

MARKET



HOLLAND PARTNER GROUP

carrierjohnson + CULTURE

Revision Date: September 30 2016

Duane L. Hagewood
carrierjohnson + CULTURE
1301 Third Avenue
San Diego, CA 92101
619.239.2353
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PROJECT LOCATION



PROJECT ADDRESS

1102 MARKET STREET SAN DIEGO, CA.
APN: 535-134-14

OWNER'S NAME AND ADDRESS

THE CITY OF SAN DIEGO, A CALIFORNIA MUNICIPAL CORPORATION
1201 THIRD AVENUE, MS 51A
SAN DIEGO, CA 92101

PROJECT DESCRIPTION

NEW CONSTRUCTION, FULL BLOCK MIXED- USE DEVELOPMENT. 34 STORY RESIDENTIAL TOWER, 4 STORY OFFICE BUILDING WITH GROUND FLOOR RETAIL. 4 LEVELS OF BELOW GRADE PARKING. RENOVATION AND RELOCATION OF HISTORIC REMMEN HOUSE. BUILT YEAR 1907. SITE WORK TO INCLUDE PUBLIC IMPROVEMENT ALONG PARK BLVD. AND ON-SITE PUBLIC PLAZA. QUARTYARD 2015

LEGAL DESCRIPTION

PARCEL 1: APN 535-134-14
LOTS A, B, C, D, E, F, G, H, I, J, K AND L IN BLOCK 81 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY A. L. L. LOCKLING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM THE EASTERLY 28.00 FEET OF LOTS G, H, I, J, K AND L, BLOCK 81 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP MADE OF L. L. LOCKLING FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA.

PROJECT TEAM

APPLICANT/DEVELOPER

HOLLAND PARTNER GROUP
5000 E. Spring St., Suite 500
Long Beach, CA 90815
Tel: 562.285.5303
Contact: Brent Schertzer

ARCHITECT

CARRIER JOHNSON + CULTURE
1301 Third Ave.
San Diego, CA. 92101
Tel: 619.239.6227
Contact: Duane Hagewood

LANDSCAPE ARCHITECT

MELENDREZ
617 S. Olive Street, Suite 1110
Los Angeles, CA 90014
Tel: 213.673.4400

HISTORIC ARCHITECT

HERITAGE ARCHITECTURE & PLANNING
633 Fifth Avenue, San Diego, CA 92101
Tel: 619.239.7888
Contact: David Marshall

FLOOR AREA RATIO

SITE AREA	51,600
BASE FAR	6
FAR BONUSES:	
AFFORDABLE HOUSING (SEE SHEET #3)	2.10
PUBLIC URBAN OPEN SPACE	0.5
3 BEDROOM UNITS	1
LEED SILVER	1
Green Roof	0.38
MAX. FAR	10.98
PROPOSED FAR	10.90

CONSTRUCTION TYPE:

TYPE 1A FULLY SPRINKLERED

OCCUPANCY CLASSIFICATION

R-2 RESIDENTIAL
A-3 RESIDENTIAL AMENITIES
B OFFICE
M RETAIL
S-2 PARKING
S-1 STORAGE

APPLICABLE BUILDING CODE

CBC 2013
CITY OF SAN DIEGO MUNICIPAL CODE

PROPOSED BUILDING HEIGHT

34 STORY HIGHRISE
55 FEET SITE ELEVATION (SE)
370 FEET ABOVE GROUND LEVEL (AGL)
425 FEET ABOVE MEAN SEA LEVEL (AMSL)

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35 Tower Top - South East Corner	71 Vicinity North Elevation
36 Tower Top - South West Corner	

REQUESTED DEVIATIONS

STREET WALL HEIGHT

CCPDO Section 156.0310(d)(1)(D)
The applicant is requesting a deviation of the PDO requirement of a min. 45 feet street wall along Park Blvd. The portion of the site along Park Blvd. will have an existing Historic Resource (Remmen House) and a public Urban which are both exempt from the building base requirements. The remaining portion of the street frontage (200 feet) includes a 70 foot tall office building facade at 100 feet long, and a 23 foot tall retail facade at 100 feet long. Approx. 50% of the facade will deviate from the development regulations.

CURB CUT

CCPDO Section 156.0313(l)(2)
The applicant is requesting a deviation of the PDO requirement of a min. 30 ft wide curb cut along 11th Ave., the applicant is proposing for a single 45 ft wide curb cut along 11th Ave. that will deviate from the development regulations.

GROUND LEVEL RESIDENTIAL HEIGHT

CCPDO Section 156.0310(e)(1)
The applicant is requesting a deviation of the PDO requirement of a min. 12 ft height for ground floor Residential. This Deviation request is due to grade change of 3' along 11th Ave. The floor height at average grade is 11' 9".

PROJECT NARRATIVE

The Park and Market site is located within the center of the East Village community, along Park Boulevard, one of the most evolved streets in Downtown San Diego. Park Boulevard is treated as a ceremonial street, visually and physically linking the Balboa Park to the bay, and was used as the starting point for the architect's urban design approach. The program of this site plays an important role in neighborhood integration, proposing a mixed-use development with distinct high-quality assemblies of buildings and amenities that reflect the unique characters within the area. These characters are important in holding together the design of the buildings and the relationships with open spaces.

Park Boulevard has been lined with pedestrian serving uses to activate the street, including the historic Remmen house at the 'G' street intersection. The storefront design is a composition of metal siding and aluminum storefront glazing, with large scale doors, allowing the tenants to open up to the existing widened sidewalk. The Remmen

house is envisioned to be retrofitted for restaurant use with open seating areas within the plaza. The seating areas will be raised above the sidewalk, similar the raised foundation of the house. This accomplishes a distinct area for the guests with an overview of the pedestrian activities. The open storefront design, retrofit of the historic house, and public plaza help highlight Park Blvd. and create a significant mid-point on the Park to Bay link.

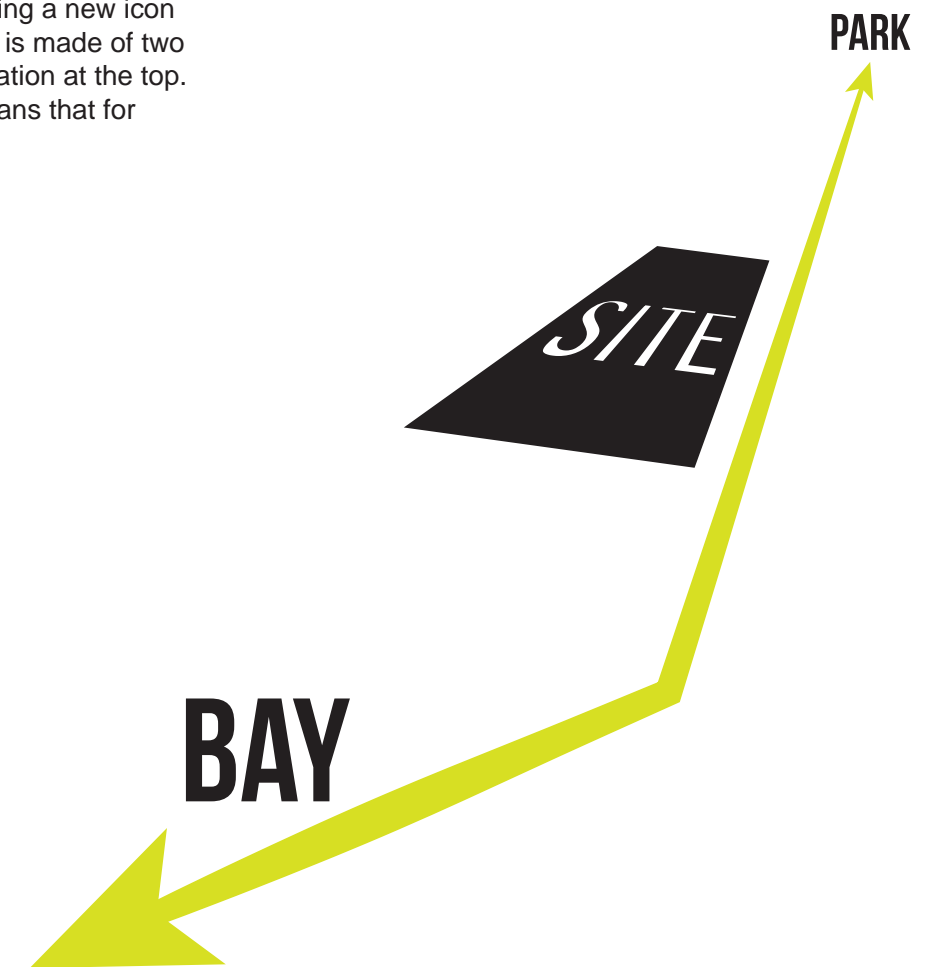
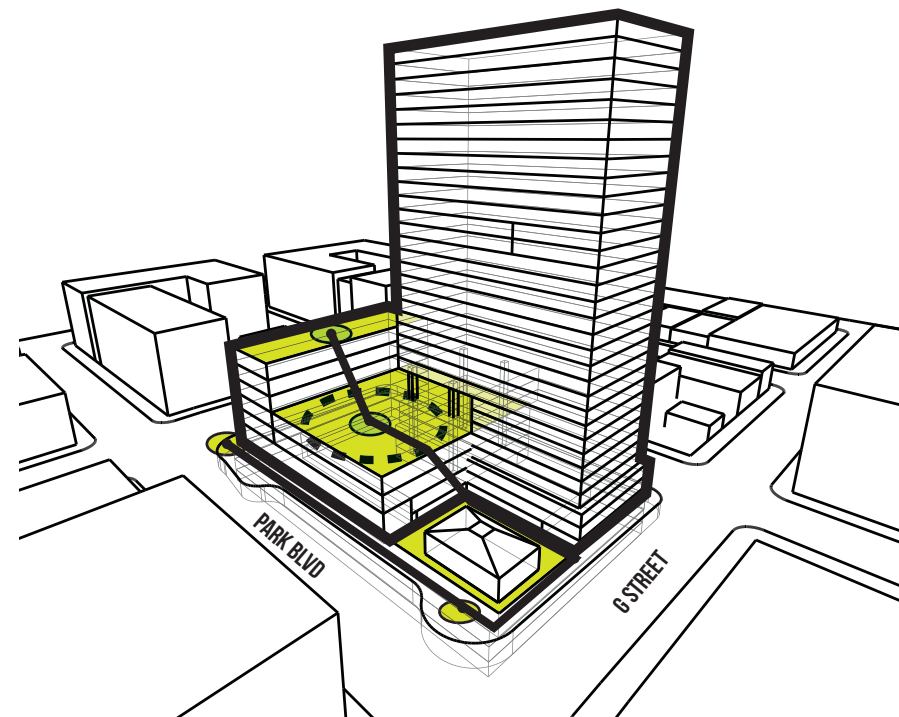
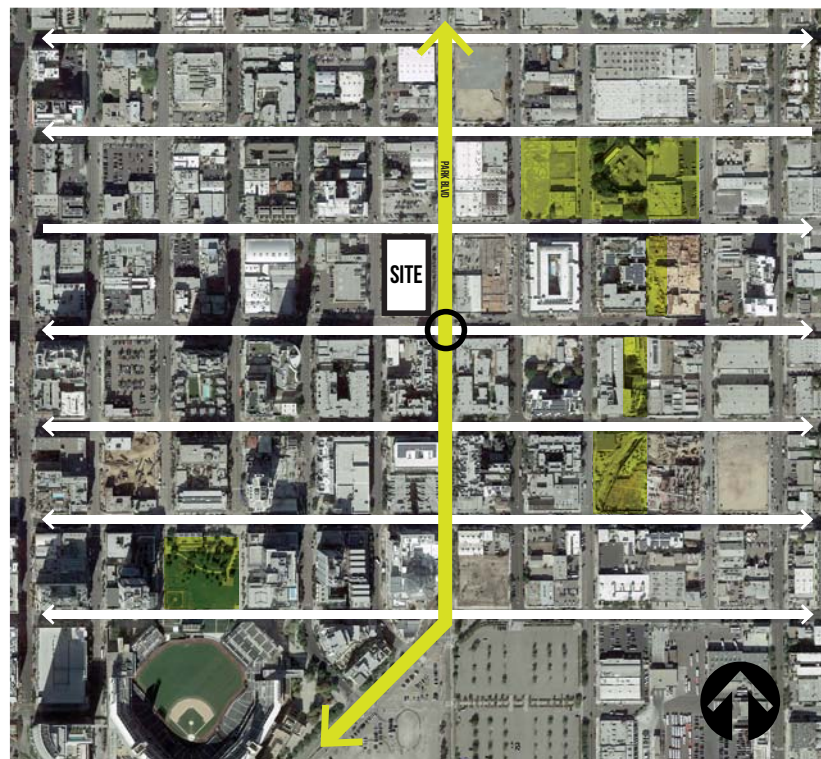
The open spaces on the site have been designed to not only have distinct individual roles, but are also interlaced together at multiply layers. Influenced by and encircling the existing Remmen house, the plaza has been placed on the corner of Park Blvd. and 'G' Street to celebrate the neighborhood and its moment in time of San Diego history. The corner plaza will serve as a gathering place for the public to use. The space will be activated by the surrounding residential and retail spaces and have enhanced hardscape, landscaping, seating areas, and lively lighting for evening events. The plaza transitions into a stepping amphitheater with the historic house as a backdrop to a framed screen, to be used for cultural and

entertainment. This stepping area connects all the uses on site, including the residential pool deck, amenities, and the office space. The amphitheater will be poured in place concrete, forming a mix of steps and ramps for seating and circulation.

The 50,000 square foot office building has been placed on the south side of the site, aligning Market Street. The buildings facades are detailed to create a lower tower element with articulated curtainwall mullions. The patterning and varying depth of vertical fins provide visual interest and a dynamic façade element. The simple form of the building is composed of aluminum and glass, with a refined flush design. Above the office building is another layer of landscaped area, designed as an aesthetic element to surrounding buildings and a sustainable design feature.

