	650	950	1224									
level 12					500	650	950	1224									
level 13					500	650	950	1224									
level 14					500	650	950	1224									
level 15					500	650	950	1224									
level 16					500	650	950	1224									
level 17					500	650	950	1224									
level 18					500	650	950	1224									
level 19					600	824	1100										
level 20					600	824	1100										
level 21												11	2				
level 22												22	2				
level 23												22	2				
level 24												22	2				
level 25												22	2				
level 26												21	1	1			
level 27												19	1				
level 28																	
level 29																	
level 30																	
level 31																	
level 32																	
level 33																	
level 34																	
level 35																	
level 36																	
level 37																	
level 38																	
level 39																	
Totals	1888	6105	13223	6195	10126	28886	42185	20216	0	12062	73381	23650	139	12	1	1	
Count	4	10	15	5	20	44	44	17	0	10	38	11	139	12	1	1	153

Room Types

Room Types	Affordable				Market Rate				Condos				Hotel				Total Rooms per Floor			
	studio	1 bed	2 bed	3 bed	studio	1 bed	2 bed	3 bed	studio	1 bed	2 bed	3 bed	Guest-room	Executiv e Suite	Delux Suite	Ritz Carlton Suite				
level 1																				
level 2																				
level 3	1	1	4	1																
level 4	1	2	4	1																
level 5	1	2	4	1																
level 6																				
level 7	1	5	3	2																
level 8					2	4	4	1												
level 9					1	3	4	1												
level 10					1	3	3	1												
level 11					2	4	4	1												
level 12					2	4	4	1												
level 13					2	4	4	1												
level 14					2	4	4	1												
level 15					2	4	4	1												
level 16					2	4	4	1												
level 17					2	4	4	1												
level 18					2	4	4	1												
level 19					0	2	1	6												
level 20																				
level 21													11	2			13			
level 22													22	2			24			
level 23													22	2			24			
level 24													22	2			24			
level 25													22	2			24			
level 26													21	1	1		23			
level 27													19	1			21			
level 28									1	3										
level 29									1	3										
level 30										5										
level 31										5										
level 32									1	3	1									
level 33									1	3	1									
level 34									1	3	1									
level 35									1	3	1									
level 36									1	3	1									
level 37									1	3	1									
level 38									1	3	1									
level 39									1	1	4									
Floor Totals	4	10	15	5	20	44	44	17	0	10	38	11	139	12	1	1	153			
Grand total each use							34				125						59			153

Affordable Average
 - Studio = 472 sf
 - 1 Bed = 610 sf
 - 2 Bed = 882 sf
 - 3 Bed = 1239 sf

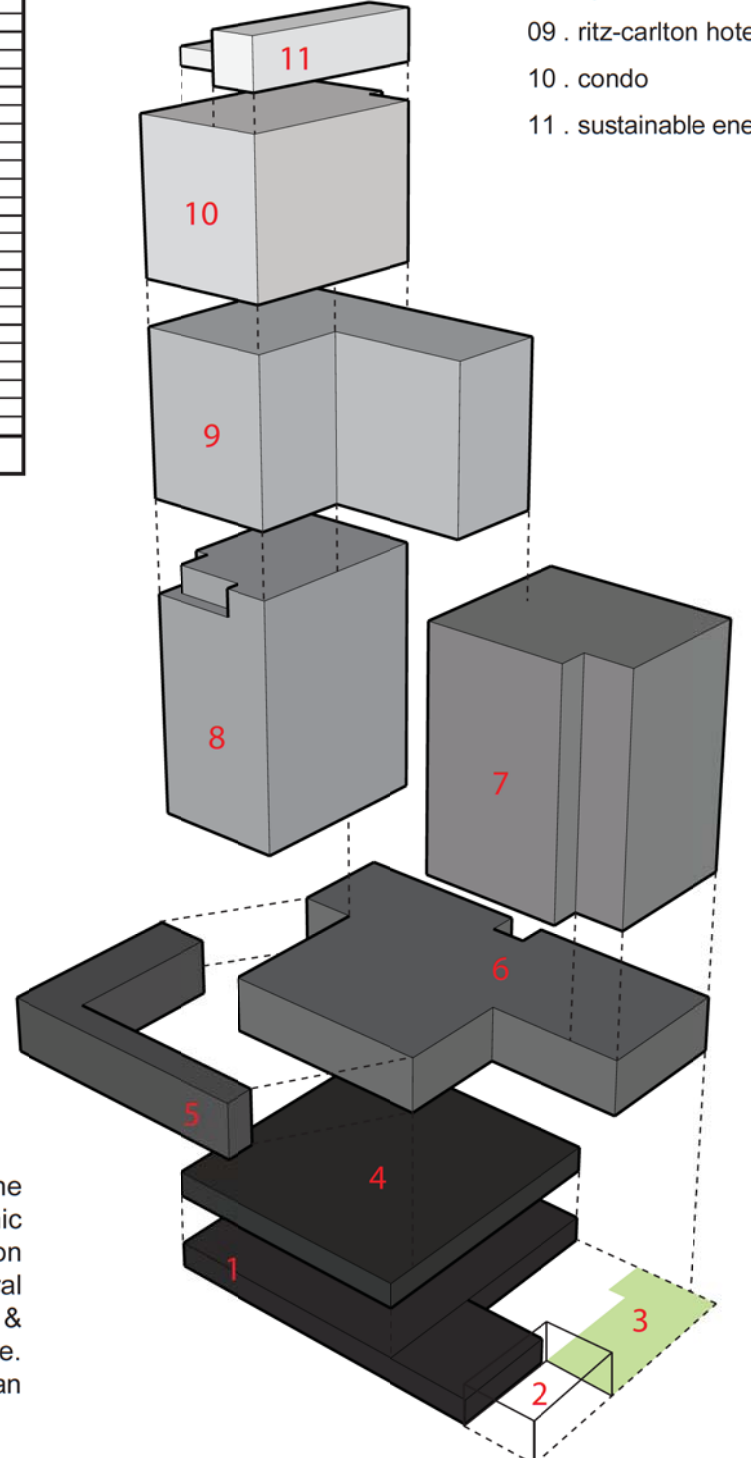
Market Rate Average
 - Studio = 506 sf
 - 1 Bed = 652 sf
 - 2 Bed = 958 sf
 - 3 Bed = 1189 sf

Condo Average
 - 1 Bed = 1206 sf
 - 2 Bed = 1931 sf
 - 3 Bed = 2150 sf

Cisterra believes in the importance of good design, both for the benefit of the project and for the enhancements it provides to the mosaic of the city. The design of this tower will create an iconic structure to anchor the East Village and enhance the overall design quality of the city. Carrier Johnson + Culture has developed a concept with striking visual character that clearly expresses the structural building components while seamlessly integrating sustainable design practices, sensitive massing & proportions, and thoughtful movement of goods & people all while enhancing the existing cityscape. Good design goes well beyond design aesthetic but embodies functionality, sustainability and urban integration. This project does all these things and more.

"vertical city"

- 01 . lobbies & service
- 02 . clermont hotel (e)
- 03 . public open space
- 04 . gourmet grocery
- 05 . affordable housing
- 06 . public parking
- 07 . office
- 08 . apartment
- 09 . ritz-carlton hotel
- 10 . condo
- 11 . sustainable energy center