The tower, located at corner of 11th Avenue and 'G' Street, takes on the responsibility of being a new icon within East Village. The buildings mass is made of two bars that gesture movement and separation at the top. The Bars are separated by offsetting plans that for

balconies for the units. Above the bars break free of each other, one extends another 40 feet. This movement breaks down the massing of the building and a distinct skyline. This stepping allows the tower to fit within the sun access envelope requirement of the site. The East and West façade have been designed with extended balconies that add form to the buildings mass and address the sun exposure. The West façade is wrapped with continuous balconies that highlight the corner facing south. As the tower connects to the podium, the base is carved to form open space for the pool deck and outdoor amenities. This provides a portal connecting the open space to the street, and activating the street front. All the facades will be made of a floor to ceiling glazing system with metal trim that work together to create a multi-layered grid pattern with depth and fine detail. These forms and patterns craft a tower with elegance that adds to the city's skyline



PROJECT DATA

Level	Use	GFA	GFA	GFA	Core	Net Leasable	FAR	PARK + MARKET			Studio													1 Bedroom													2 Bedroom													3 Bedroom													PH				Total
								Unit Mix	23.71%	35.7%	29.6%	11.0%	1274	1274	1425	1425	PH1	PH2	PH3	PH4	PH Total																																														
B2-B4 (Typical)	Parking	187,559 sf				exempt																																																													
B1	Floor Plate (3)	60,853 sf				exempt																																																													
Level 1	Retail 'A'	14,638 sf				14,638 sf	N/A																																																												
	Retail 'B'	3,003 sf				3,003 sf	N/A																																																												
	Historic House					5,000 sf	N/A																																																												
	Res. Lobby and Service	7,742 sf				7,742 sf	N/A																																																												
	Res. Parking/Util	11,538 sf				11,538 sf	N/A																																																												
	Residential TH	1,501 sf				1,501 sf	1.501 sf																																																												
	Office Lobby&Service	2,044 sf			2,044 sf																																																														
	Sub-total					43,422 sf	24,142 sf																																																												
Level 1 Mezz	Residential Storage	5,342			2,911 sf	2,431 sf	5,342 sf																																																												
		3,262					3,262 sf																																																												
	Sub-total					8,604																																																													
Level 2	Residential	12,528 sf			2,408 sf	10,120 sf																																																													
	Res. Amenities	2,226 sf			1,510 sf	15,174 sf																																																													
	Office				16,684 sf																																																														
	Sub-total					31,438 sf	25,294 sf																																																												
Level 3	Residential	12,528 sf			2,408 sf	10,120 sf																																																													
	Res. Amenities				1,510 sf	15,174 sf																																																													
	Office				16,684 sf																																																														
	Sub-total					29,212 sf	25,294 sf																																																												
Level 4	Residential	12,528 sf			2,408 sf	10,120 sf																																																													
	Res. Amenities	2,226 sf			1,510 sf	15,174 sf																																																													
	Office				16,684 sf																																																														
	Sub-total					31,438 sf	25,294 sf																																																												
Level 5	Residential	12,528 sf			2,408 sf	10,120 sf	12,528 sf																																																												
	Res. Amenities	1,200 sf																																																																	
	Efficiency	80.78%																																																																	
Level 6-32 (Typical)	Residential	417,015 sf			67,230 sf	349,785 sf	417,015 sf																																																												
	Floor Plate (27)	15,445 sf																																																																	
	Core	2,490 sf																																																																	
	Efficiency	83.88%																																																																	
Level 33	Floor Plate	10,387 sf			8,634 sf	2,449 sf	8,634 sf																																																												
	Residential	8,634 sf			2,449 sf	4,954 sf	8,634 sf																																																												
	Core	2,449 sf																																																																	
	amenities	1,753 sf																																																																	
	Efficiency	57.38%																																																																	
Level 34	Residential	12,100 sf			8,000 sf	4,100 sf	12,100 sf																																																												

*Den has not been calculated as Bedroom

Average size of units

Total Bedroom number Market Rate Unit*

Total Bedroom number Affordable Unit*

Total Number of Bedrooms in Development

Affordable Housing

Very Low-Income 0-50% AMI

20%

	Residential	Retail	Office
Totals	511,860 sf	22,641 sf	52,096 sf
Total GSF (not including exempt)	562,256 sf		
Net Project Leasable (residential, office & retail)	471,414 sf		
GSF (all floor area including that exempt)	837,935 sf		
Proposed FAR	10.90		
Net Residential Leasable	403,251 sf		
Net Office Rentable	45,622 sf		
Net Retail Rentable	22,641 sf		

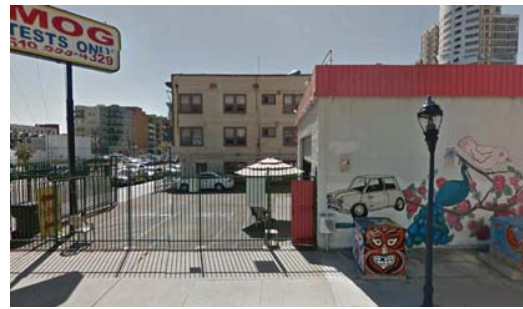
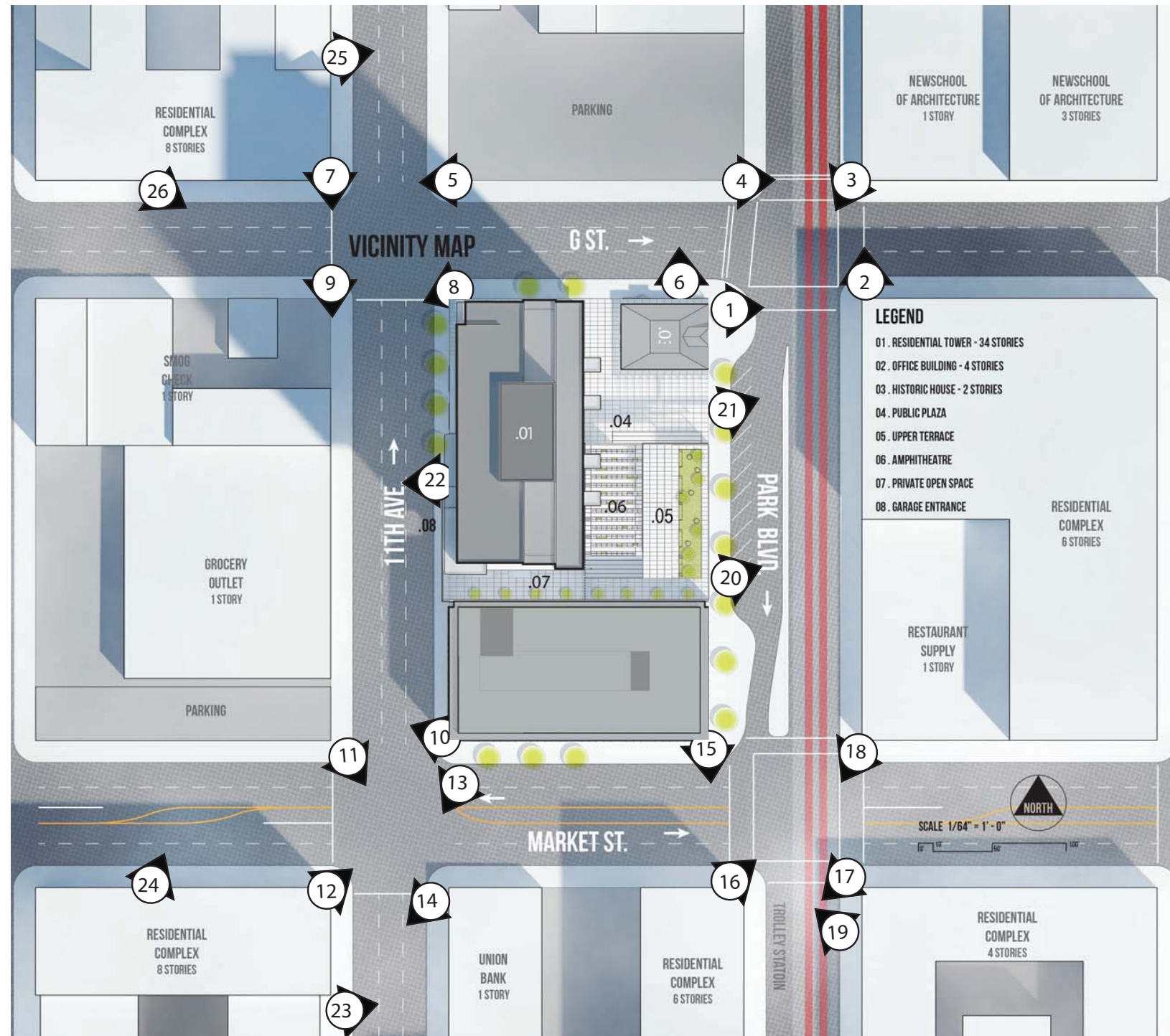
Parking Required	Bedroom / Area	Required					
Retail	0 per 1,000 sf	0					
Office	1.5 per 1,000 sf	78					
Market Rate Units	0.5 per bedroom*	259					
Affordable Units	0.5 per bedroom*	65					
Guest Parking	1 per 30 units	14.20					
Total		416					
*Under California State Bonus							
*Den has not been calculated as Bedroom							
Parking Provided	Guest Parking	Tandem Stall 1	Tandem Stall 2	ADA Parking	Standard Parking	Total Parking	CODE COMPLIANCE
B4	-	48	48	-	64	160	112
B3	-	48	48	-	64	160	112
B2	-	40	40	9	50	139	99
B1	-	-	-	4	89	93	93
Ground Level	1	-	-	1	-	2	2
Total						560	416
Motorcycle & Bike	Motorcycle	Bike	Required	Provided			
	1 per 20 units		21	21			
	1 per 5 units		426	427			

FAR	FAR	AREAS
*Site Area	51,600	
Base FAR	6	309,600 sf
FAR Bonus		
Affordable Housing Base FAR	2.10	108,360 sf
Public Urban Open Space	0.5	25,800 sf
3 bedroom Units	1	51,600 sf
LEED Silver	1	51,600 sf
green roof	0.384262566	9,914 sf
Max F.A.R	10.98	
Total Max allowed Areas		566,788 sf

Green Roof	Area	bldg footprint above 3'	FAR
Green roof of office	9914	32,116	0.38
		31%	
since we have 31% green roof, every sf of green roof gains 2 sf for FAR			
Storage	Required	Required	Provided
Residential Storage	1/ unit	426	437
Bicycle Storage	1/5 units	85.2	90
Total			527

Open Space Summary (see Exhibit 1)	Access	Area	Area
Location		Required	Provided
Plaza (Ground)	(Public)	10% of Site= 5160	5,645 sf
Upper Terrace L2	(Limited Public)		8,549 sf
Residential Open Space L2	(Private Residential)		3,090 sf
Residential Open Space L33	(Private Residential)		3,631 sf
Total		20% of Site= 10320.00	20,915 sf
Net Open Space		Required	Provided
		100 sf/ 200 units (211.5 sf)	215 sf
Private Open Space Required (balconies)		min 40 sf w/ 6 ft dim)	
No. of units		Required	Total
426		50%	213
Private Open Space Provided (Balconies)		min 40 sf w/ 6 ft dim)	
Units w/ balconies		59.4 %	253
COMMON INDOOR SPACE		Required	Provided
		2226 sf	2226 sf
		500 sf	Located in L2

VICINITY MAP



7. Views south along G st. - Smog Check



8. Views west along 11th Ave. - Smog Check



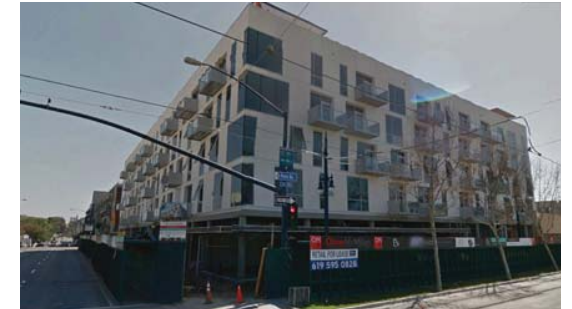
10. Views northwest along 11th Ave. - Grocery outlet



11. Views southeast along Market St. - Union Bank



12. Views northeast along Market st. - Parking



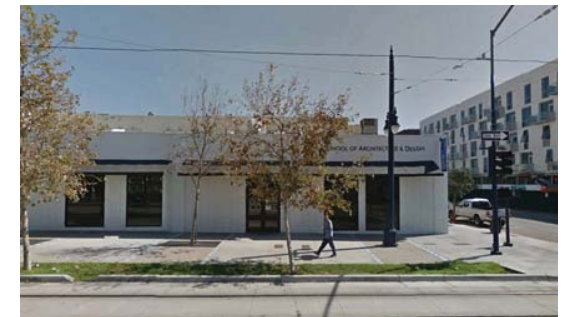
1. Views east along Park Blvd- Residential



2. Views north along G st. - Newschool



3. Views southwest along G st. & Park Blvd



4. Views east along Park Blvd. - Newschool



5. View west along 11th Ave. - Residential

PHOTOGRAPHIC SURVEY



6. Views north along G st. - Parking



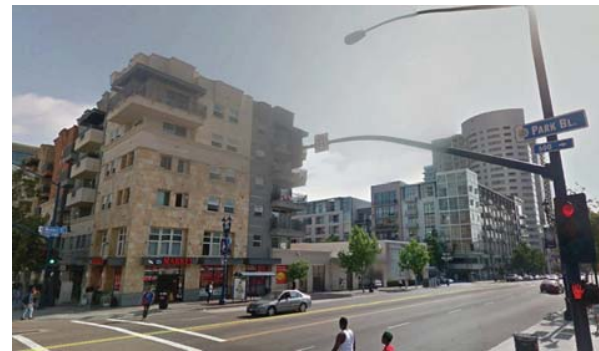
9. Views south along 11th Ave. - Smog Check



13. Views southwest along Market st. - Residential



14. Views southwest along 11th Ave. - Residential



15. Views south along Market st. - Residential



16. Views northwest along Market st. - Restaurant supply



17. Views southwest along Market st. - Residential



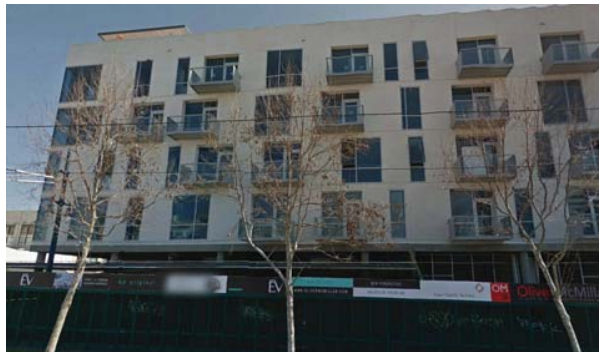
18. Views southwest along Park Blvd. - Residential



19. Views northwest along Park Blvd. - Parking



20. Views northeast along Park blvd. - Restaurant supply



21. Views east along Park Blvd. - Residential



22. Views west along 11th Ave. - Grocery outlet



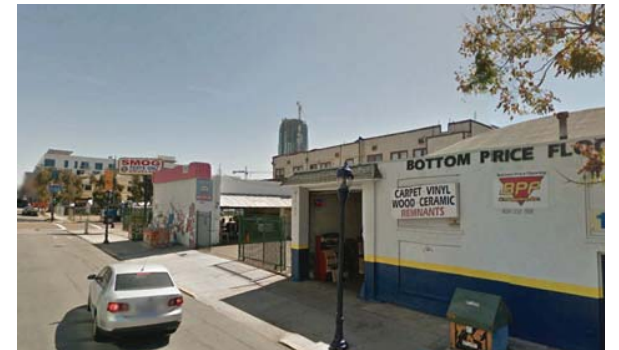
23. Views east along 11th Ave. - Union bank



24. Views northeast along market St. - Grocery Outlet



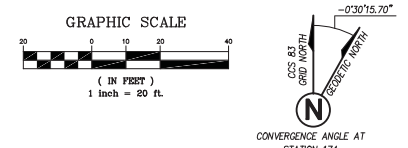
25. Views east along 11th Ave. - Parking



26. Views southwest along G St. - Smog Check

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

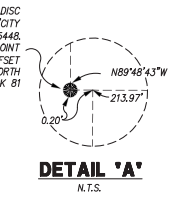
PARK AND MARKET, SAN DIEGO, CA



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS A.L.T.A. IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN 1ST ORDER G.P.S. STATION 174 AND 1ST ORDER G.P.S. STATION 1447 RESET PER ROS 14492. I.E., NORTH 58°01'19\" WEST

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO OBTAIN GRID LEVEL DISTANCES, MULTIPLY DISTANCES BY 1.0000177. QUOTED BEARINGS FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.



LEGEND

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES A.L.T.A. FEE TITLE BOUNDARY
- [] INDICATES RECORD VALUE PER CITY TIE SHEET NO. 75
- () INDICATES RECORD VALUE PER C.R. 18227
- OH — INDICATES OVERHEAD LINE
- S — INDICATES UNDERGROUND SEWER LINE
- W — INDICATES UNDERGROUND WATER LINE
- D — INDICATES UNDERGROUND STORM DRAIN
- X — INDICATES CHAINLINK FENCE
- 44.3 INDICATES EXISTING SPOT ELEVATION IN FEET
- ① INDICATES ITEM NO. OF THE PRELIMINARY REPORT PLOTTED HEREON.
- ST INDICATES STREET LIGHT
- TS INDICATES TRAFFIC SIGNAL
- ASPH INDICATES ASPHALT
- FH INDICATES FIRE HYDRANT
- P INDICATES PARKING METER
- 1 INDICATES SIGN
- ★ INDICATES STREET & PARKING LOT LIGHTS
- HH INDICATES HAND HOLE
- WM INDICATES WATER METER
- MH INDICATES MANHOLE
- SMH INDICATES SEWER MANHOLE
- SDMH INDICATES STORM DRAIN MANHOLE
- SC INDICATES SEWER CLEAN-OUT
- GV INDICATES GAS VALVE
- WV INDICATES WATER VALVE
- INDICATES TREES AND/OR SHRUBS
- ▭ INDICATES EXISTING BUILDING

CURRENT VESTED OWNER

THE CITY OF SAN DIEGO, A CALIFORNIA MUNICIPAL CORPORATION

SURVEYOR'S CERTIFICATE

TO: HPG PARK & MARKET AND FIDELITY NATIONAL TITLE COMPANY

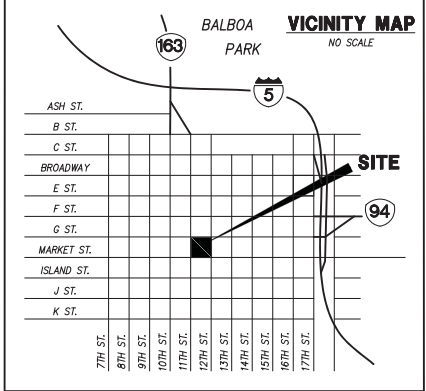
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 10, 11(a), 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 11TH, 2016.

DATE OF PLAT OR MAP: _____

NOTE: SECTION 8770.6 OF THE PROFESSIONAL LAND SURVEYORS ACT IN THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" HEREON ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

PRELIMINARY

GARY L. HUS, L.S. 7019 DATE _____



NOTES

1. TOTAL AREA WITHIN ALTA SURVEY BOUNDARY = 1.185 ACRES.
2. TAX ASSESSOR PARCEL NO. 535-134-14.
3. FIELD SURVEY FOR THIS SITE WAS PERFORMED DURING JANUARY 2016 BY PROJECT DESIGN CONSULTANTS.
4. AS DETERMINED BY GRAPHIC PLOTTING ONLY, THIS SITE IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06073C1885G, REVISED MAY 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
5. TOPOGRAPHY SHOWN ON THIS SURVEY IS BASED UPON AN AERIAL SURVEY BY PROJECT DESIGN CONSULTANTS, IN JANUARY, 2016.
6. UNDERGROUND UTILITIES SHOWN ARE FROM EXISTING CITY RECORDS AND READILY OBSERVABLE EVIDENCE FOUND IN THE FIELD.
7. PDC HAS PERFORMED NUMEROUS SURVEYS OF THE SURROUNDING BLOCKS. MONUMENTATION FROM SAID SURVEYS HAVE BEEN SUBSEQUENTLY DESTROYED TO DUE CONSTRUCTION. PDC HAS HELD THE PREVIOUS MONUMENT LOCATIONS TO ESTABLISH THE SUBJECT PROPERTY AS SHOWN HEREON.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS A, B, C, D, E, F, G, H, I, J, K AND L IN BLOCK 81 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY A. L. L. LOCKING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM THE EASTERLY 28.00 FEET OF LOTS G, H, I, J, K AND L, BLOCK 81 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP MADE OF L. L. LOCKING FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA.

EASEMENTS/ENCUMBRANCES

THIS SURVEY IS BASED ON TITLE COMMITMENT NO. 897-23071229-S06 ISSUED BY FIDELITY NATIONAL TITLE COMPANY DATED SEPTEMBER 28, 2015. ENCUMBRANCE ITEMS SUCH AS TAXES, LIENS, PERMITS, MATTERS AND RIGHTS APPEARING IN SAID POLICY AS ITEMS NO. 4, 8, 2, 3, 7, 9, 10, 12 & 13 HAVE BEEN REVIEWED AND ARE CONSIDERED NOT SURVEY RELATED AND HAVE NOT BEEN SHOWN HEREON.

- 1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS
- 4 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: DECEMBER 17, 1996 AS INSTRUMENT NO. 96-0630565 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- 5 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: PACIFIC BELL, A CALIFORNIA CORPORATION
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: MAY 7, 1998 AS INSTRUMENT NO. 98-0267844 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- 6 AN AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND SAN DIEGO REDEVELOPMENT AGENCY, OWNER, RECORDED JANUARY 26, 2011 AS INSTRUMENT NO. 2011-0048642, OFFICIAL RECORDS, RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF (3) PRIVATE SIDEWALK UNDERDRAINS.
- 11 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT.

ENTITLED: MEMORANDUM OF LEASE
LESSOR: CITY OF SAN DIEGO, A MUNICIPAL CORPORATION
LESSEE: QUARTYARD, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
RECORDING DATE: SEPTEMBER 30, 2014
RECORDING NO: 2014-0423254, OFFICIAL RECORDS

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

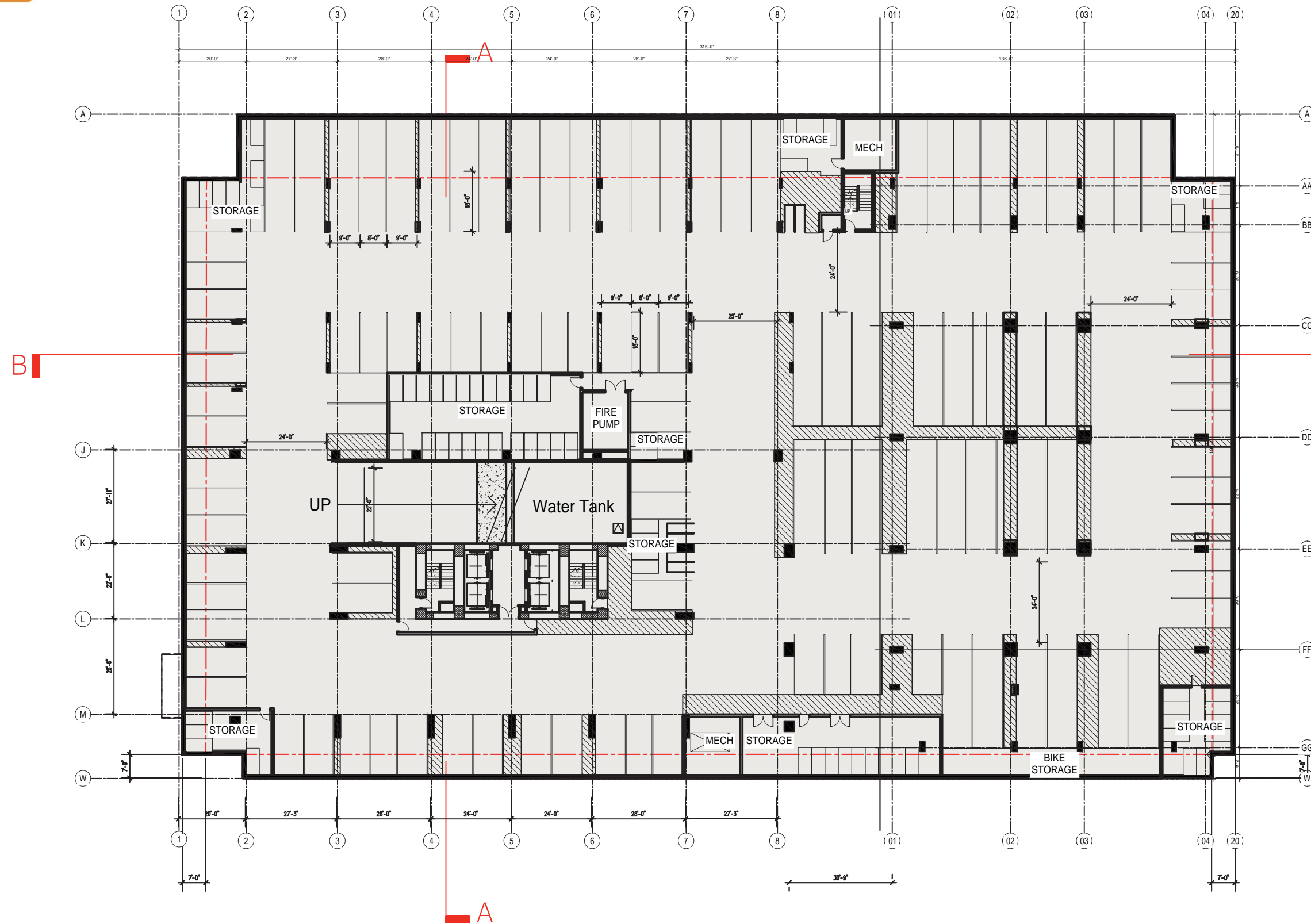
SAID LEASE IS A BLANKET DESCRIPTION

NOTE: THERE ARE NO APPARENT UNRECORDED EASEMENTS

PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
 San Diego, CA 92101
 619.236.6471 Tel
 619.234.0349 Fax



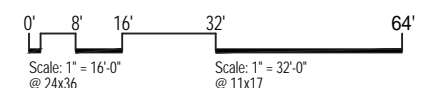


LEGEND

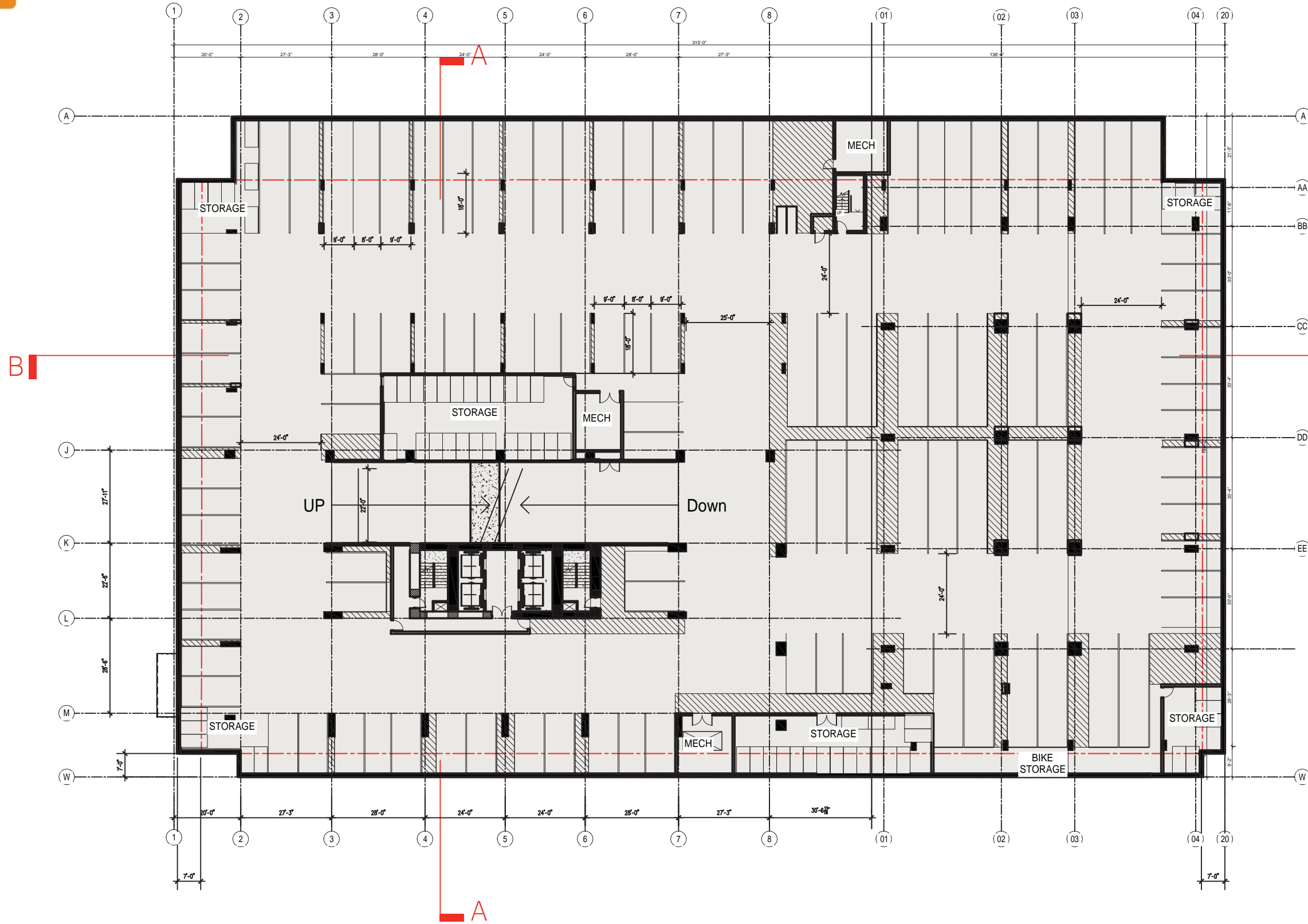
- 01- RETAIL
- 02- OFFICE
- 03- RESIDENTIAL UNITS
- 04- RESIDENTIAL SHARED
- 05- PARKING, MEP & SERVICE