FAR BREAKDOWN

LEGEND

EXEMPT FROM FAR



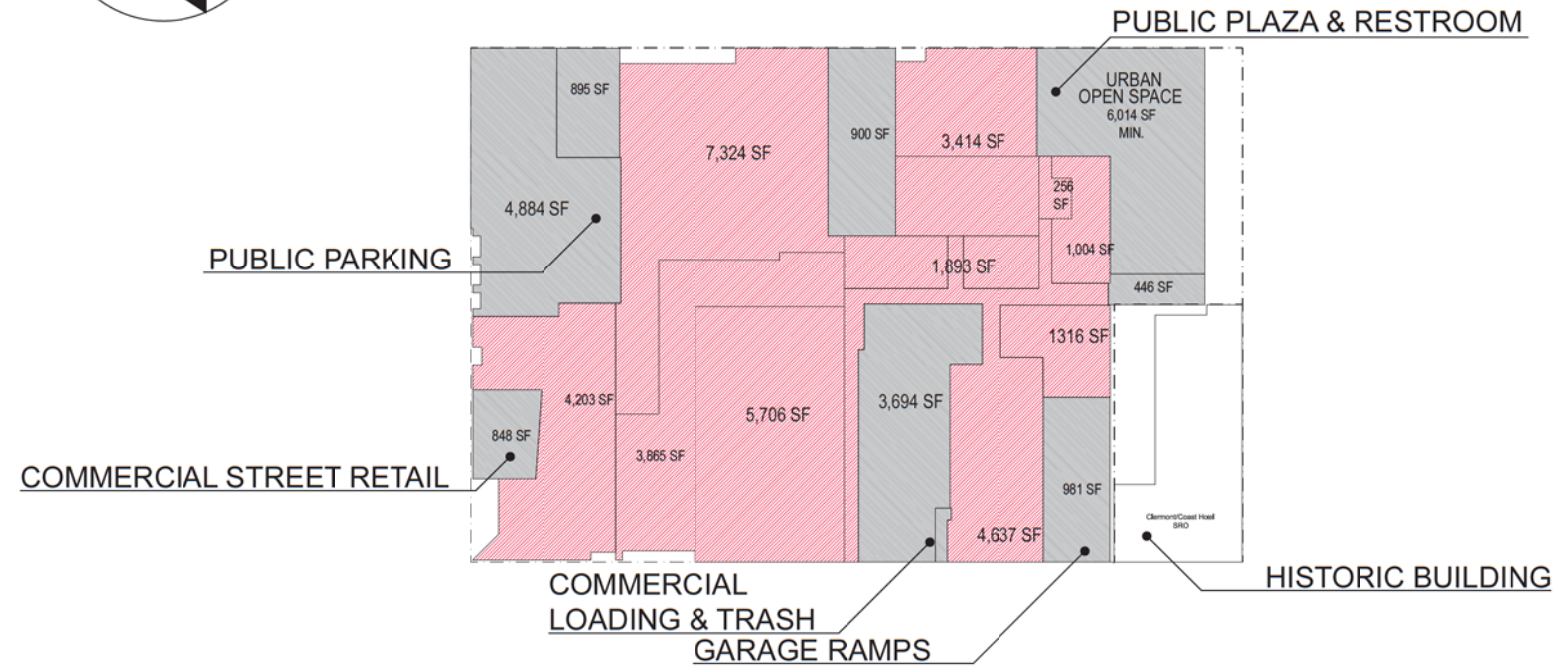
INCLUDED IN FAR



LEVEL 1

GFA: 46,613

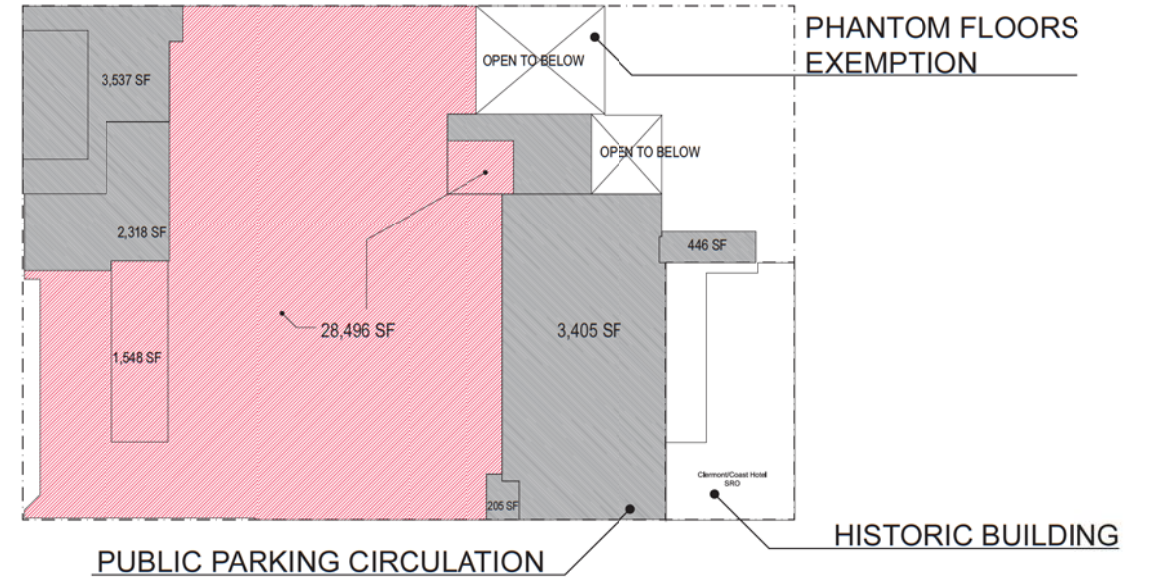
FAR: 37,659



LEVEL 2

GFA: 39,955

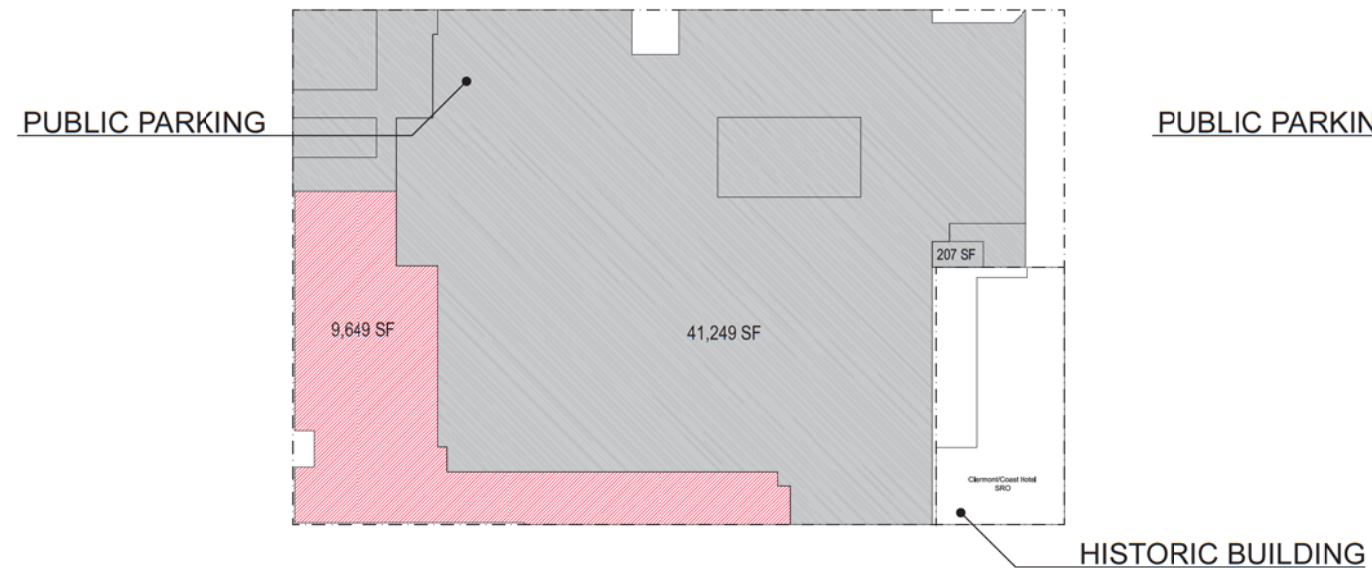
FAR: 30,044



LEVEL 3

GFA: 50,898

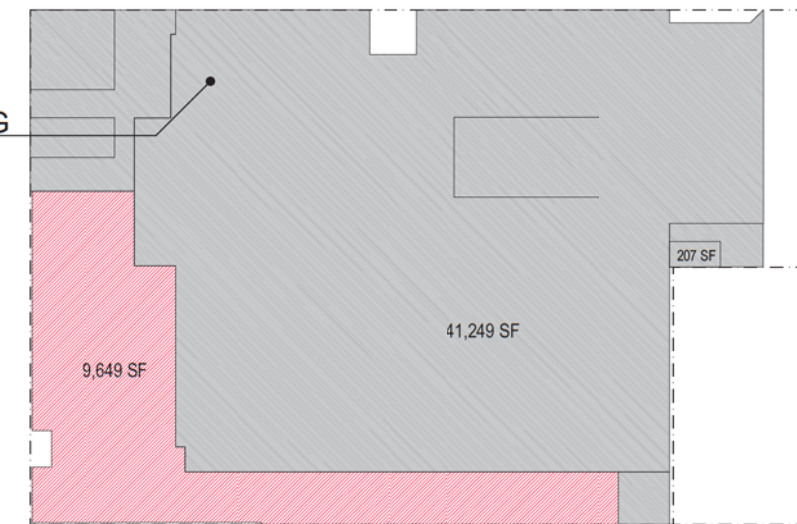
FAR: 9,649



LEVEL 4

GFA: 50,898

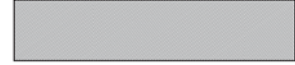
FAR: 9,649



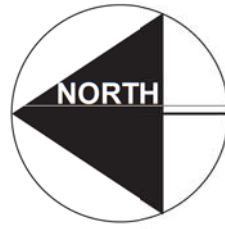
FAR BREAKDOWN

LEGEND

EXEMPT FROM FAR



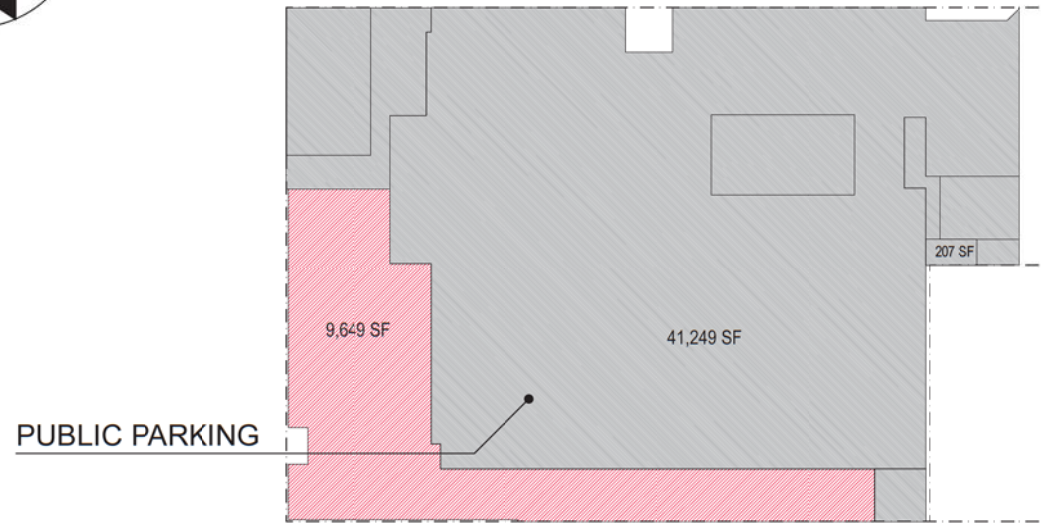
INCLUDED IN FAR



LEVEL 5

GFA: 50,898

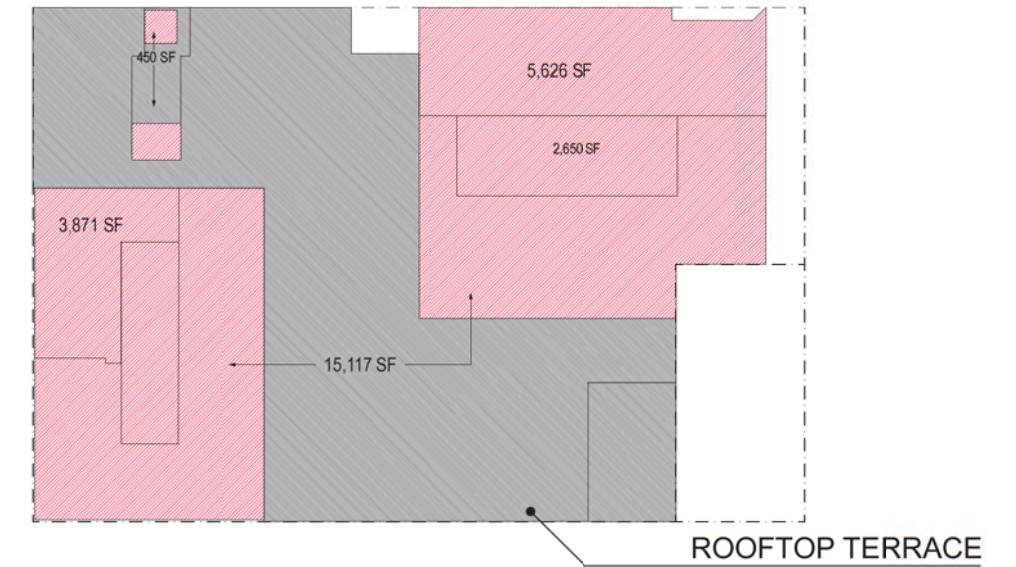
FAR: 9,649



LEVEL 6

GFA: 27,714

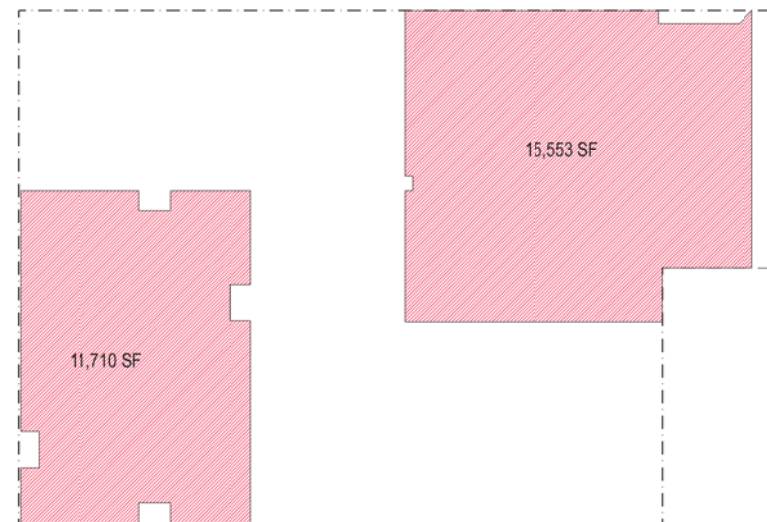
FAR: 27,714



LEVEL 7

GFA: 27,263

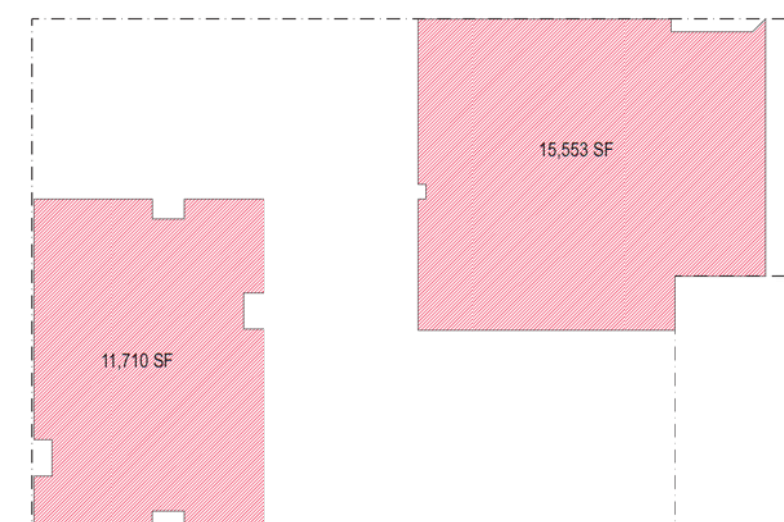
FAR: 27,263



LEVEL 8

GFA: 27,263

FAR: 27,263



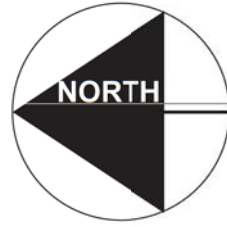
FAR BREAKDOWN

LEGEND

EXEMPT FROM FAR



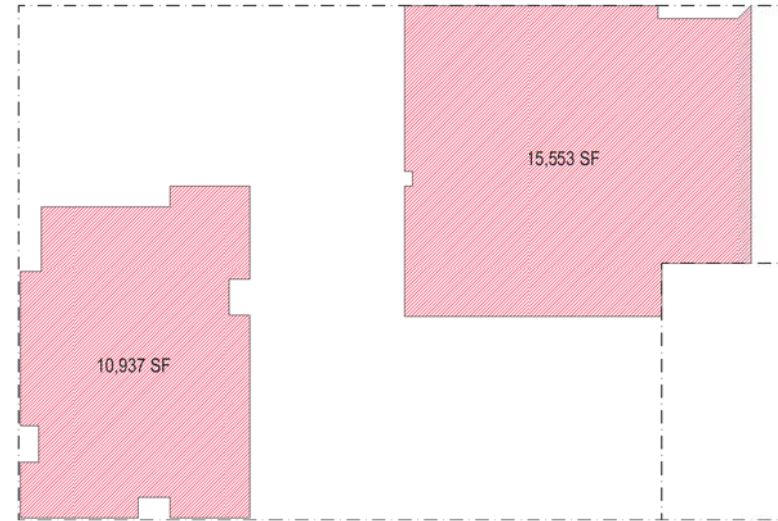
INCLUDED IN FAR



LEVEL 9-10

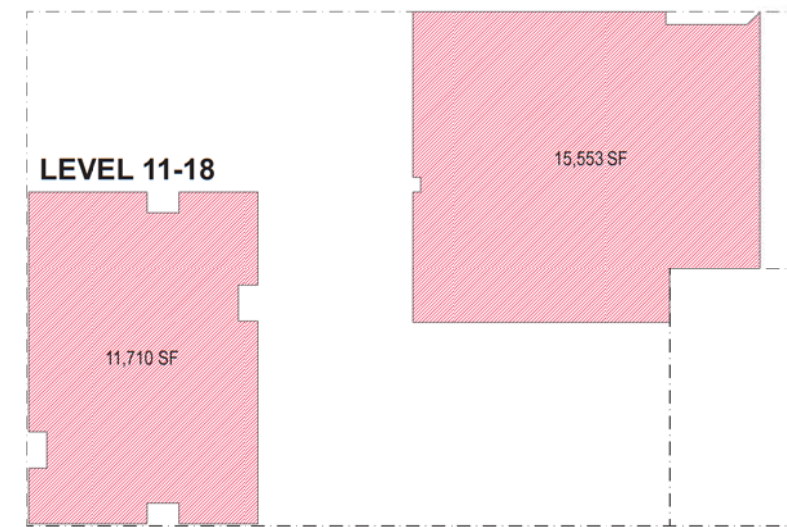
GFA: 26,490

OFFICE FAR: 15,553
APARTMENT FAR: 10,937



GFA: 27,263

OFFICE FAR: 15,553
APARTMENT FAR: 11,710
OFFICE 11-15

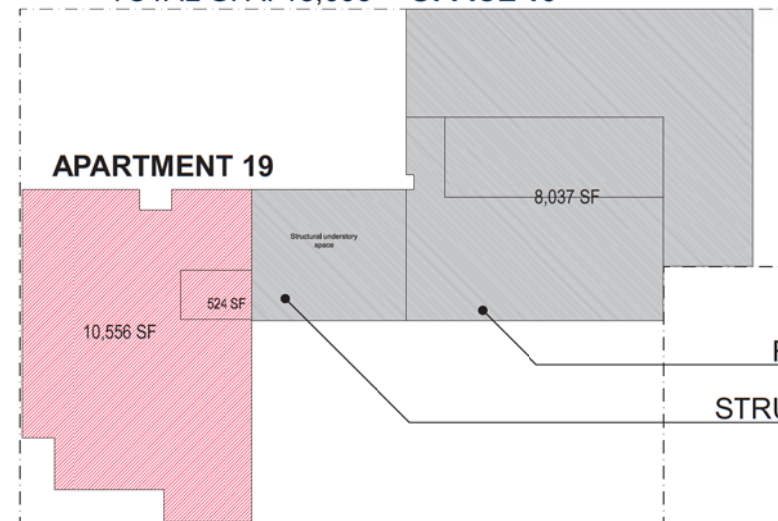


LEVEL 19

APARTMENT GFA: 10,566
OFFICE GFA: 8,037
TOTAL GFA: 18,603

OFFICE 16

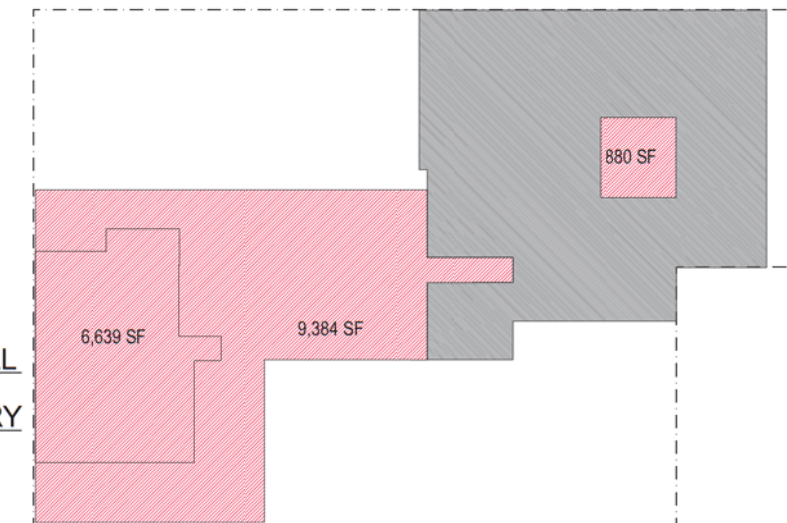
APARTMENT FAR: 10,566
OFFICE FAR: 0



-ROOFTOP TERRACE LEVEL 20

GFA: 16,903

FAR: 16,903



FAR BREAKDOWN

LEGEND

EXEMPT FROM FAR



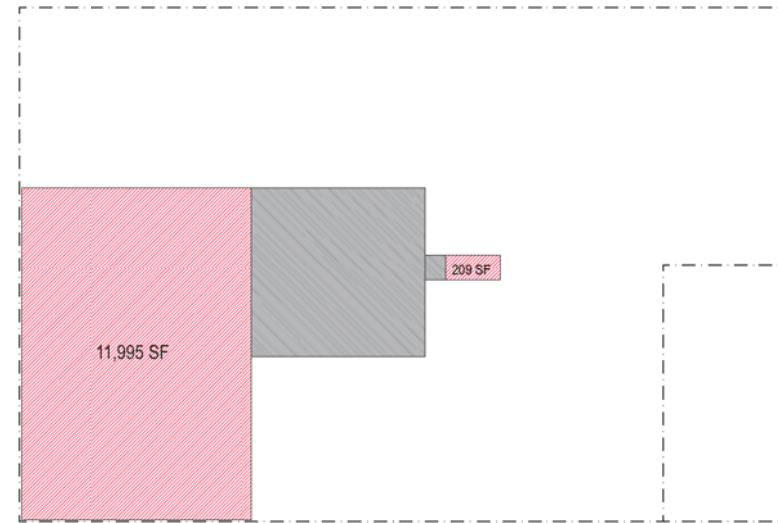
INCLUDED IN FAR



LEVEL 21

GFA: 12,204

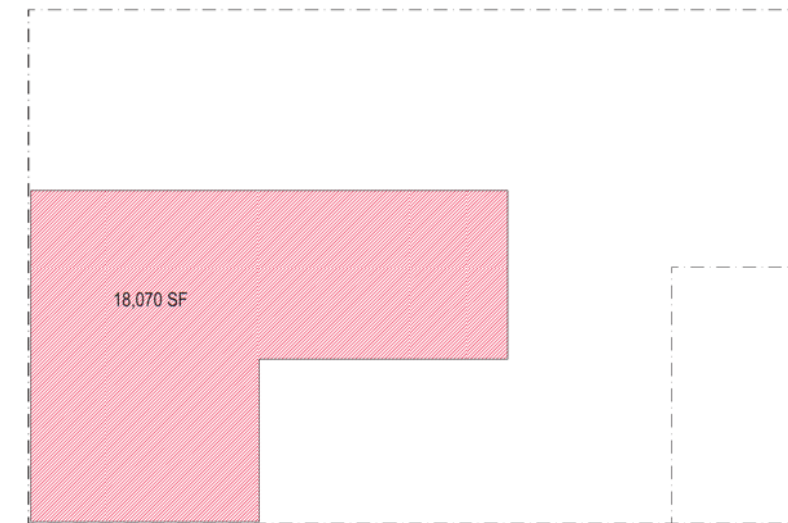
FAR: 12,204



LEVEL 22

GFA: 18,070

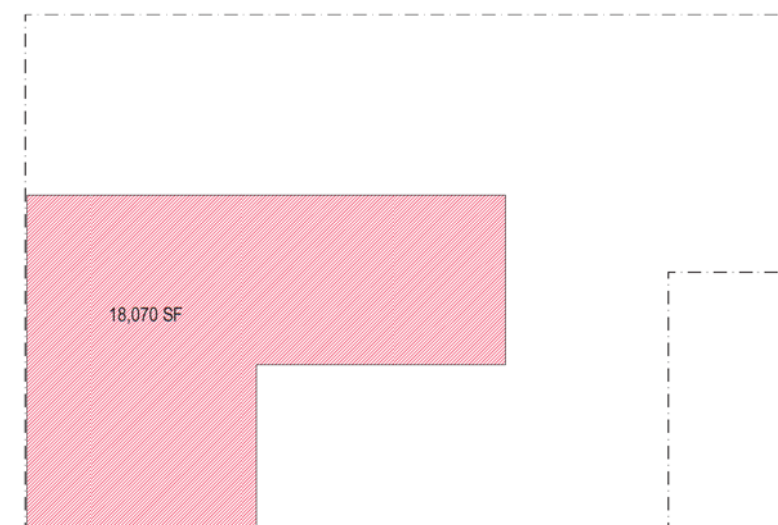
FAR: 18,070



LEVEL 23

GFA: 18,070

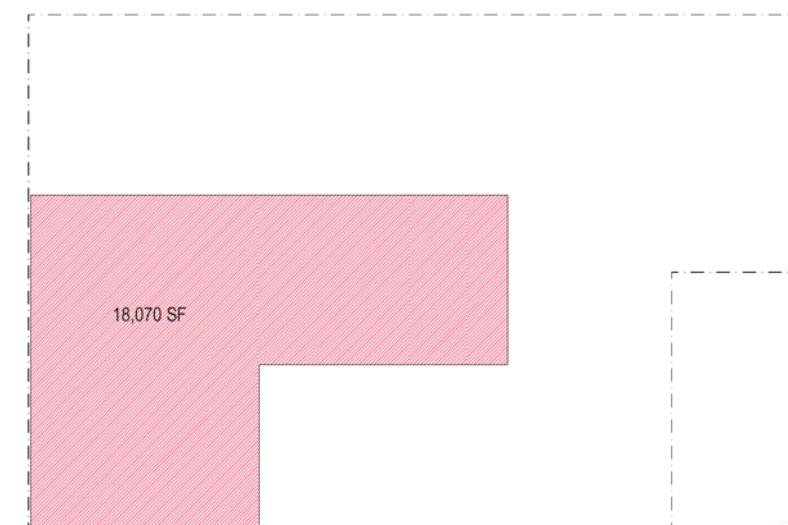
FAR: 18,070



LEVEL 24

GFA: 18,070

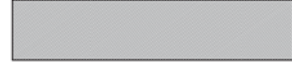
FAR: 18,070



FAR BREAKDOWN

LEGEND

EXEMPT FROM FAR



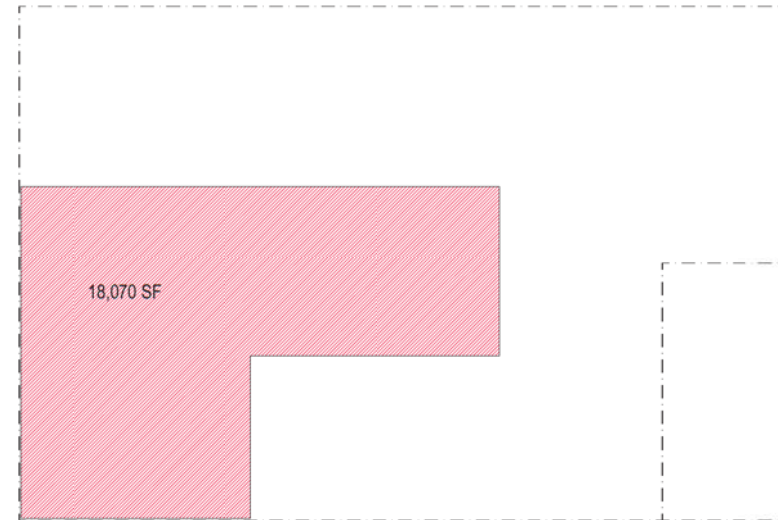
INCLUDED IN FAR



LEVEL 25

GFA: 18,070

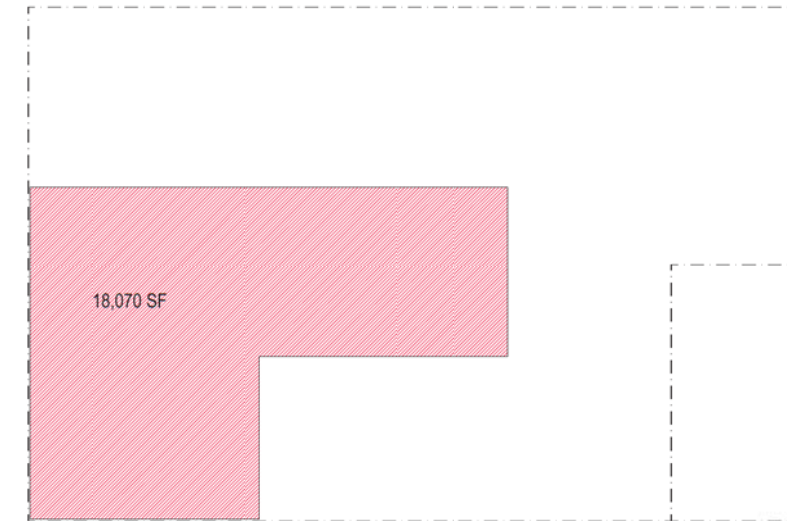
FAR: 18,070



LEVEL 26

GFA: 18,070

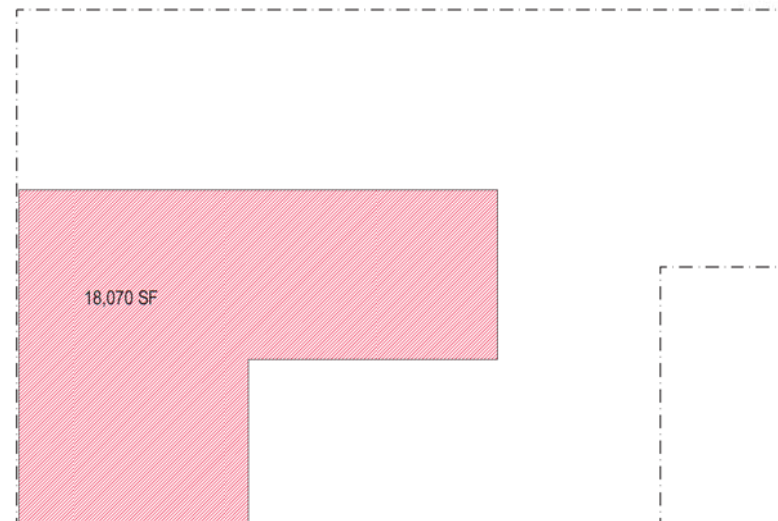
FAR: 18,070



LEVEL 27

GFA: 18,070

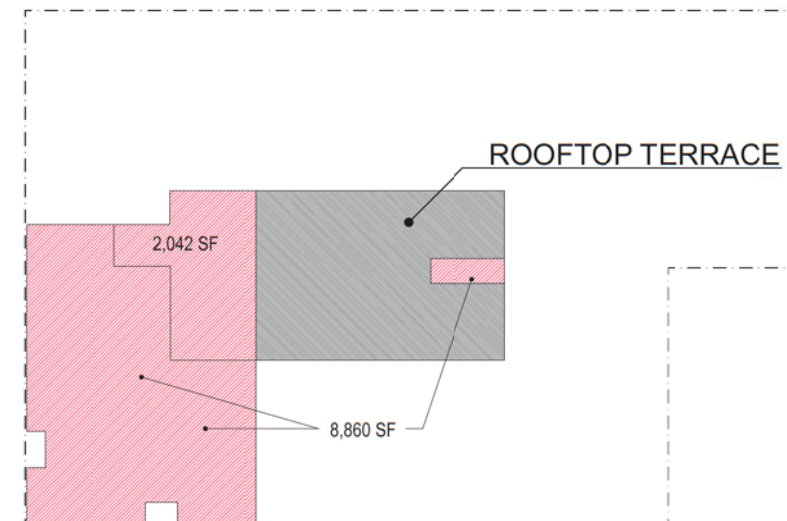
FAR: 18,070



LEVEL 28

GFA: 10,702

FAR: 10,702



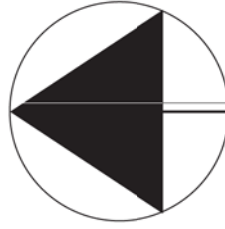
FAR BREAKDOWN

LEGEND

EXEMPT FROM FAR



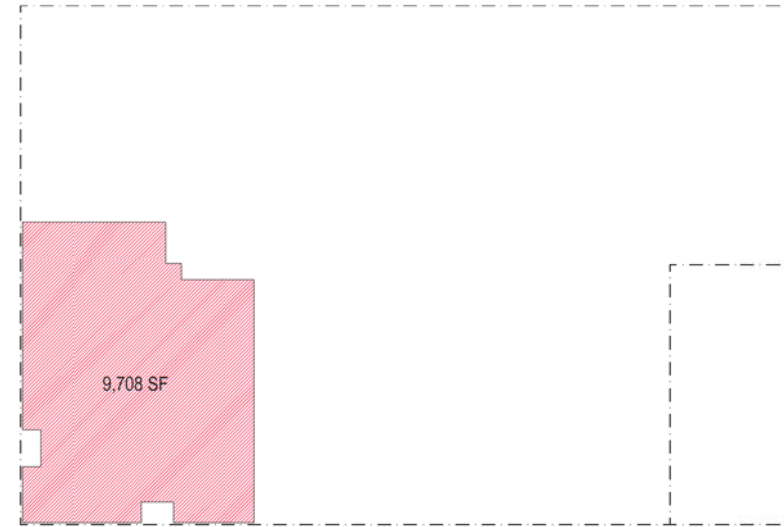
INCLUDED IN FAR



LEVEL 29

GFA: 9,708

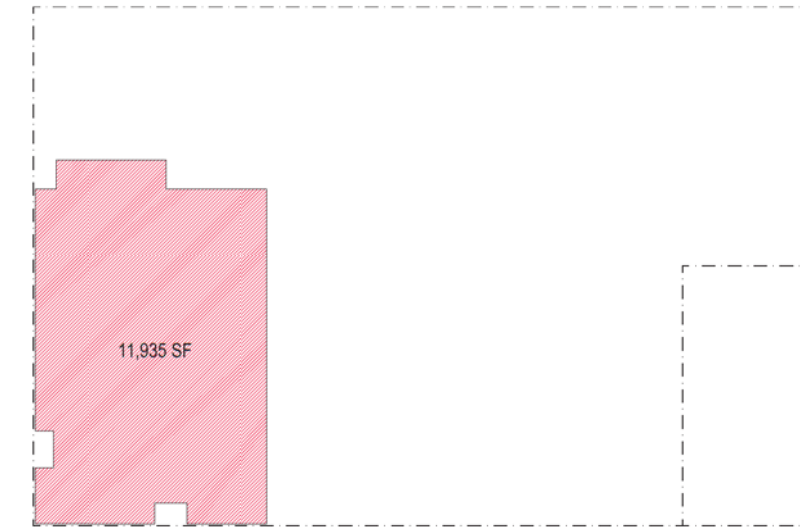
FAR: 9,708



LEVEL 30-38

GFA: 11,935

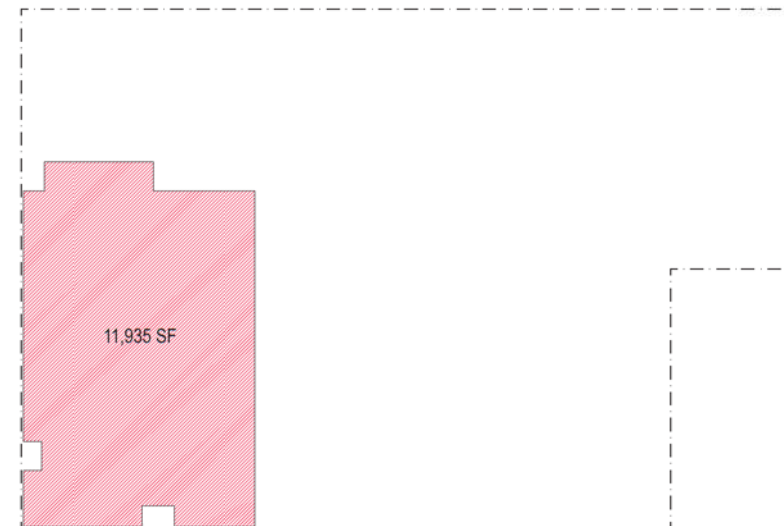
FAR: 11,935



LEVEL 39

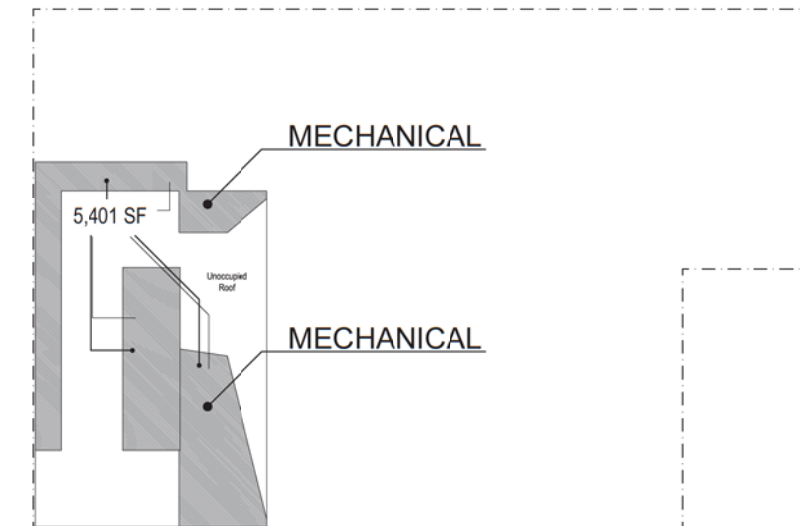
GFA: 11,935

FAR: 11,935



PENTHOUSE

GFA: 5,401



VICINITY MAP



photo key map



5. view west along 7th - star hotel



4. view southeast at Island & 7th - Packloft & Sempra Tower



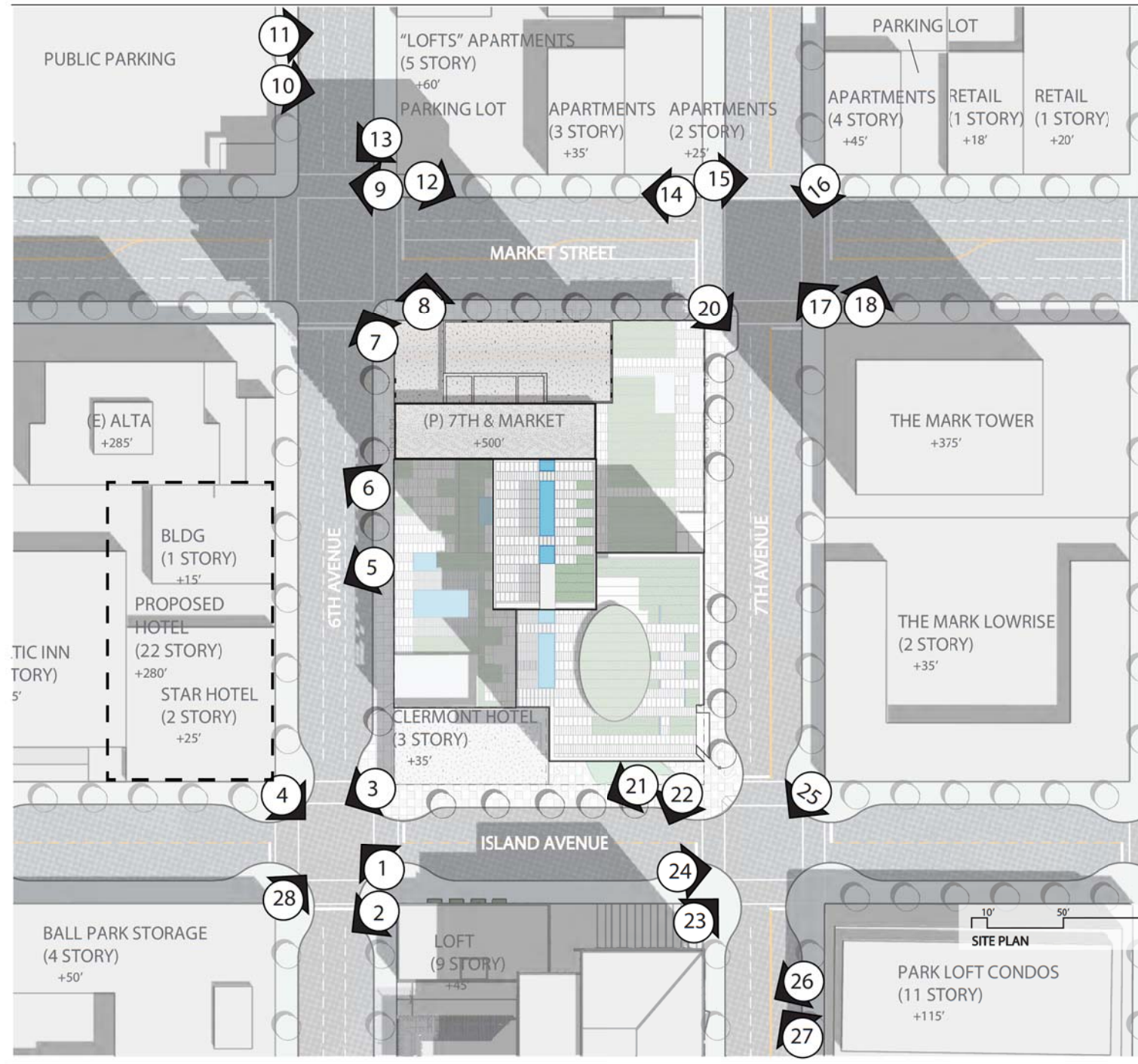
3. view southwest down Island @ 7th



2. view west @ Island & 7th - Ballpark Storage



1. view northwest down Island @ 7th - Star hotel and Tivoli Bar



10. view east along 7th - parking lot



9. view west along 7th @ Market - garage



8. view north along Market - parking lot



7. view northwest along Market - garage



6. view northwest along 7th - Alta tower base

7th & MARKET photographic survey



14. view west along Market @ 8th - Alta tower



13. view southwest along Market - Alta tower



12. view east along Market - The Mark tower



11. view east along 7th - Loft apartments



20. view southeast along 8th @ Market - The Mark lowrise condos



19. view northeast along Market @ 8th - apartments



18. view northwest along Market @ 8th - apartments



16. view south along 8th @ Market



15. view northeast at Market @ 8th - apartments



24. view southeast along Island @ 8th



23. view northeast along Island @ 8th - The Mark lowrise condos



22. view south along Island @ 8th - Sempra tower



21. view southeast @ Island & 8th - ParkLoft condos



28. view northeast @ 7th & Island - Clermont hotel



27. view northwest south along 8th - Sempra courtyard

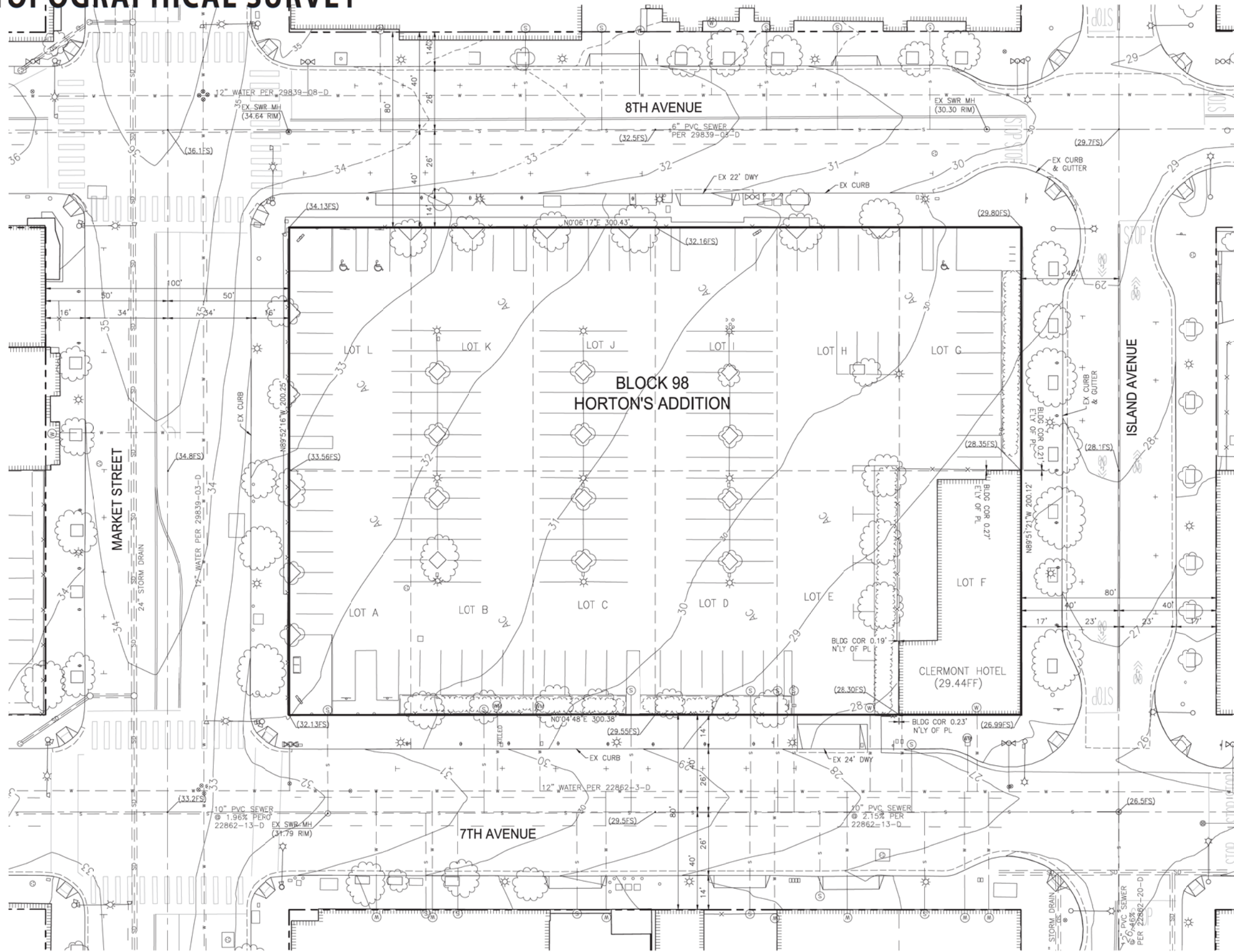


26. view southwest along 8th @ Island - Sempra tower base



25. view south along Island @ 8th - Parkloft lowrise condos & offices

TOPOGRAPHICAL SURVEY



SURVEYOR'S NOTE

THE EXISTING TOPOGRAPHY SHOWN ON THIS SURVEY IS BASED ONLY ON AERIAL PHOTOGRAPHY. THE BUILDING OUTLINE, SHOWN MAY INCLUDE EAVES AND ADDITIONS THAT ARE NOT PART OF THE FOUNDATION. WHILE EVERY EFFORT HAS BEEN MADE TO SHOW THE TOPOGRAPHY IN A GRAPHICALLY CORRECT MANNER, THE PRECISE LOCATION OR IDENTIFICATION OF ITEMS SHOWN CANNOT BE CERTIFIED WITH THIS SURVEY.

LEGAL DESCRIPTION

LOTS A THRU L IN BLOCK 98 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. LOCKLING, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

SITE AREA

TOTAL SITE AREA FOR LOTS A THRU L IS 60,138 SQ. FT.

LEGEND

- INDICATES EXISTING CONTOUR
- INDICATES PROPERTY BOUNDARY
- INDICATES PUBLICLY DEDICATED RIGHT-OF-WAY
- INDICATES EXISTING LOT LINES
- INDICATES STREET CENTERLINE
- INDICATES BUILDING OUTLINE
- INDICATES CHAIN LINK FENCE
- INDICATES TRAFFIC SIGNAL
- INDICATES AREA LIGHT
- INDICATES VALVE BOX
- INDICATES FIRE HYDRANT
- INDICATES HANDICAP PARKING SPACE
- INDICATES PEDESTRIAN RAMP
- INDICATES EXISTING ELEVATION
- INDICATES EXISTING SEWER LINE
- INDICATES EXISTING SEWER MANHOLE
- INDICATES EXISTING WATER LINE
- INDICATES EXISTING STORM DRAIN
- INDICATES EXISTING WATER POINT OF CONNECTION
- INDICATES EXISTING WATER METER
- INDICATES EXISTING SEWER POINT OF CONNECTION

ABBREVIATIONS

- AC ASPHALT CONCRETE
- C&G CONCRETE CURB AND GUTTER
- COR CORNER
- DWY CONCRETE OR PAVED DRIVEWAY
- EX EXISTING
- FF FINISH FLOOR
- FS FINISH SURFACE
- CH OVERHEAD UTILITY LINE
- MH MANHOLE
- PA PLANTED AREA
- PL PROPERTY LINE
- PP POWER POLE
- S/W CONCRETE SIDEWALK
- SWR SEWER

DATUM:NGVD 29 (CITY OF SAN DIEGO)

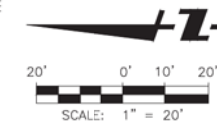
SHEET 1 OF 1

TOPOGRAPHIC SURVEY
OF
7th AVENUE & MARKET STREET
IN
SAN DIEGO, CA



6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 fax 858.597.0335
www.fuscoe.com

SURVEYOR
D. CURRY
E-MAIL
dcurry@fuscoe.com
JOB NO.
01459-001-01





LEED 2009 for New Construction and Major Renovations

Project Checklist

7th & Market Mixed Use Project
as of 11/30/15

20 2 4 Sustainable Sites Possible Points: 26

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
	1		Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
	2		Credit 4.4	Alternative Transportation—Parking Capacity	2
	1		Credit 5.1	Site Development—Protect or Restore Habitat	1
	1		Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
	1		Credit 8	Light Pollution Reduction	1

4 2 4 Water Efficiency Possible Points: 10

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
2	2		Credit 3	Water Use Reduction	2 to 4

13 7 15 Energy and Atmosphere Possible Points: 35

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
7	3	9	Credit 1	Optimize Energy Performance	1 to 19
	1	6	Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
	3		Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

4 3 7 Materials and Resources Possible Points: 14

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Storage and Collection of Recyclables	
	3		Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
	1		Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
	2		Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N	Prereq	Description	Points
1	1		Credit 4	Recycled Content	1 to 2
1	1		Credit 5	Regional Materials	1 to 2
	1		Credit 6	Rapidly Renewable Materials	1
	1		Credit 7	Certified Wood	1

9 4 2 Indoor Environmental Quality Possible Points: 15

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
	1		Credit 1	Outdoor Air Delivery Monitoring	1
	1		Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
	1		Credit 6.2	Controllability of Systems—Thermal Comfort	1
	1		Credit 7.1	Thermal Comfort—Design	1
	1		Credit 7.2	Thermal Comfort—Verification	1
1			Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

3 3 Innovation and Design Process Possible Points: 6

Y	?	N	Prereq	Description	Points
1			Credit 1.1	Innovation in Design: 95% views	1
	1		Credit 1.2	Innovation in Design: Education program	1
	1		Credit 1.3	Innovation in Design: Green cleaning or Acoustic Pilot credit?	1
1			Credit 1.4	Innovation in Design: Stormwater harvesting	1
	1		Credit 1.5	Innovation in Design: waste hauler pilot credit?	1
1			Credit 2	LEED Accredited Professional	1

4 Regional Priority Credits Possible Points: 4

Y	?	N	Prereq	Description	Points
1			Credit 1.1	Regional Priority: WEc3 - Water Use reduction 40%	1
1			Credit 1.2	Regional Priority: EQc8.1 - Daylighting	1
1			Credit 1.3	Regional Priority: EAc2 - On site renewable energy 1%	1
1			Credit 1.4	Regional Priority: SSc5.2 maximize open space	1

53 25 32 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

CENTRE CITY GREEN SUSTAINABILITY INCENTIVE CHECKLIST

Project Name/Address	7th & Market Mixed Use, 502 8th A	Sustainability Points =	45
Select Project type	Mixed Use	Performance Level =	High Performance Green
SF of Building	1,166,000	Green = 25+ High Performance Green = 45+ Signature Green = 60+	Total Points Possible = 60
Number of Residential Units	218	Annual kWh Saved =	0
Number of Hotel Rooms	154	Annual MT CO2e Saved =	6,876
# of Building Occupants	approximately 2,100	Annual gallons H2O Saved =	0
Select Path:	Performance		
Select Application Stage:	Entitlement		

Indicator Impact	Green Measure	Points Possible	Attempted	Instructions	Points Attempted
Performance	CALGreen Tier 1	25	<input type="checkbox"/>		
	CALGreen Tier 2	45	<input type="checkbox"/>		
	LEED Silver	45	<input checked="" type="checkbox"/>	Complete entitlement form located on the LEED Tab	45
	LEED Gold+	60	<input type="checkbox"/>		
Prescriptive	Natural ventilation	10	<input type="checkbox"/>		
	On-site PV: 30 kW	10	<input type="checkbox"/>		
	Cogeneration: 30 kW	20	<input type="checkbox"/>		
	Exterior shading	5	<input type="checkbox"/>		
	Energy Star equipment / appliances	10	<input type="checkbox"/>		
	High efficiency plumbing fixtures	20	<input type="checkbox"/>		
	Chemical-free cooling tower	5	<input type="checkbox"/>		
	Daylighting with controls	5	<input type="checkbox"/>		
	High efficiency water heating	15	<input type="checkbox"/>		
	Modular construction	N/A	<input type="checkbox"/>		
	Enhanced Transportation	5	<input type="checkbox"/>		
	Enhanced Green Streets	5	<input type="checkbox"/>		
	Eco-Roof	10	<input type="checkbox"/>		
	Exterior Lighting	5	<input type="checkbox"/>		
	Savings By Design	5	<input type="checkbox"/>		
Innovation	5	<input type="checkbox"/>			

LEED Certification

Centre City Green Requirement: Achieve a LEED Silver or higher rating

Entitlement Commitment
Level of LEED certification that the project is pursuing:

Silver
 Gold
 Platinum

LEED Rating System used:
 New Construction
 Core & Shell

Energy & Atmosphere Credit 1 Savings Expect kWh per year
Water Efficiency Credit 3 Savings Expect gallons

Yes, my project meets the LEED Certification requirement
 I have attached a LEED scorecard for the project

Signature: Brian L. [Signature] Date: 12/14/2015

LEGEND

- RETAIL/COMMERCIAL
- DRIVEWAY/GARAGE
- RESIDENTIAL
- OPEN SPACE
- OFFICE/CORE
- HOTEL
- SHARED SERVICE

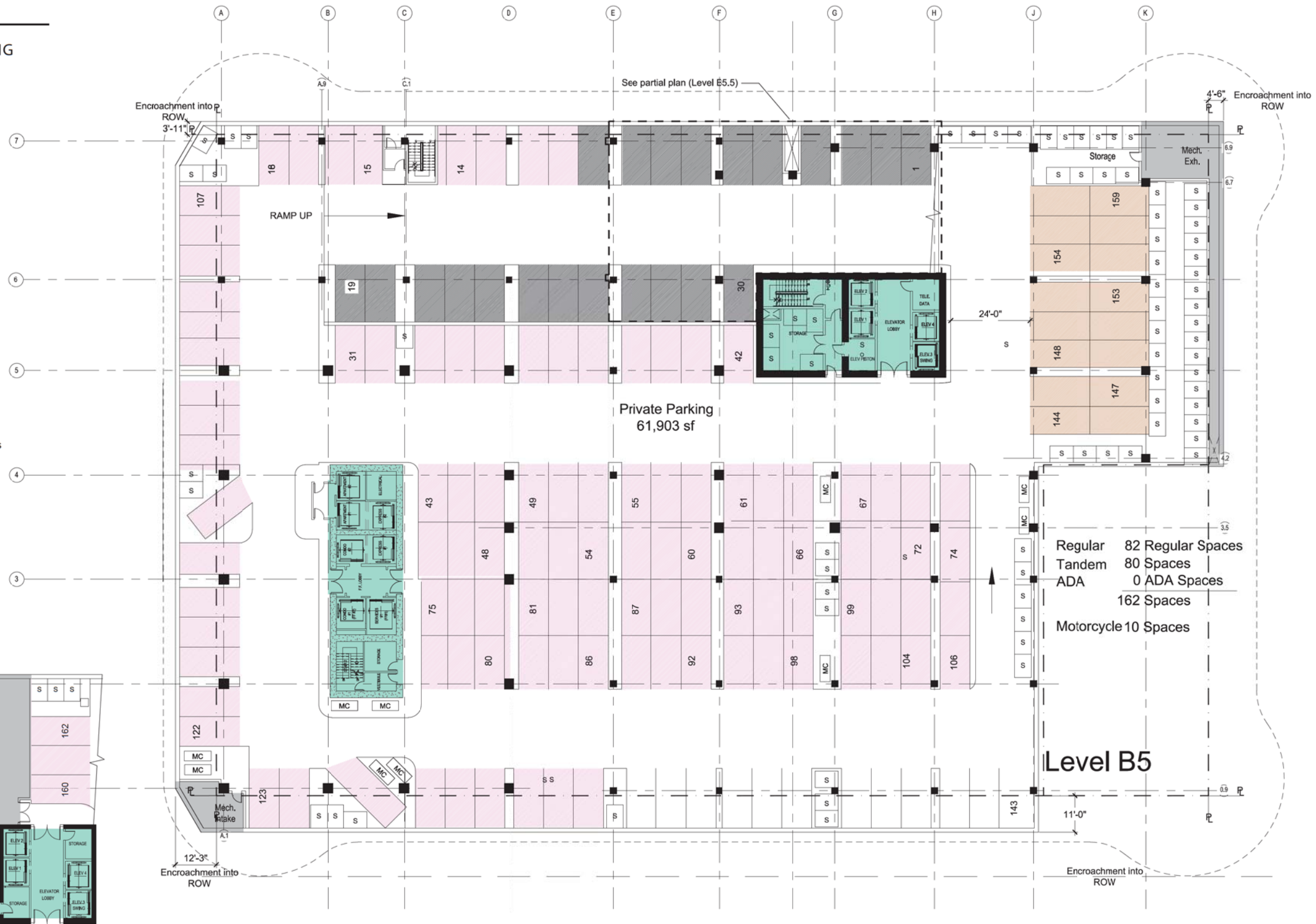


0' 10' 50' 100'

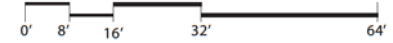
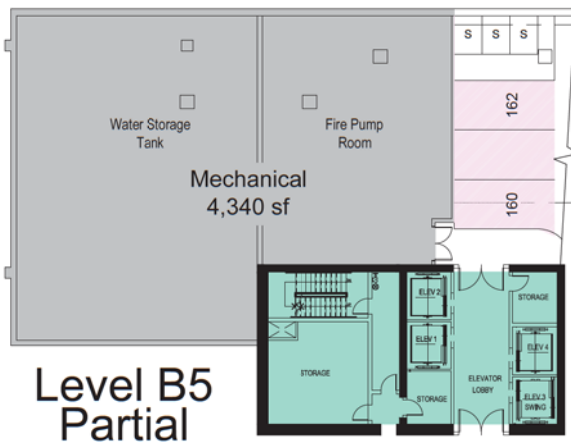
LEGEND

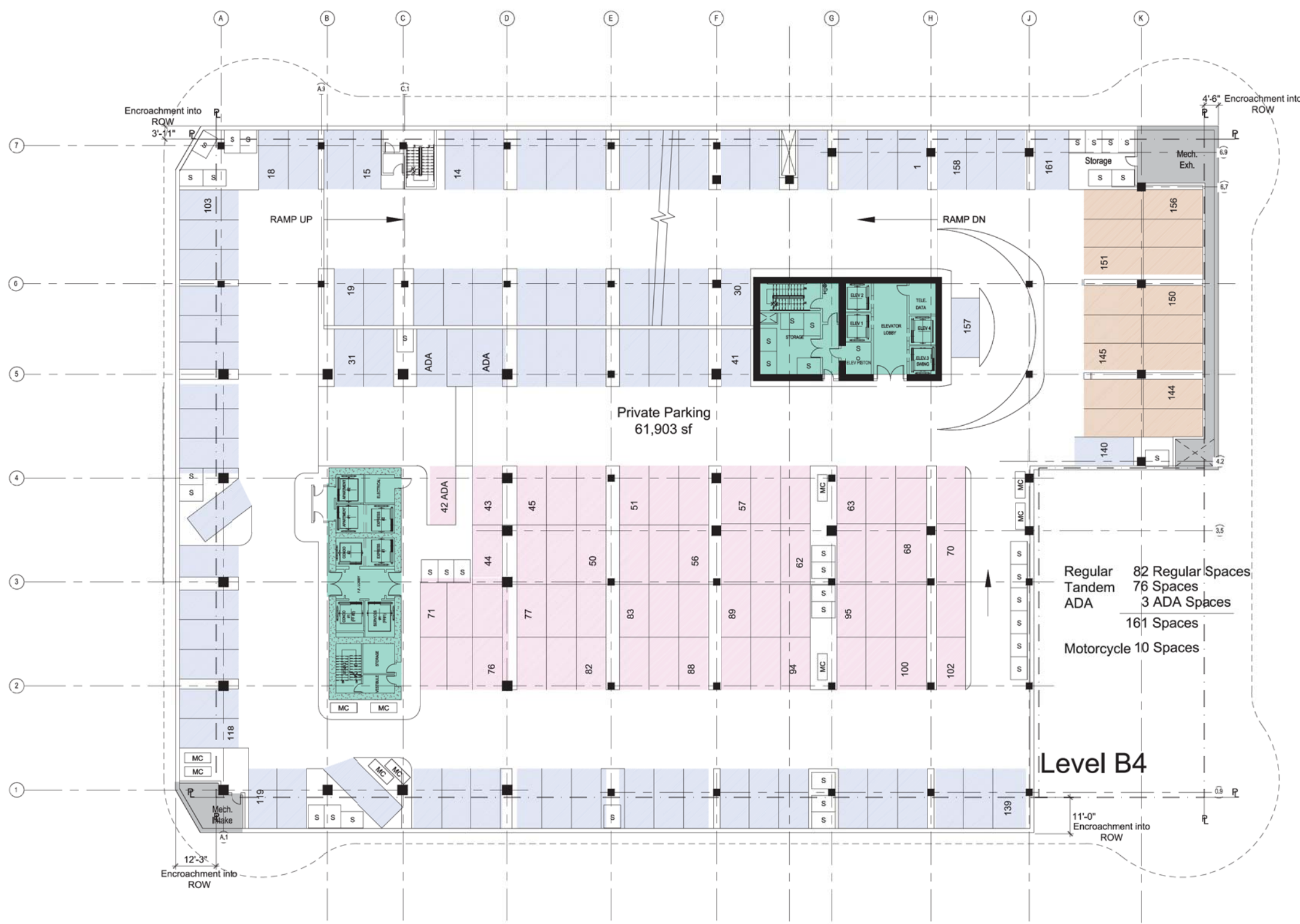
- AFFORDABLE HOUSING
- APARTMENT
- BUILDING SERVICE
- CONDOMINIUM
- RETAIL
- HOTEL
- MECHANICAL
- OFFICE
- PARKING
- ROOF TERRACE
- POOL
- SHARED SERVICE

NOTE: See drawing A2.3 for typical parking aisle & stall dimensions unless noted otherwise on this sheet



Regular	82 Regular Spaces
Tandem	80 Spaces
ADA	0 ADA Spaces
	162 Spaces
Motorcycle	10 Spaces





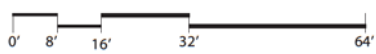
LEGEND

AFFORDABLE HOUSING	[Purple Box]
APARTMENT	[Pink Box]
BUILDING SERVICE	[Orange Box]
CONDOMINIUM	[Light Blue Box]
RETAIL	[Yellow Box]
HOTEL	[Brown Box]
MECHANICAL	[Grey Box]
OFFICE	[Light Blue Box]
PARKING	[Light Grey Box]
ROOF TERRACE	[Light Green Box]
POOL	[Blue Box]
SHARED SERVICE	[Teal Box]

NOTE: See drawing A2.3 for typical parking aisle & stall dimensions unless noted otherwise on this sheet

Regular 82 Regular Spaces
 Tandem 76 Spaces
 ADA 3 ADA Spaces
 161 Spaces
 Motorcycle 10 Spaces

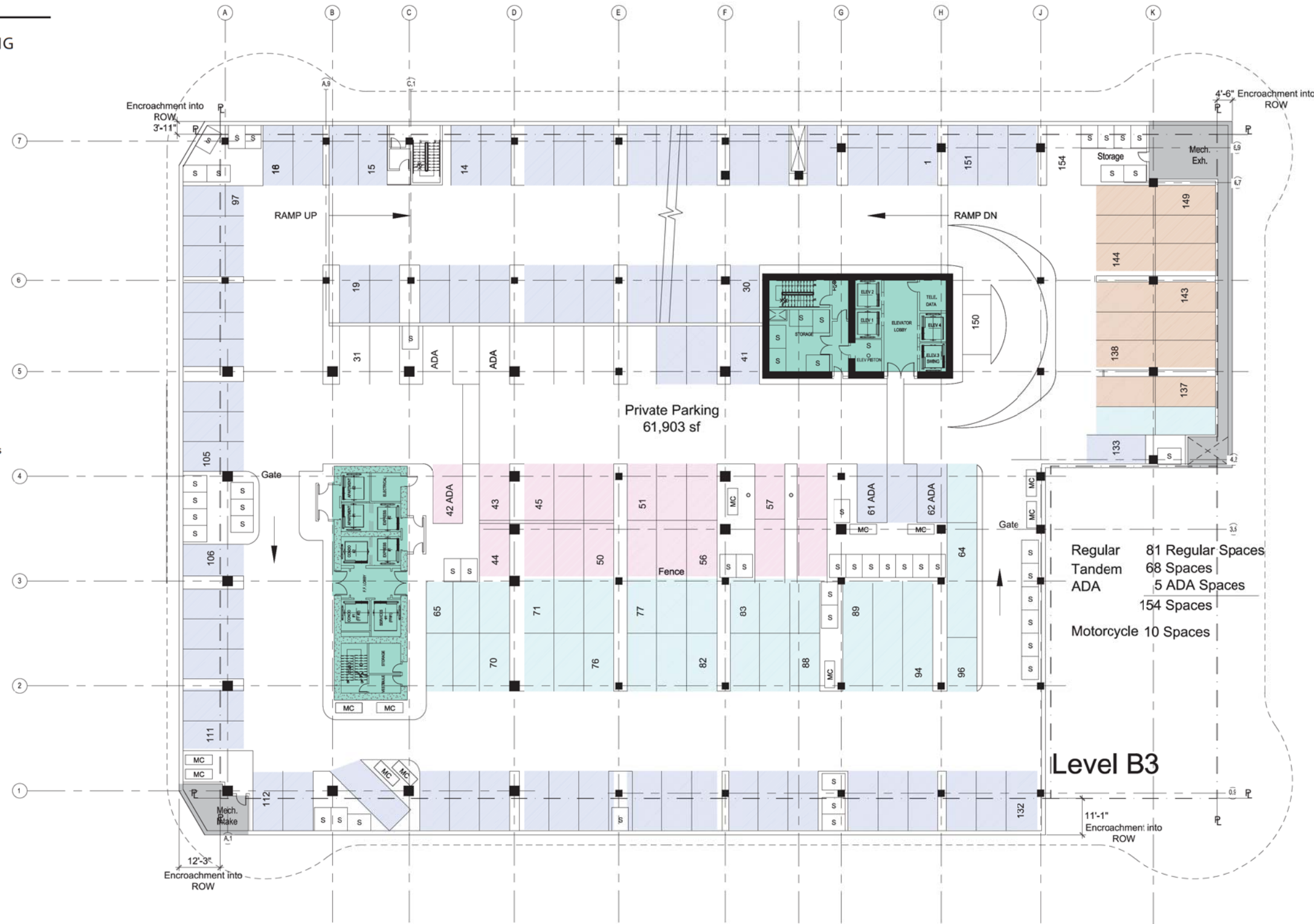
Level B4



LEGEND

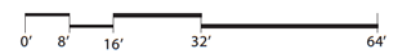
- AFFORDABLE HOUSING
- APARTMENT
- BUILDING SERVICE
- CONDOMINIUM
- RETAIL
- HOTEL
- MECHANICAL
- OFFICE
- PARKING
- ROOF TERRACE
- POOL
- SHARED SERVICE