B4



Floor Plan Level B4

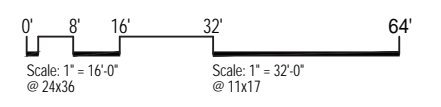


LEGEND

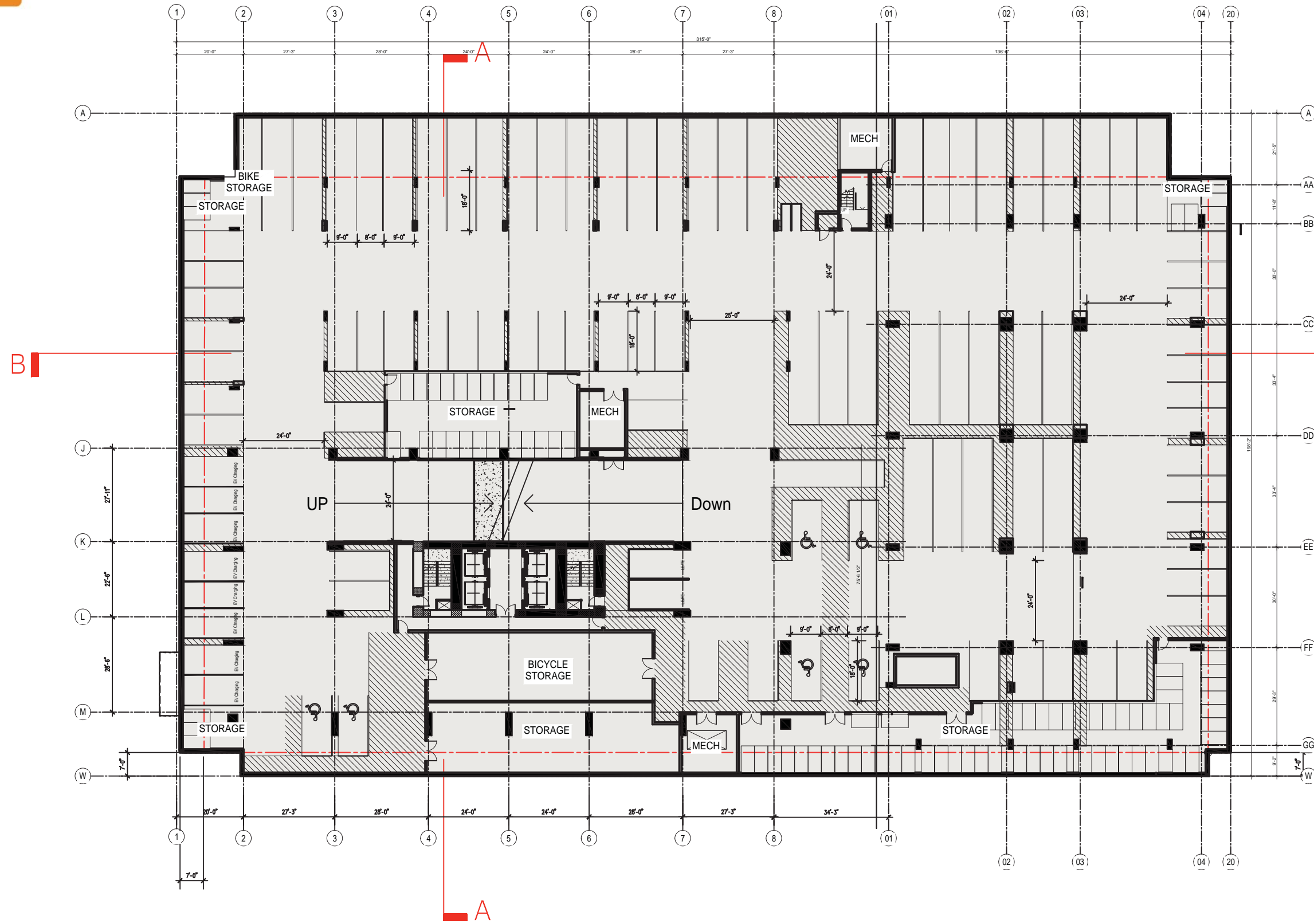
- 01- RETAIL
- 02- OFFICE
- 03- RESIDENTIAL UNITS
- 04- RESIDENTIAL SHARED
- 05- PARKING, MEP & SERVICE



B3



Floor Plan Level B3

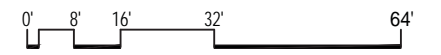


LEGEND

- 01- RETAIL
- 02- OFFICE
- 03- RESIDENTIAL UNITS
- 04- RESIDENTIAL SHARED
- 05- PARKING, MEP & SERVICE

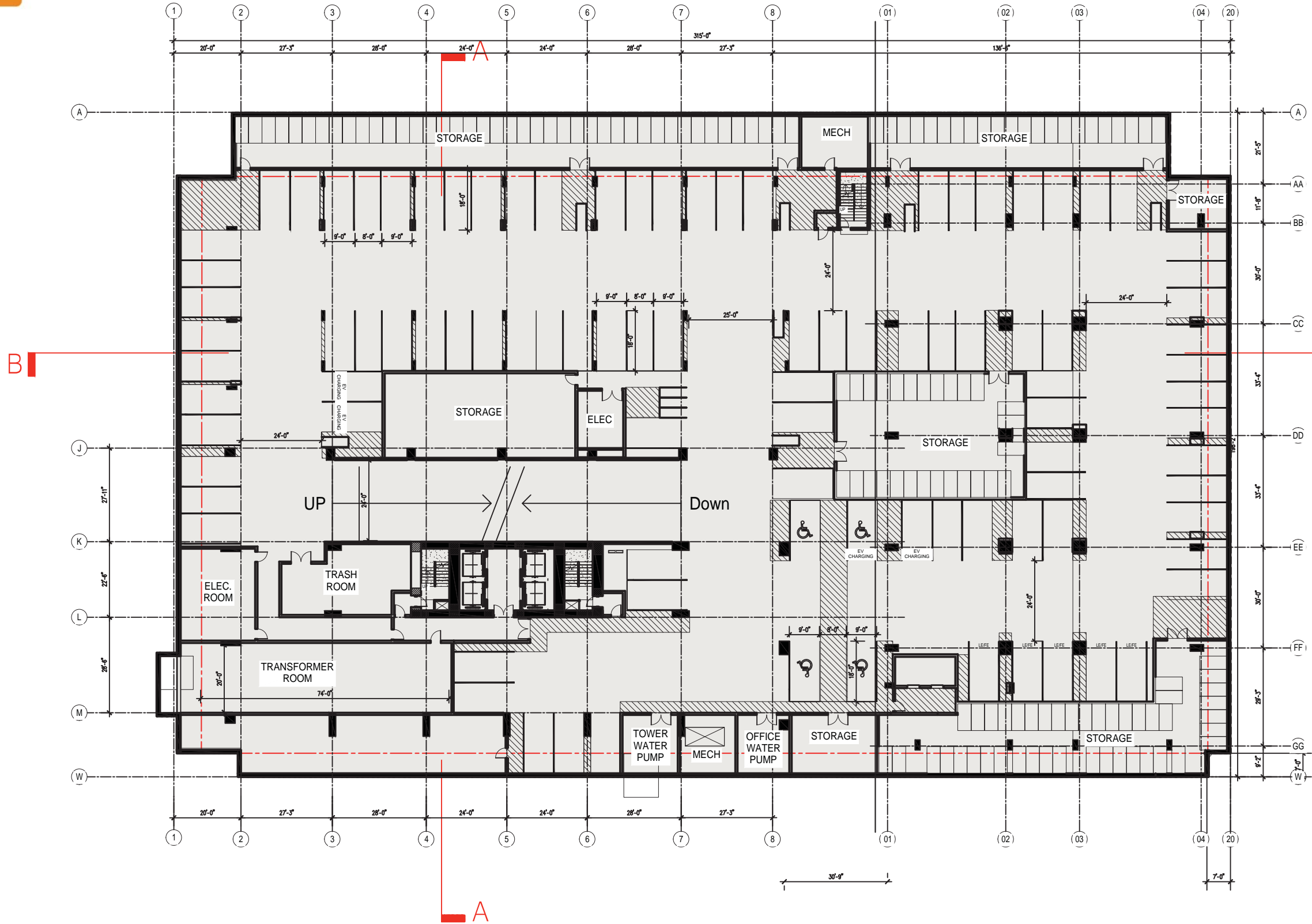


B2



Floor Plan Level B2



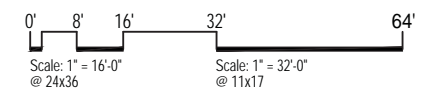


LEGEND

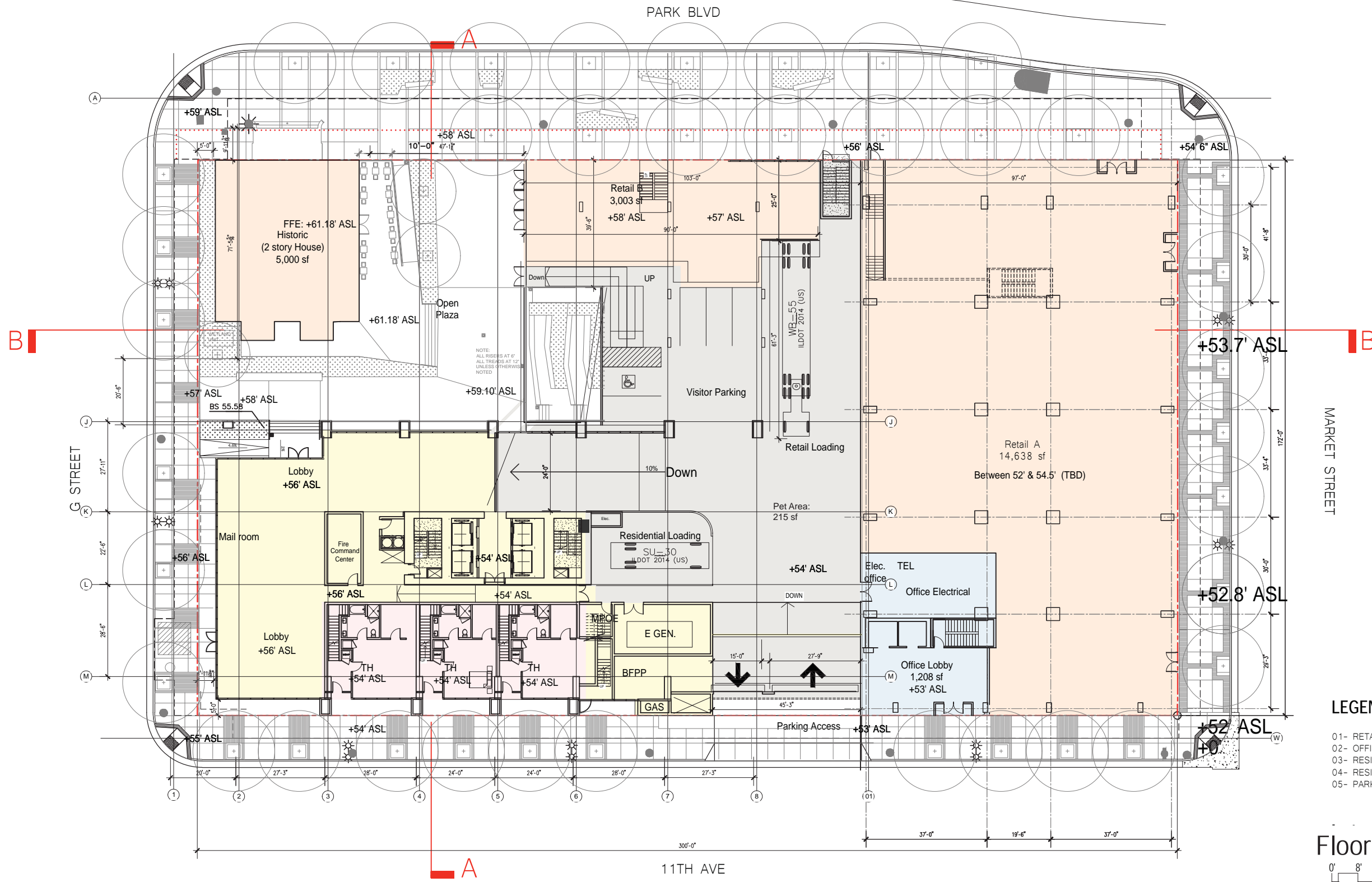
- 01- RETAIL
- 02- OFFICE
- 03- RESIDENTIAL UNITS
- 04- RESIDENTIAL SHARED
- 05- PARKING, MEP & SERVICE