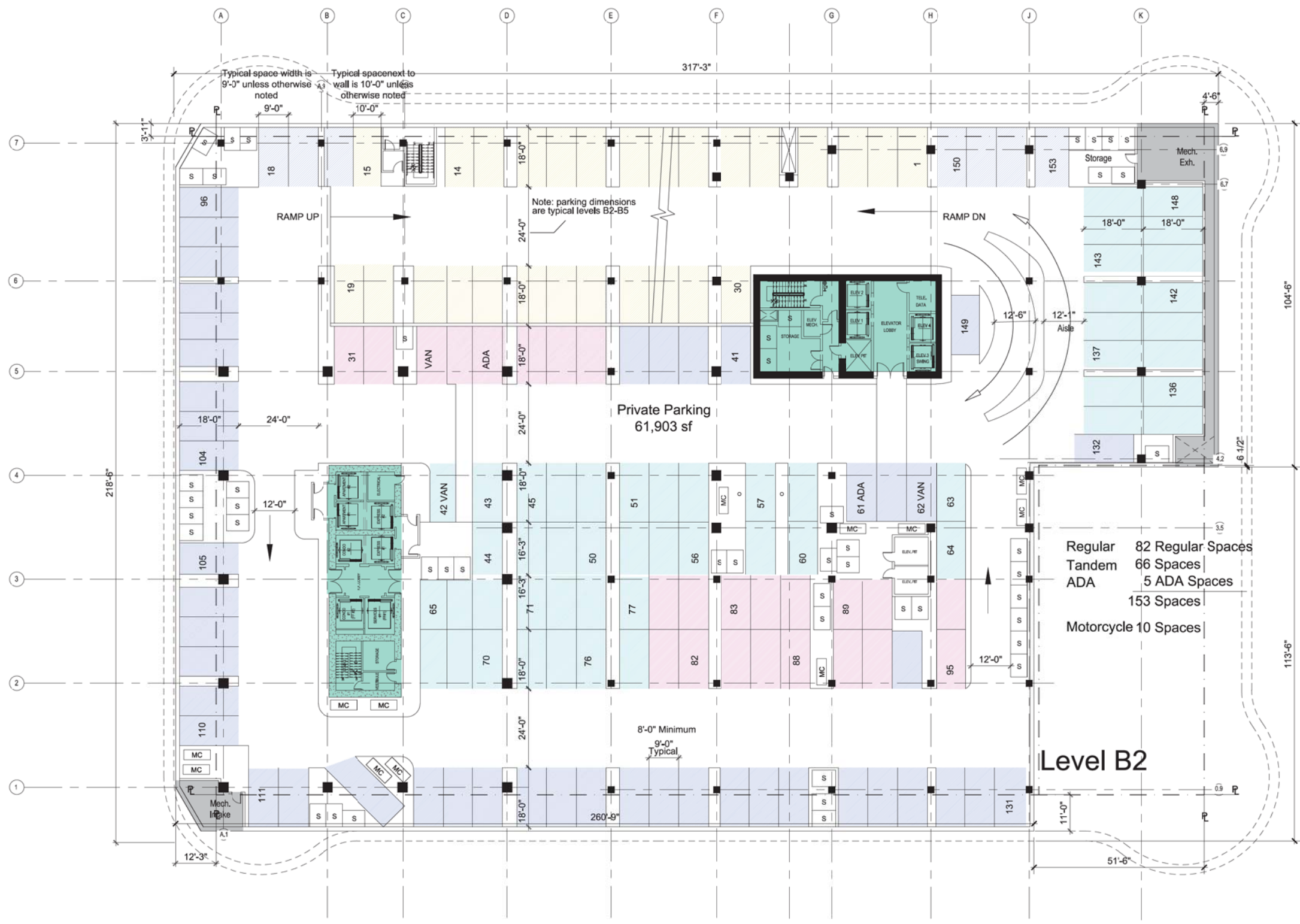
NOTE: See drawing A2.3 for typical parking aisle & stall dimensions unless noted otherwise on this sheet



Regular	81 Regular Spaces
Tandem	68 Spaces
ADA	5 ADA Spaces
	154 Spaces
Motorcycle	10 Spaces

Level B3





LEGEND

AFFORDABLE HOUSING	[Purple Box]
APARTMENT	[Pink Box]
BUILDING SERVICE	[Orange Box]
CONDOMINIUM	[Light Blue Box]
RETAIL	[Yellow Box]
HOTEL	[Brown Box]
MECHANICAL	[Grey Box]
OFFICE	[Light Blue Box]
PARKING	[Light Grey Box]
ROOF TERRACE	[Light Green Box]
POOL	[Blue Box]
SHARED SERVICE	[Teal Box]

NOTE: See drawing A2.3 for typical parking aisle & stall dimensions unless noted otherwise on this sheet

Regular	82 Regular Spaces
Tandem	66 Spaces
ADA	5 ADA Spaces
	153 Spaces
Motorcycle	10 Spaces

Level B2

Private Parking
61,903 sf

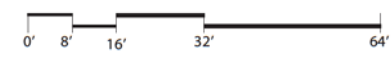
RAMP UP

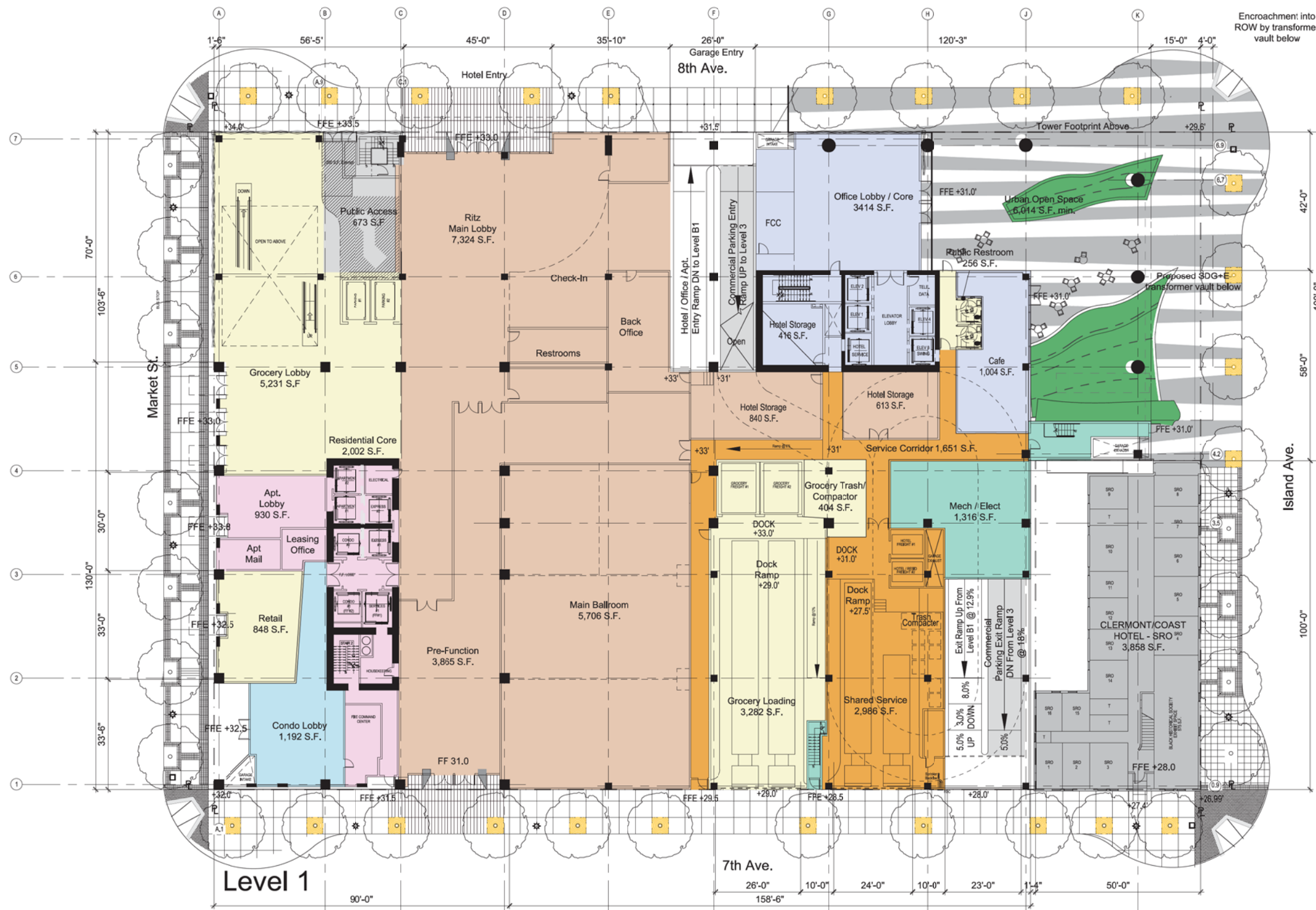
RAMP DN

Note: parking dimensions are typical levels B2-B5

Typical space width is 9'-0" unless otherwise noted
Typical space next to wall is 10'-0" unless otherwise noted

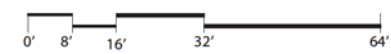
8'-0" Minimum
9'-0" typical





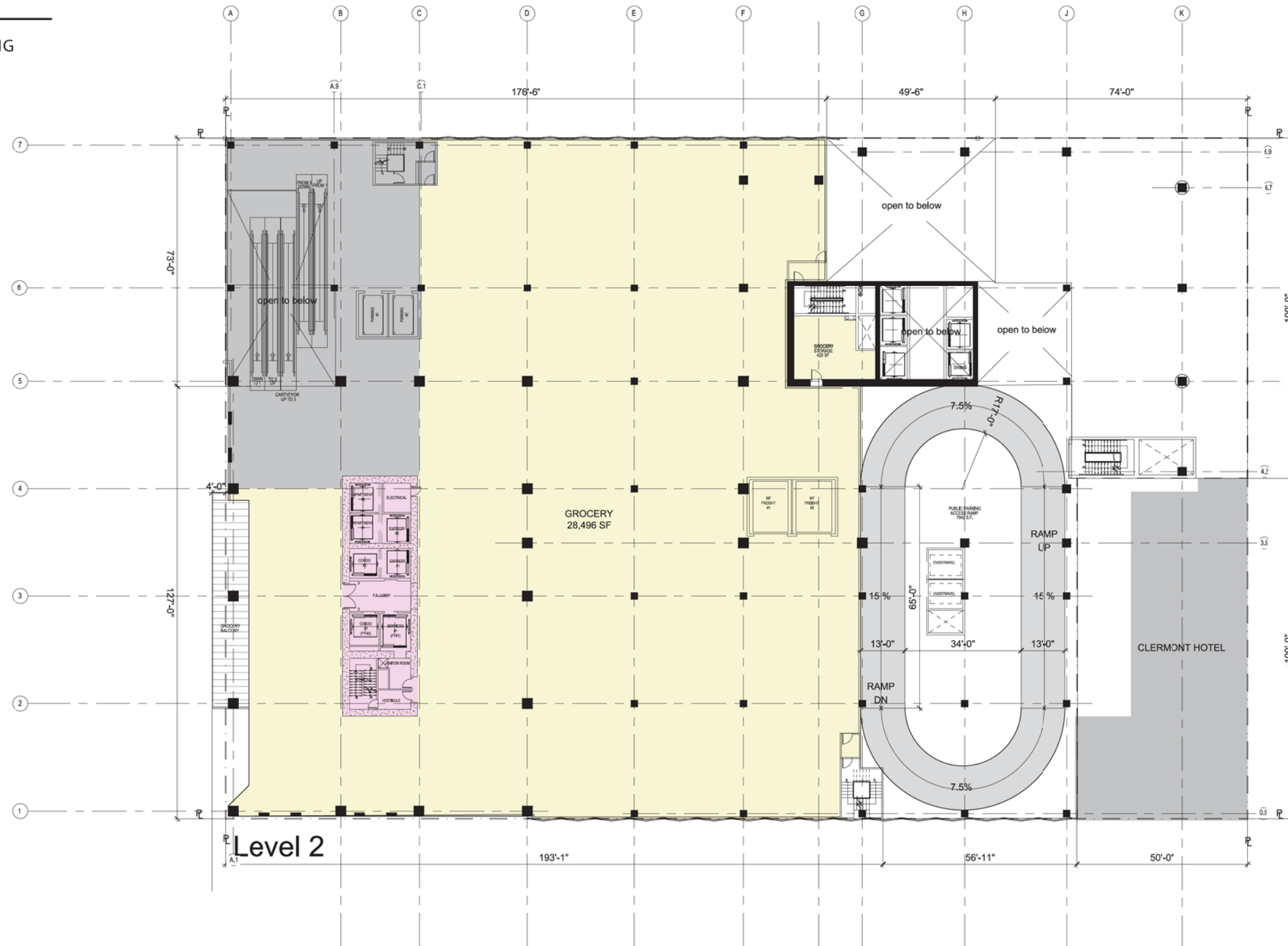
LEGEND

AFFORDABLE HOUSING	
APARTMENT	
BUILDING SERVICE	
CONDOMINIUM	
RETAIL	
HOTEL	
MECHANICAL	
OFFICE	
PARKING	
ROOF TERRACE	
POOL	
SHARED SERVICE	



LEGEND

- AFFORDABLE HOUSING
- APARTMENT
- BUILDING SERVICE
- CONDOMINIUM
- RETAIL
- HOTEL
- MECHANICAL
- OFFICE
- PARKING
- ROOF TERRACE
- POOL
- SHARED SERVICE

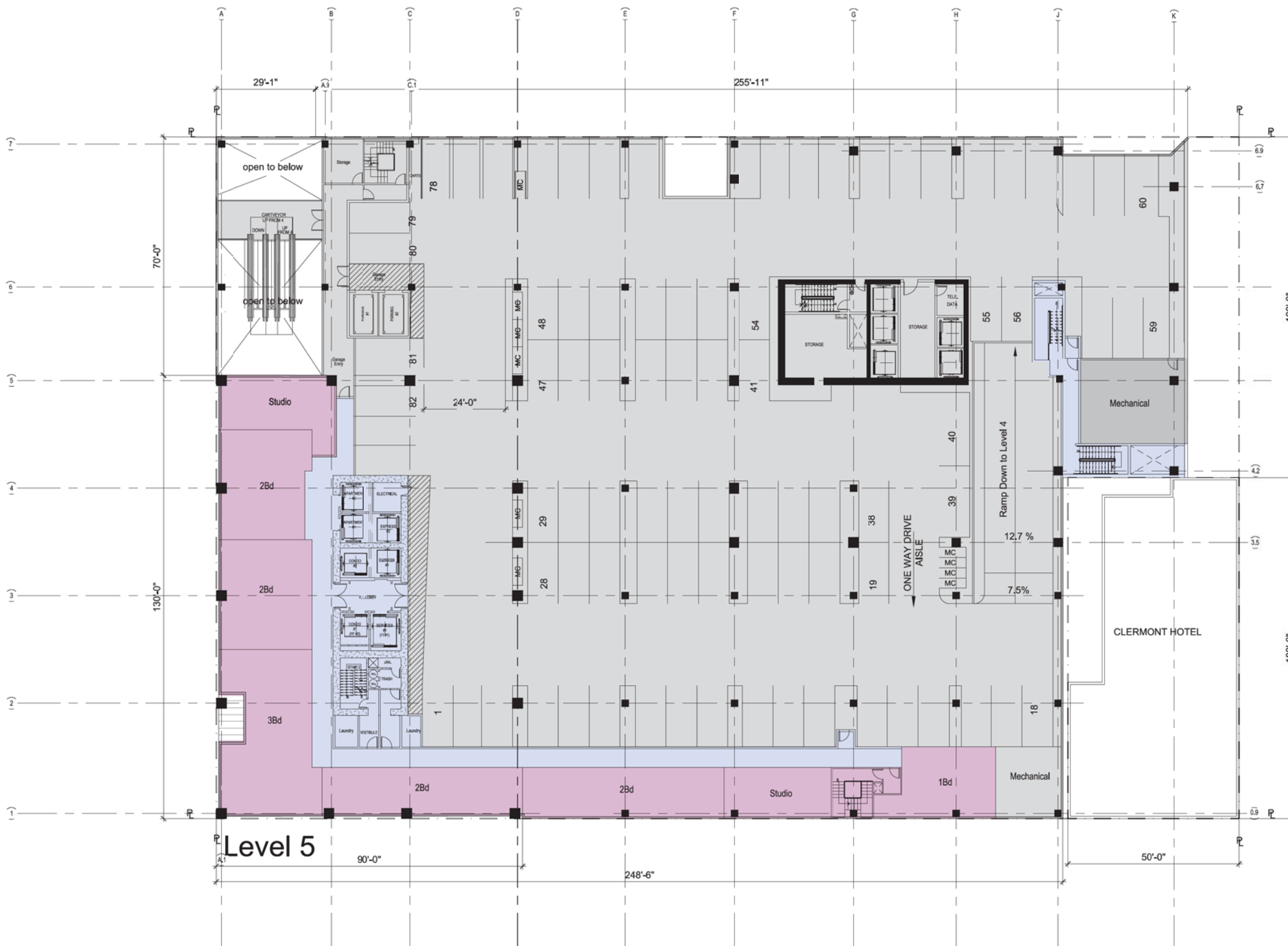


LEGEND

- AFFORDABLE HOUSING
- APARTMENT
- BUILDING SERVICE
- CONDOMINIUM
- RETAIL
- HOTEL
- MECHANICAL
- OFFICE
- PARKING
- ROOF TERRACE
- POOL
- SHARED SERVICE

NOTE: See drawing A2.7 for typical parking aisle & stall dimensions unless noted otherwise on this sheet

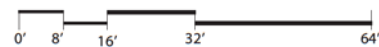




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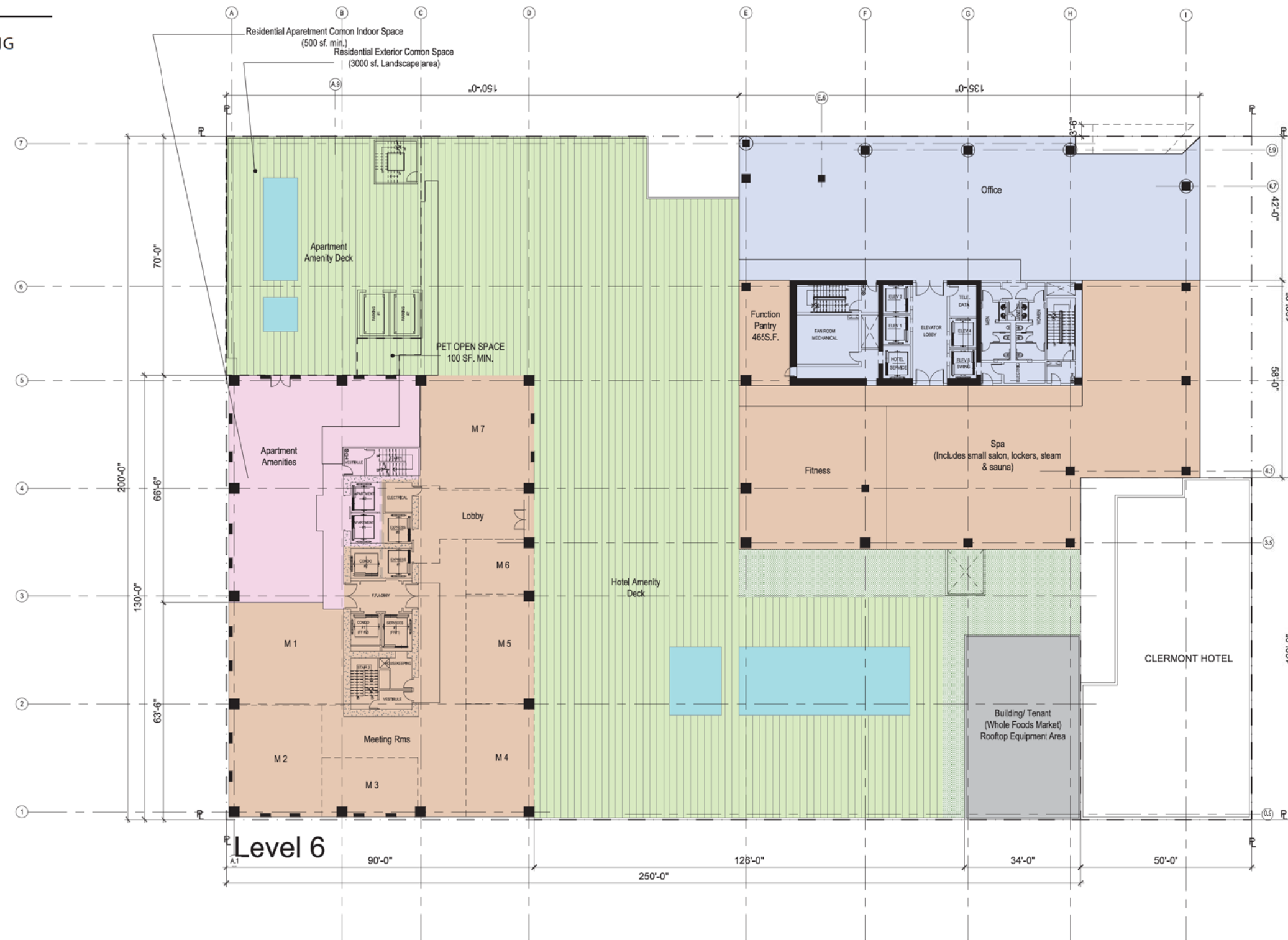
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- APARTMENT
- BUILDING SERVICE
- CONDOMINIUM
- RETAIL
- HOTEL
- MECHANICAL
- OFFICE
- PARKING
- ROOF TERRACE
- POOL
- SHARED SERVICE

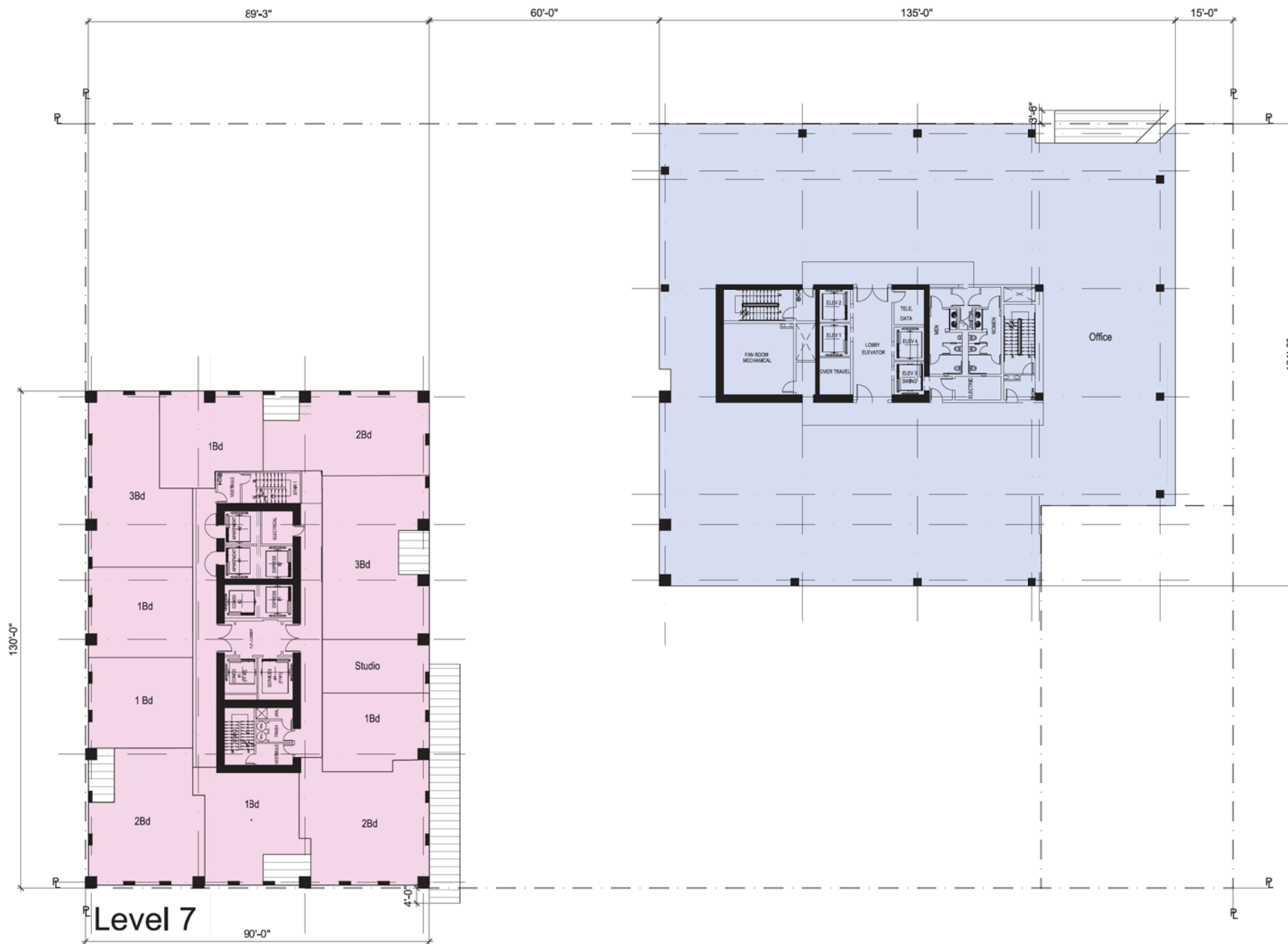
NOTE: See drawing A2.7 for typical parking aisle & stall dimensions unless noted otherwise on this sheet



LEGEND

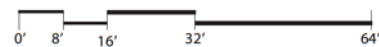
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- APARTMENT
- BUILDING SERVICE
- CONDOMINIUM
- RETAIL
- HOTEL
- MECHANICAL
- OFFICE
- PARKING
- ROOF TERRACE
- POOL
- SHARED SERVICE





LEGEND

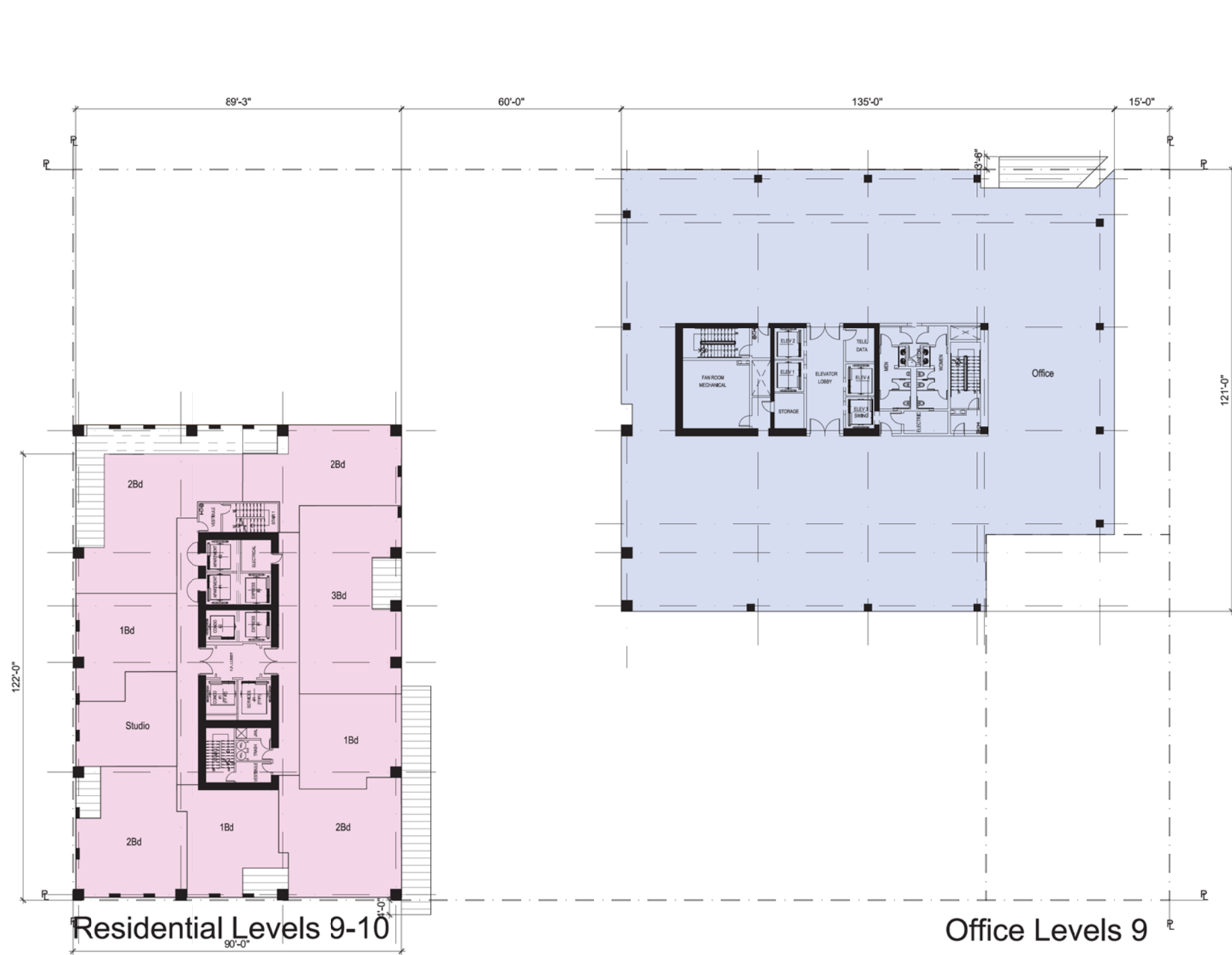
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APARTMENT	[Pink Box]
BUILDING SERVICE	[Orange Box]
CONDOMINIUM	[Light Blue Box]
RETAIL	[Yellow Box]
HOTEL	[Brown Box]
MECHANICAL	[Grey Box]
OFFICE	[Light Blue Box]
PARKING	[Light Grey Box]
ROOF TERRACE	[Light Green Box]
POOL	[Blue Box]
SHARED SERVICE	[Teal Box]



LEGEND

- AFFORDABLE HOUSING
- APARTMENT
- BUILDING SERVICE
- CONDOMINIUM
- RETAIL
- HOTEL
- MECHANICAL
- OFFICE
- PARKING
- ROOF TERRACE
- POOL
- SHARED SERVICE





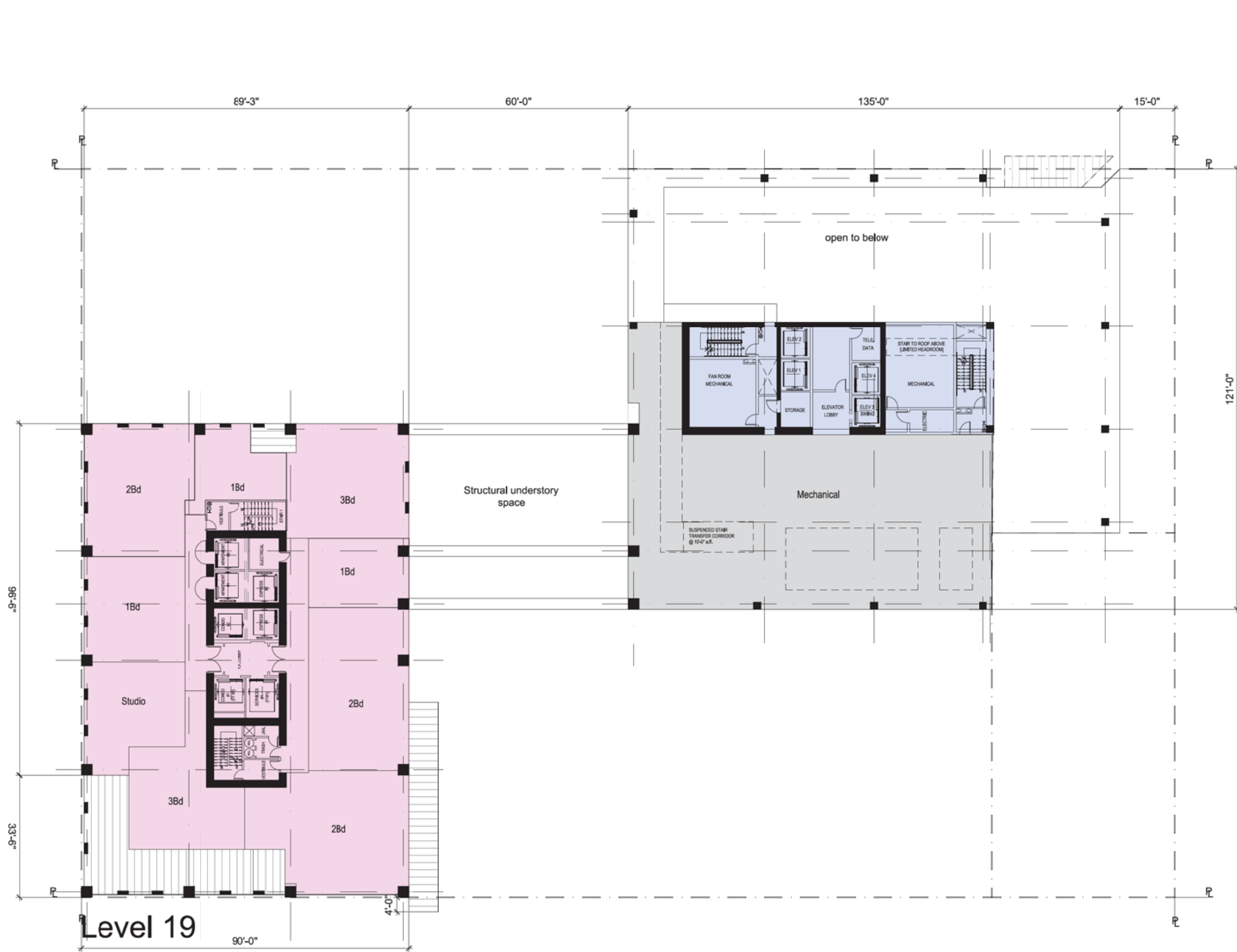
LEGEND

AFFORDABLE HOUSING	
APARTMENT	
BUILDING SERVICE	
CONDOMINIUM	
RETAIL	
HOTEL	
MECHANICAL	
OFFICE	
PARKING	
ROOF TERRACE	
POOL	
SHARED SERVICE	

LEGEND

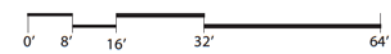
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- APARTMENT
- BUILDING SERVICE
- CONDOMINIUM
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- HOTEL
- MECHANICAL
- OFFICE
- PARKING
- ROOF TERRACE
- POOL
- SHARED SERVICE