B1



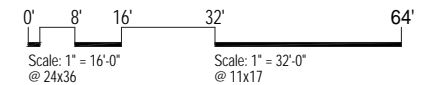
Floor Plan Level B1

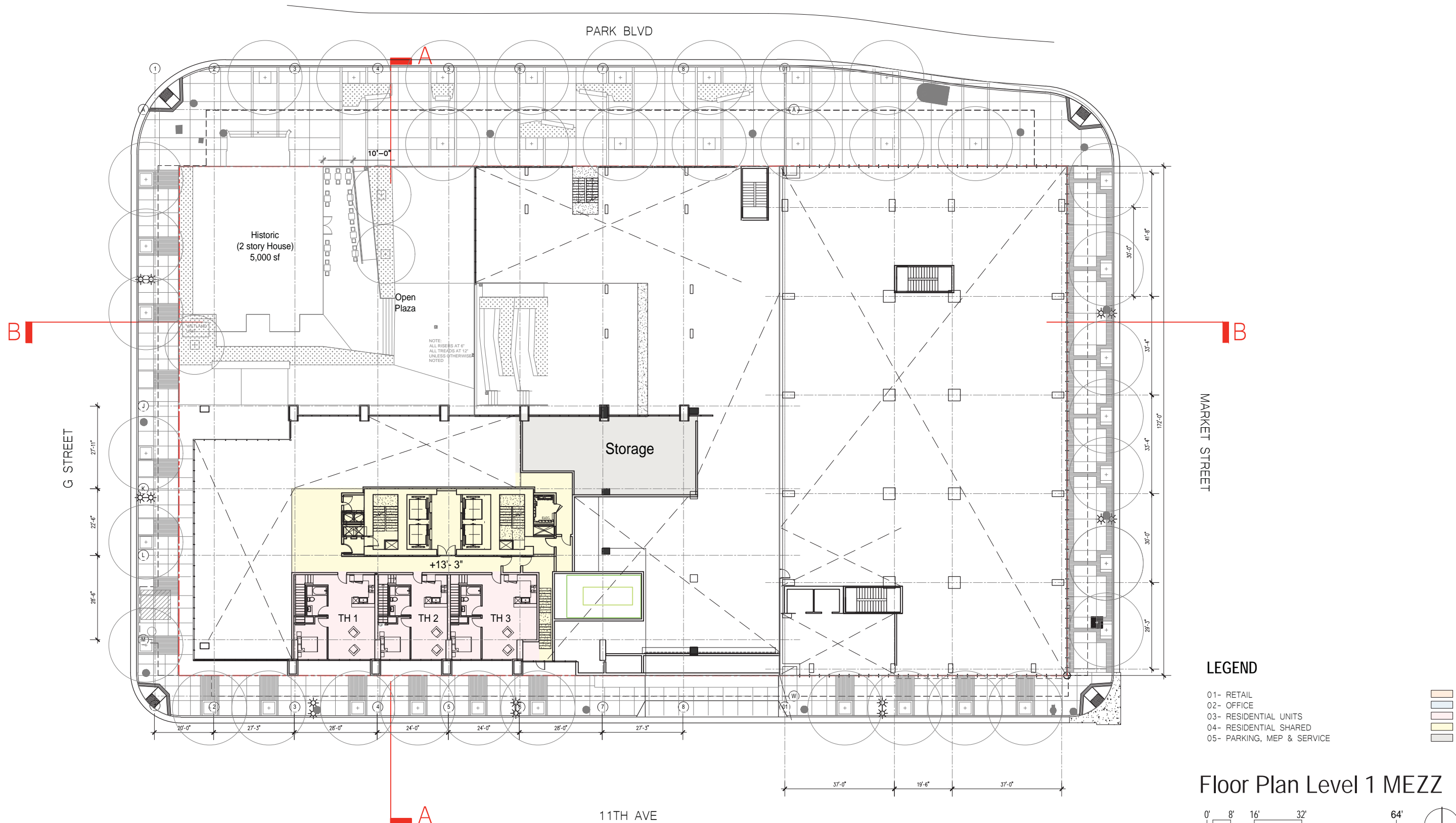


LEGEND

- 01- RETAIL
- 02- OFFICE
- 03- RESIDENTIAL UNITS
- 04- RESIDENTIAL SHARED
- 05- PARKING, MEP & SERVICE

Floor Plan Level 1

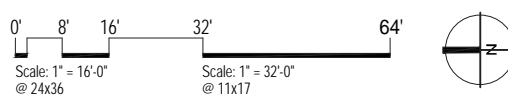


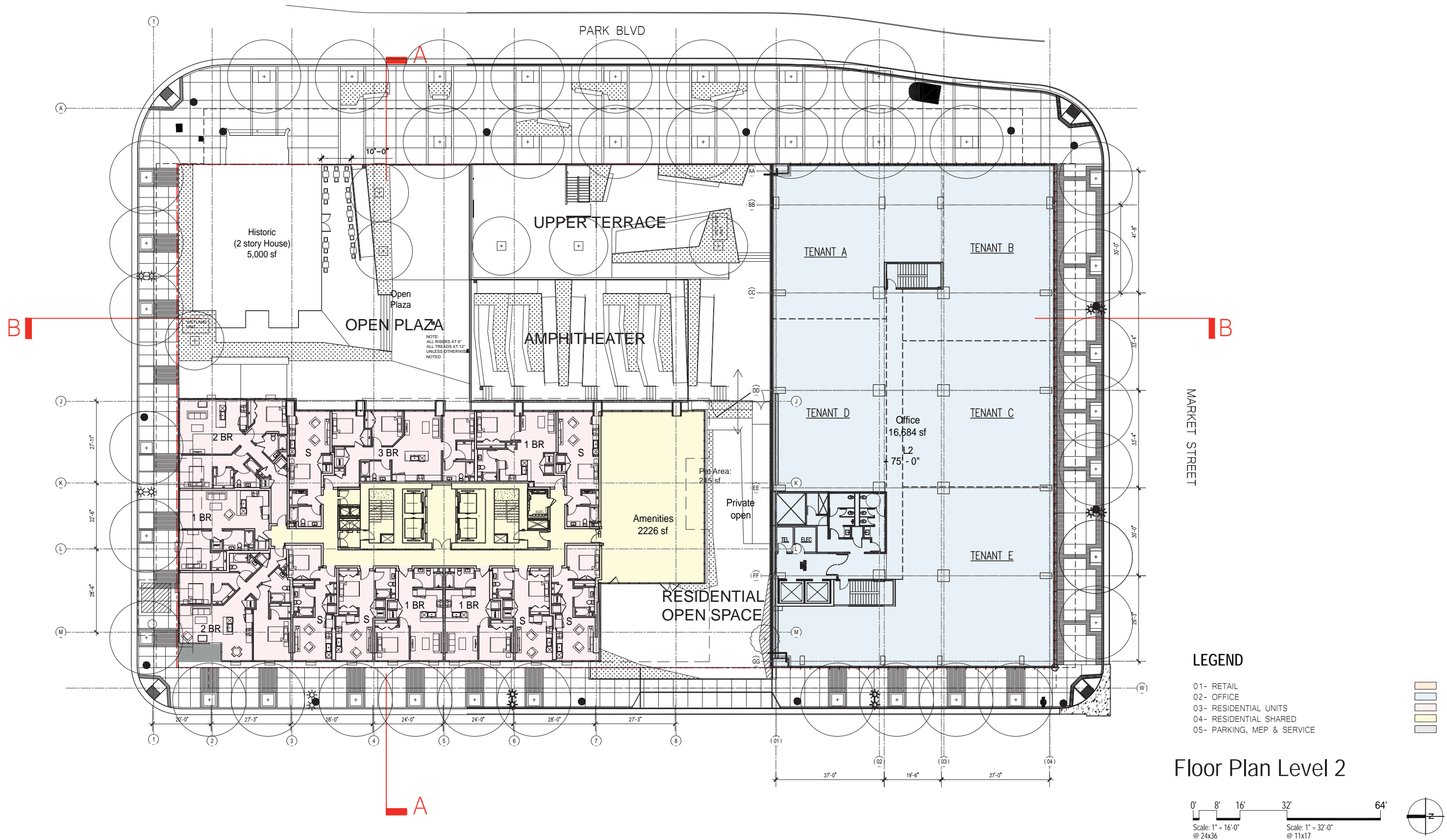


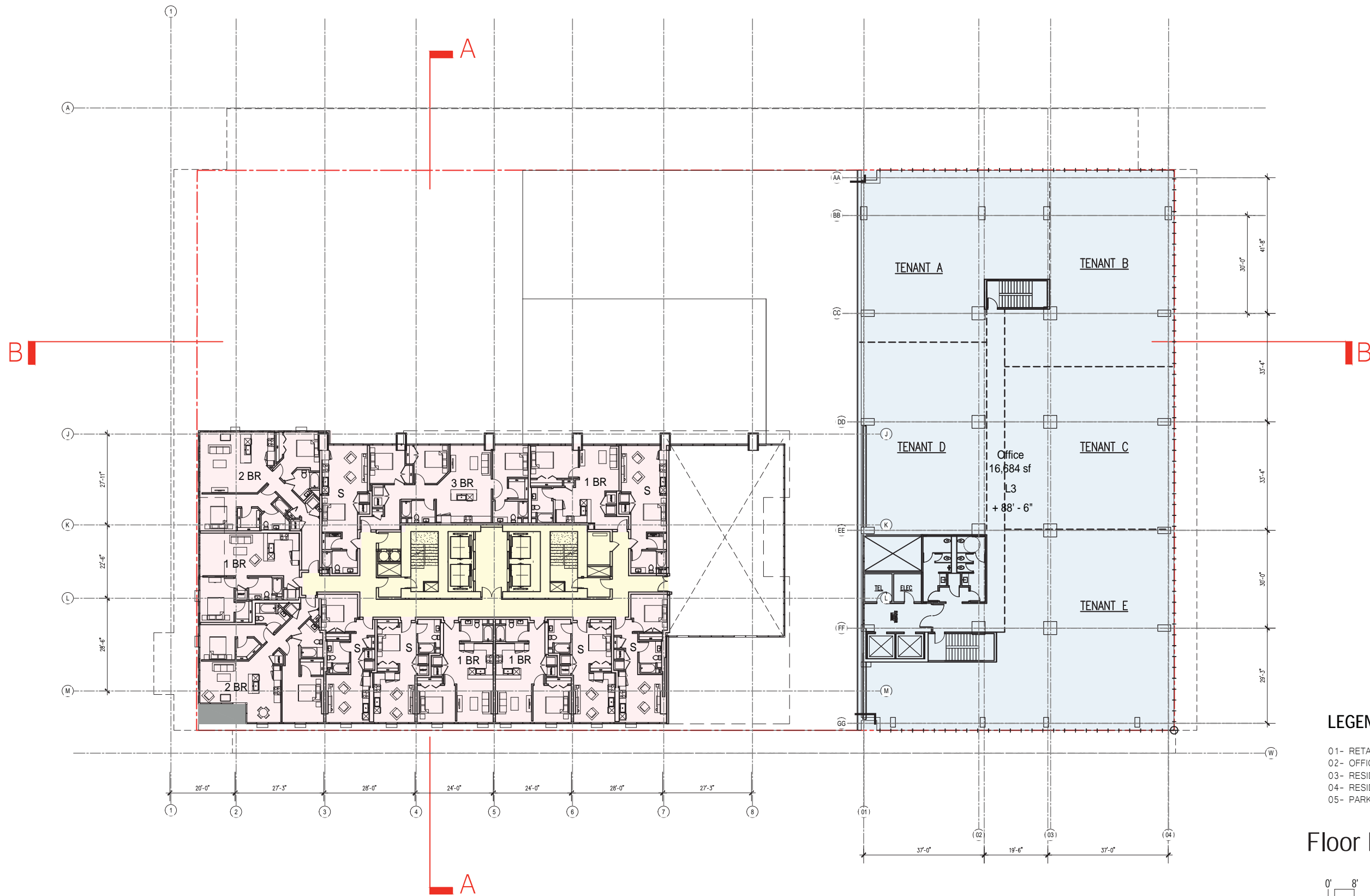
LEGEND

- 01- RETAIL
- 02- OFFICE
- 03- RESIDENTIAL UNITS
- 04- RESIDENTIAL SHARED
- 05- PARKING, MEP & SERVICE

Floor Plan Level 1 MEZZ





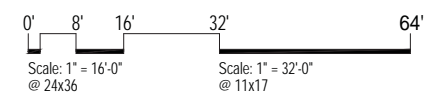


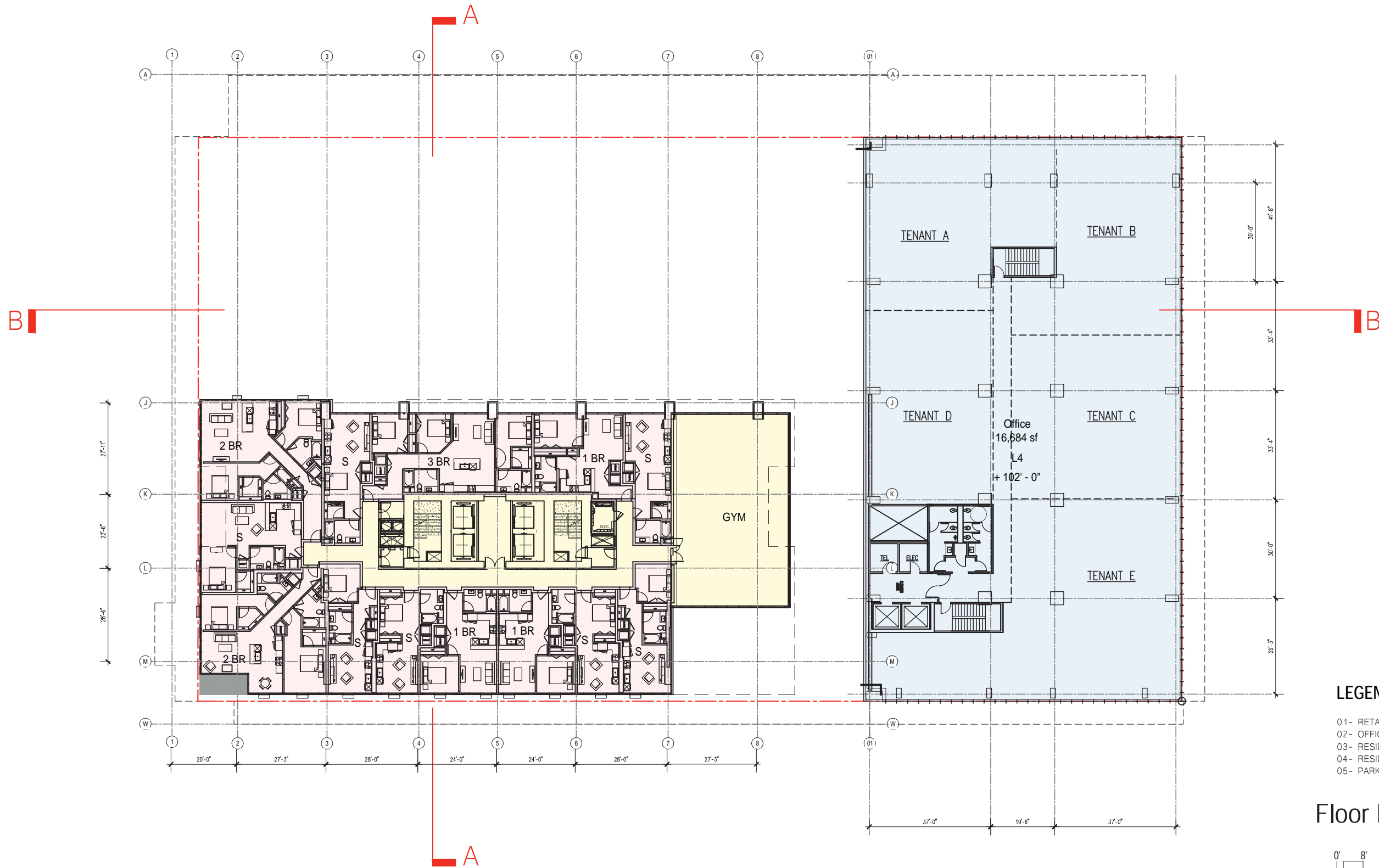
LEGEND

- 01- RETAIL
- 02- OFFICE
- 03- RESIDENTIAL UNITS
- 04- RESIDENTIAL SHARED
- 05- PARKING, MEP & SERVICE