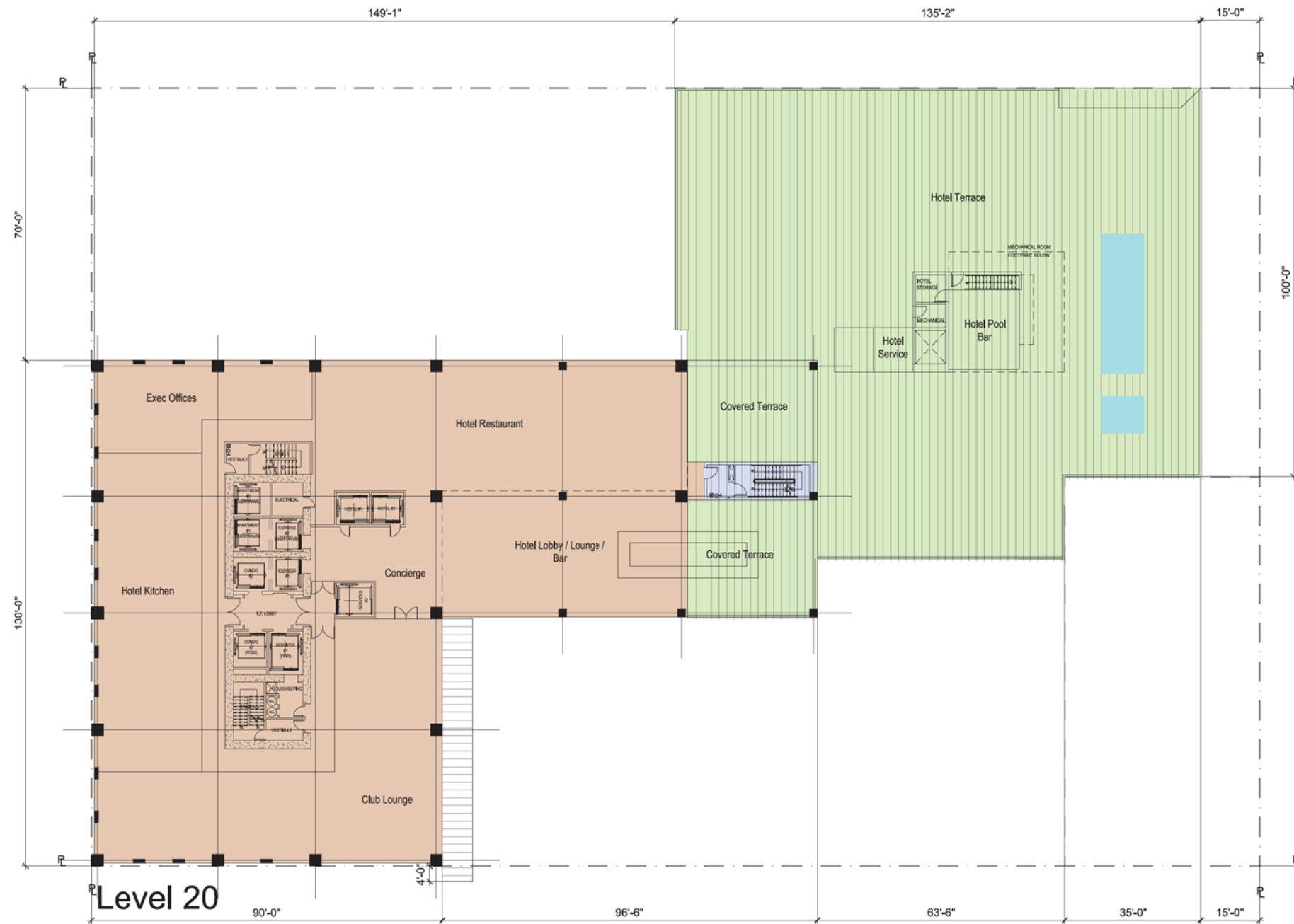
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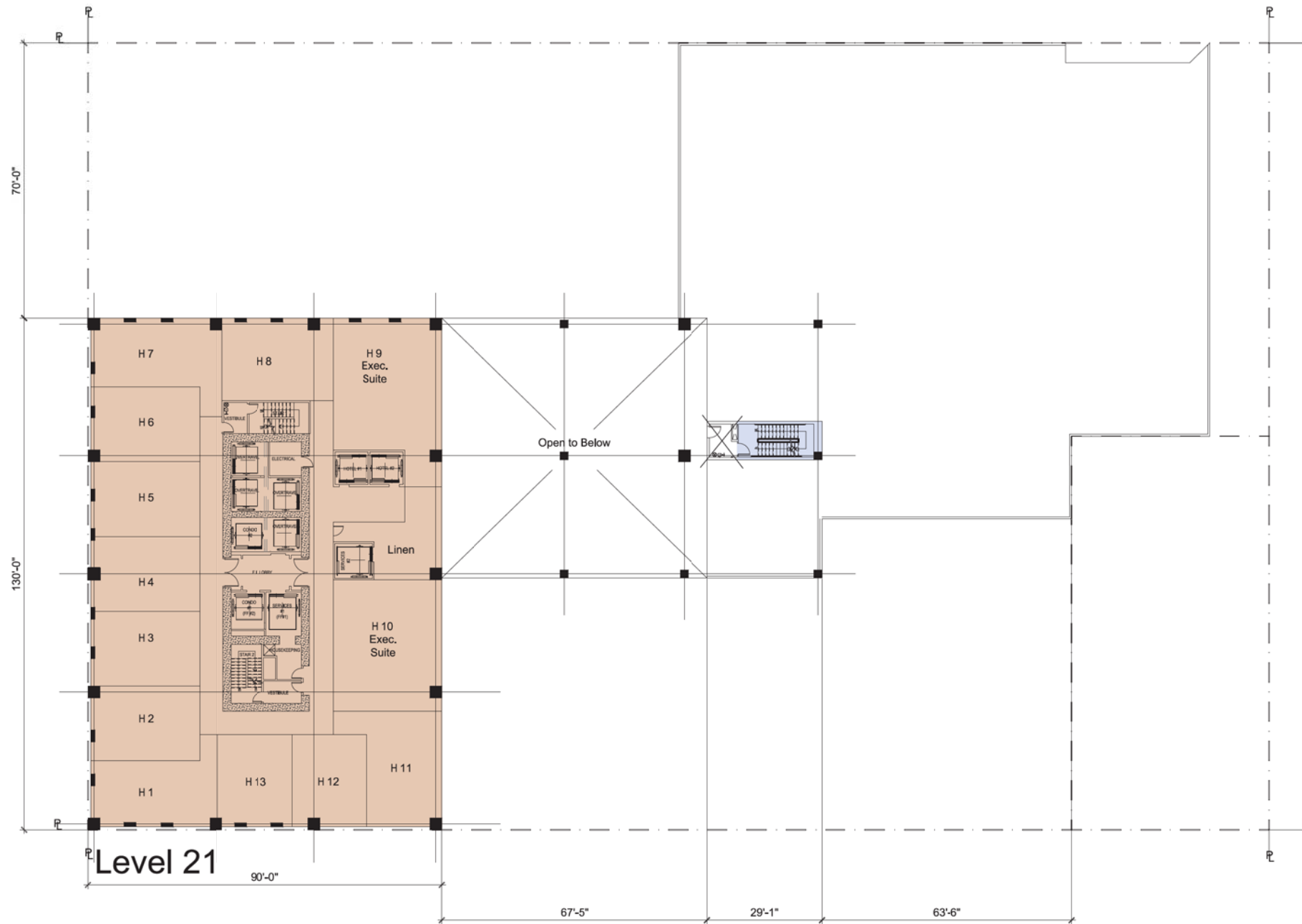
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- APARTMENT
- BUILDING SERVICE
- CONDOMINIUM
- RETAIL
- HOTEL
- MECHANICAL
- OFFICE
- PARKING
- ROOF TERRACE
- POOL
- SHARED SERVICE



LEGEND

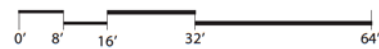
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- BUILDING SERVICE
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- HOTEL
- MECHANICAL
- OFFICE
- PARKING
- ROOF TERRACE
- POOL
- SHARED SERVICE





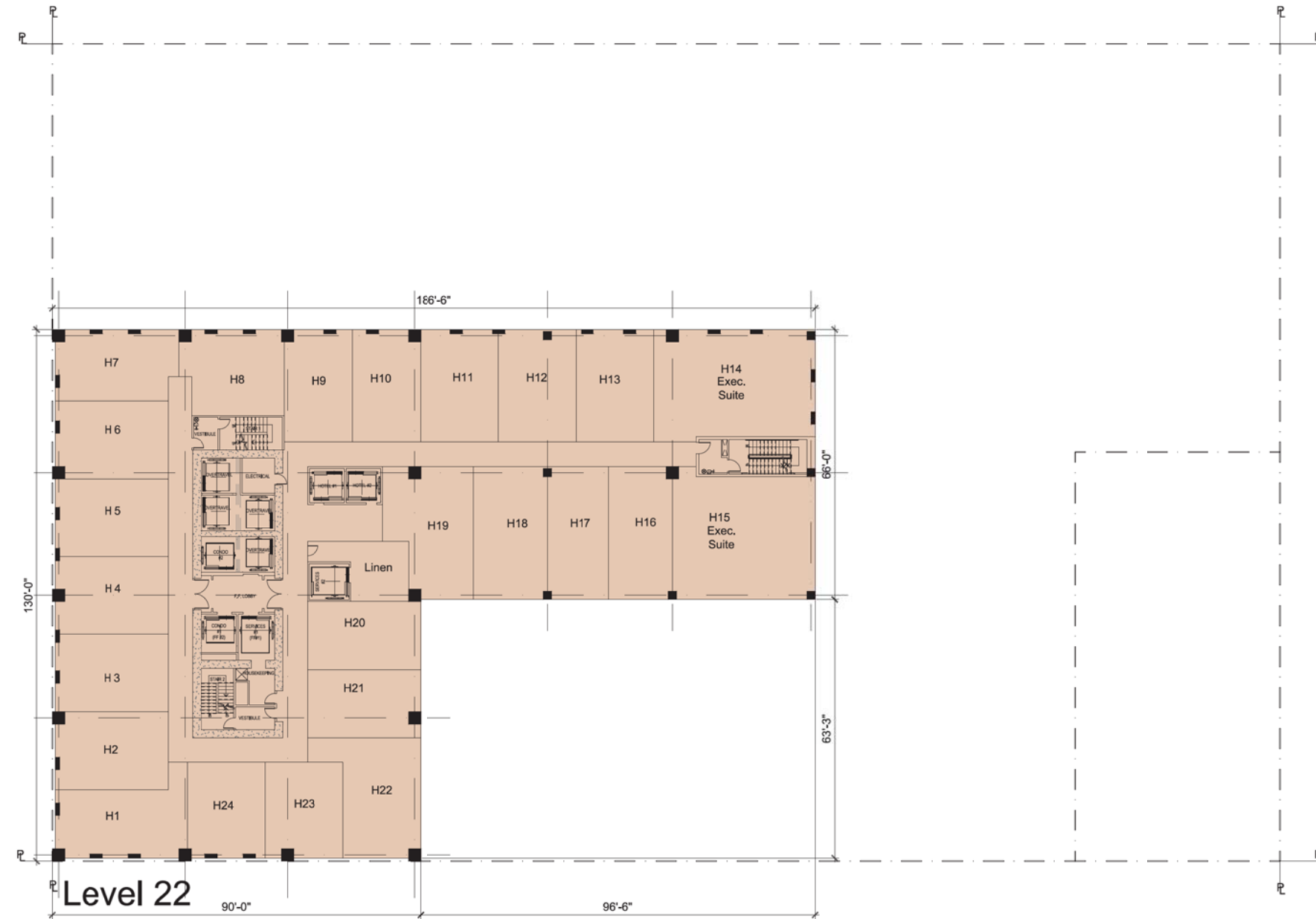
LEGEND

- AFFORDABLE HOUSING
- APARTMENT
- BUILDING SERVICE
- CONDOMINIUM
- RETAIL
- HOTEL
- MECHANICAL
- OFFICE
- PARKING
- ROOF TERRACE
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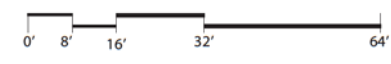
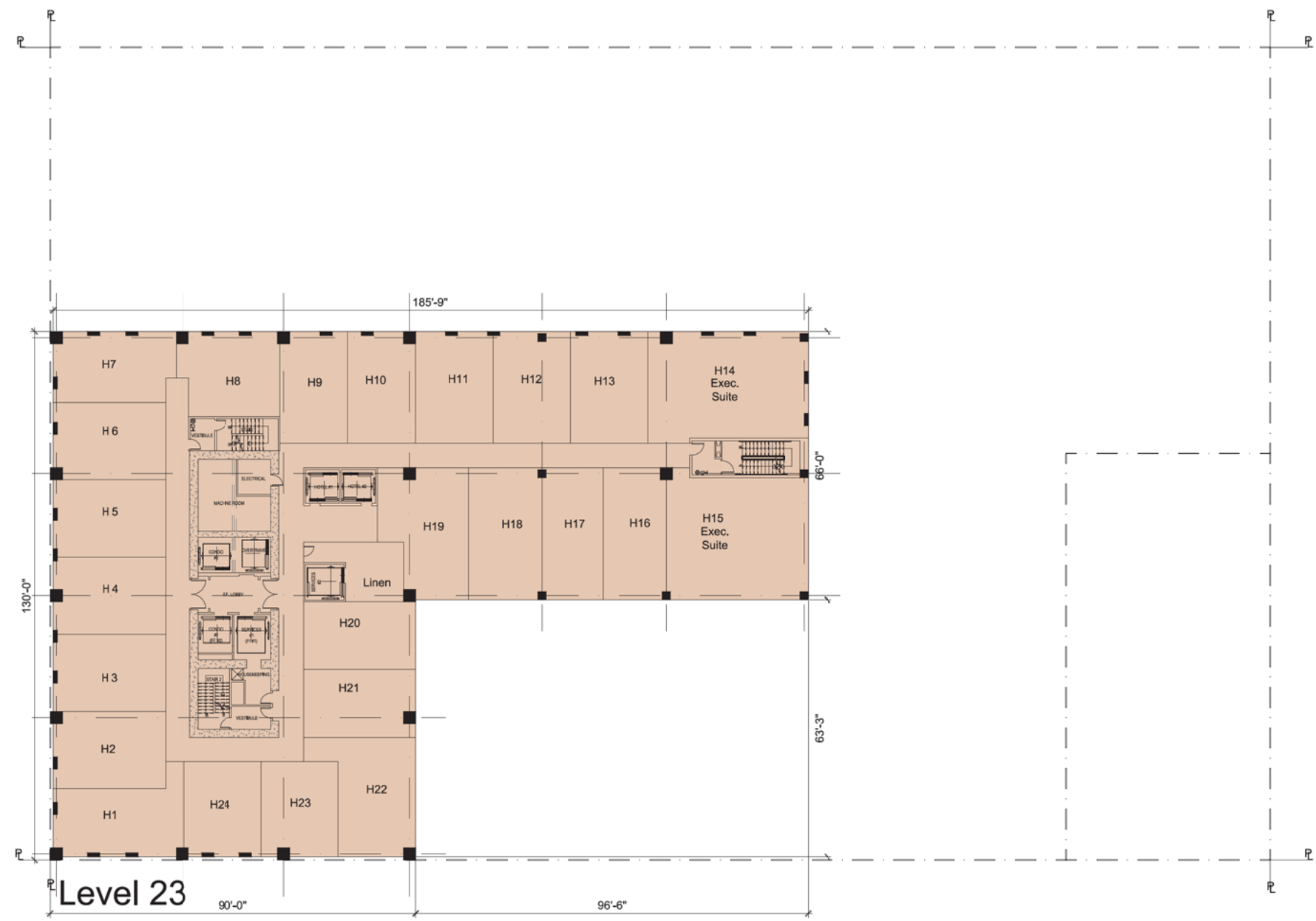
LEGEND

- AFFORDABLE HOUSING
- APARTMENT
- BUILDING SERVICE
- CONDOMINIUM
- RETAIL
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- MECHANICAL
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- PARKING
- ROOF TERRACE
- POOL
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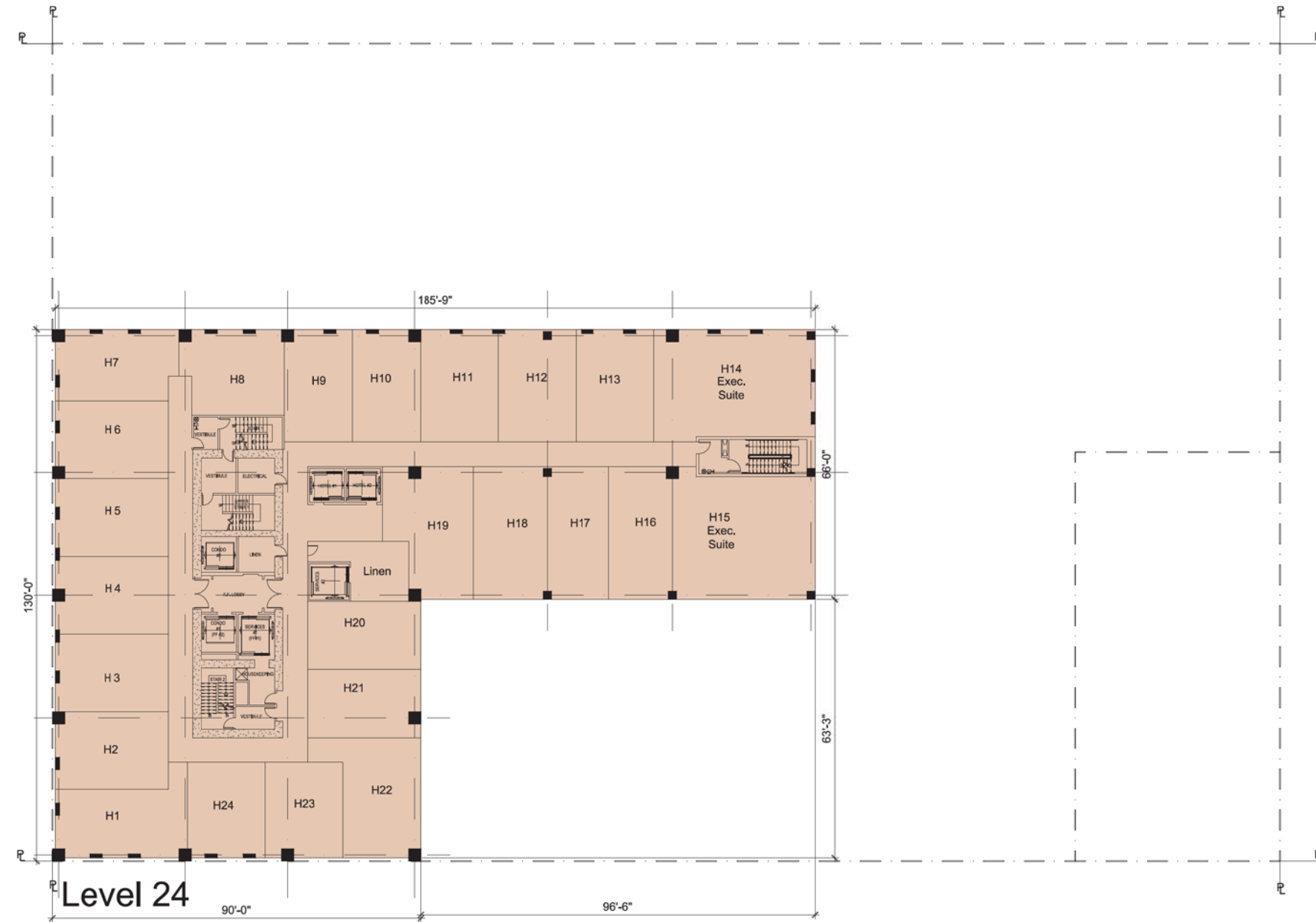
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- AFFORDABLE HOUSING
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- CONDOMINIUM
- RETAIL
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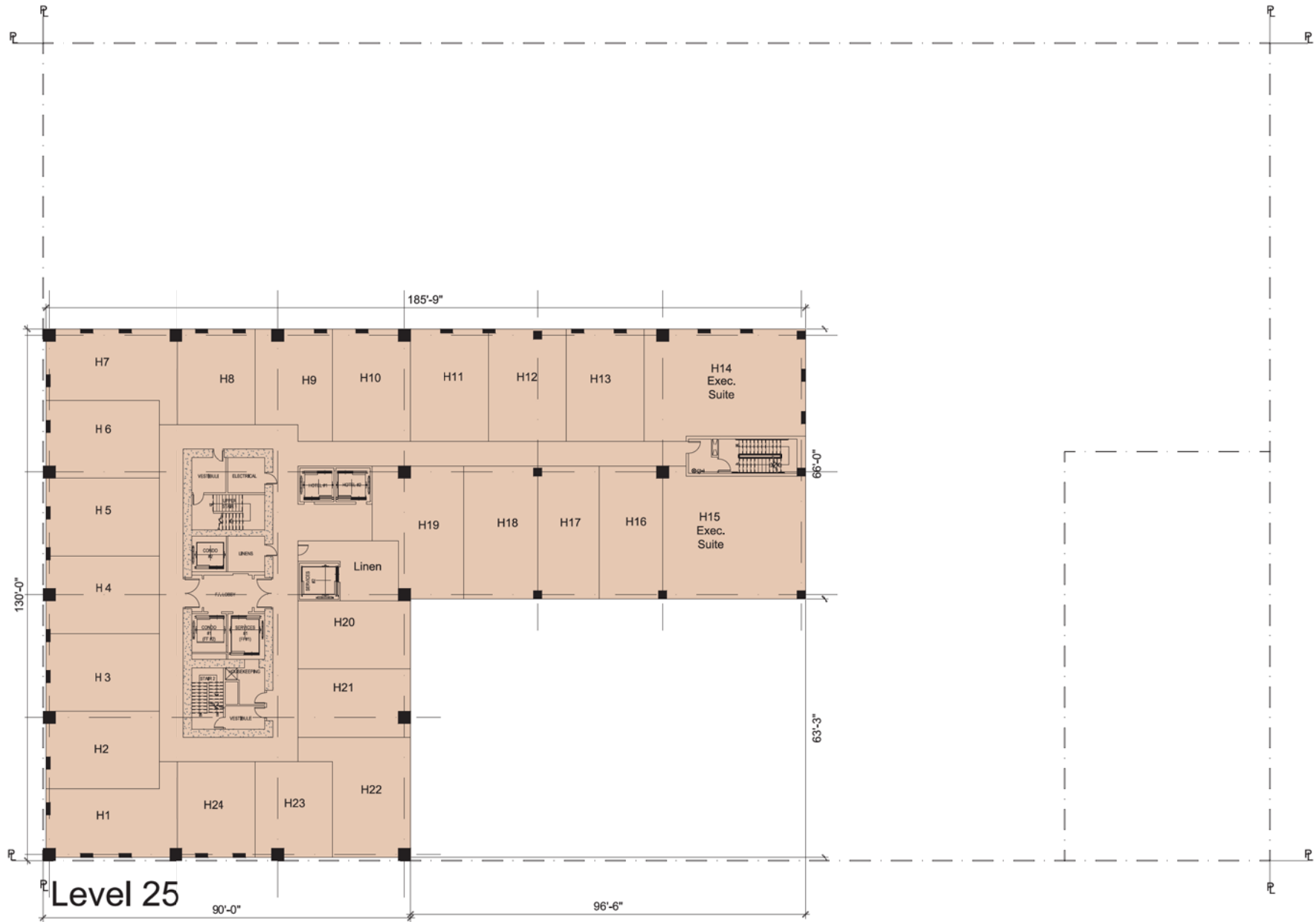
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- BUILDING SERVICE
- CONDOMINIUM
- RETAIL
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- PARKING
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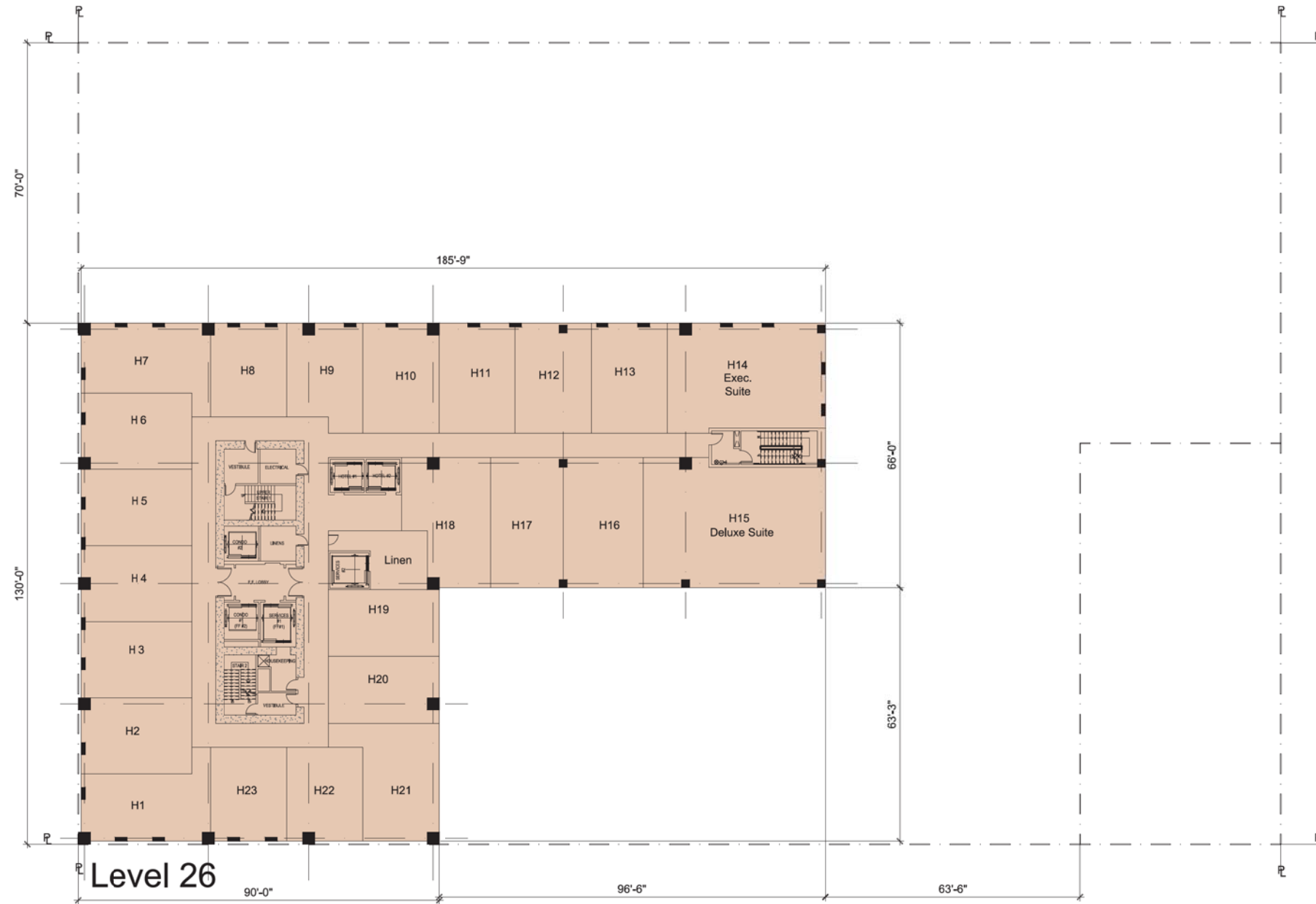
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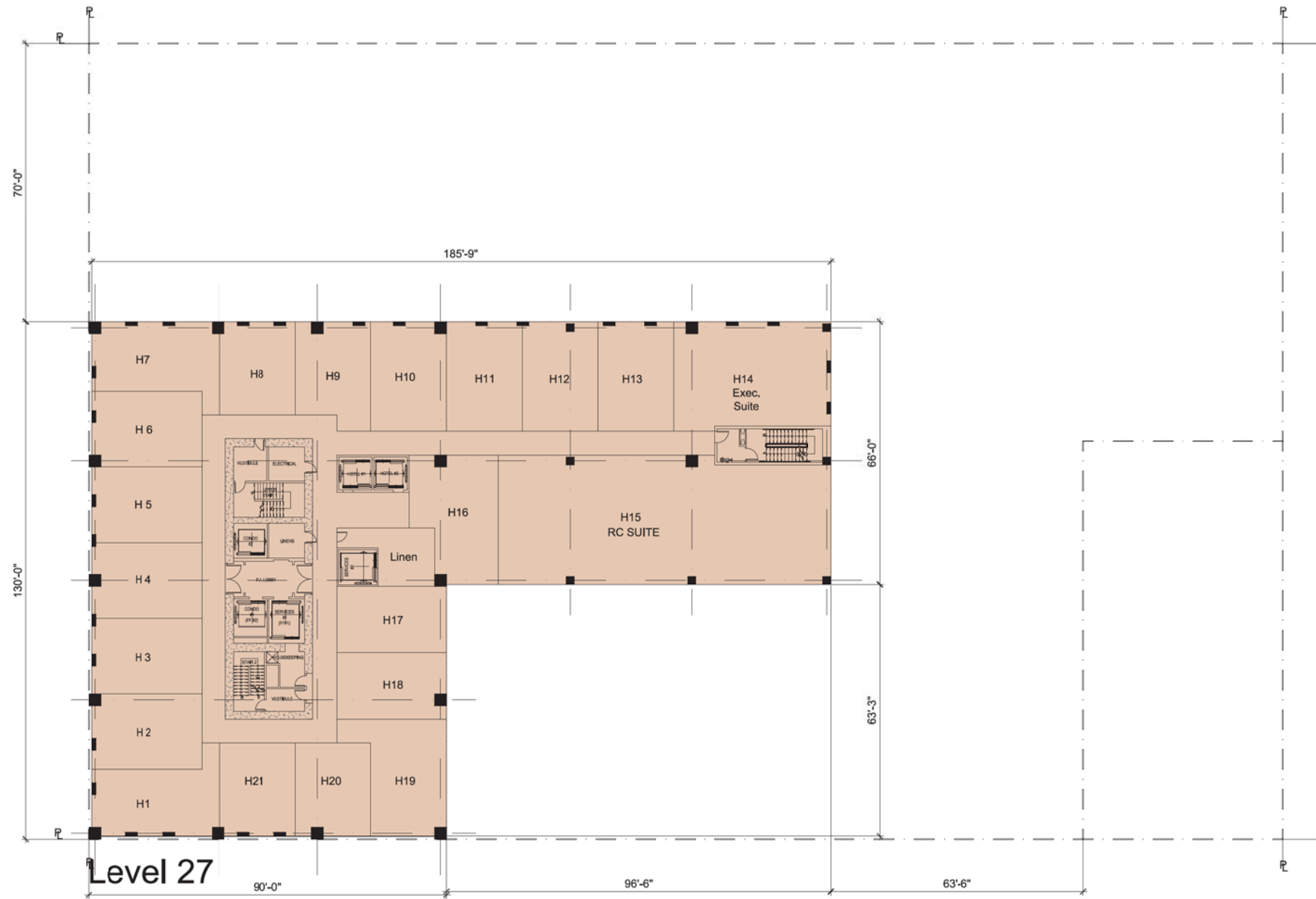
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- PARKING
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LEGEND

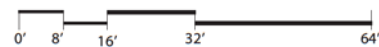
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- OFFICE
- PARKING
- ROOF TERRACE
- POOL
- SHARED SERVICE





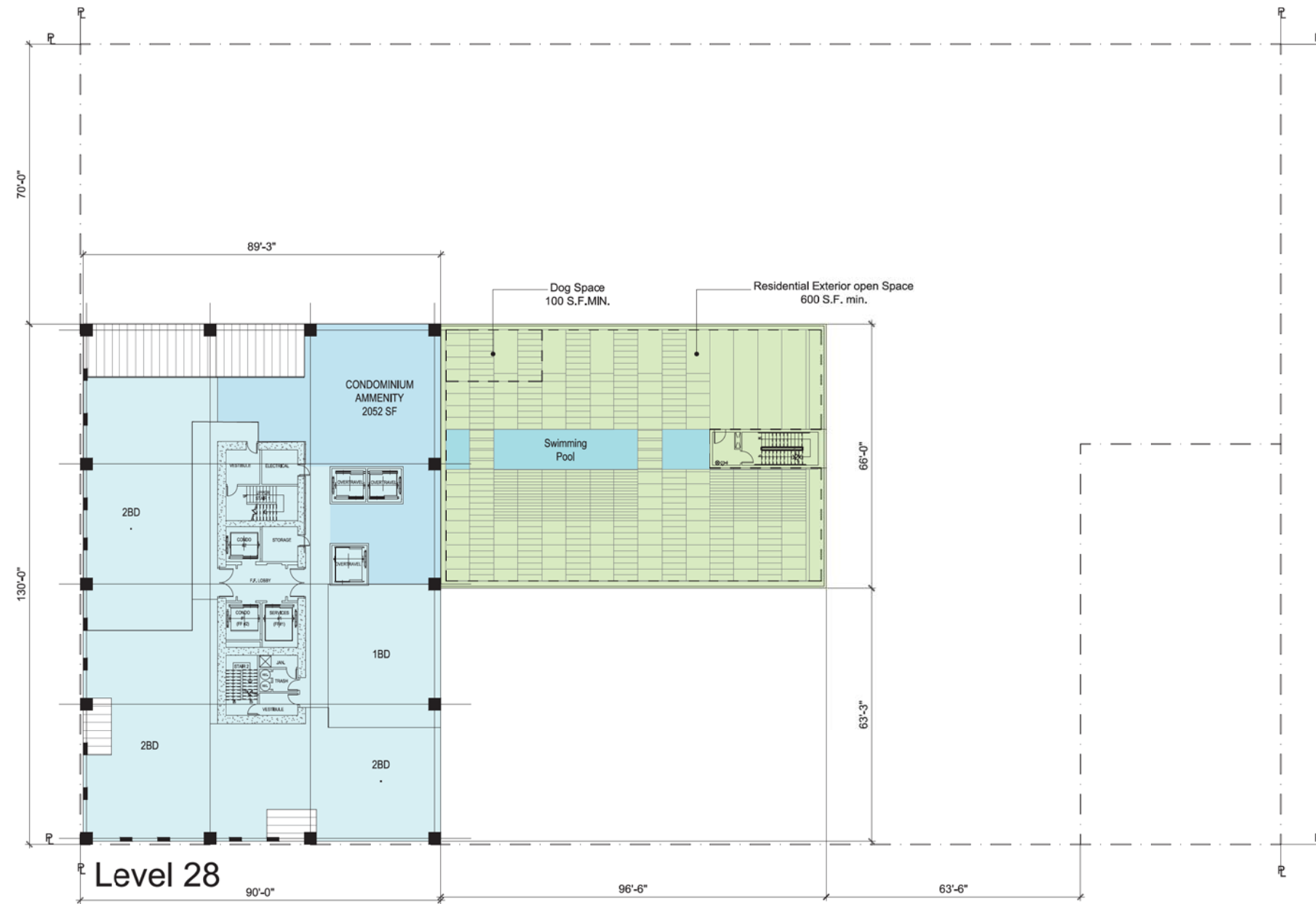
LEGEND

AFFORDABLE HOUSING	[Purple Box]
APARTMENT	[Pink Box]
BUILDING SERVICE	[Orange Box]
CONDOMINIUM	[Light Blue Box]
RETAIL	[Yellow Box]
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MECHANICAL	[Grey Box]
OFFICE	[Light Blue Box]
PARKING	[Light Grey Box]
ROOF TERRACE	[Light Green Box]
POOL	[Blue Box]
SHARED SERVICE	[Teal Box]



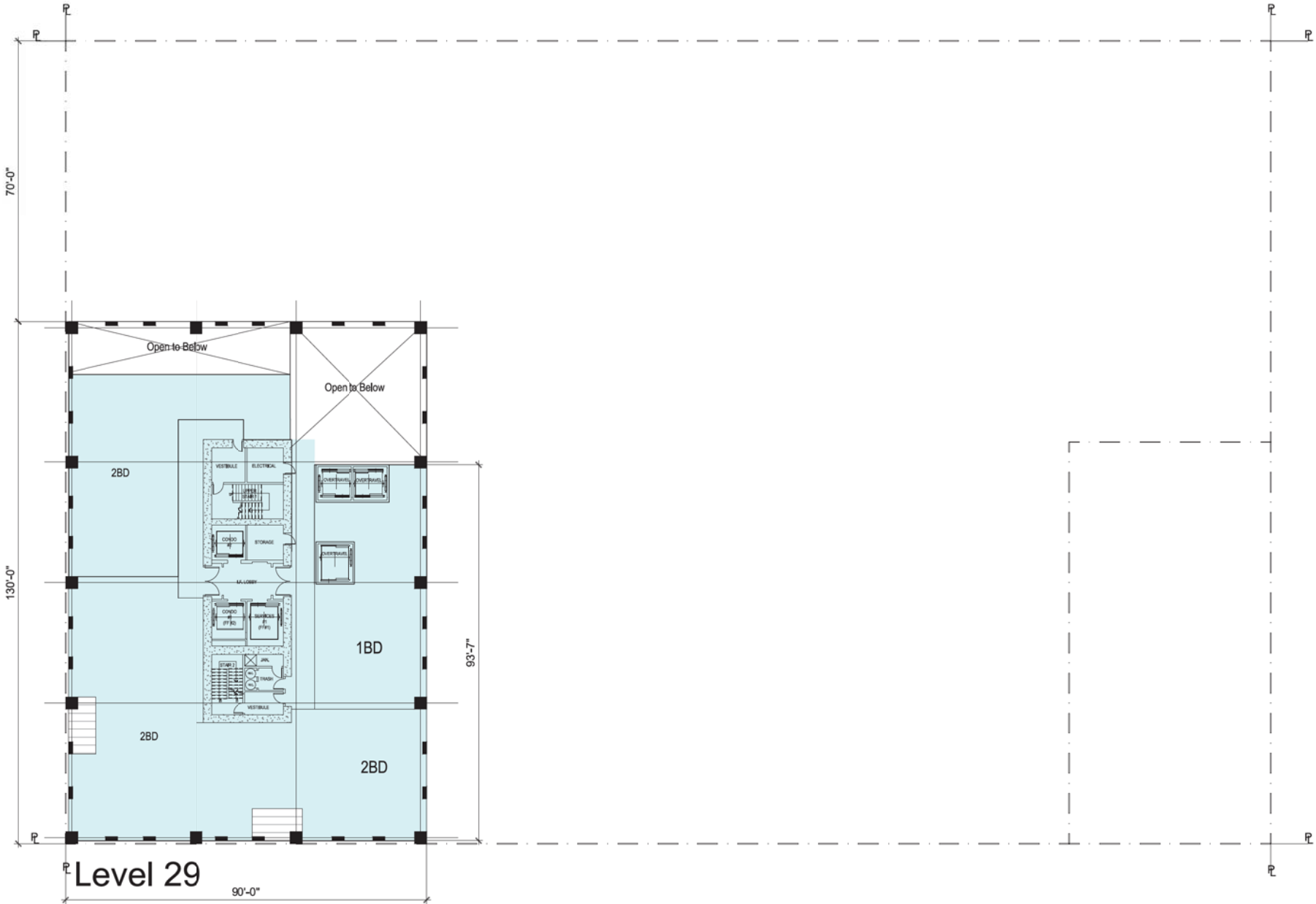
LEGEND

- AFFORDABLE HOUSING
- APARTMENT
- BUILDING SERVICE
- CONDOMINIUM
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- HOTEL
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- OFFICE
- PARKING
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- POOL
- SHARED SERVICE