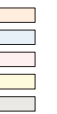
Floor Plan Level 3



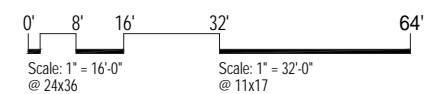


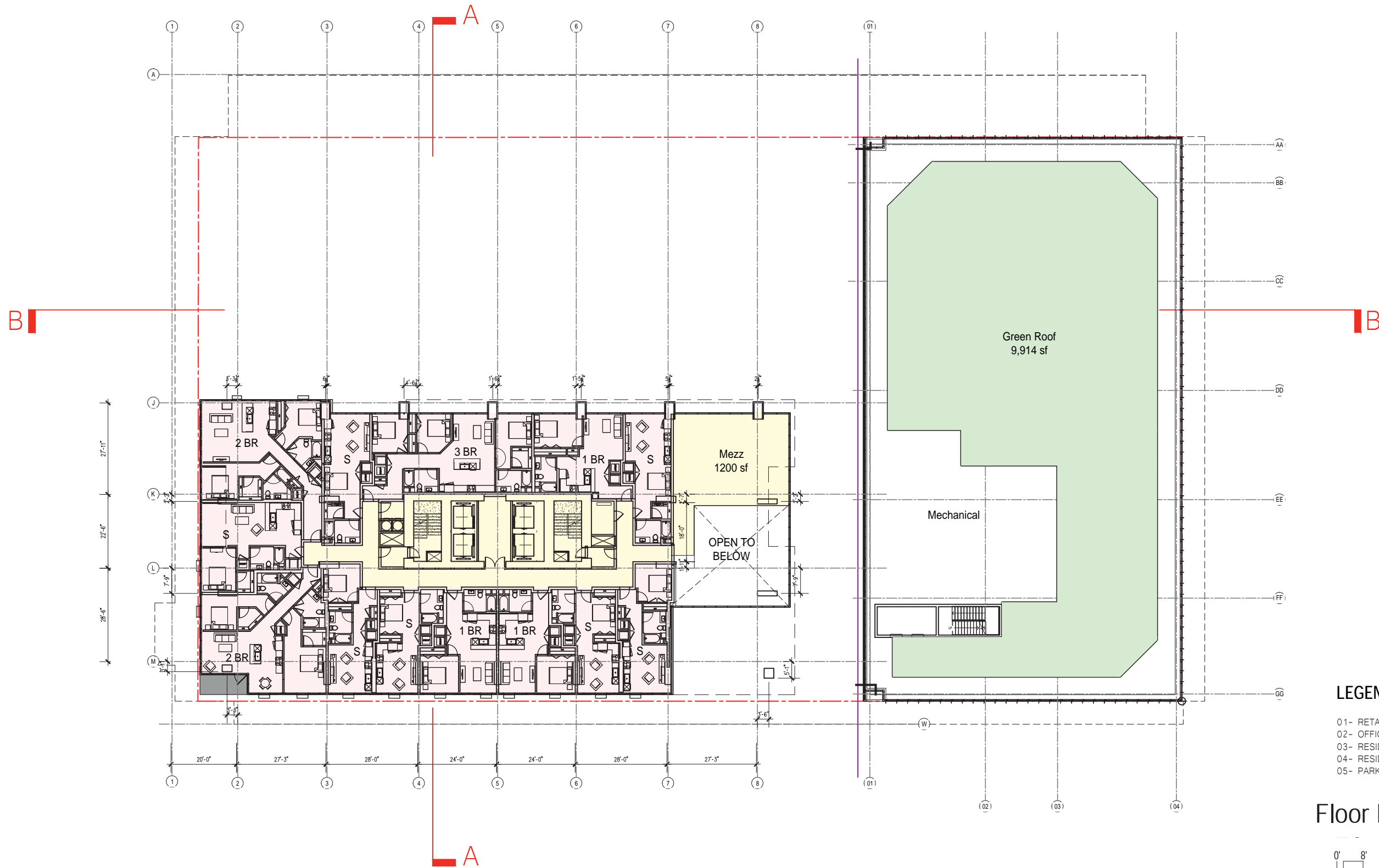
LEGEND

- 01- RETAIL
- 02- OFFICE
- 03- RESIDENTIAL UNITS
- 04- RESIDENTIAL SHARED
- 05- PARKING, MEP & SERVICE



Floor Plan Level 4



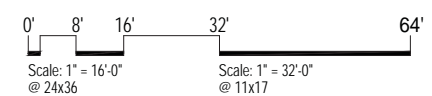


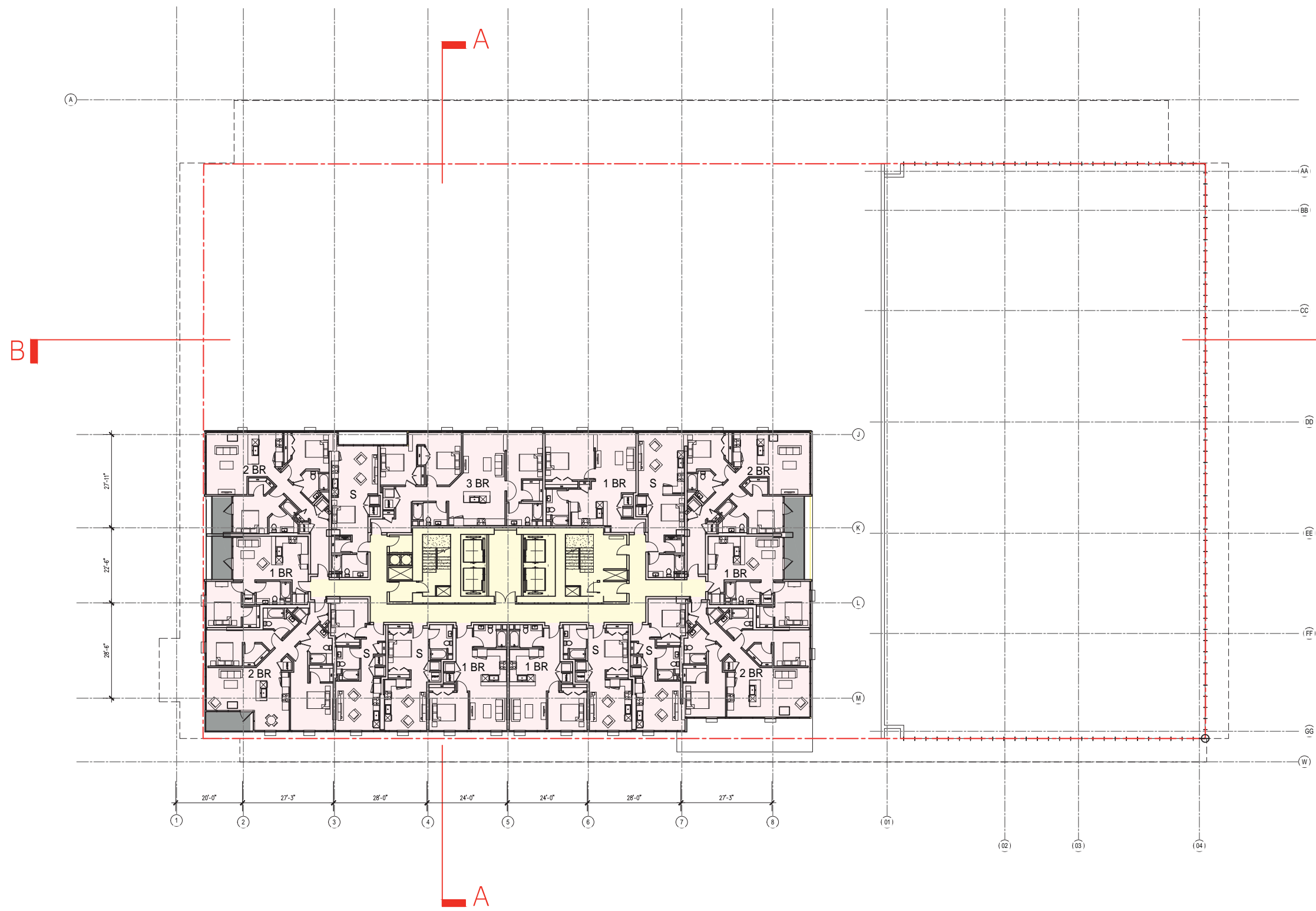
LEGEND

- 01- RETAIL
- 02- OFFICE
- 03- RESIDENTIAL UNITS
- 04- RESIDENTIAL SHARED
- 05- PARKING, MEP & SERVICE



Floor Plan Level 5



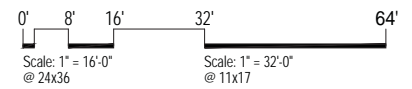


LEGEND

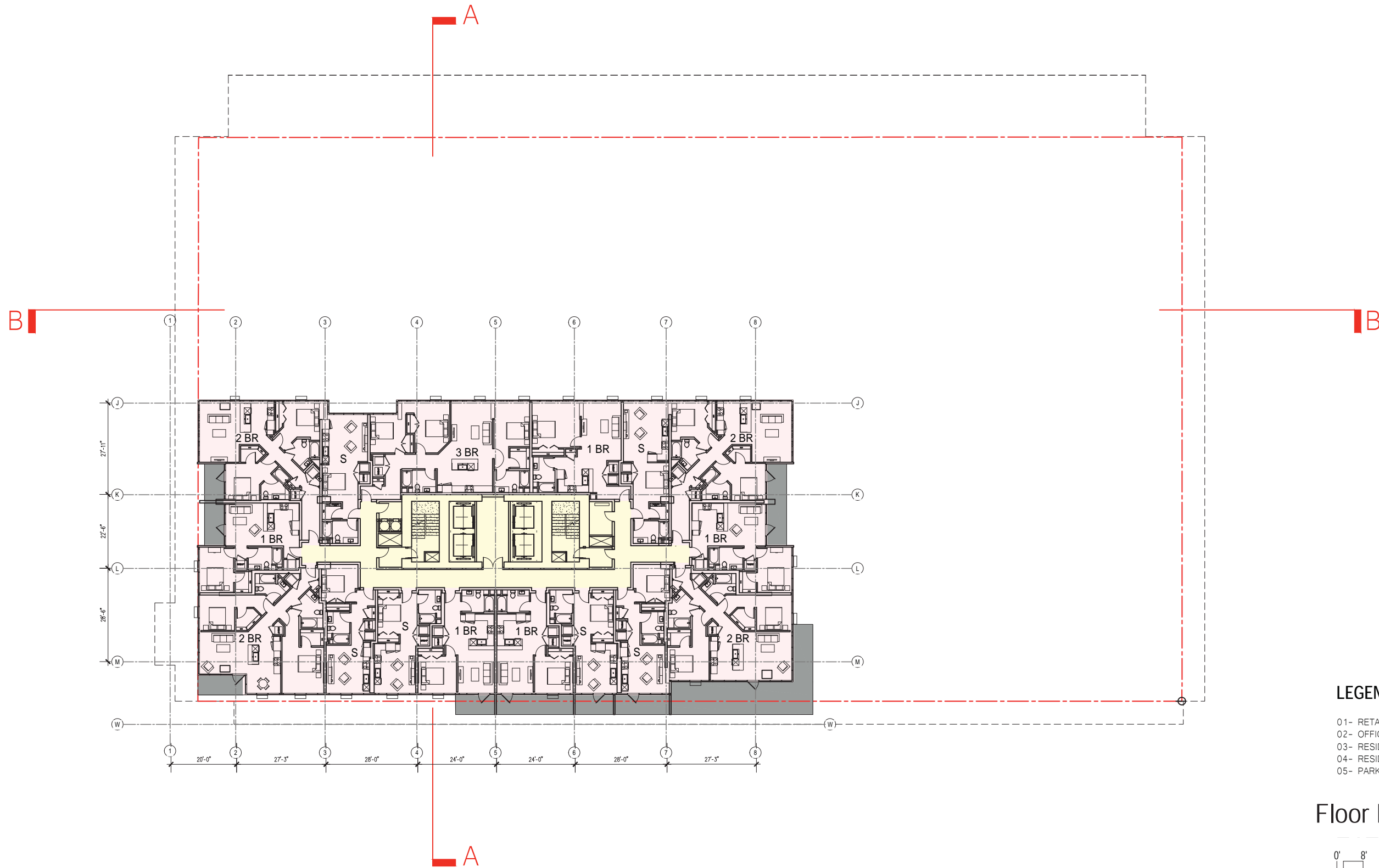
- 01- RETAIL
- 02- OFFICE
- 03- RESIDENTIAL UNITS
- 04- RESIDENTIAL SHARED
- 05- PARKING, MEP & SERVICE



L6-L11

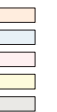


Floor Plan Level 6-11

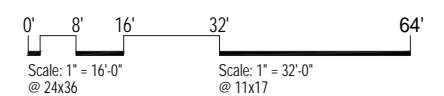


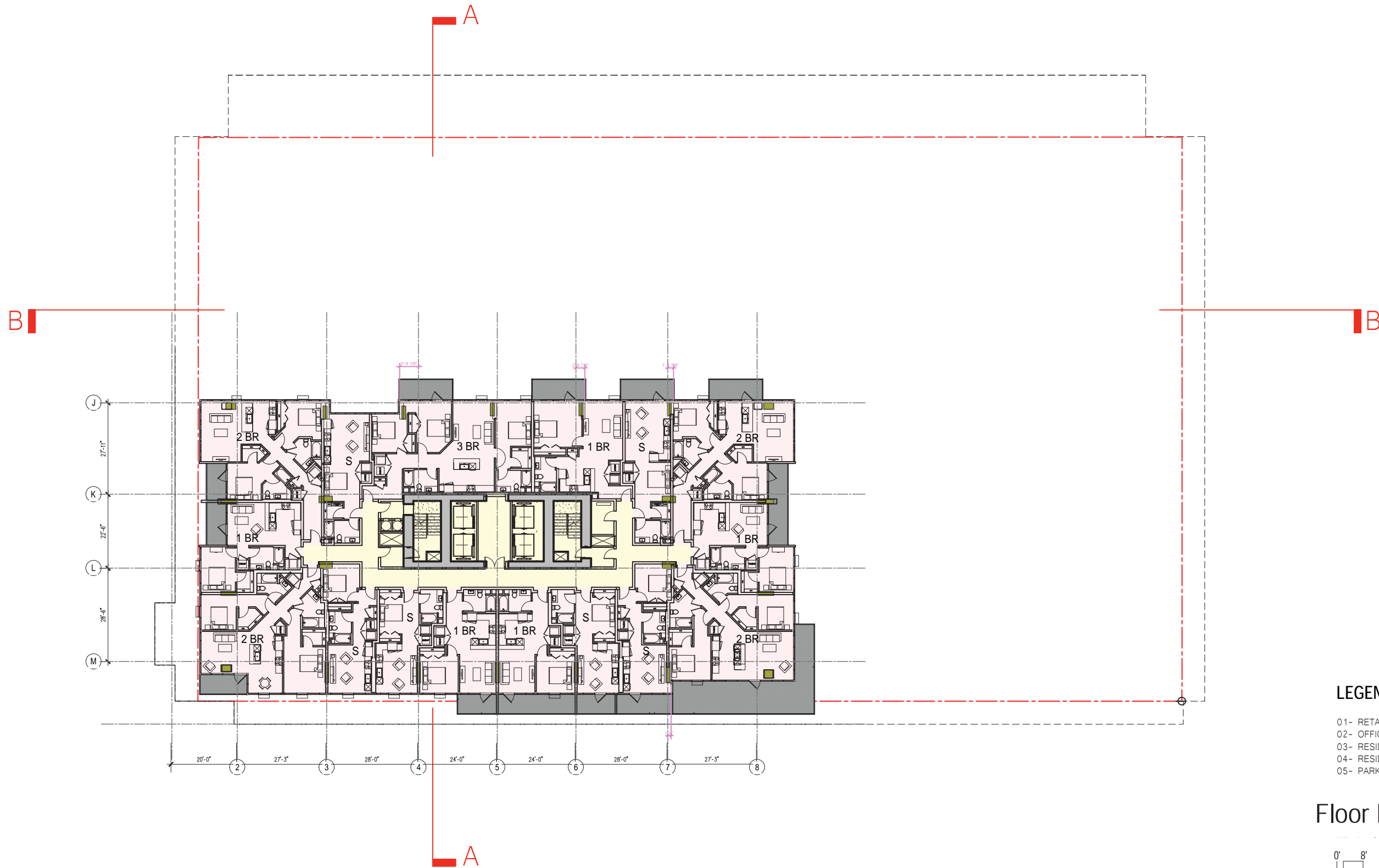
LEGEND

- 01- RETAIL
- 02- OFFICE
- 03- RESIDENTIAL UNITS
- 04- RESIDENTIAL SHARED
- 05- PARKING, MEP & SERVICE



Floor Plan Level 12-13



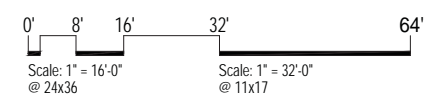


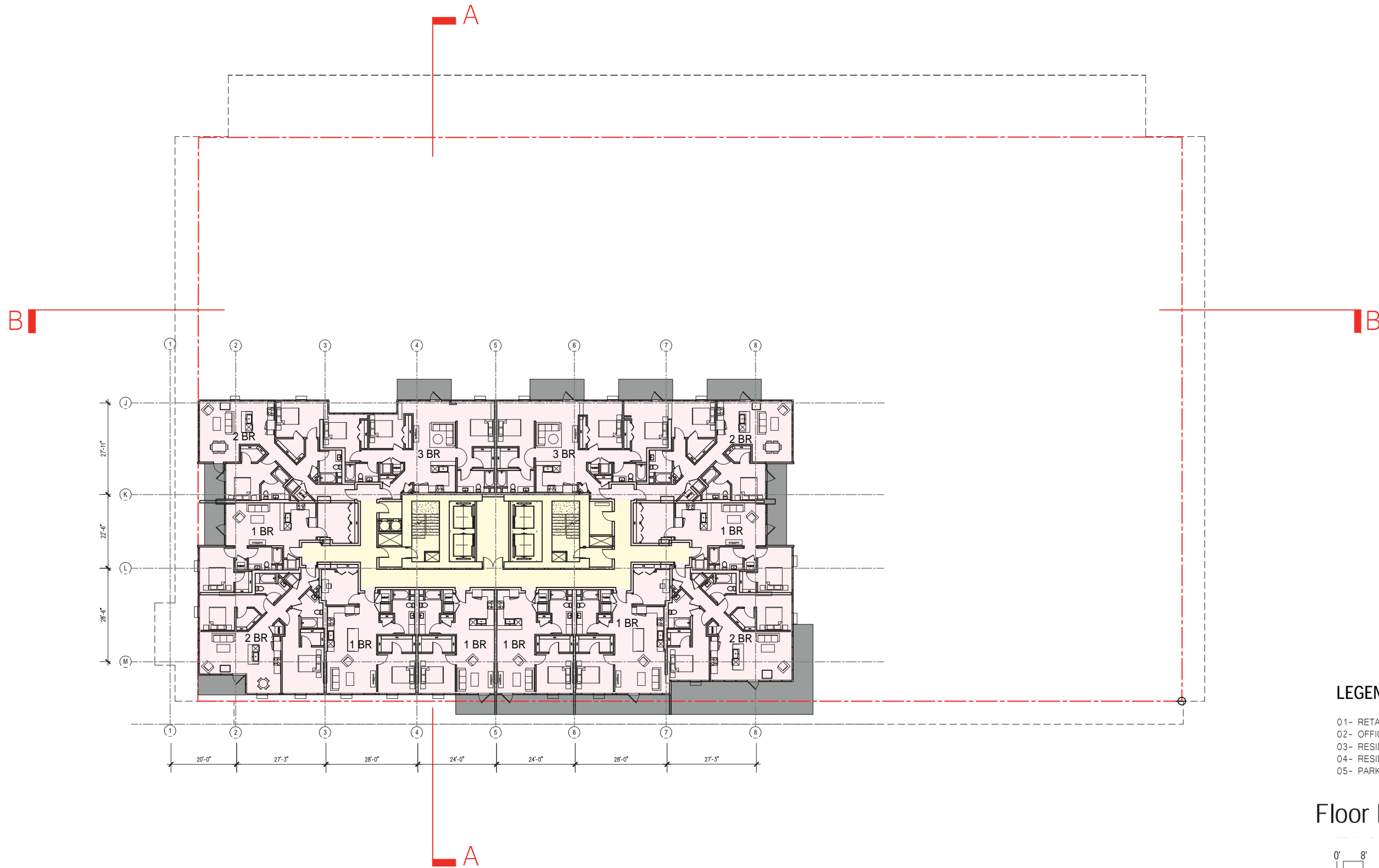
LEGEND

- 01- RETAIL
- 02- OFFICE
- 03- RESIDENTIAL UNITS
- 04- RESIDENTIAL SHARED
- 05- PARKING, MEP & SERVICE



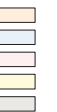
Floor Plan Level 14-18



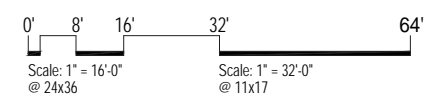


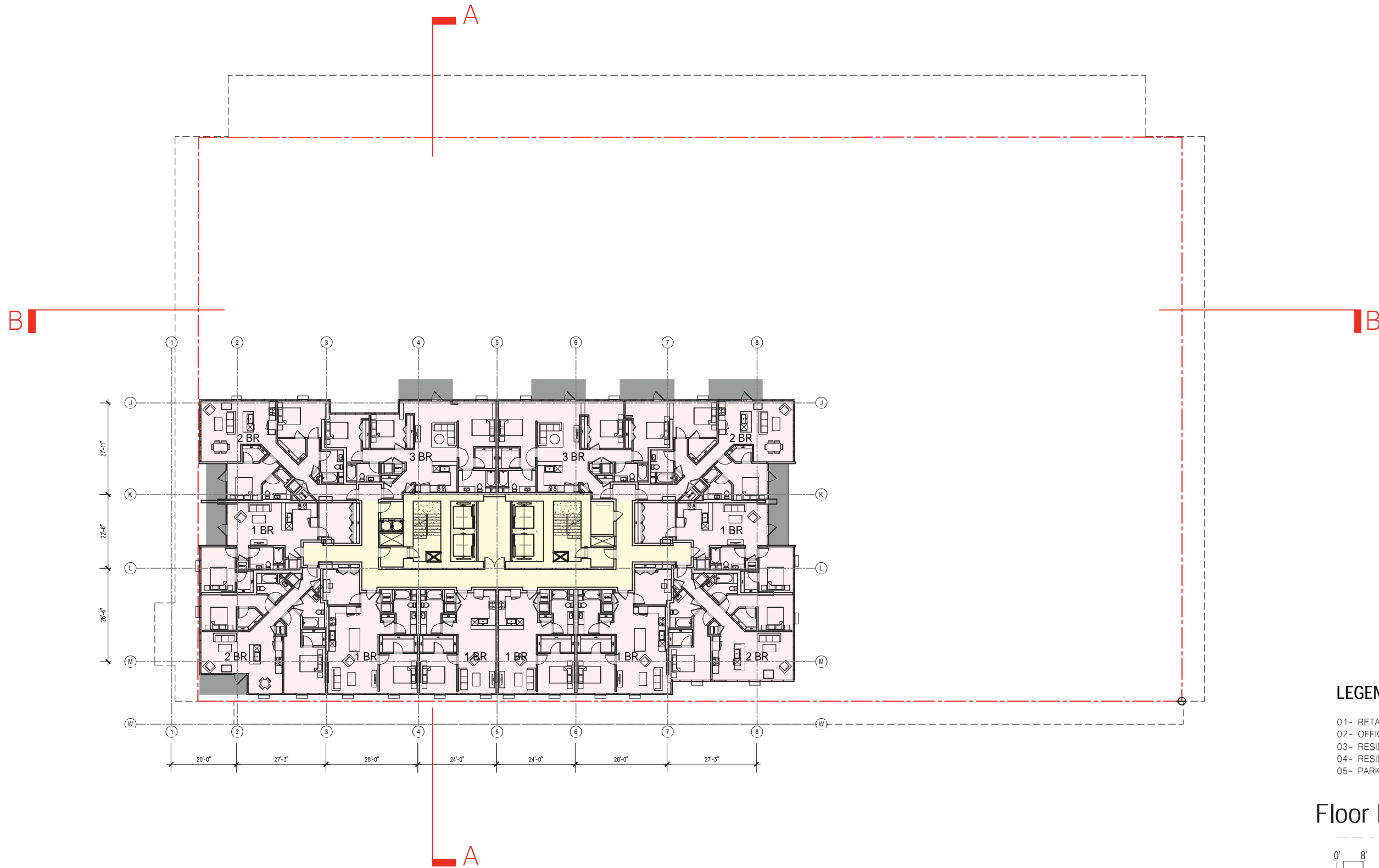
LEGEND

- 01- RETAIL
- 02- OFFICE
- 03- RESIDENTIAL UNITS
- 04- RESIDENTIAL SHARED
- 05- PARKING, MEP & SERVICE



Floor Plan Level 19-28



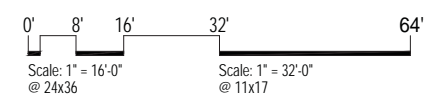


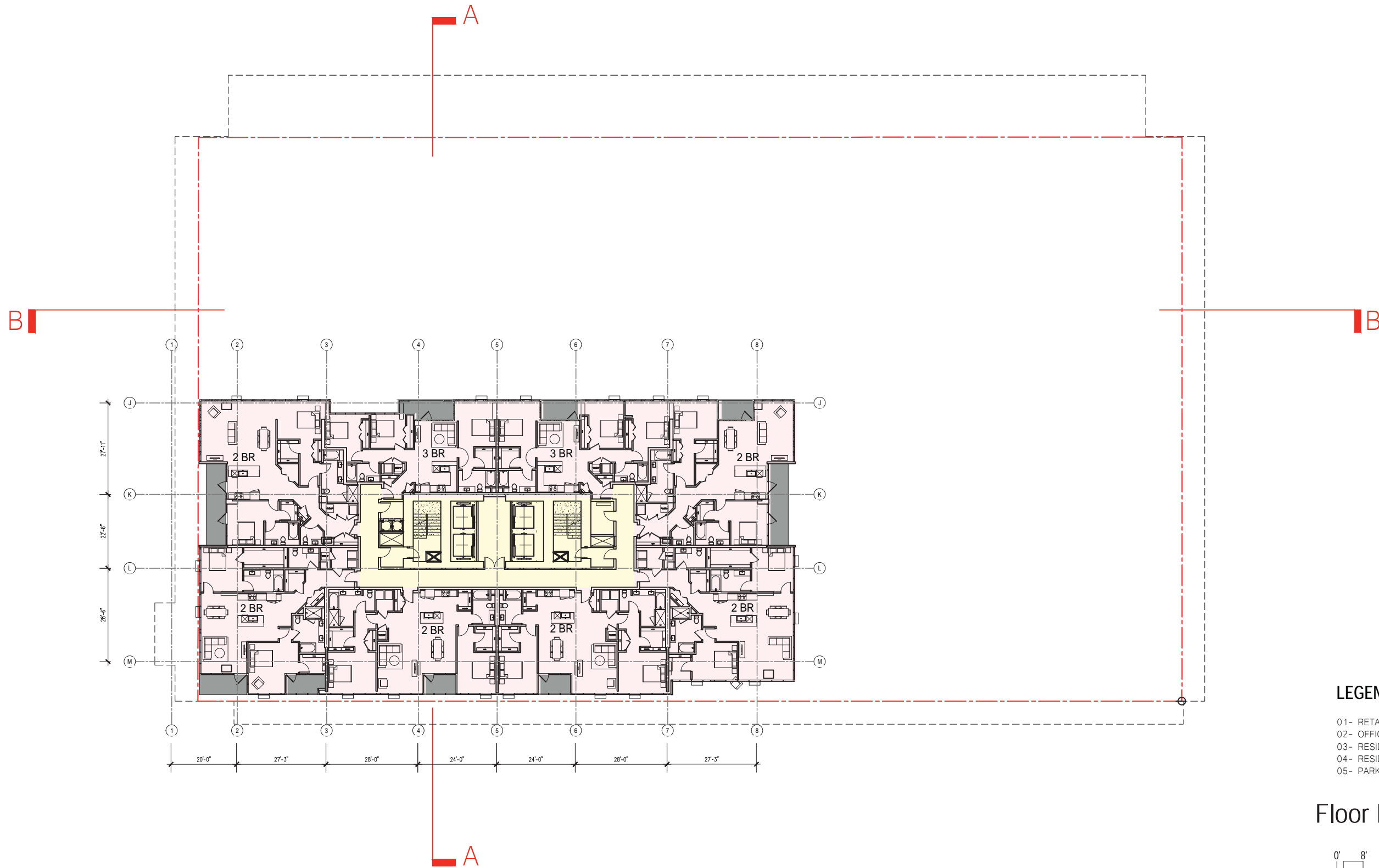
LEGEND

- 01- RETAIL
- 02- OFFICE
- 03- RESIDENTIAL UNITS
- 04- RESIDENTIAL SHARED
- 05- PARKING, MEP & SERVICE



Floor Plan Level 29-30



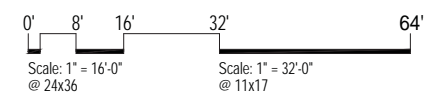


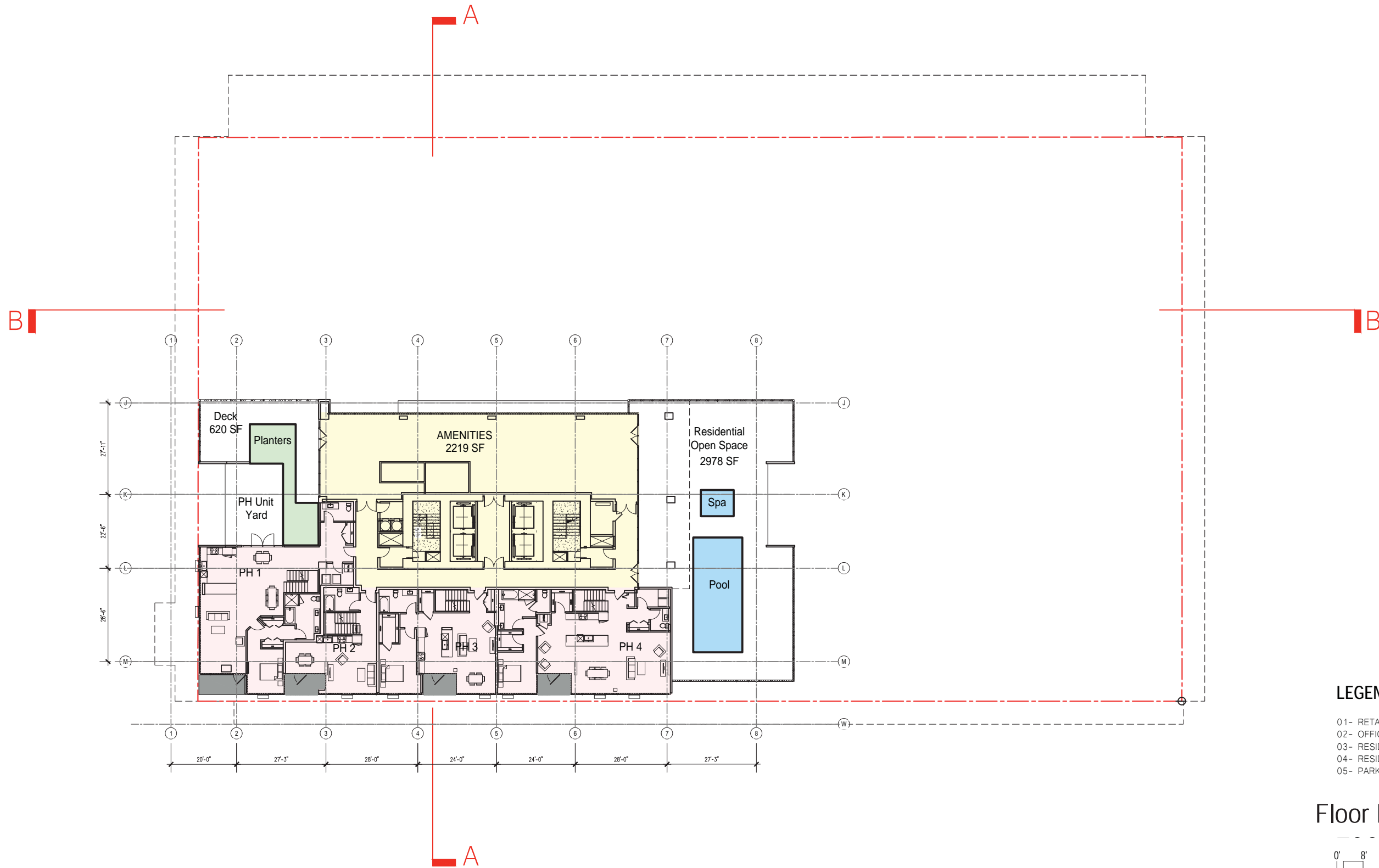
LEGEND

- 01- RETAIL
- 02- OFFICE
- 03- RESIDENTIAL UNITS
- 04- RESIDENTIAL SHARED
- 05- PARKING, MEP & SERVICE



Floor Plan Level 31-32



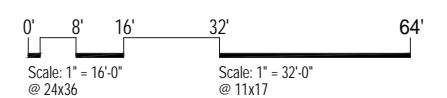


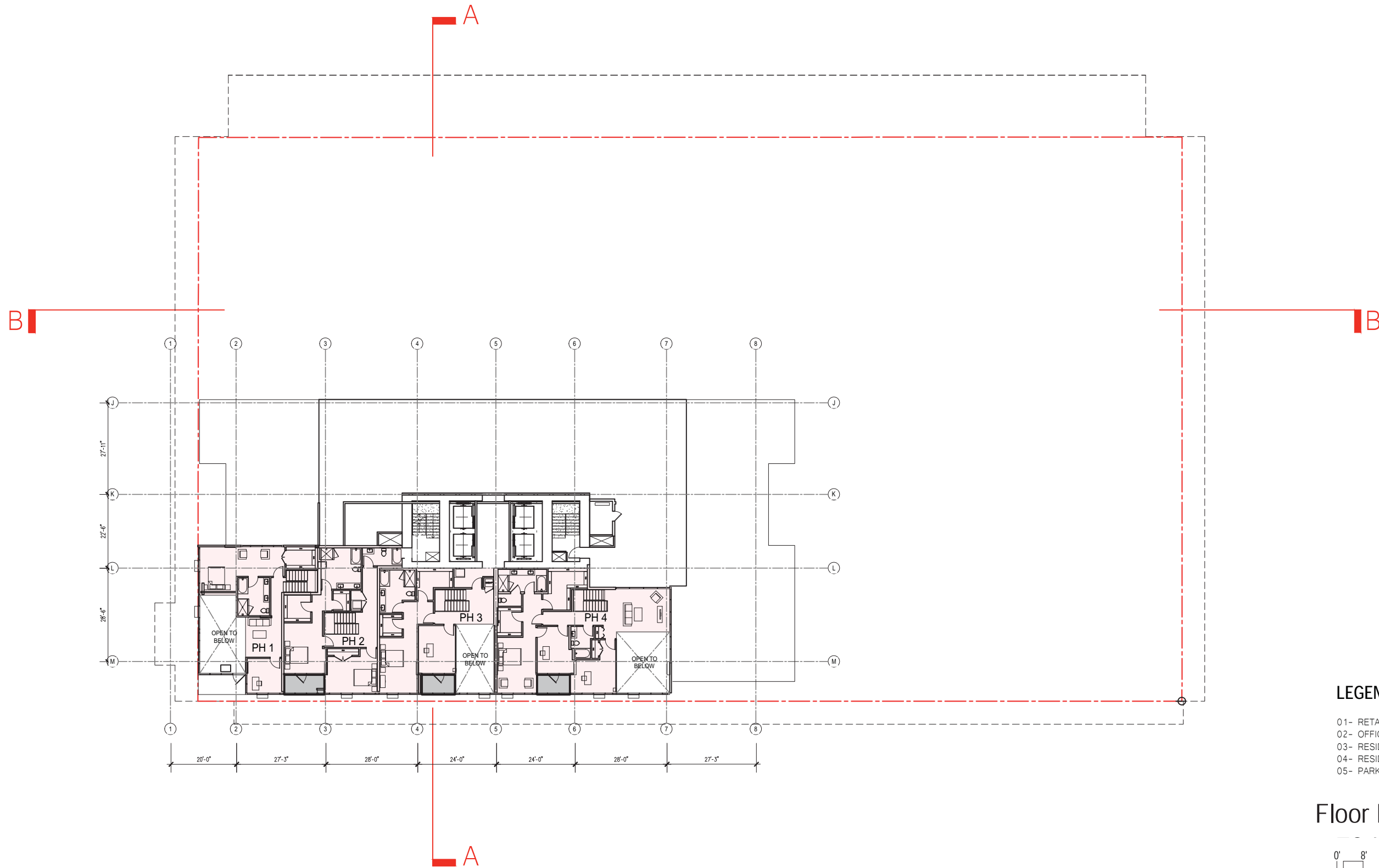
LEGEND

- 01- RETAIL
- 02- OFFICE
- 03- RESIDENTIAL UNITS
- 04- RESIDENTIAL SHARED
- 05- PARKING, MEP & SERVICE



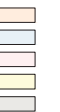
Floor Plan Level 33



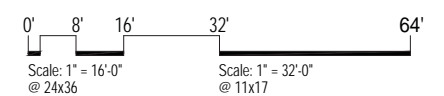


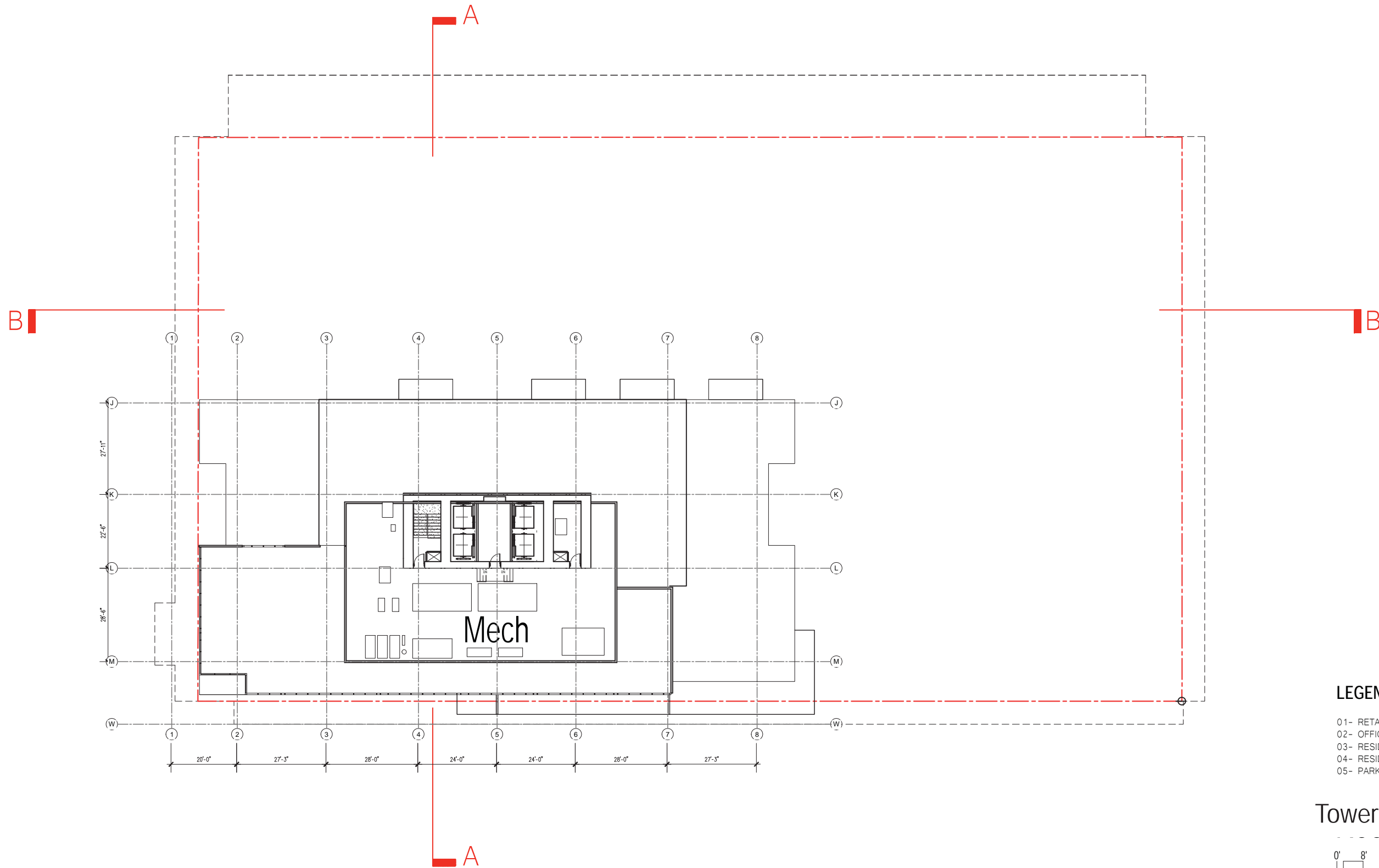
LEGEND

- 01- RETAIL
- 02- OFFICE