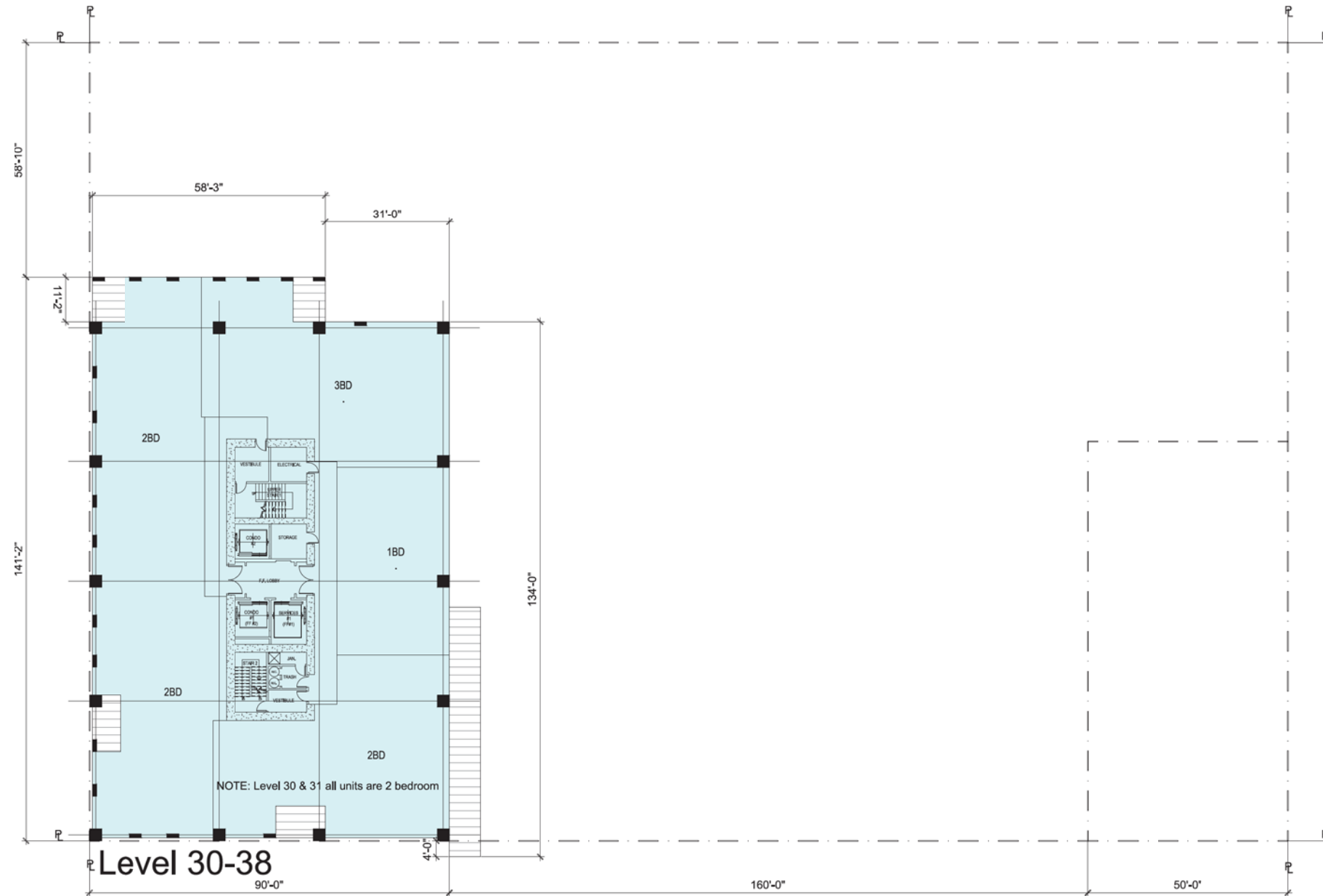
LEGEND

- AFFORDABLE HOUSING
- APARTMENT
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- RETAIL
- HOTEL
- MECHANICAL
- OFFICE
- PARKING
- ROOF TERRACE
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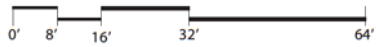
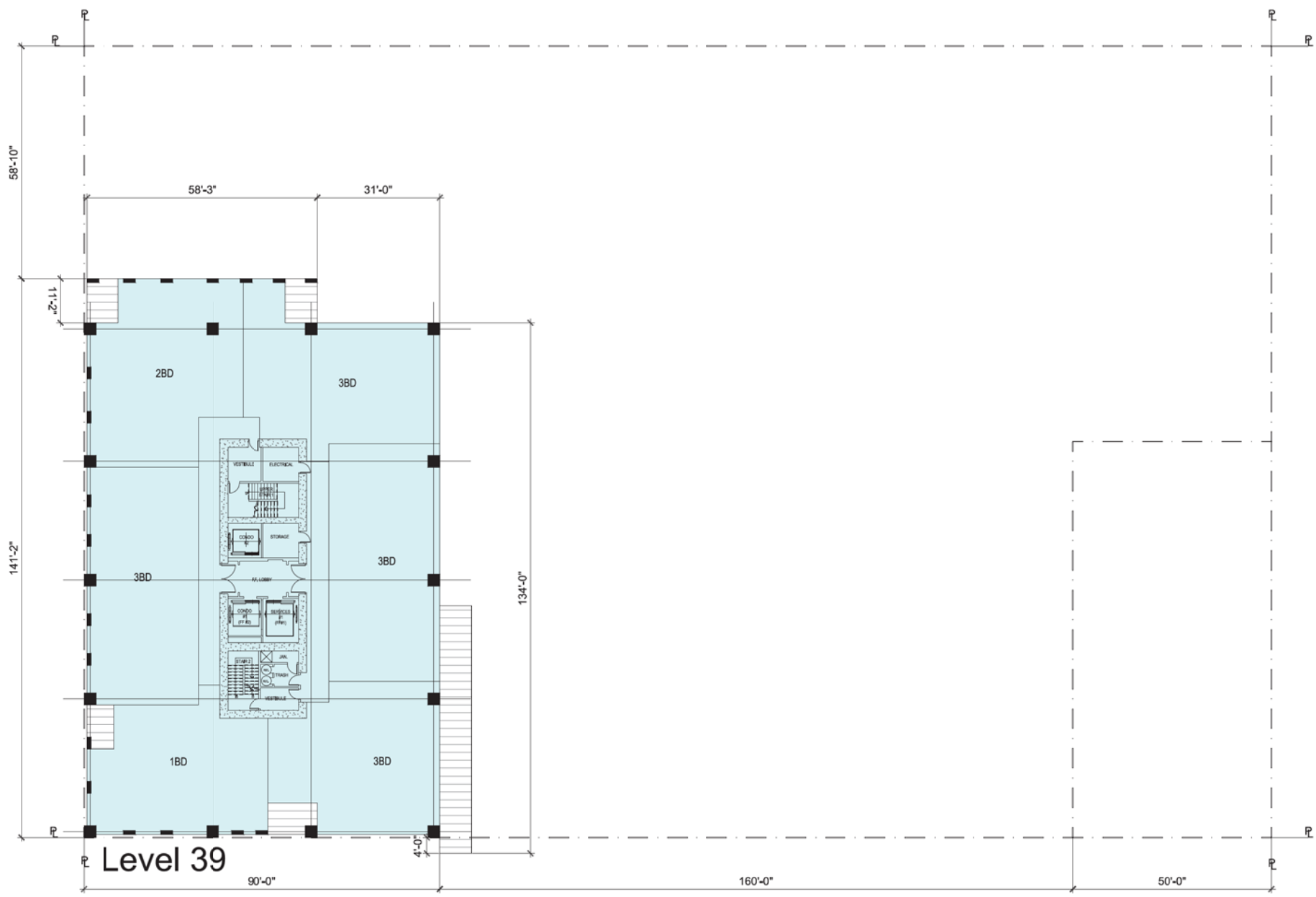
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- AFFORDABLE HOUSING
- APARTMENT
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- CONDOMINIUM
- RETAIL
- HOTEL
- MECHANICAL
- OFFICE
- PARKING
- ROOF TERRACE
- POOL
- SHARED SERVICE



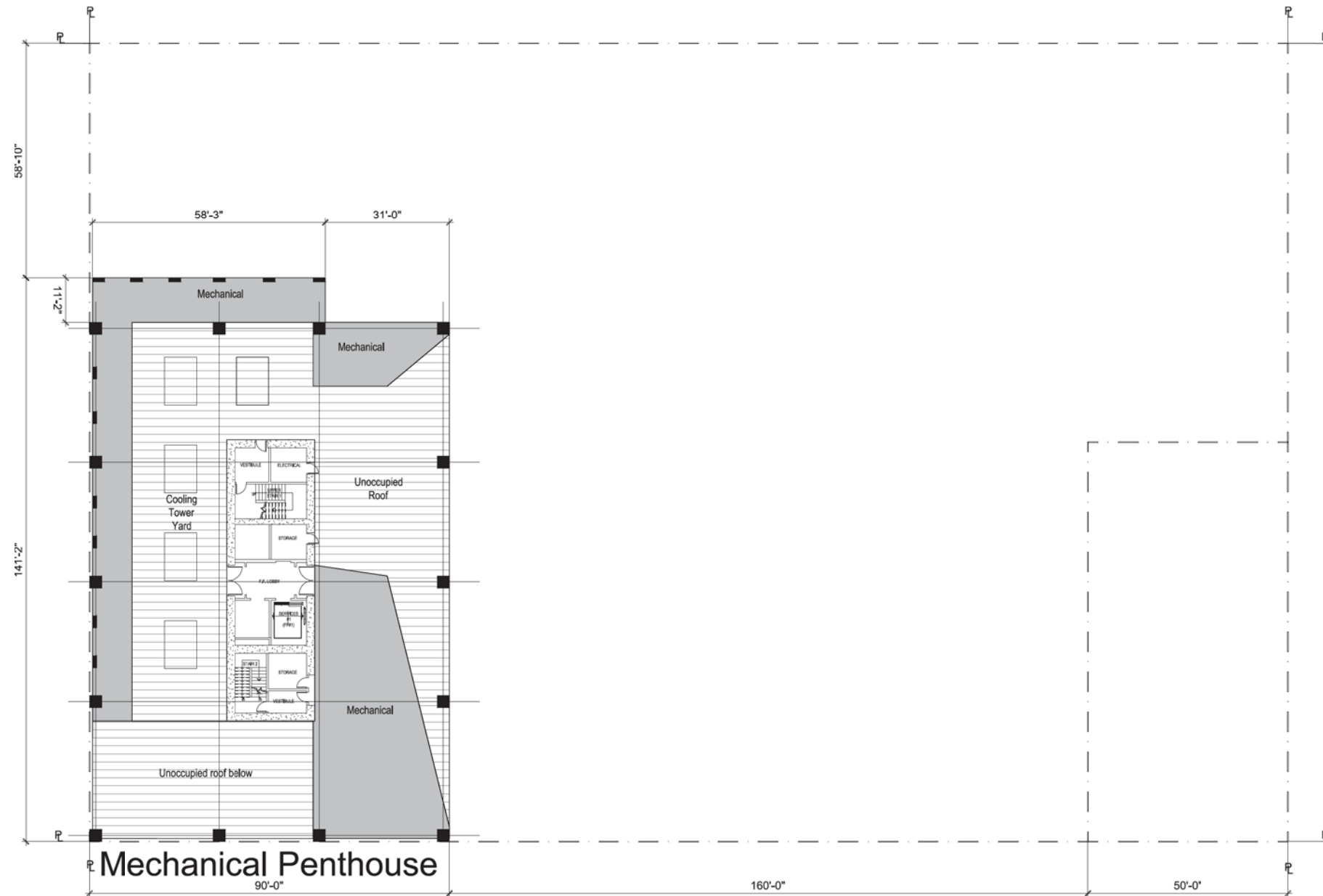
LEGEND

- AFFORDABLE HOUSING
- APARTMENT
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LEGEND

- AFFORDABLE HOUSING
- APARTMENT
- BUILDING SERVICE
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- RETAIL
- HOTEL
- MECHANICAL
- OFFICE
- PARKING
- ROOF TERRACE
- POOL
- SHARED SERVICE



LEGEND

- 01 . MECHANICAL PENTHOUSE ROOF
- 02 . CONDO TERRACE
- 03 . HOTEL TERRACE
- 04 . HOTEL EVENT SPACE
- 05 . APARTMENT TERRACE
- 06 . HOTEL TERRACE
- 07 . UNOCCUPIED ROOF

OPEN SPACE CALCULATIONS

URBAN OPEN SPACE (1st Floor):

Frq requirements & far bonus – 10% min. = 6,014 s.f.

Provided = 6,014 s.f.

OTHER REQUIREMENTS: 20% Will be LANDSCAPED, 40' & 25' MINIMUM DIMENSIONS will be met, plaza is EXPOSED TO the south 150 L.F. OF SEATING will be provided.

RESIDENTIAL COMMON OUT DOOR SPACES (6TH & 28TH):

Area required: 20% (60136) =12,027 s.f. will be met.

Other requirements: 30' min. Dimension will be met, 10% landscaped.

Area provided: Level 1 6,014 s.f. (Plaza)
 Level 6 3,000 s.f. (Roof terrace)
 Level 28 6,000 s.f. (Roof terrace)
 15, 014 s.f. provided > 12,027 s.f. Required **O.K.**

RESIDENTIAL COMMON INDOOR SPACES:

Area provided: Level1 2120 s.f. (Residential lobbies)
 Level 6 500 s.f. min. (Apartment amenity)
 Level 28 500 s.f. min. (Condominium amenity)
 3120 s.f. provided > 500 s.f. required. **O.K.**

PET OPEN SPACE (EXTERIOR):

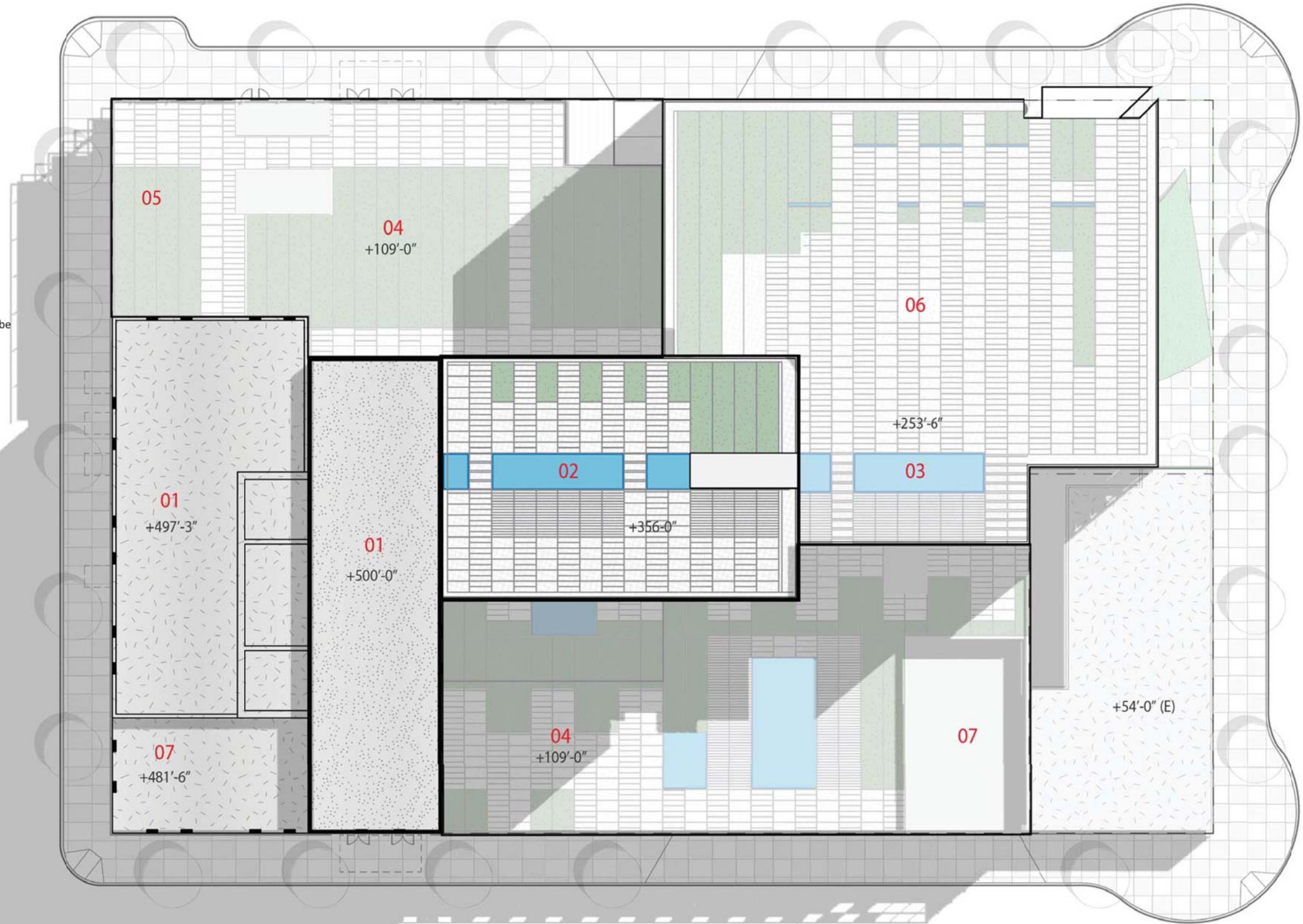
Area required: 100 s.f. per 200 dwelling unit; 2,18 units required 200 s.f. total

Area provided: Level 6 100 s.f.
 Level 28 100 s.f.
 200 s.f. provided > 200 required. **O.K.**

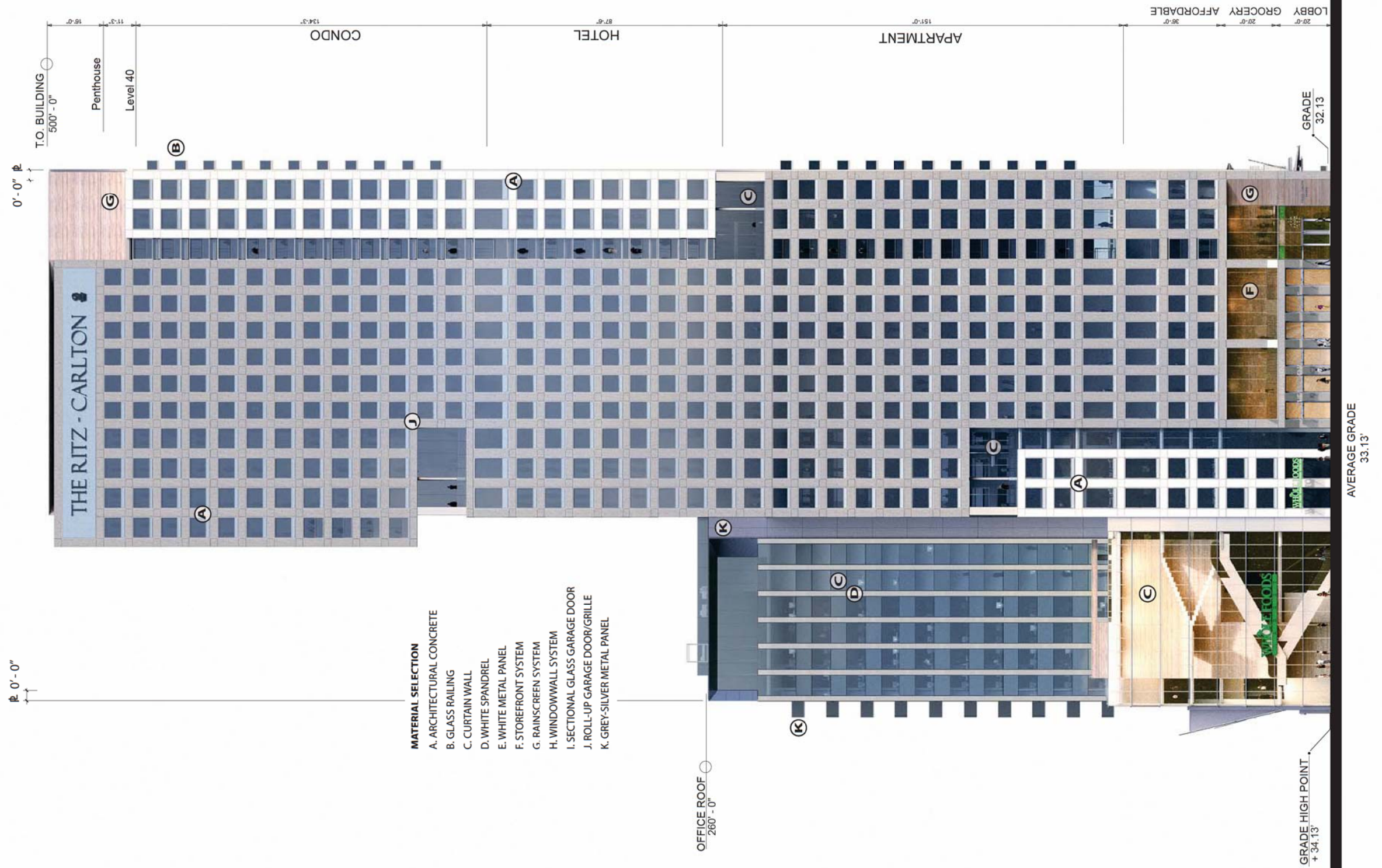
Requirements: 50% of dwelling units to have an exterior balcony (40 s.f. min.)

218/2 = 109 minimum.

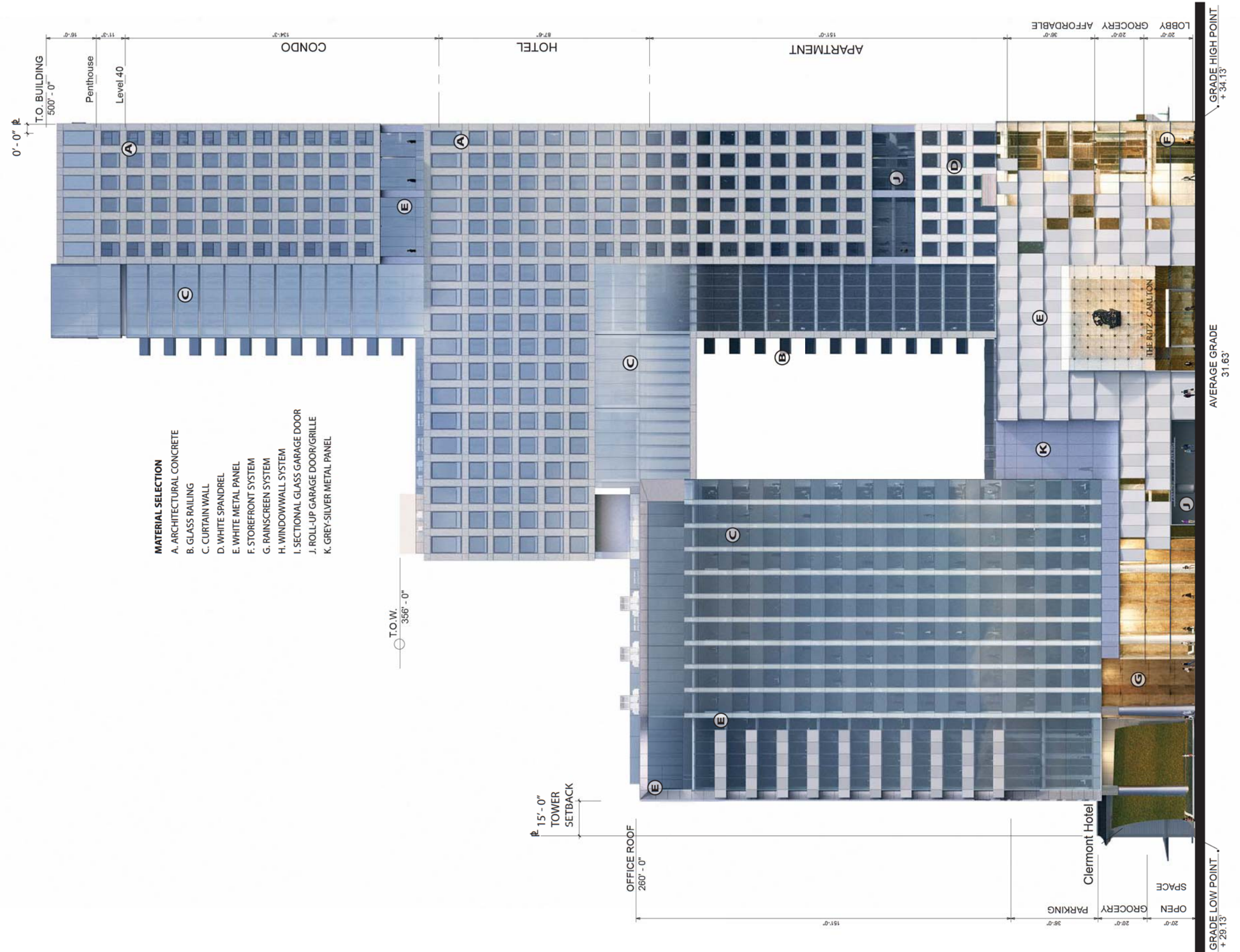
Provided: 149 units have balconies > 109 required. **O.K.**

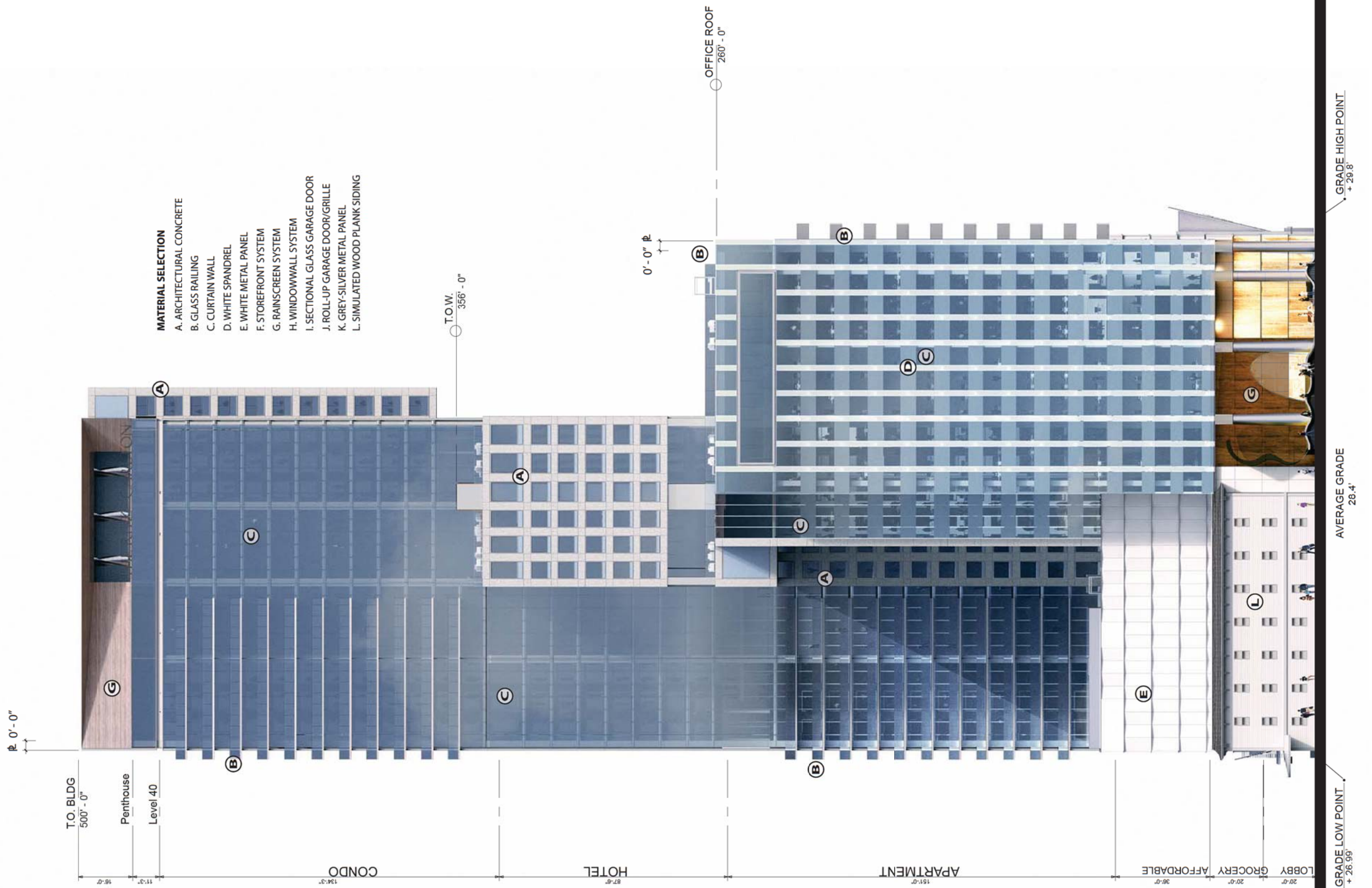


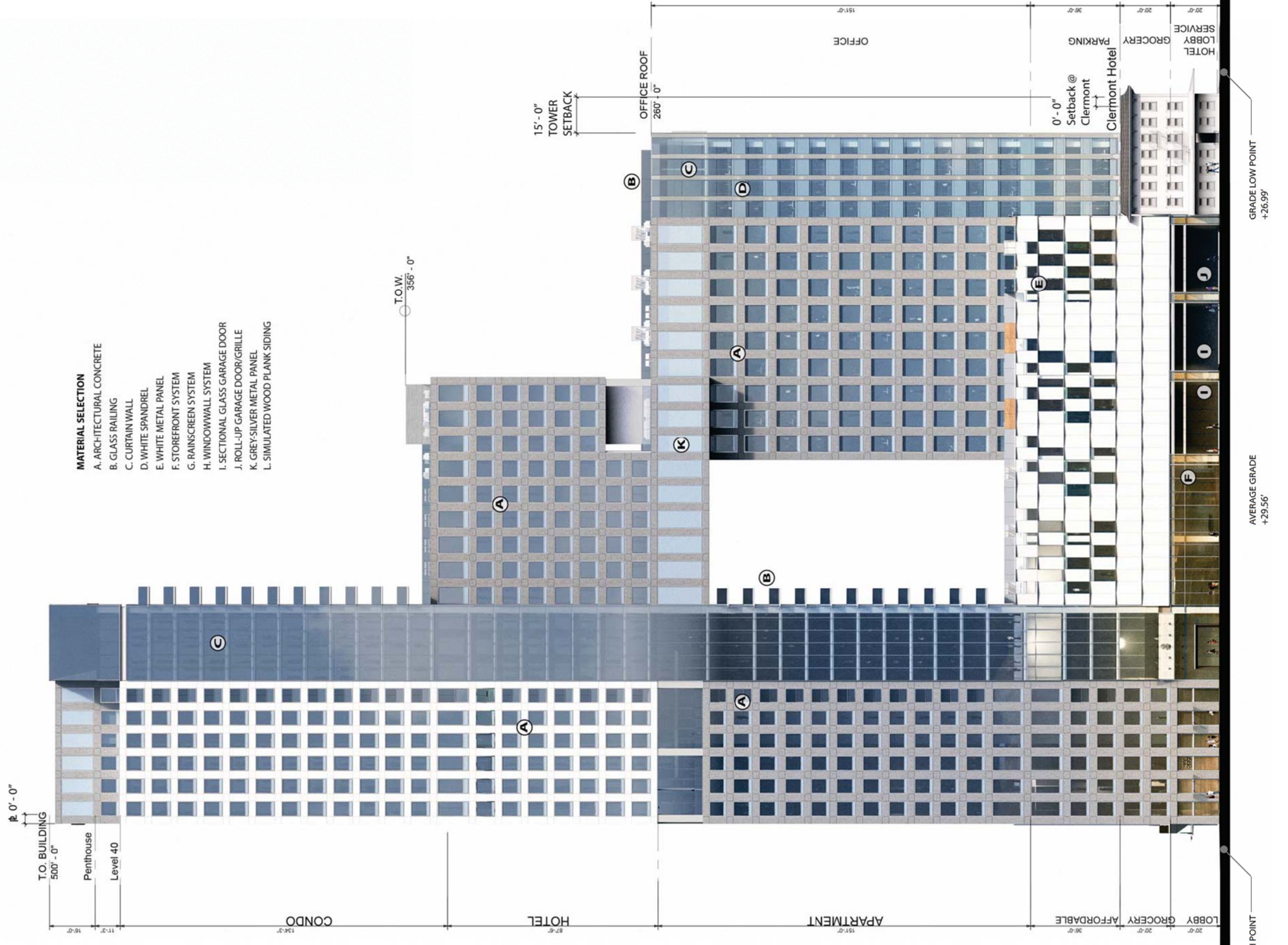
COMPOSITE ROOF LEVELS



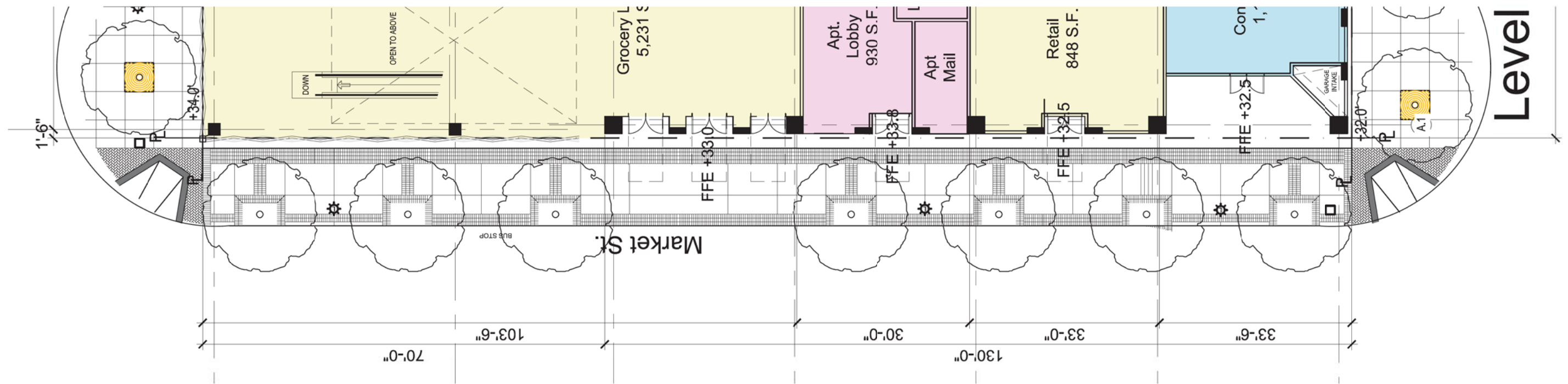
CONTENT EAST ELEVATION
 PROJECT 5473







CONTENT WEST ELEVATION
 PROJECT 5473



MATERIAL SELECTION

- A. ARCHITECTURAL CONCRETE
- B. GLASS RAILING
- C. CURTAIN WALL
- D. WHITE SPANDREL
- E. WHITE METAL PANEL
- F. STOREFRONT SYSTEM
- G. RAINSCREEN SYSTEM
- H. WINDOWWALL SYSTEM
- I. SECTIONAL GLASS GARAGE DOOR
- J. ROLL-UP GARAGE DOOR/GRILLE
- K. GREY-SILVER METAL PANEL
- L. SIMULATED WOOD PLANK SIDING

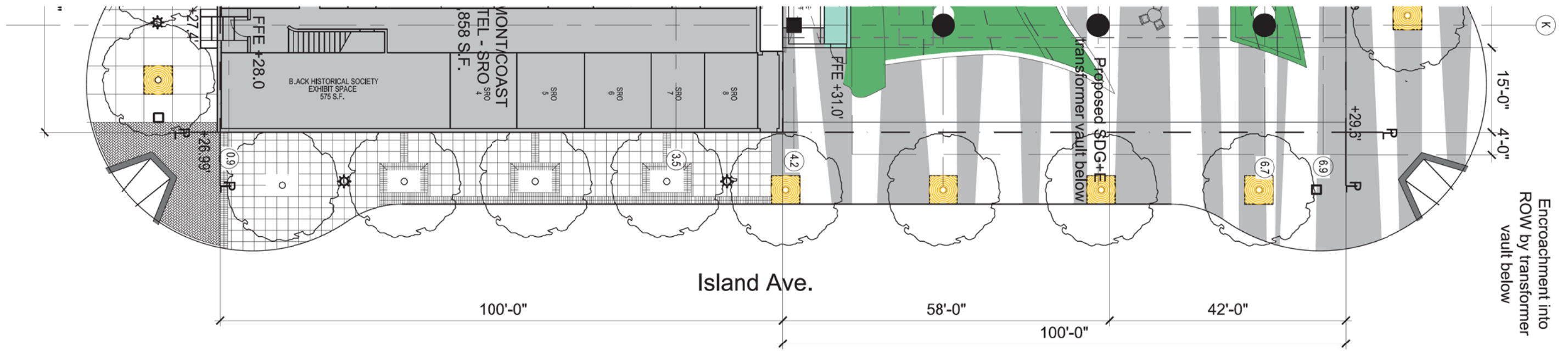


CONTENT ENLARGED NORTH

7th & MARKET PLANNED DEVELOPMENT PERMIT PACKAGE

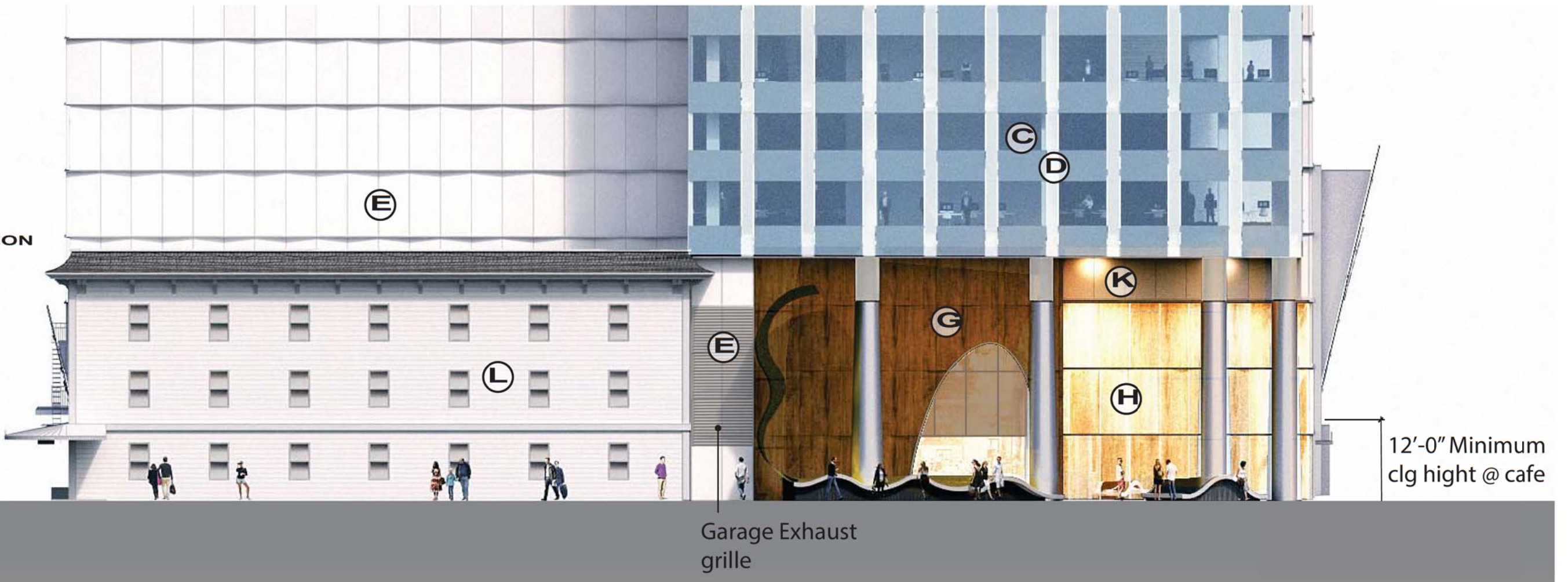
A 3.5 7TH & MARKET, SAN DIEGO CA 92101

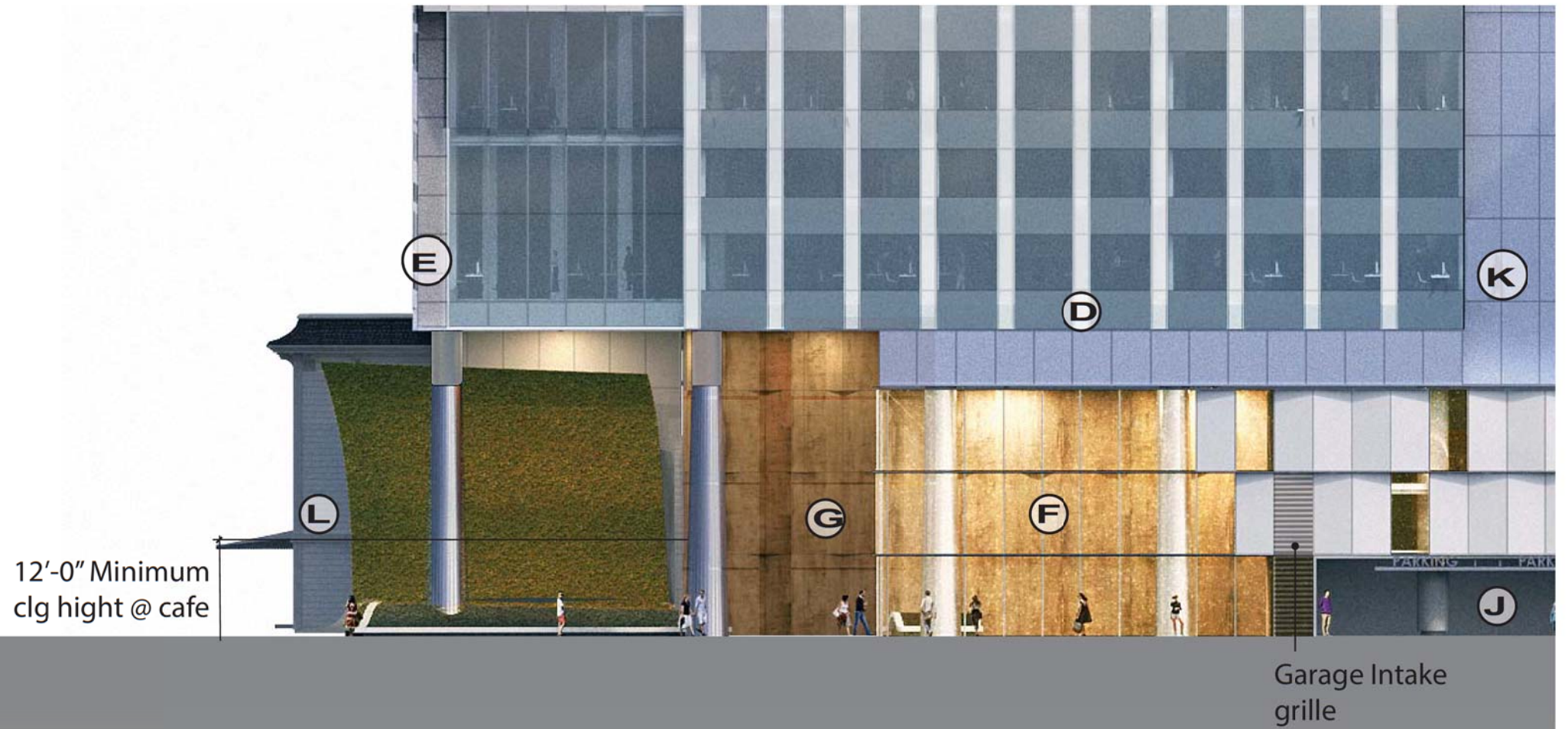
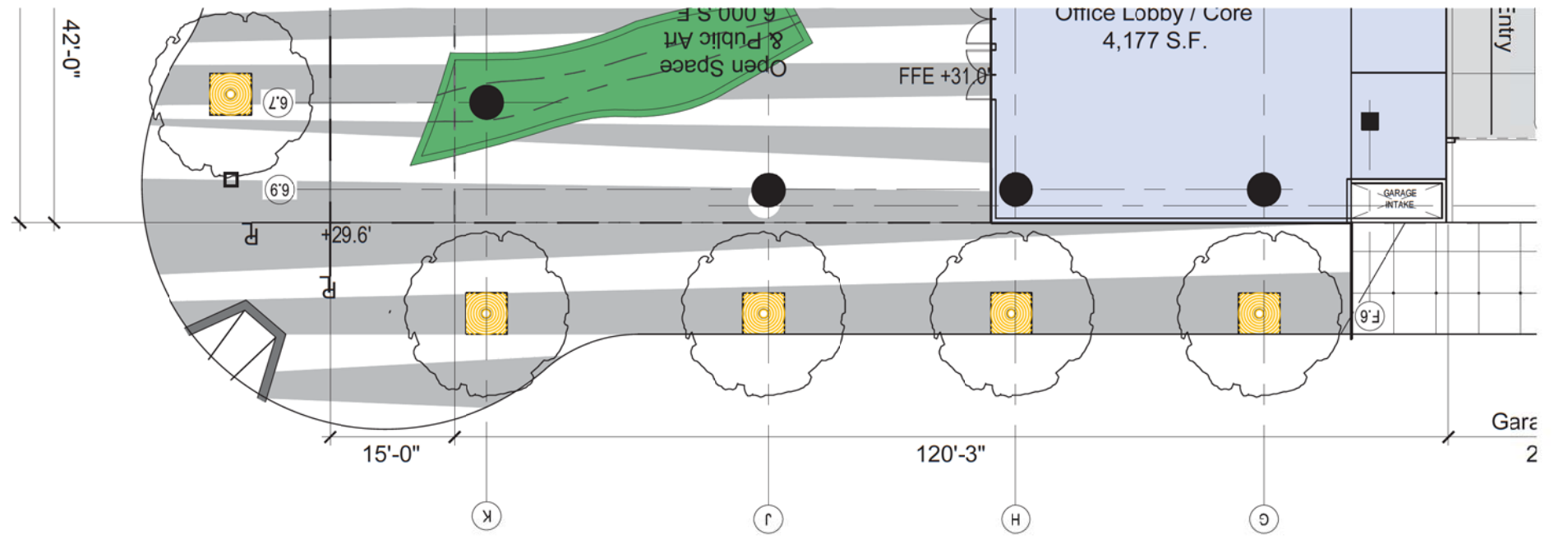
PROJECT 5473



MATERIAL SELECTION

- A. ARCHITECTURAL CONCRETE
- B. GLASS RAILING
- C. CURTAIN WALL
- D. WHITE SPANDREL
- E. WHITE METAL PANEL
- F. STOREFRONT SYSTEM
- G. RAINSCREEN SYSTEM
- H. WINDOWWALL SYSTEM
- I. SECTIONAL GLASS GARAGE DOOR
- J. ROLL-UP GARAGE DOOR/GRILLE
- K. GREY-SILVER METAL PANEL
- L. SIMULATED WOOD PLANK SIDING





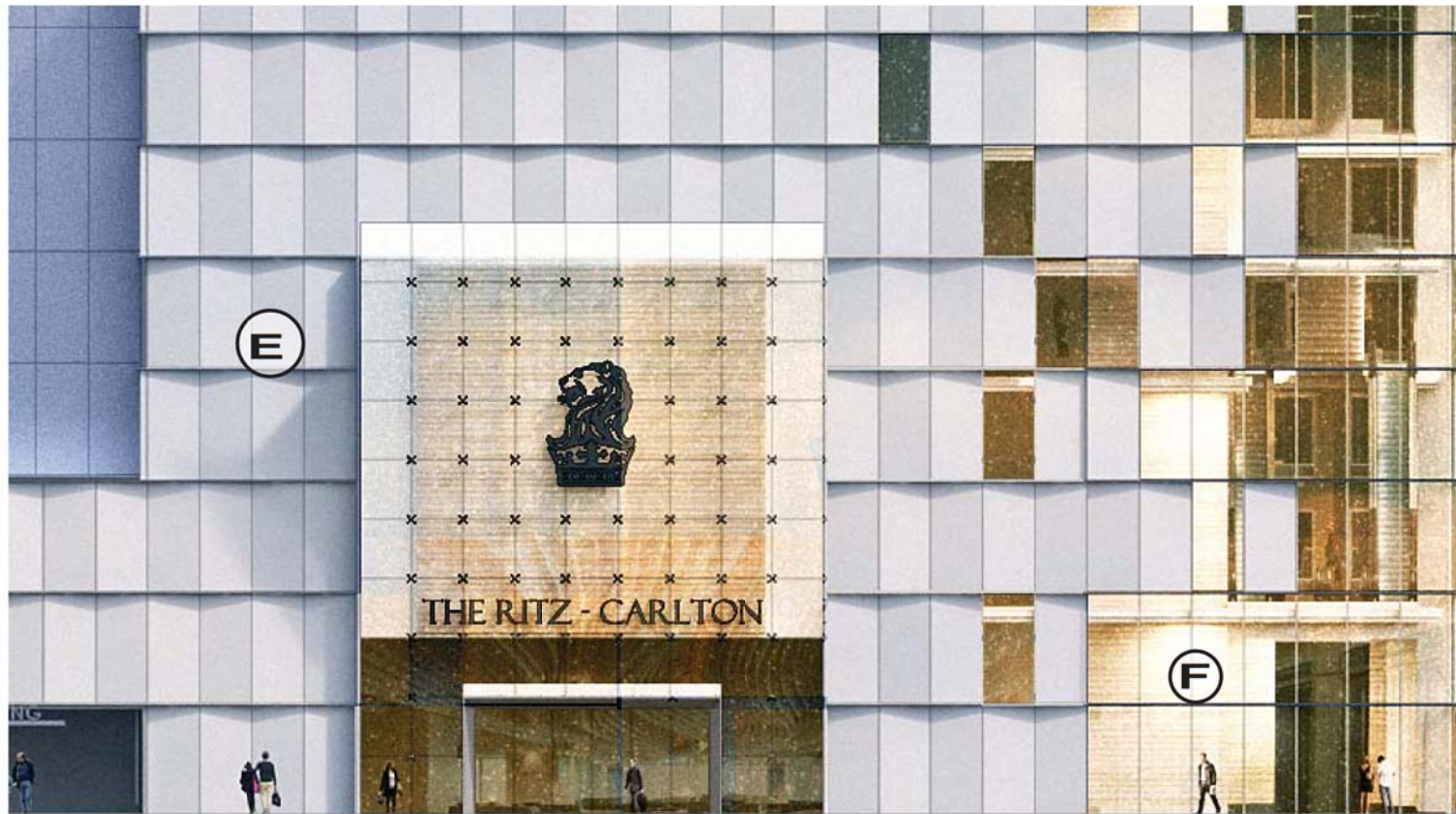
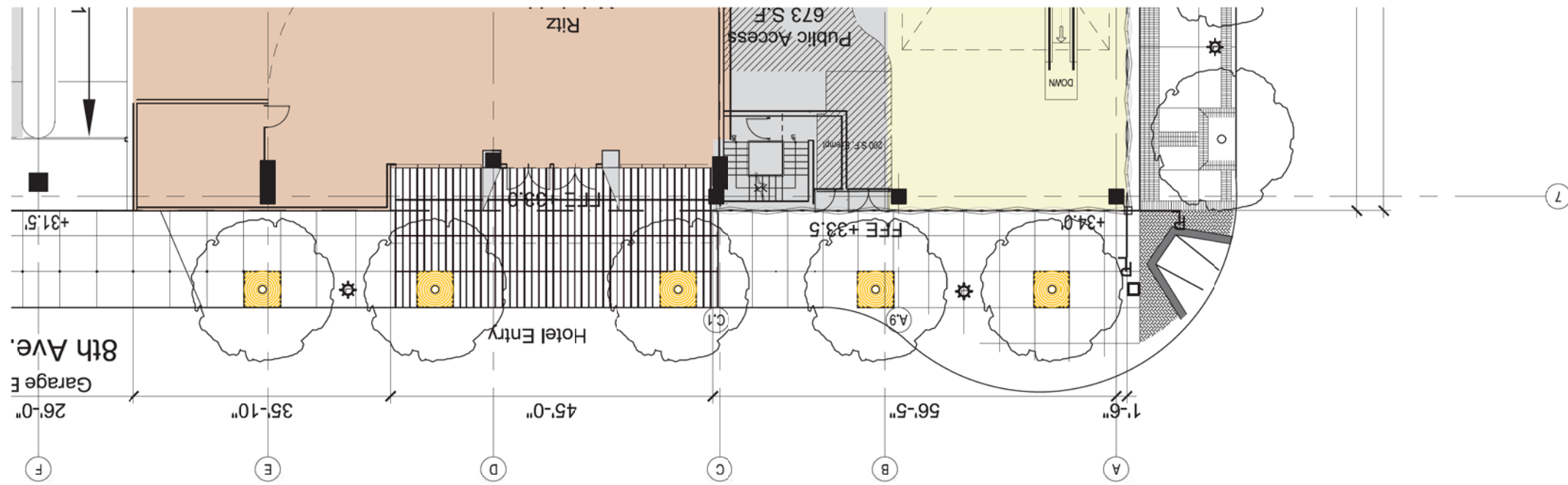
CONTENT ENLARGED EAST

7th & MARKET PLANNED DEVELOPMENT PERMIT PACKAGE

A 3.7 7TH & MARKET, SAN DIEGO CA 92101

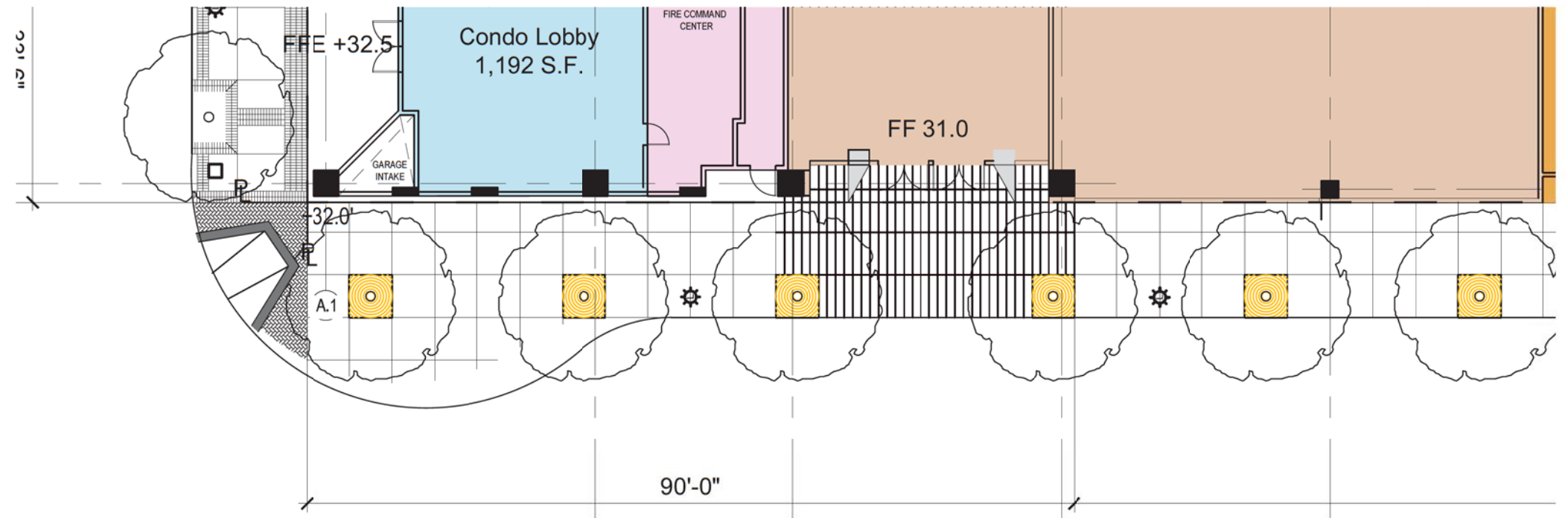
PROJECT 5473

0' 5' 10' 20' 40'
 Revised
 DATE 04.04.2016
 Cisterra DEVELOPMENT | carrierjohnson + CULTURE



MATERIAL SELECTION

- A. ARCHITECTURAL CONCRETE
- B. GLASS RAILING
- C. CURTAIN WALL
- D. WHITE SPANDREL
- E. WHITE METAL PANEL
- F. STOREFRONT SYSTEM
- G. RAINSCREEN SYSTEM
- H. WINDOWWALL SYSTEM
- I. SECTIONAL GLASS GARAGE DOOR
- J. ROLL-UP GARAGE DOOR/GRILLE
- K. GREY-SILVER METAL PANEL
- L. SIMULATED WOOD PLANK SIDING



MATERIAL SELECTION

- A. ARCHITECTURAL CONCRETE
- B. GLASS RAILING
- C. CURTAIN WALL
- D. WHITE SPANDREL
- E. WHITE METAL PANEL
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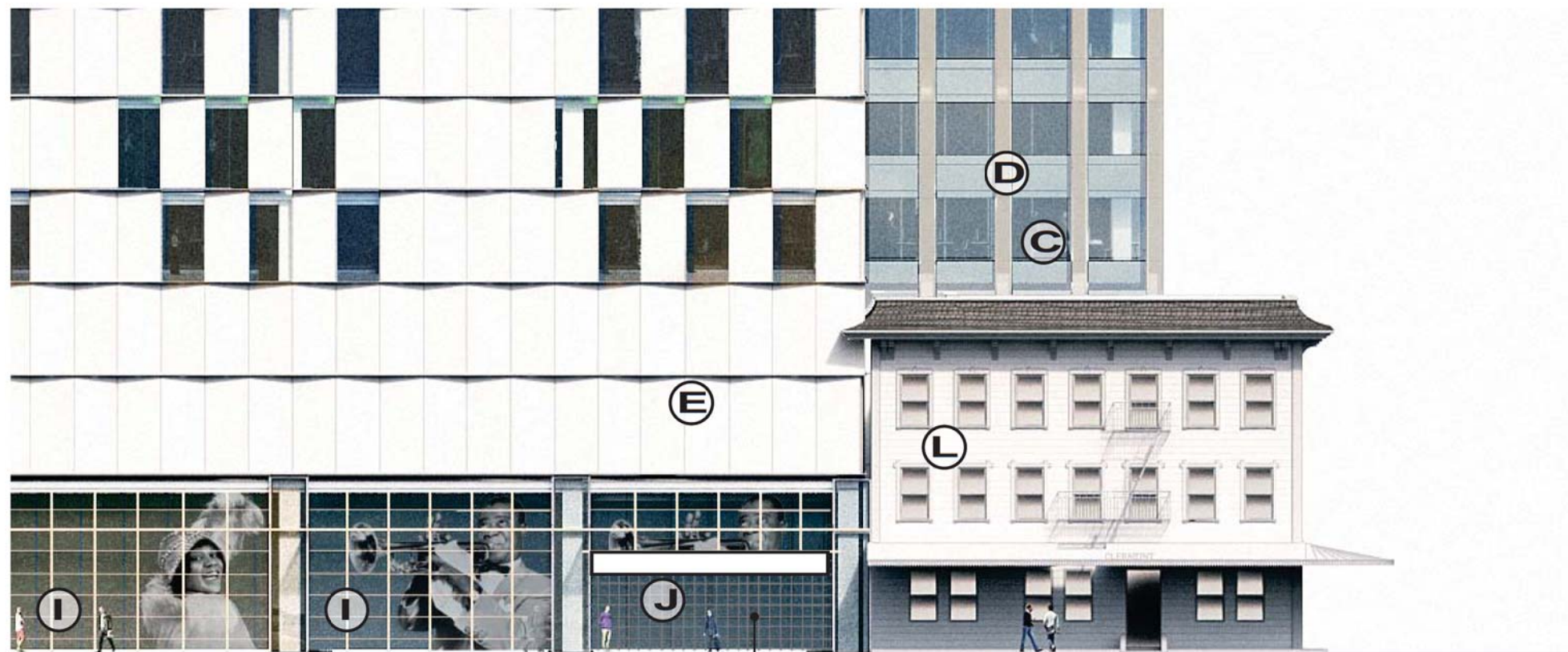
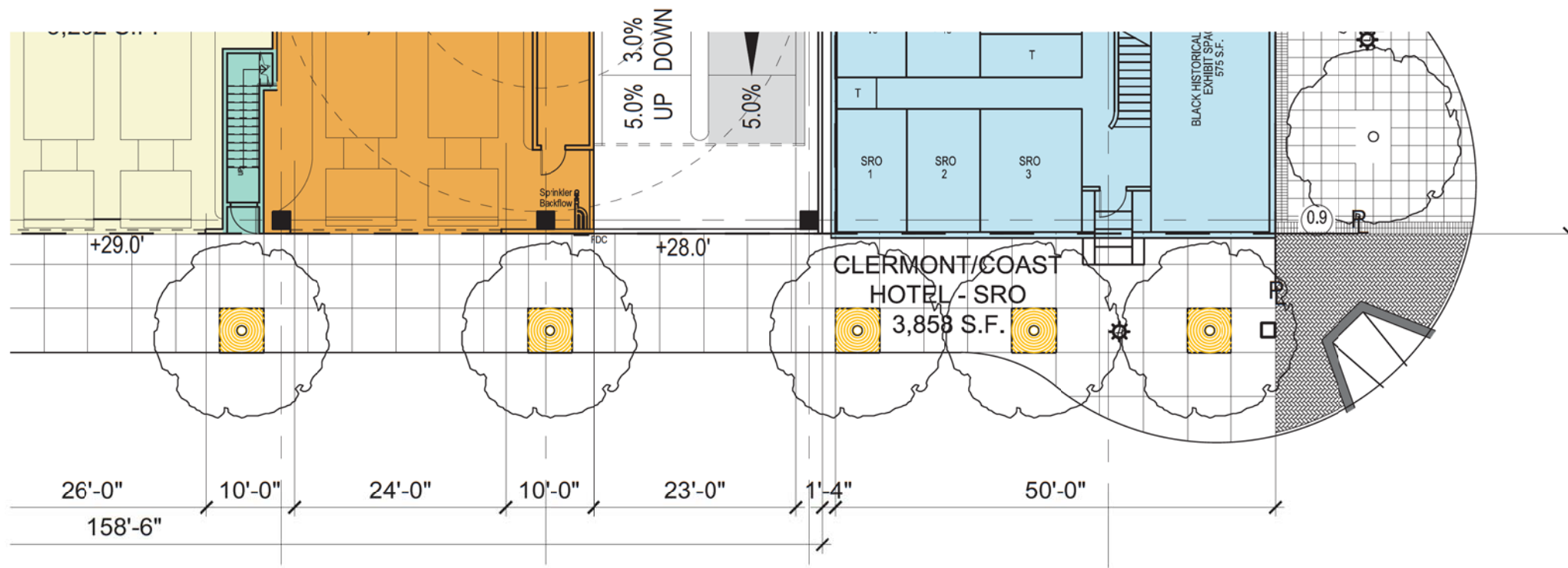
Garage Intake grille

CONTENT ENLARGED WEST

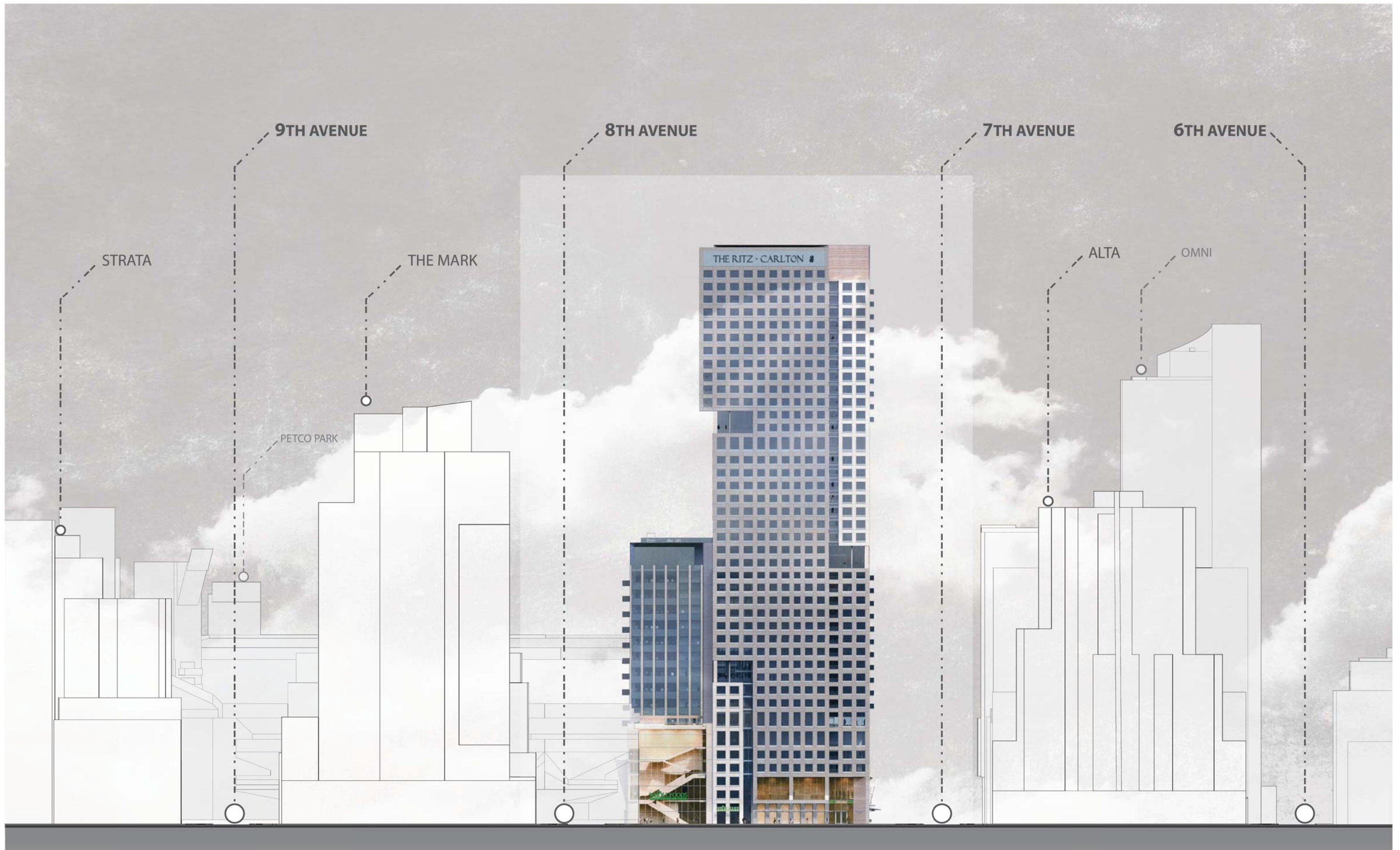
7th & MARKET PLANNED DEVELOPMENT PERMIT PACKAGE

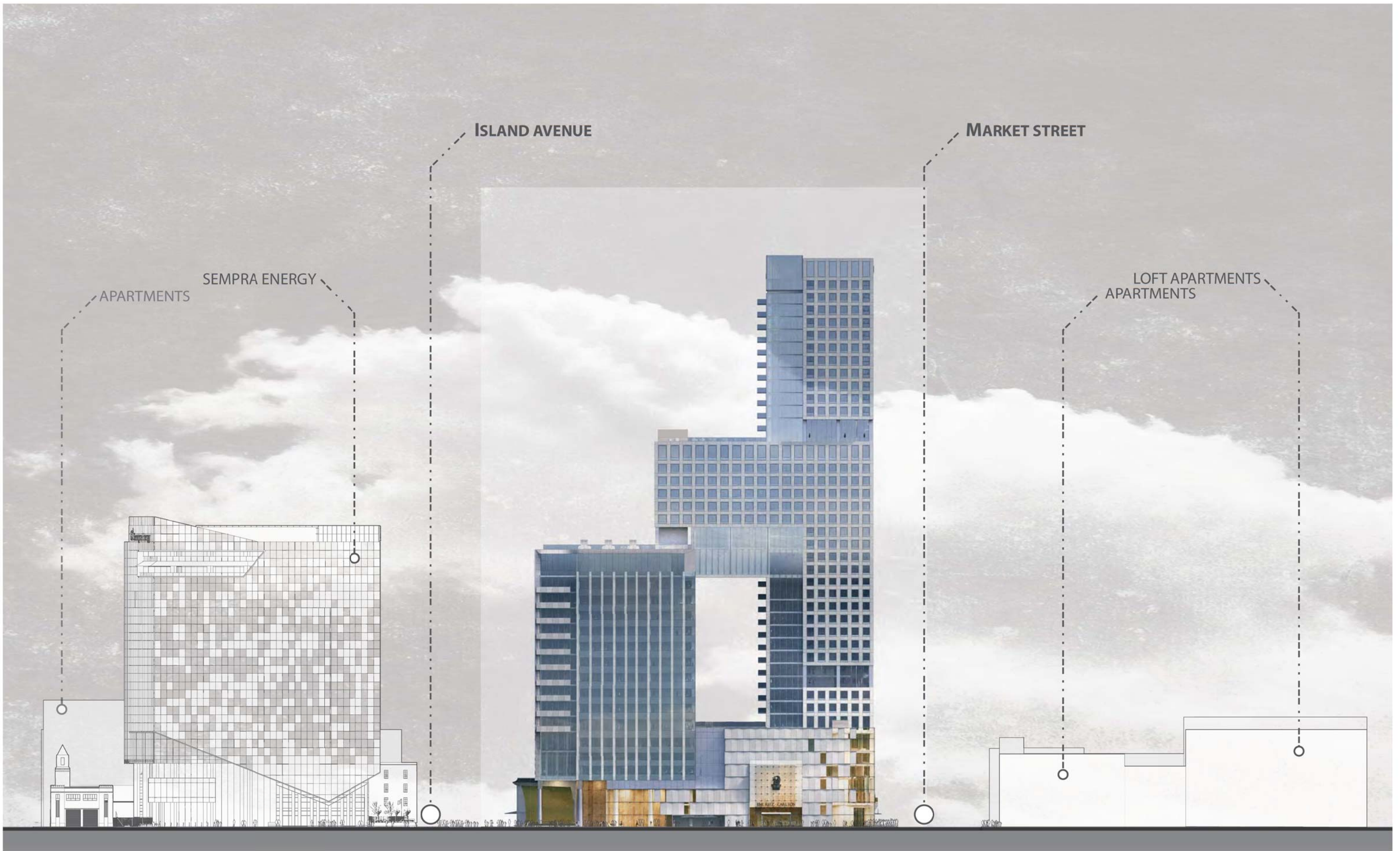
A 3.9 7TH & MARKET, SAN DIEGO CA 92101

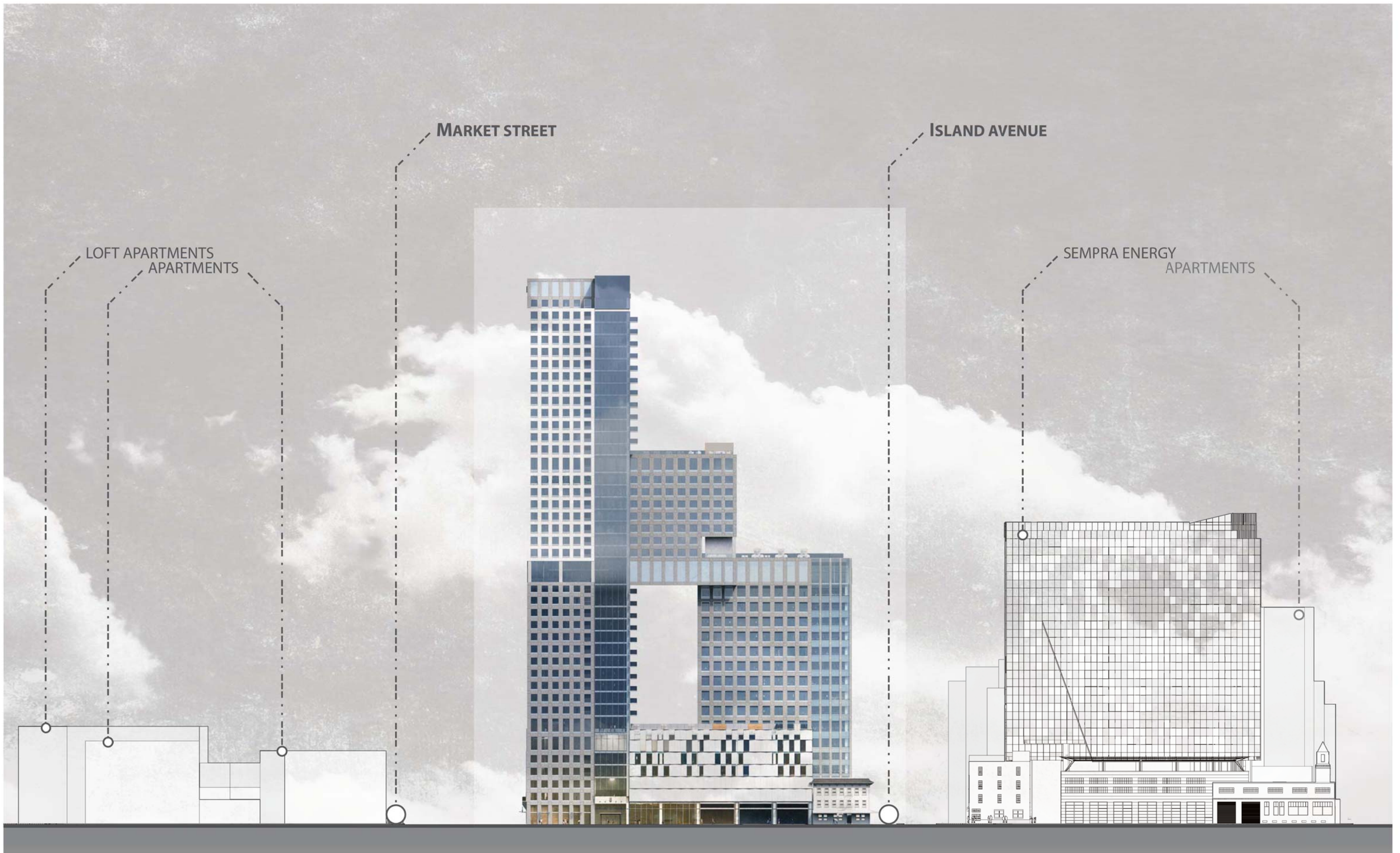
PROJECT 5473

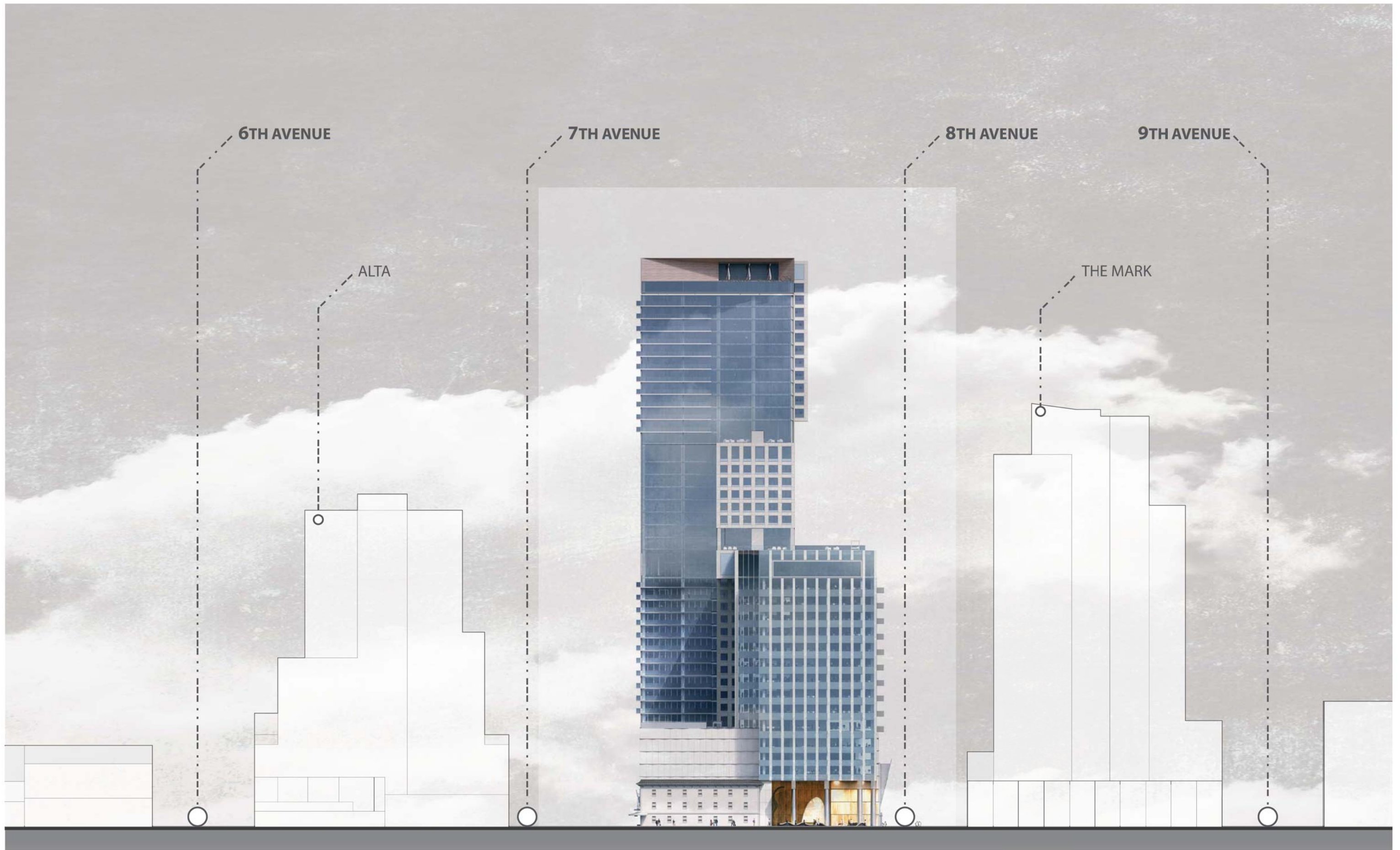


Garage Air Intake through rolling grille









6TH AVENUE

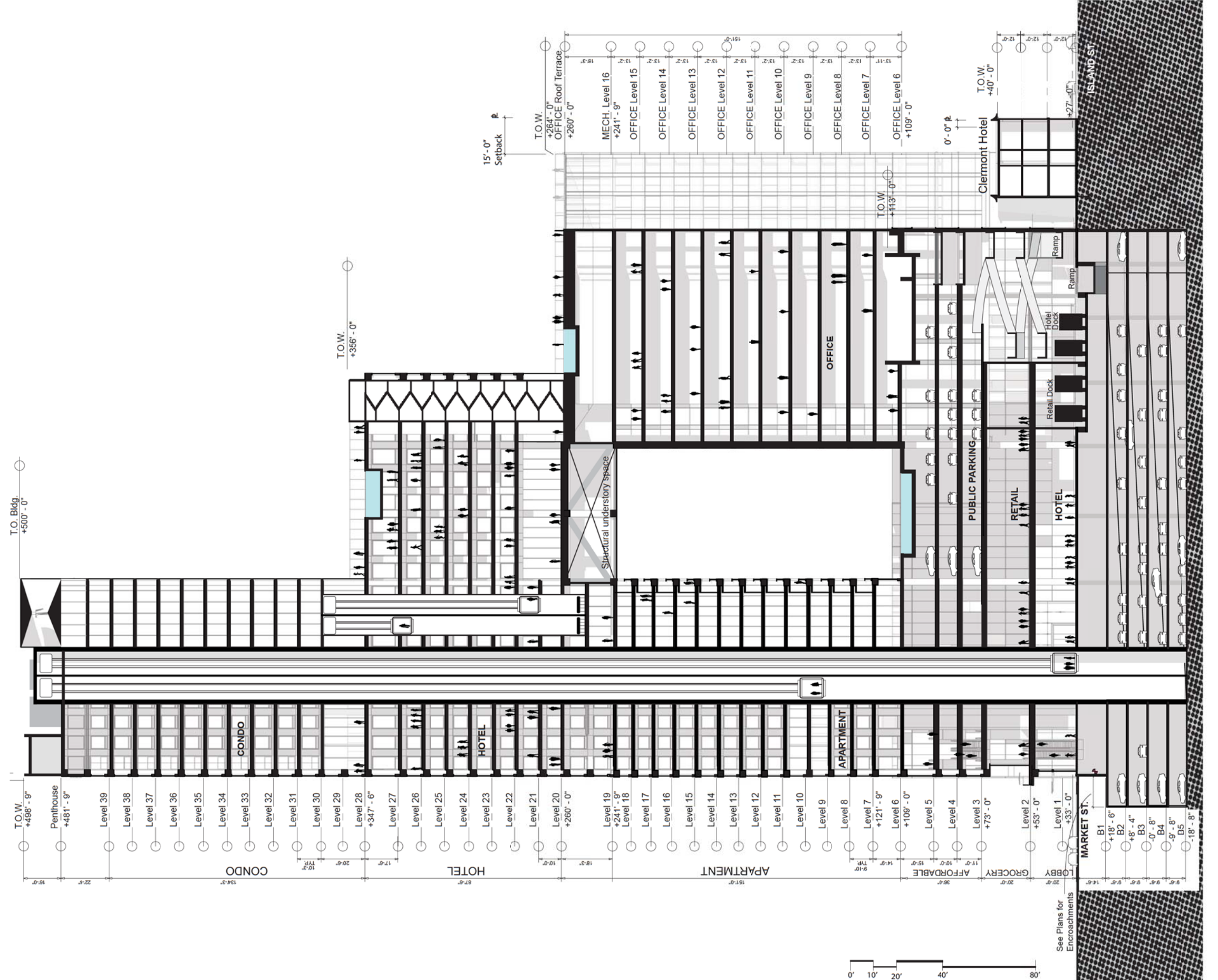
7TH AVENUE

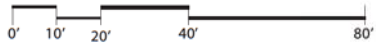
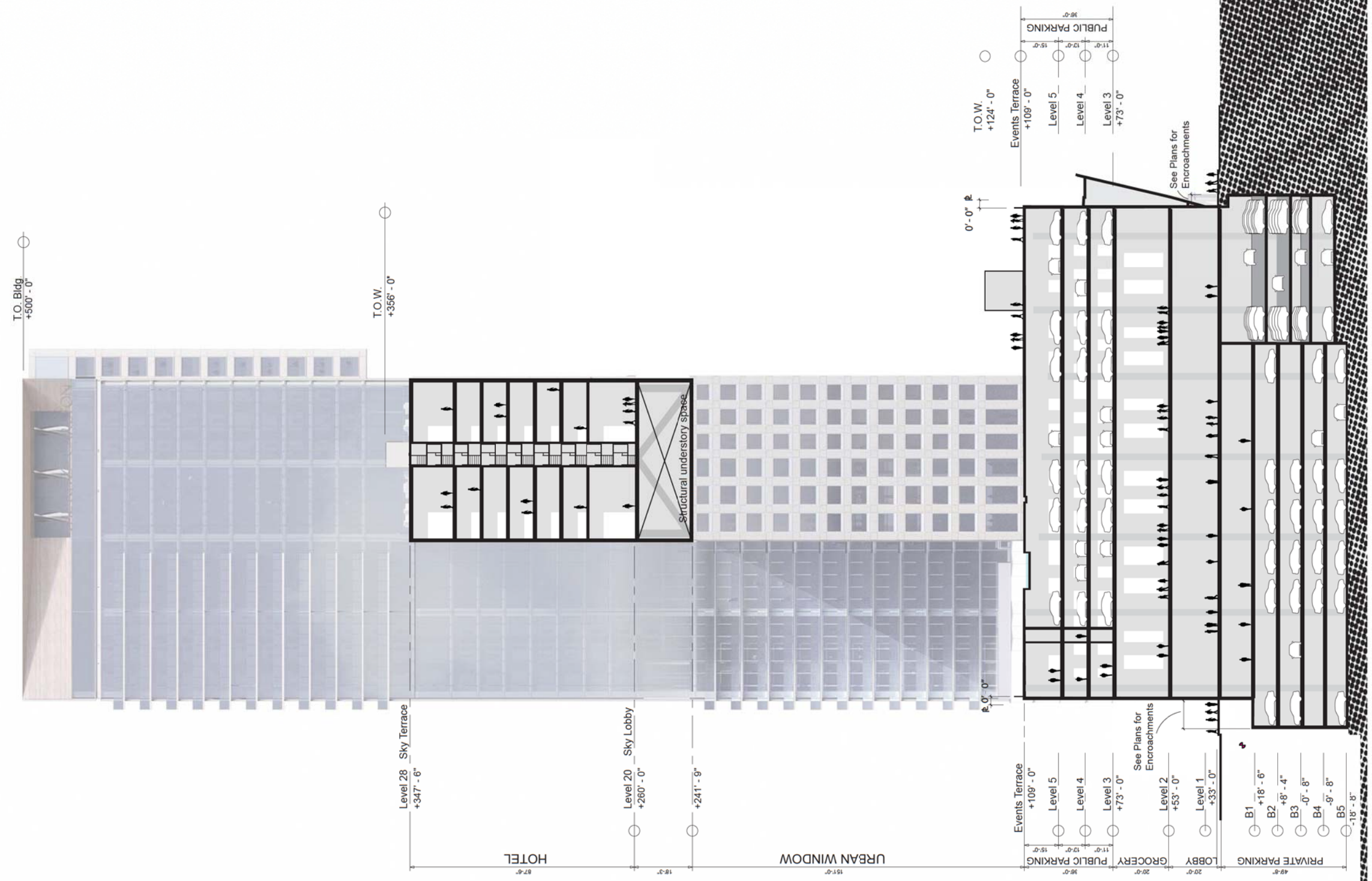
8TH AVENUE

9TH AVENUE

ALTA

THE MARK



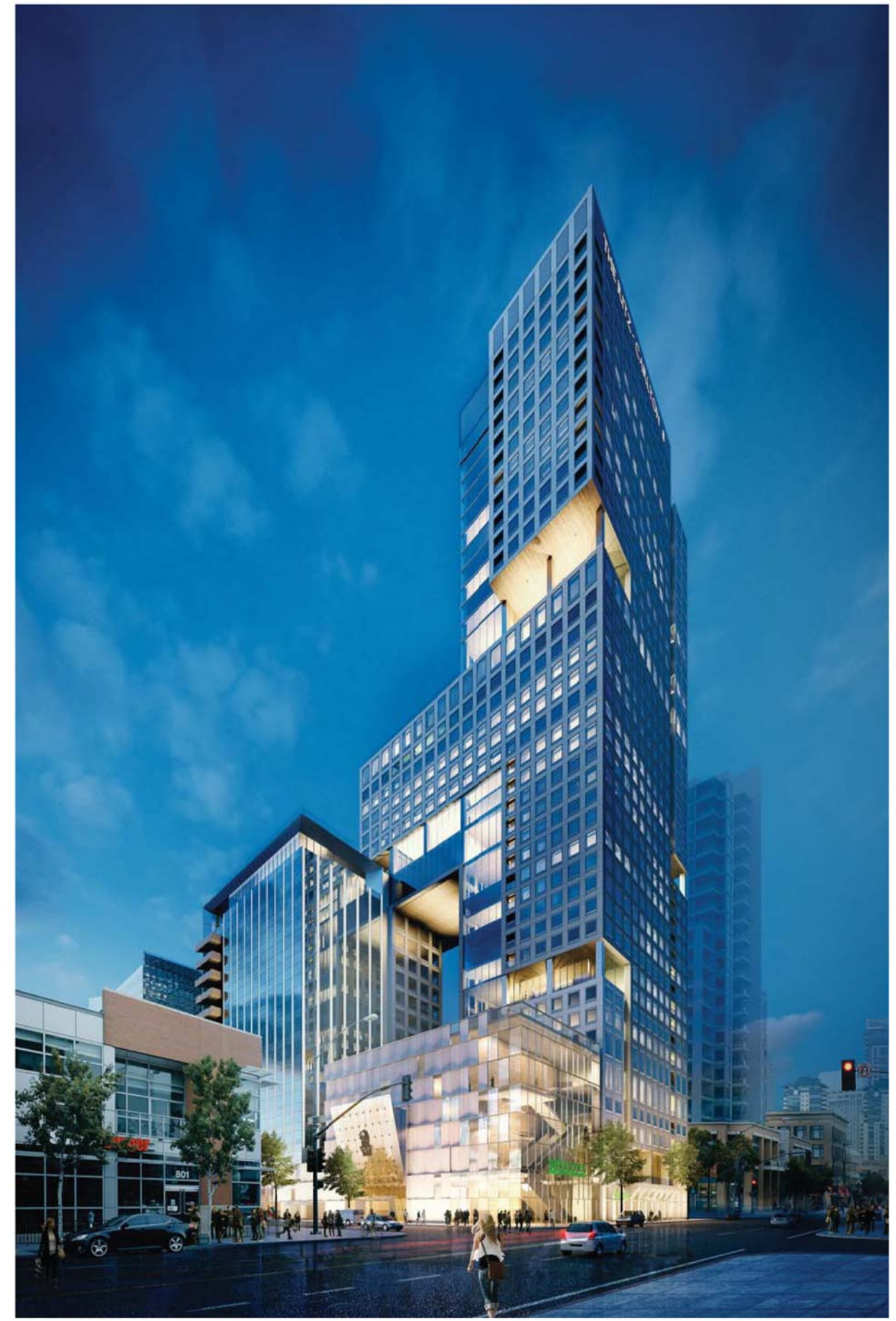




AERIAL VIEW OF EAST VILLAGE NEIGHBORHOOD



DAYTIME VIEW OF 8TH AND MARKET CORNER



NIGHTTIME VIEW OF 8TH AND MARKET CORNER



AERIAL VIEW FROM SOUTHWEST

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A 6.3 7TH & MARKET, SAN DIEGO CA 92101

PROJECT 5473



VIEW OF 8TH AND MARKET CORNER

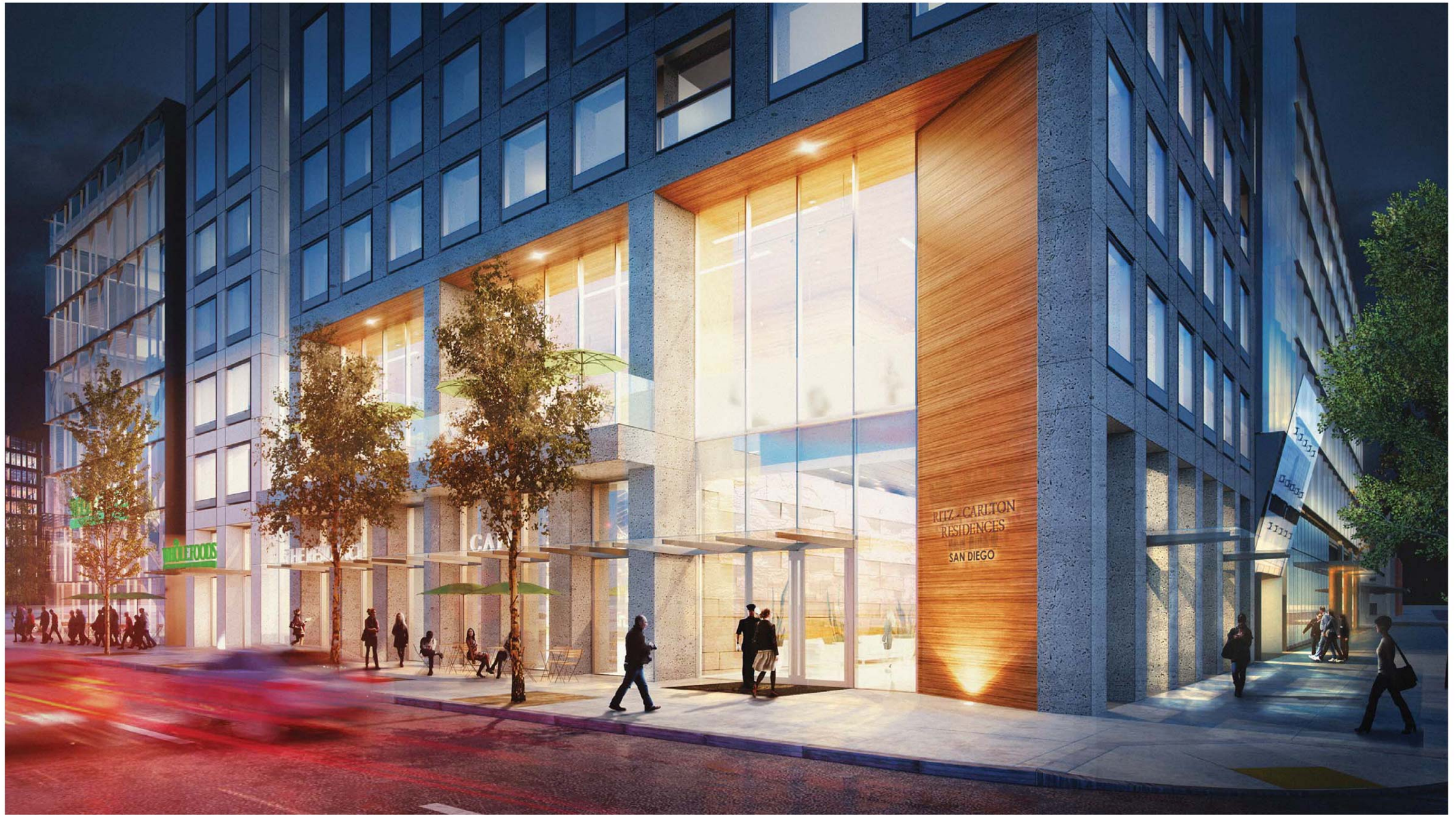
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DATE 04.04.2016
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VIEW OF 8TH AND ISLAND CORNER



VIEW OF 7TH AND MARKET CORNER



VIEW FROM PETCO PARK

7th & MARKET EXTERIOR MATERIALS

1. RAINSCREEN PANEL
2. BONE WHITE METAL PANEL
3. SILVER GREY METAL PANEL
4. WHITE ARCHITECTURAL CONCRETE
5. LIGHT GREY ARCHITECTURAL CONCRETE
6. OFFICE TOWER GLASS
7. TOWER GLASS
8. WHITE SPANDREL GLASS
9. GROUND LEVEL GLASS



1. RAINSCREEN PANEL

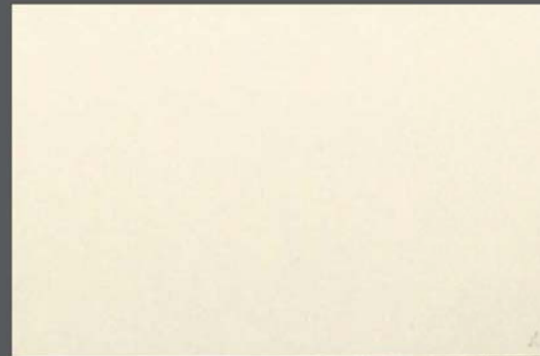
PANEL SYSTEM



5. LIGHT GREY ARCHITECTURAL CONCRETE
ARCHITECTURAL CONCRETE

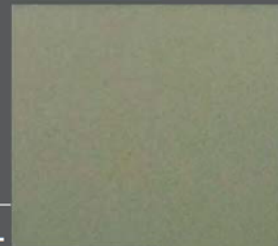


4. WHITE ARCHITECTURAL CONCRETE

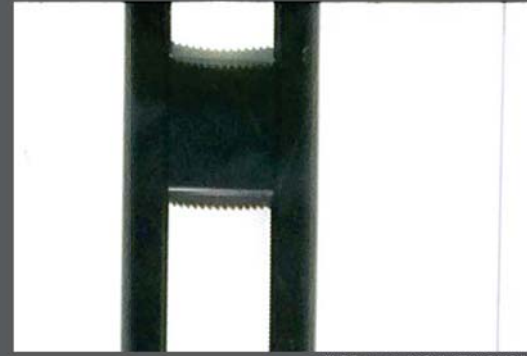


2. BONE WHITE METAL PANEL

METAL PANEL

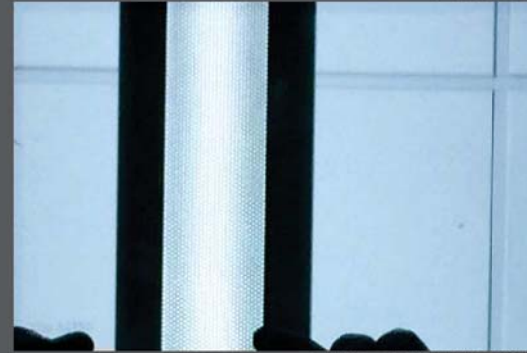


3. SILVER GREY METAL PANEL

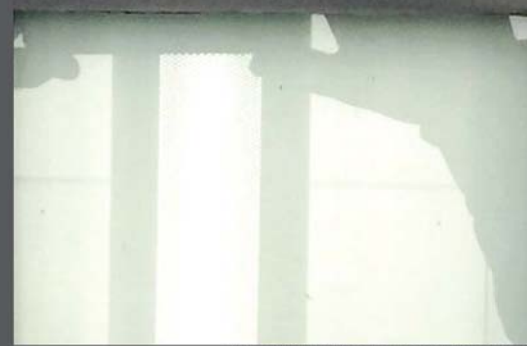


1" VRE 24-46 INSULATING HS/HS
6. OFFICE GLASS

GLASS TYPES



1" VRE 29-65 INSULATING HS/HS
7. TOWER GLASS



1" VRE OPTIWHITE/CLEAR INSULATING HS/HS
8. SPANDREL GLASS



FLOAT GLASS
9. GROUND LEVEL GLASS



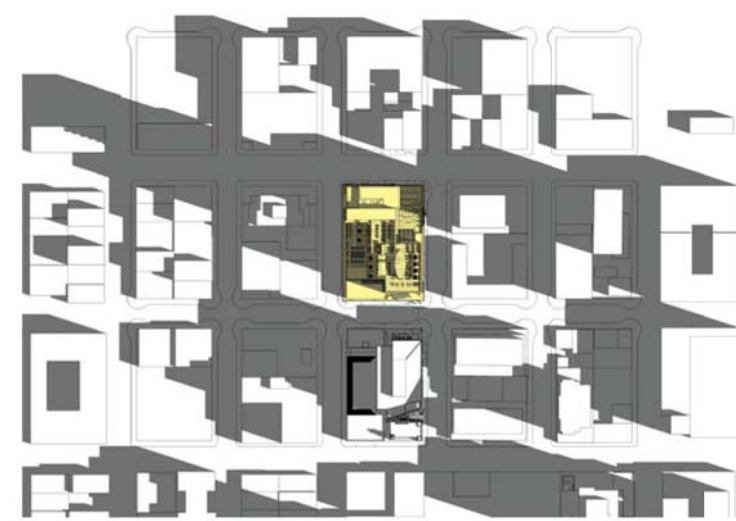
CONTENT MATERIAL BOARD



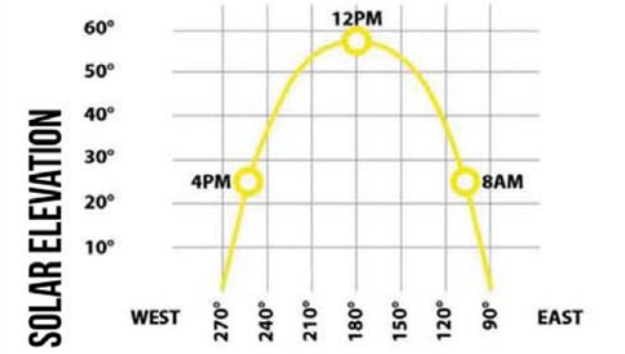
4:00 PM EQUINOX



12:00 PM EQUINOX



8:00 AM EQUINOX



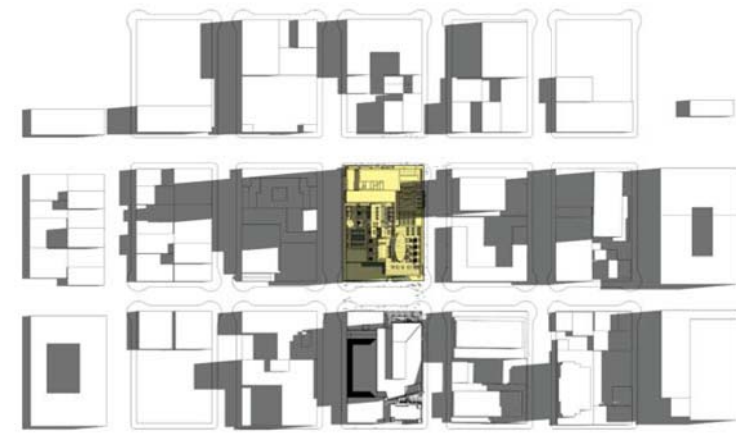
EQUINOX SOLAR MAP (3/20)



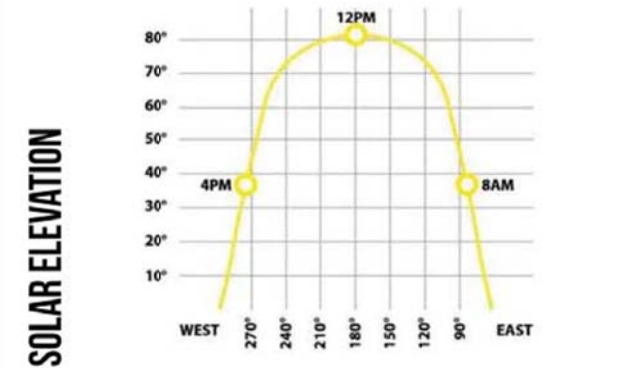
4:00 PM SUMMER SOLSTICE



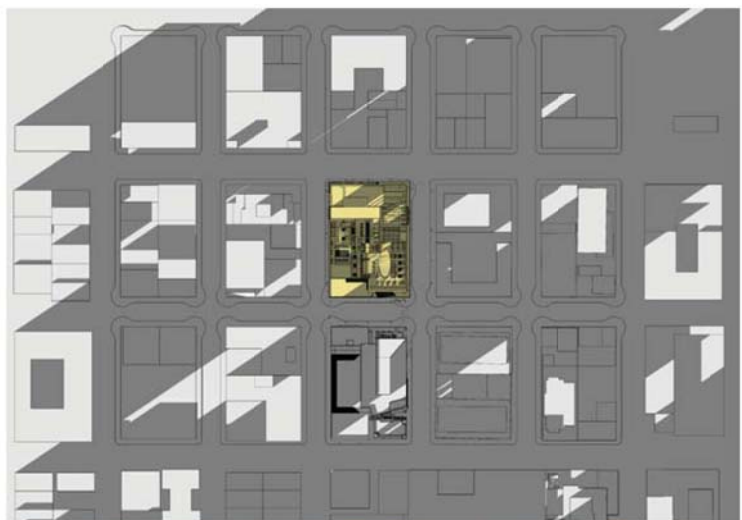
12:00 PM SUMMER SOLSTICE



8:00 AM SUMMER SOLSTICE



SUMMER SOLSTICE SOLAR MAP (6/21)



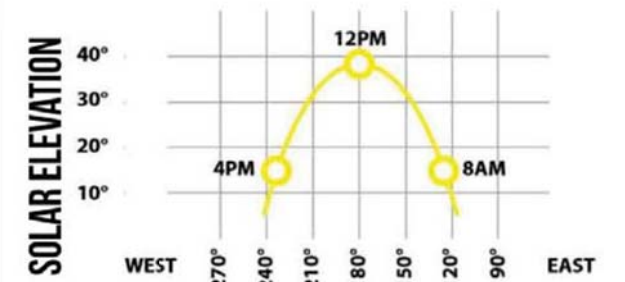
4:00 PM WINTER SOLSTICE



12:00 PM WINTER SOLSTICE



8:00 AM WINTER SOLSTICE



WINTER SOLSTICE SOLAR MAP (12/22)

CONTENT SHADOW STUDY

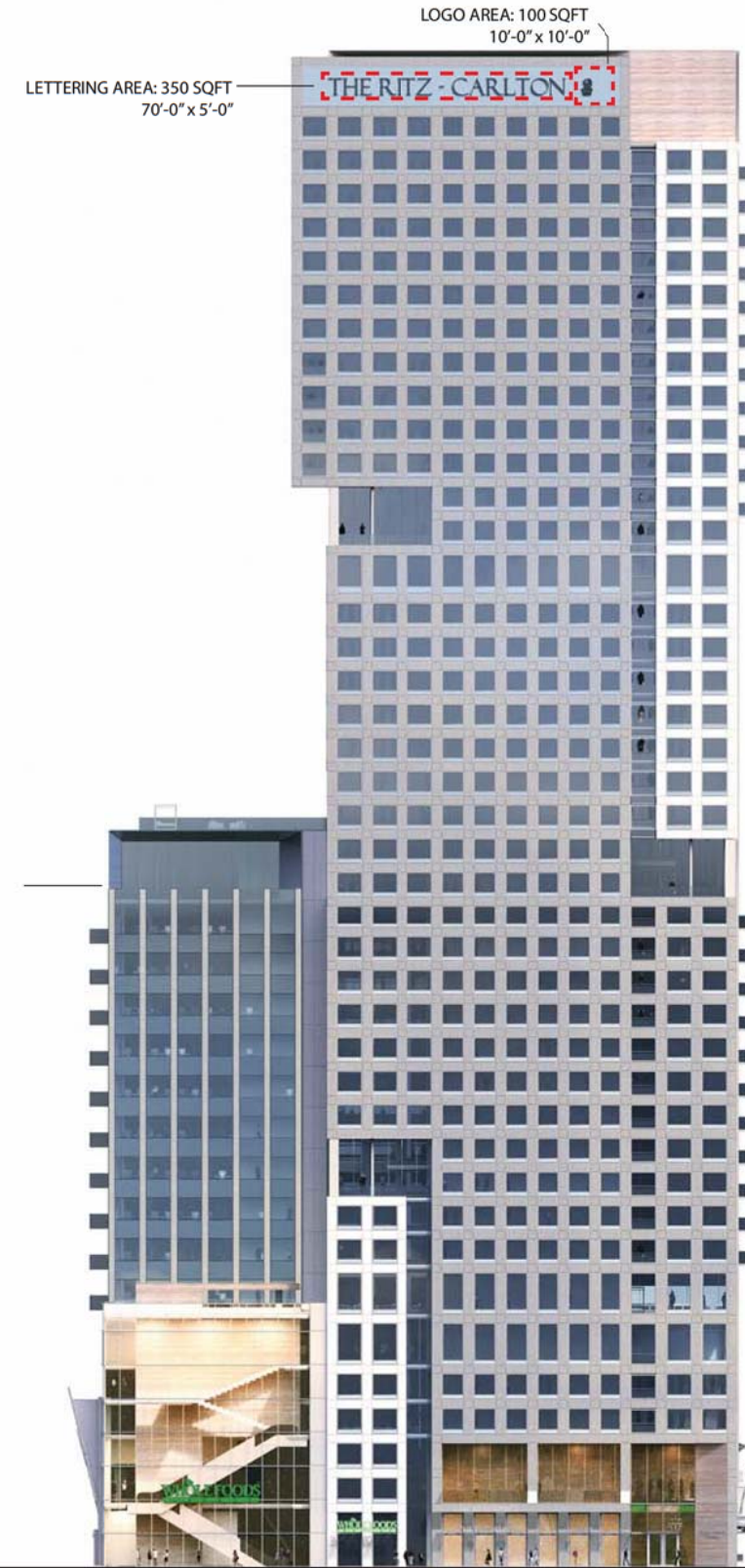
7th & MARKET PLANNED DEVELOPMENT PERMIT PACKAGE

A 8.1 7TH & MARKET, SAN DIEGO CA 92101

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WEST ELEVATION



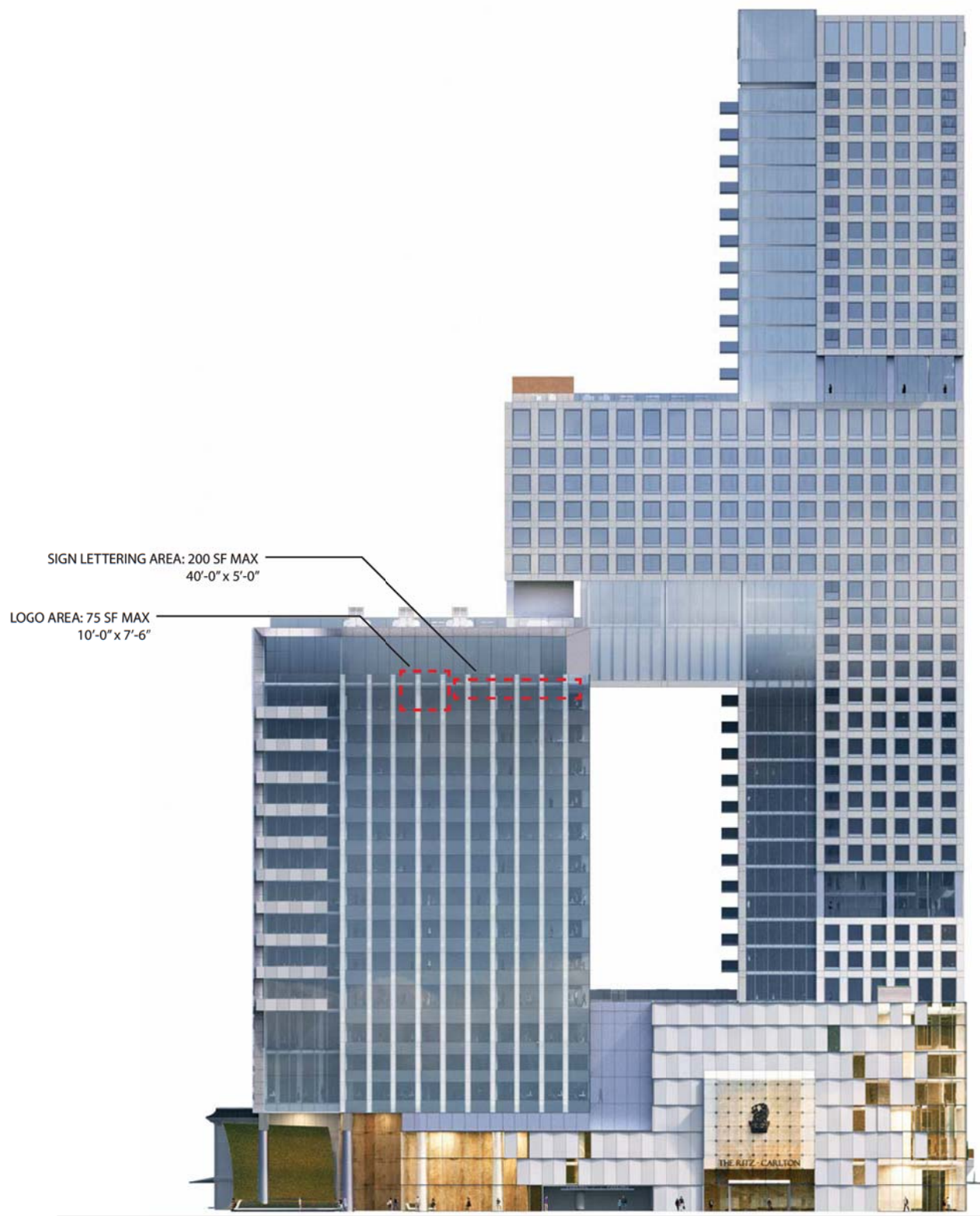
NORTH ELEVATION

COMPREHENSIVE SIGNAGE PROGRAM

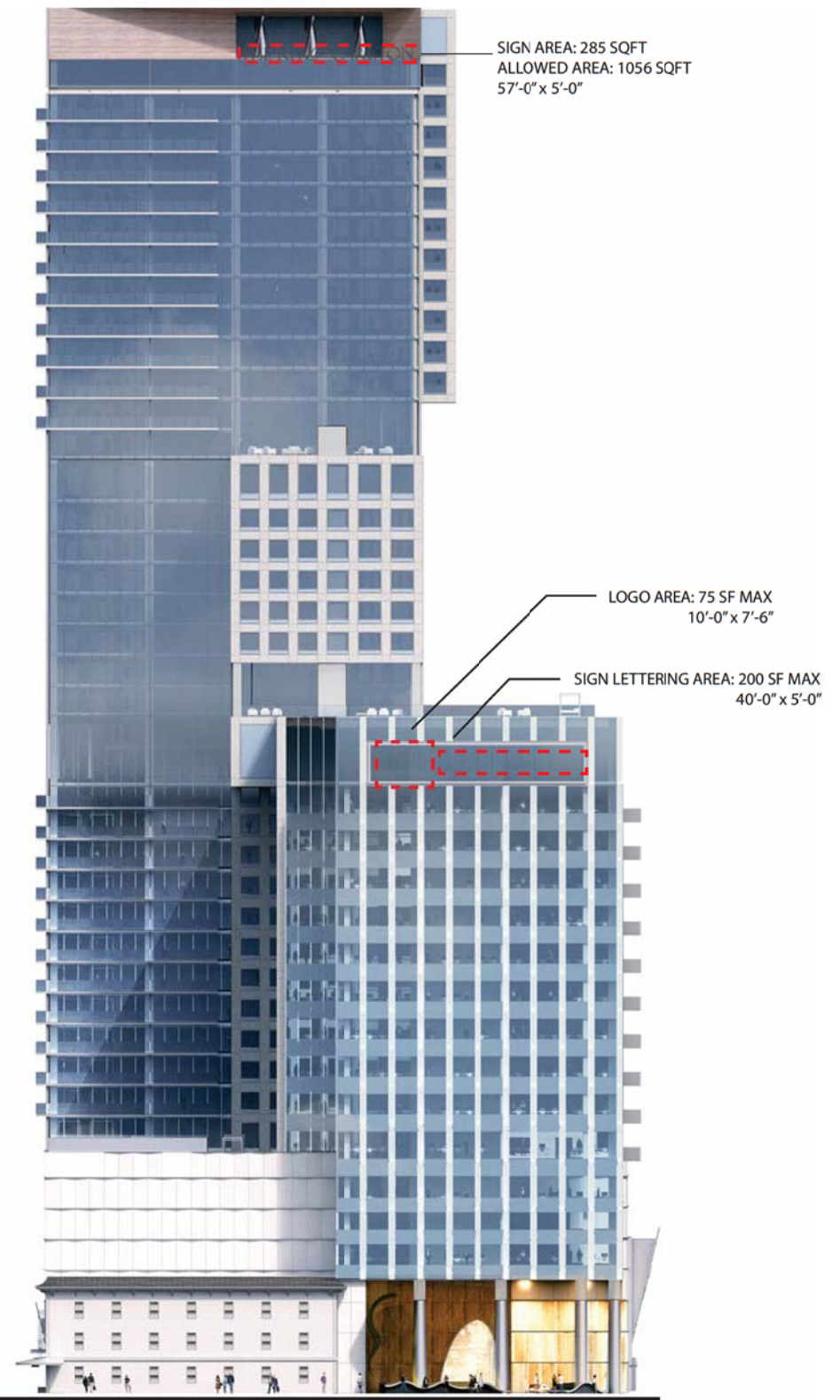
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EAST ELEVATION



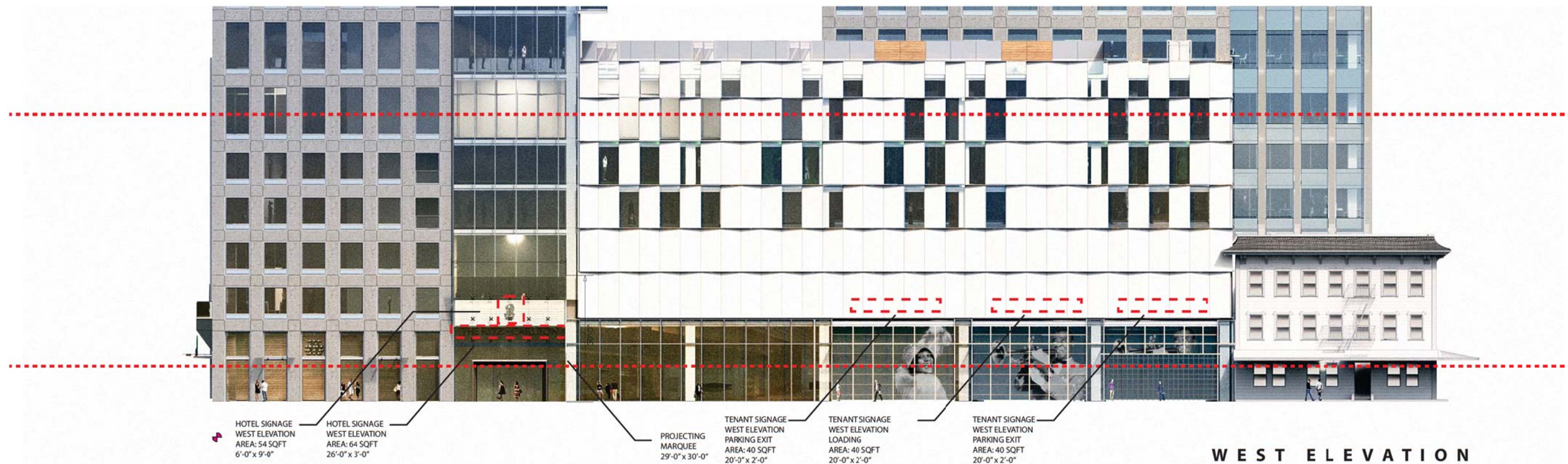
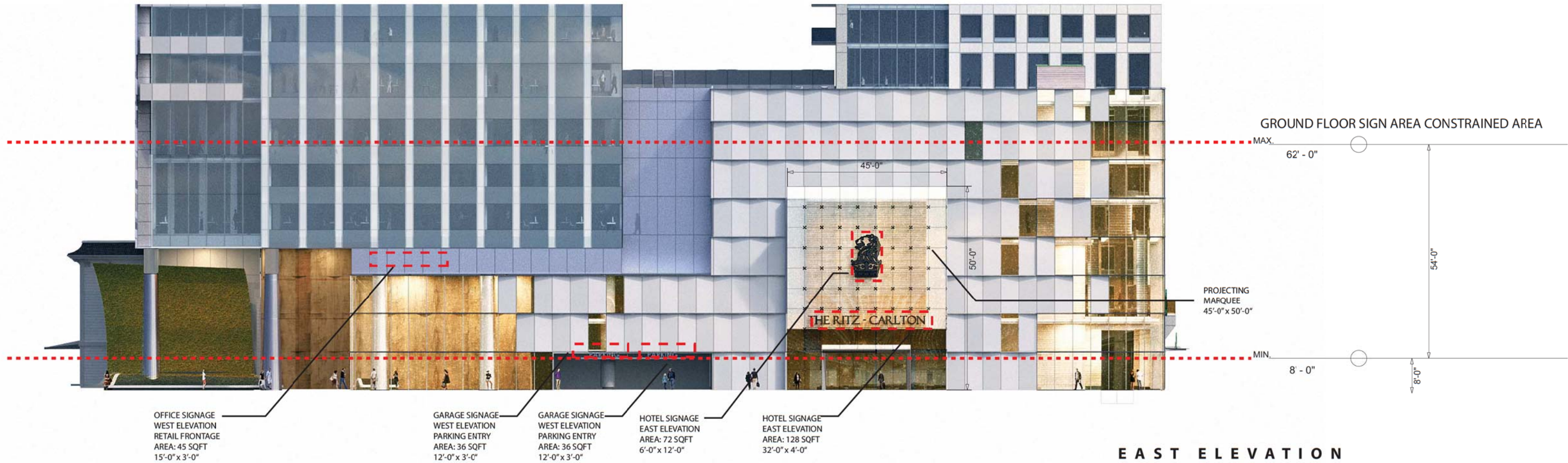
SOUTH ELEVATION

COMPREHENSIVE SIGNAGE PROGRAM

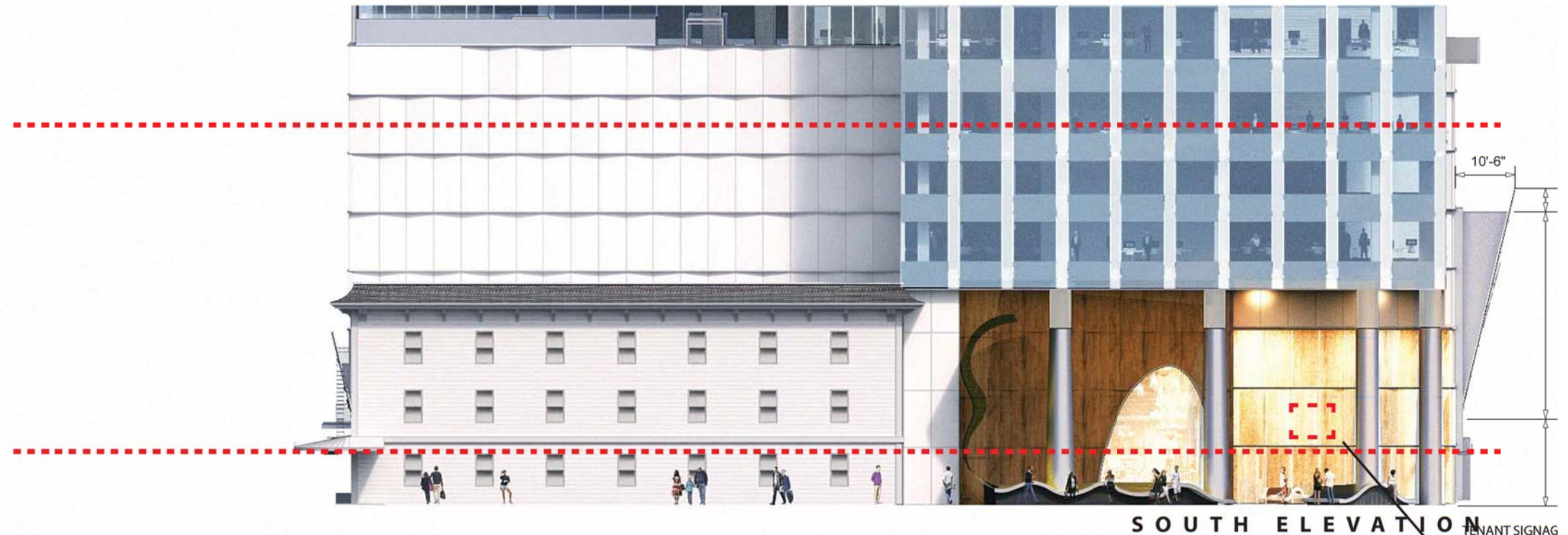
7th & MARKET PLANNED DEVELOPMENT PERMIT PACKAGE

A 8.3 7TH & MARKET, SAN DIEGO CA 92101

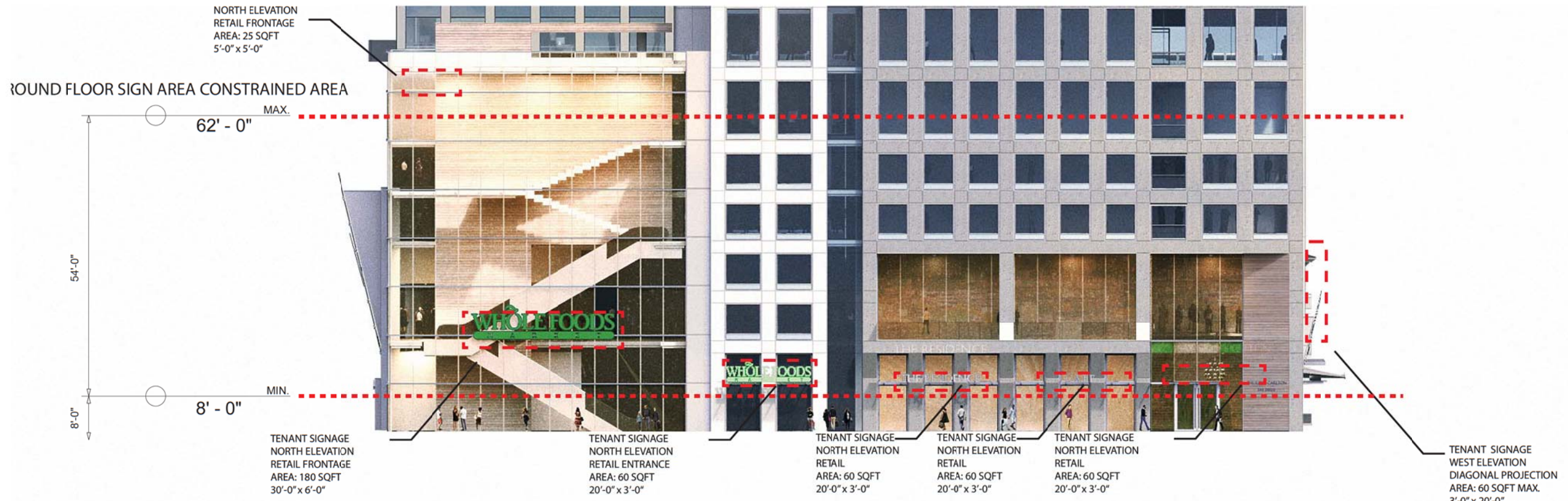
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COMPREHENSIVE SIGNAGE PROGRAM



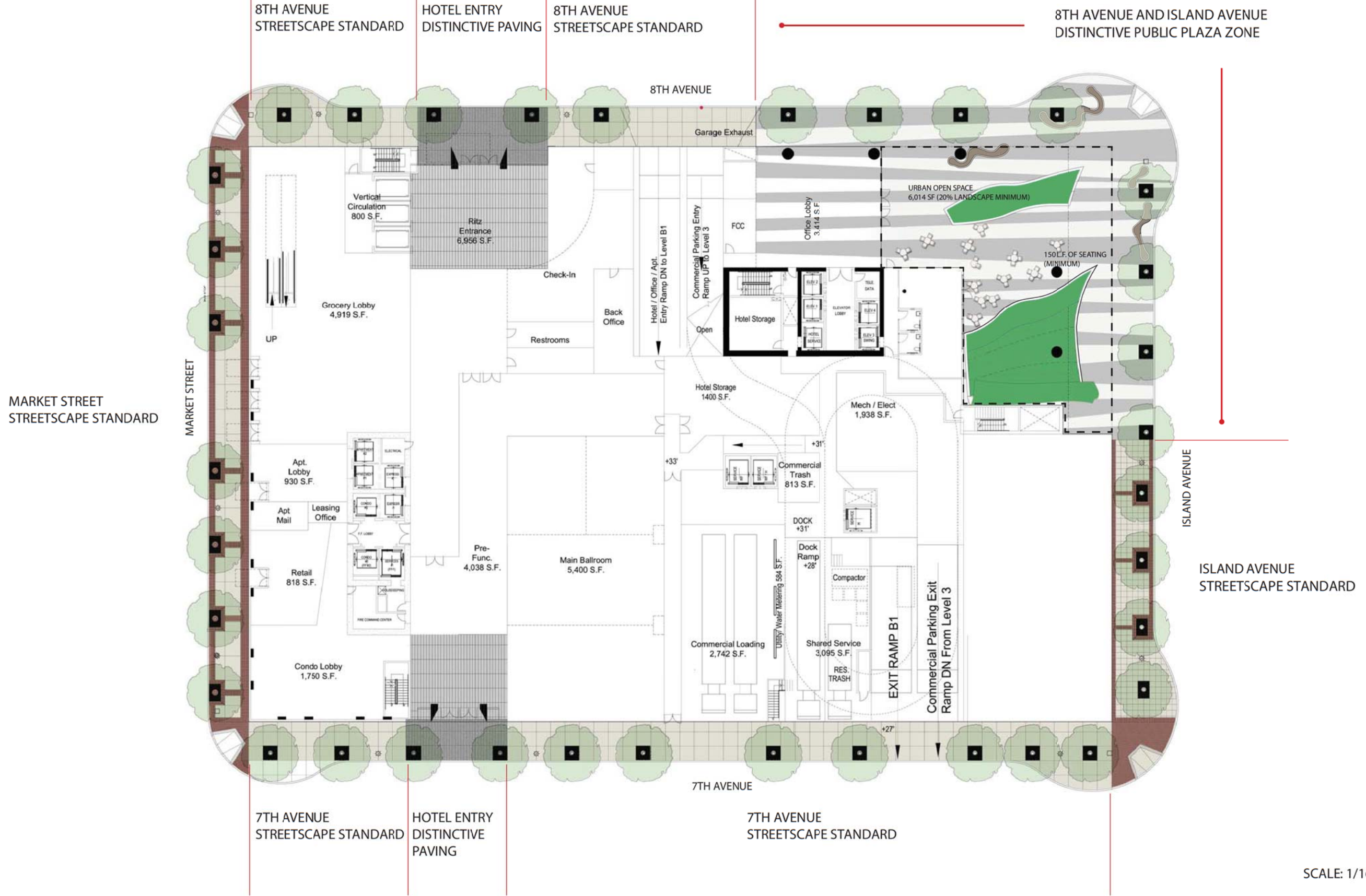
SOUTH ELEVATION
 TENANT SIGNAGE
 NORTH ELEVATION
 RETAIL FRONTAGE
 AREA: 25 SQFT
 5'-0" x 5'-0"

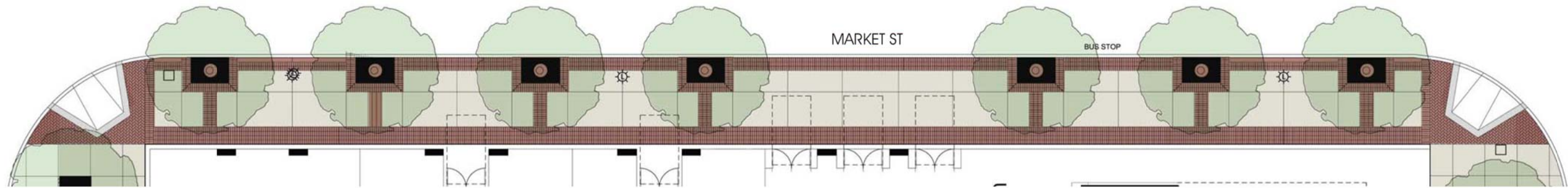


**NORTH ELEVATION
 COMPREHENSIVE SIGNAGE PROGRAM**
7th & MARKET PLANNED DEVELOPMENT PERMIT PACKAGE
 A 8.5 7TH & MARKET, SAN DIEGO CA 92101

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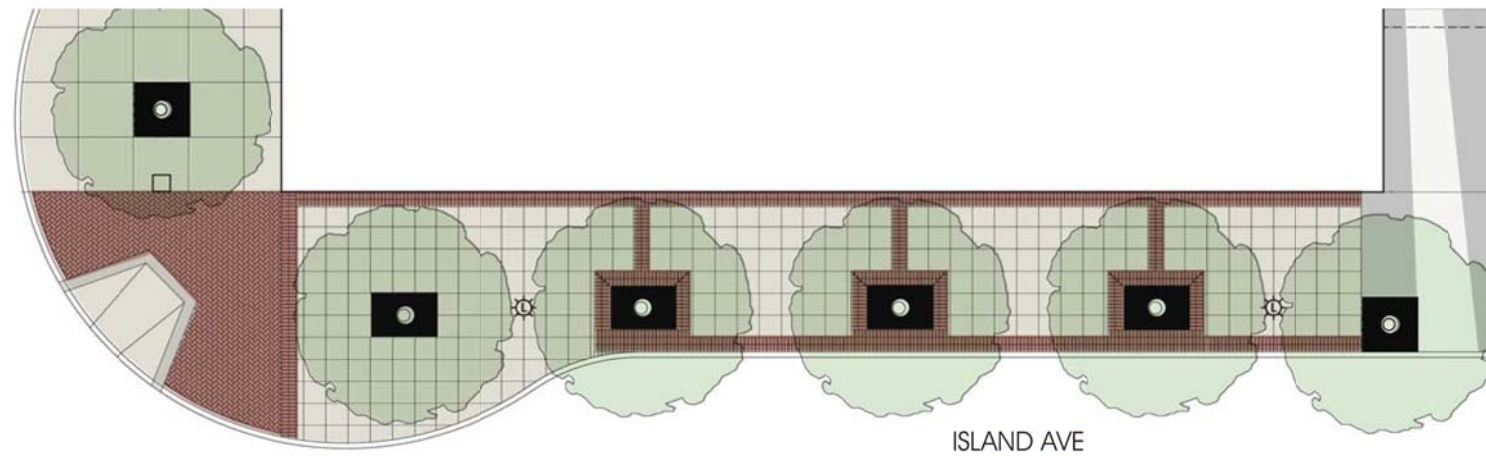






MARKET STREET STREETScape STANDARD
(Per Centre City Streetscape Manual)

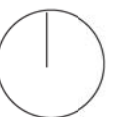
- Tree:** Sweetgum
- Tree Grate:** Gateway Tree Grate
- Paving:** Market Street Paving - concrete fields with brick bands
- Lights:** Gateway Light Standard



ISLAND AVENUE STREETScape STANDARD
(Per Centre City Streetscape Manual)

- Tree:** Chinese Flame Tree
- Tree Grate:** Special Tree Grate
- Paving:** Island Avenue Paving - 2'x2' scored concrete with brick bands
- Lights:** Standard

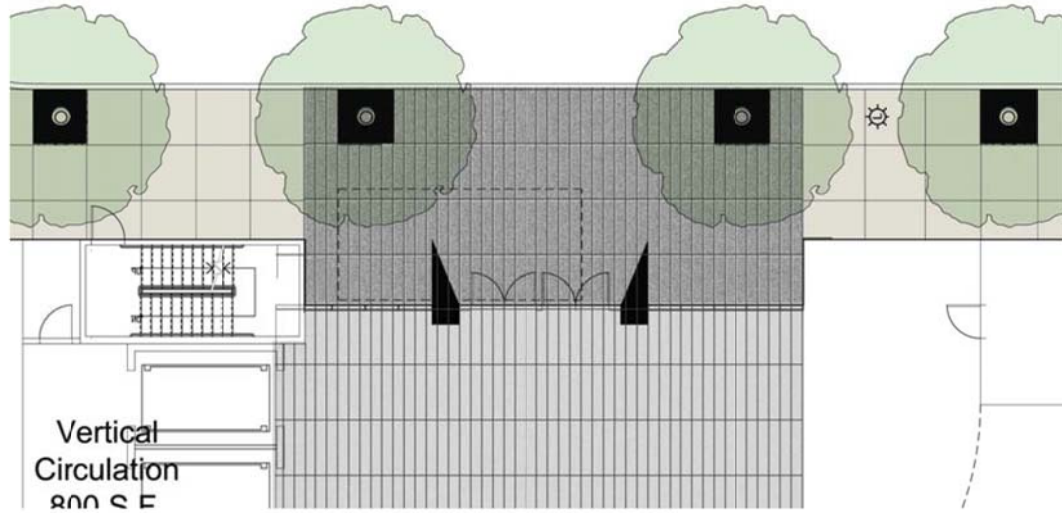
SCALE: 1/8" = 1'



HOTEL ENTRY DISTINCTIVE PAVING

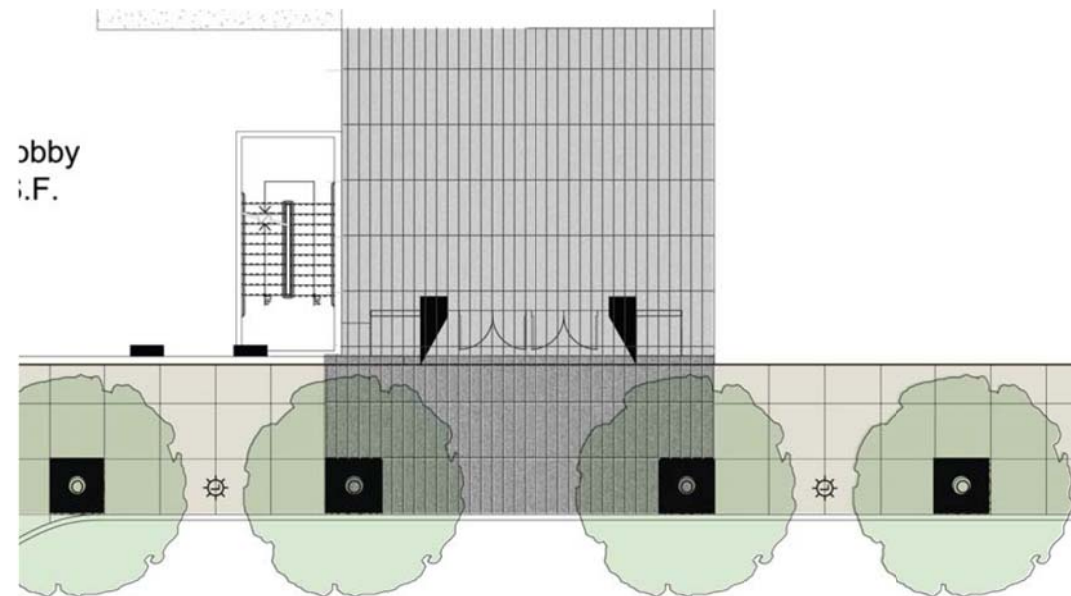
8TH AVENUE ENTRY

Tree: 8th Avenue Street Tree-Brisbane Box
Tree Grate: 8th Avenue standard
Layout: trees to be centered symetrically on door
Paving: Special Stone Paving



7TH AVENUE ENTRY

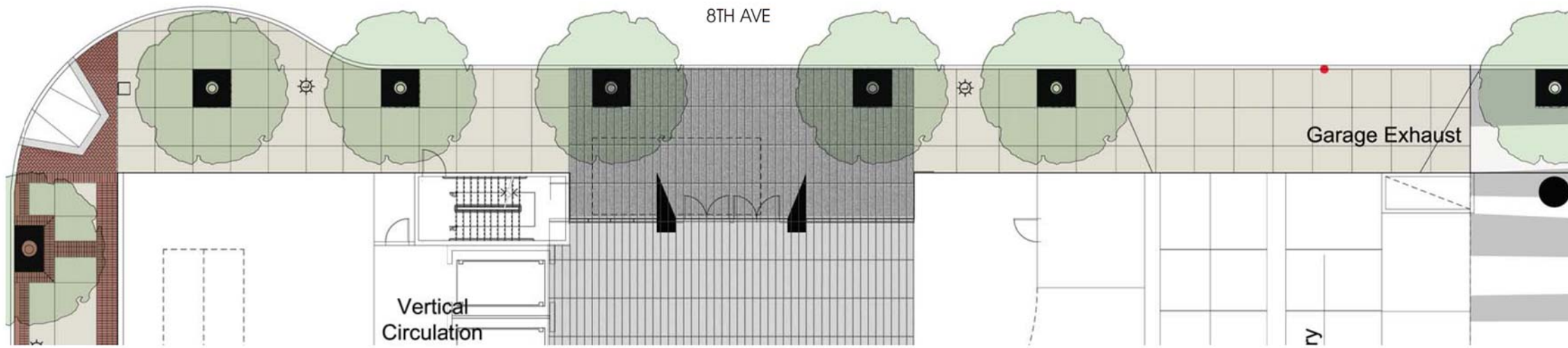
Tree: 7th Avenue Street Tree-Brisbane Box
Tree Grate: 7th Avenue standard
Layout: trees to be centered symetrically on door
Paving: Special Stone Paving



8TH AVENUE ENTRY

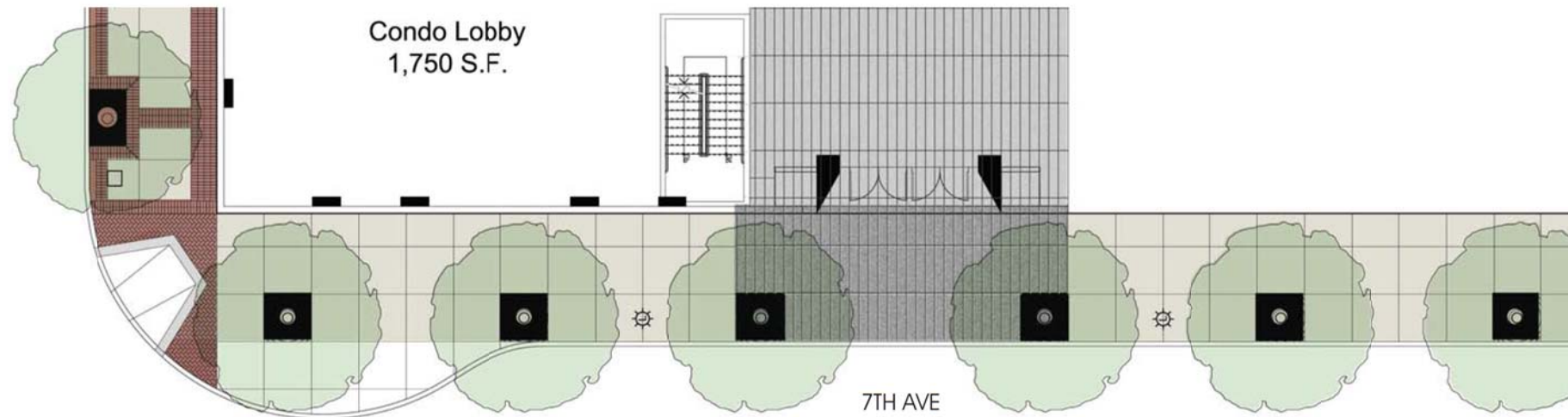
SCALE: 1/8"=1'





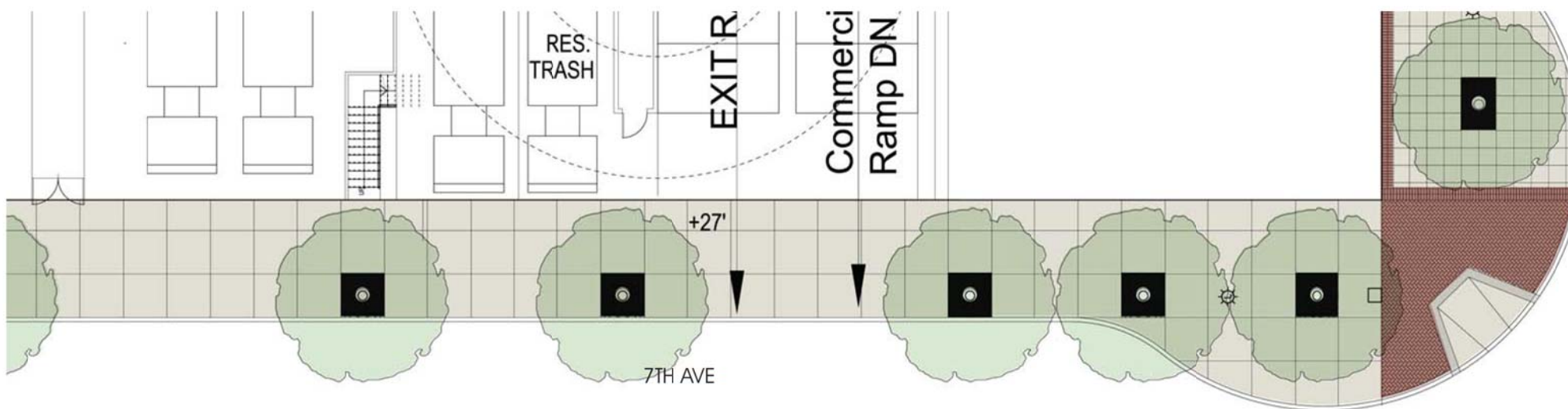
8TH AVENUE STREETSCAPE STANDARD
(Per Centre City Streetscape Manual)

- Tree:** Brisbane Box
- Tree Grate:** Standard
- Paving:** Ballpark Paving - 2' x 2' square concrete
- Lights:** Standard

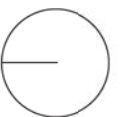


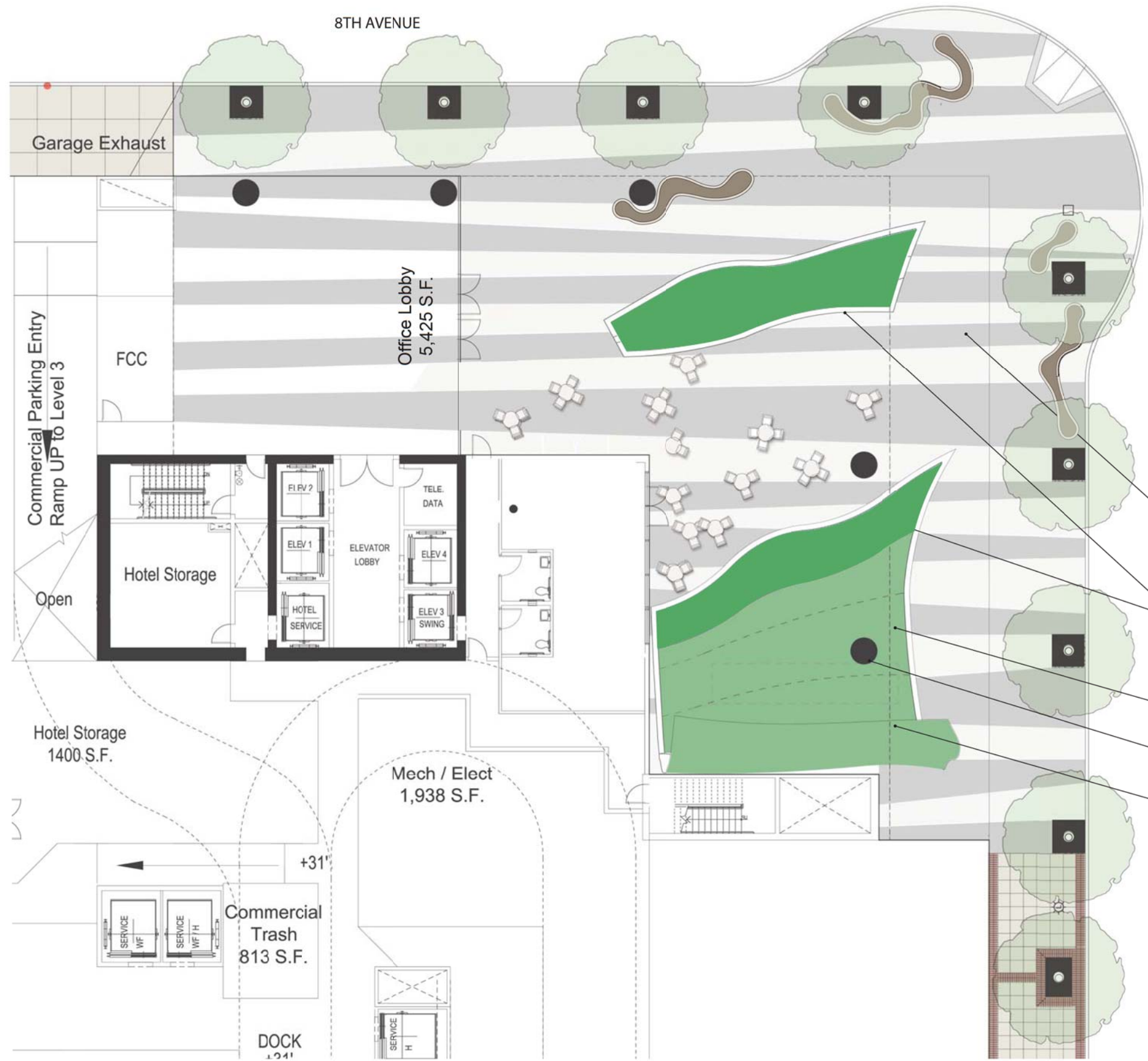
7TH AVENUE STREETSCAPE STANDARD
(Per Centre City Streetscape Manual)

- Tree:** Brisbane Box
- Tree Grate:** Standard
- Paving:** Ballpark Paving - 2' x 2' square concrete
- Lights:** Standard



SCALE: 1/8" = 1'



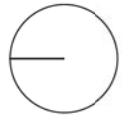


**8TH AVENUE AND ISLAND AVENUE
CORNER DISTINCTIVE PLAZA
W/ LARGE MOSAIC TILE SITTABLE
SURFACES**

- 8th Ave street trees - Brisbane Box
- 8th Ave tree grate - standard
- Distinctive specialty architectural concrete paving
- The Big Green Wave
- Textured columns
- Supplemental feature lighting on The Big Green Wave
- Island Street tree - Chinese Flame Tree
- Island tree grate - standard
- Lights - standard

- DISTINCTIVE SPECIALTY ARCHITECTURAL CONCRETE PAVING
- THE BIG GREEN WAVE SITTABLE SURFACE
- THE BIG GREEN WAVE - PLANTED GROUND COVER
- TEXTURED COLUMN
- THE BIG GREEN WAVE - VINE SCREEN

SCALE: 1/8"=1'



DISTINCTIVE CORNER PLAZA DESIGN CONCEPTS

The corner plaza is conceived as an inviting social space that is distinctive and integrates plaza landscape with the new building and neighborhood. The surreal nature of the plaza design is intended to create a kind of "strange nature" in juxtaposition with the slick urbanism of downtown, while providing good social spaces and references to the landscape context of San Diego. Following is a description of key features.

Lawn and Vine Topiary: The key feature of the plaza is The Big Green Wave - a vine and lawn topiary feature that effortlessly seems to roll down the back wall of the space and across the plaza space. The vine covered vertical screen provides an evergreen visual backdrop for the space and the rolling lawn of synthetic sports turf is a durable and occupiable space for people lounging and sitting. The lawn feature has a sittable edge around its perimeter. Iconic lawns have traditionally served as focal points for social interaction and public use. The sculptural form draws on surf culture and the landscape park tradition of rolling lawns and vegetated backdrops like those found at Balboa Park.

Integration with Café and Office Lobby: The plaza has been designed to integrate with the adjacent building spaces to visually extend the space and to provide "eyes" on the plaza. An organic shaped opening in the building wall opens into the adjacent café and provides secondary access, seating and visibility and activity at the lawn area. The shaped window is reminiscent of the large openings found in ancient tree trunks or perhaps a cave. The adjoining building walls and soffit cladding is wood to reinforce the natural iconography of the plaza corner.

Tree Trunk Columns: The building columns as they come down to the plaza level will be clad with abstracted but realistic artificial tree trunks of the scale and majesty found locally at Palomar Mountain State Park. The tree trunks give a sense of wonder and humor to the space and recall the historic use of timber in pre-high rise building construction. The tree trunk columns continue into the office lobby and will be very much visible through the transparent glass curtain wall integrating outdoor and interior spaces. Fabricated from durable GFRC, the tree trunk will be designed to create a timeless and elegant element.

Furnishings: Drawing on the organic forms of the vine and lawn topiary are a series of sculptural seat benches. The seat benches are designed to provide both seating with backs and arms and without to allow a variety of seating possibilities ranging from sitting to face in either direction, nesting up in a curved social pocket or outward oriented for people watching.

Paving: Paving is composed of alternating bands of light and dark gray paving that is linear but the bands are of variable width, not quite parallel and not uniformly regular. Like the tree trunk columns the paving extends from the outside plaza into the office lobby and café. The paving material would be a high quality architectural-grade cast-in-place concrete with a Terrazzo-like look with a honed surface inside the building and the outside plaza honed with an acid etch to give it the required "coefficient of friction" for public safety



(above) Iconic Big Wave

(right) sculptural lawn with vegetated backdrop at historic Balboa Park golf course



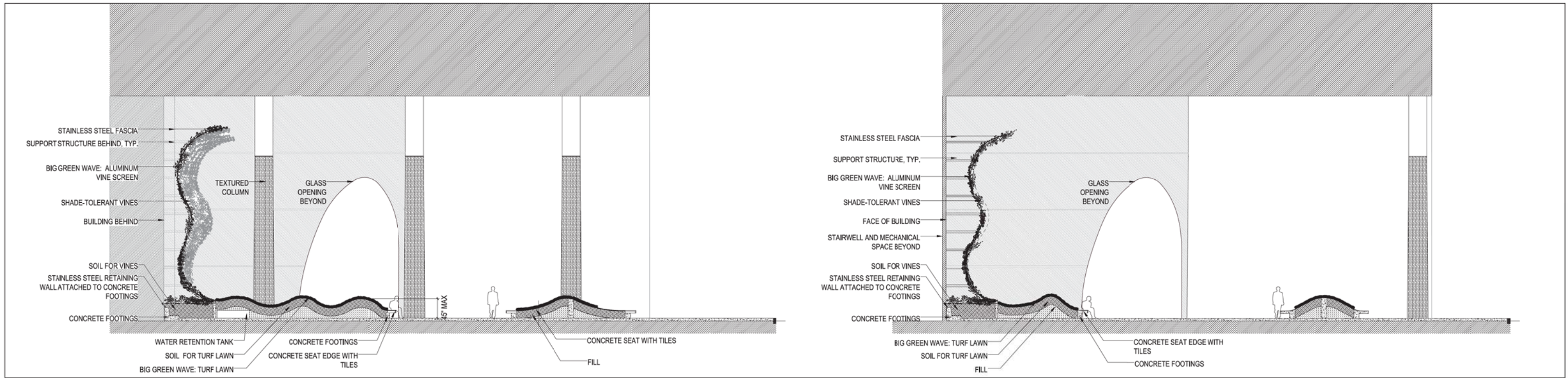
(above) Wood timber portala at historic Mission San Diego de Alcalá

(right) Large tree trunk structure for historic olive press at historic Mission San Diego de Alcalá

(left) Large old tree trunks at Palomar Mountain State Park



The abstract and not quite parallel nor uniform pattern of the surf informs the paving pattern of the plaza





CONTENT PHYSICAL MODEL

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CONTENT PHYSICAL MODEL

7th & MARKET PLANNED DEVELOPMENT PERMIT PACKAGE

A 9.2 7TH & MARKET, SAN DIEGO CA 92101

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