- 03- RESIDENTIAL UNITS
- 04- RESIDENTIAL SHARED
- 05- PARKING, MEP & SERVICE



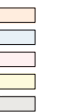
Floor Plan Level 34



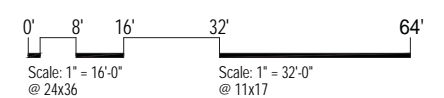


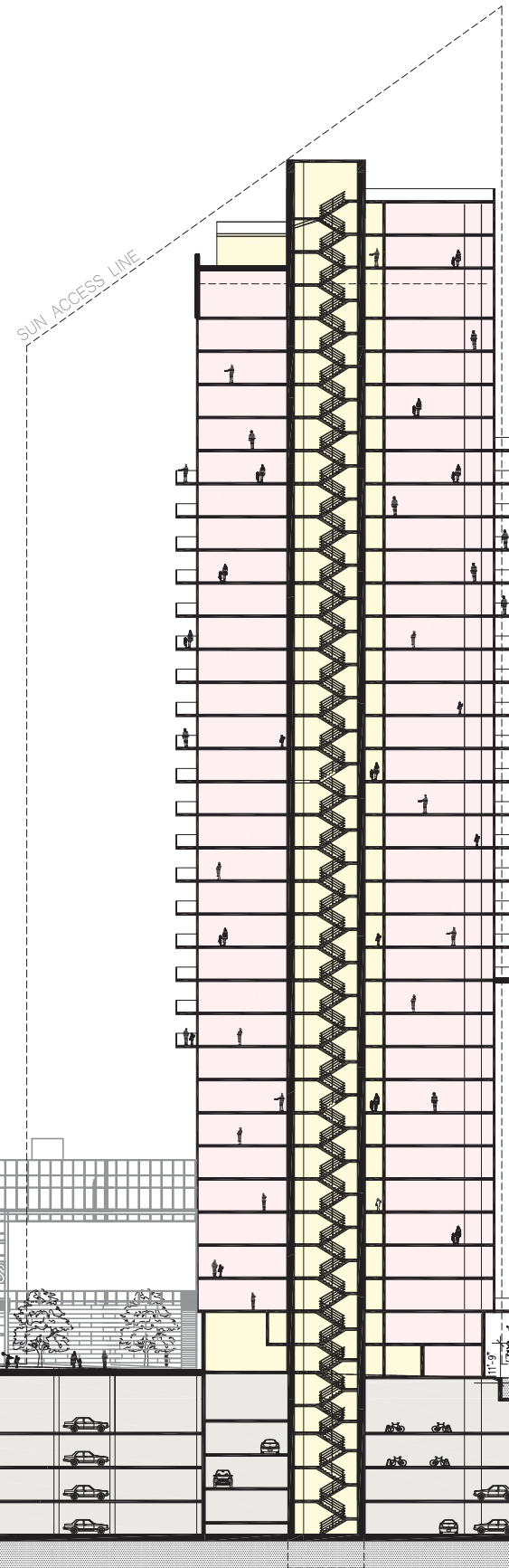
LEGEND

- 01- RETAIL
- 02- OFFICE
- 03- RESIDENTIAL UNITS
- 04- RESIDENTIAL SHARED
- 05- PARKING, MEP & SERVICE



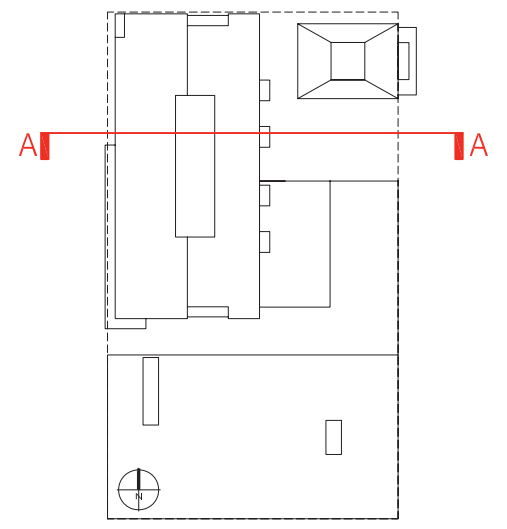
Tower Roof Plan





67'-0"	TOP	119'-0" ASL
50'-0"	L4	102'-0" ASL
36'-6"	L3	88'-6" ASL
23'-0"	L2	75'-0" ASL
23'-0"	Retail/Office	23'-0" ASL
15'-0"	B4	15'-0" ASL
13'-0"	B3	13'-0" ASL
11'-0"	B2	11'-0" ASL
9'-0"	B1	9'-0" ASL

361'-8"	TOP	413'-8" ASL
349'-9"		349'-9" ASL
401'-9"	L34	401'-9" ASL
340'-0"		340'-0" ASL
392'-0"	L33	392'-0" ASL
330'-3"		330'-3" ASL
382'-3"	L32	382'-3" ASL
315'-6"		315'-6" ASL
367'-6"	L31	367'-6" ASL
305'-9"		305'-9" ASL
357'-9"	L30	357'-9" ASL
296'-0"		296'-0" ASL
348'-0"	L29	348'-0" ASL
286'-3"		286'-3" ASL
338'-3"	L28	338'-3" ASL
276'-6"		276'-6" ASL
328'-6"	L27	328'-6" ASL
266'-9"		266'-9" ASL
318'-9"	L26	318'-9" ASL
257'-0"		257'-0" ASL
309'-0"	L25	309'-0" ASL
247'-3"		247'-3" ASL
299'-3"	L24	299'-3" ASL
237'-6"		237'-6" ASL
289'-6"	L23	289'-6" ASL
227'-9"		227'-9" ASL
279'-9"	L22	279'-9" ASL
218'-0"		218'-0" ASL
270'-0"	L21	270'-0" ASL
208'-3"		208'-3" ASL
260'-3"	L20	260'-3" ASL
198'-6"		198'-6" ASL
250'-6"	L19	250'-6" ASL
188'-9"		188'-9" ASL
240'-9"	L18	240'-9" ASL
179'-0"		179'-0" ASL
231'-0"	L17	231'-0" ASL
169'-3"		169'-3" ASL
221'-3"	L16	221'-3" ASL
159'-6"		159'-6" ASL
211'-6"	L15	211'-6" ASL
149'-9"		149'-9" ASL
201'-9"	L14	201'-9" ASL
140'-0"		140'-0" ASL
192'-0"	L13	192'-0" ASL
130'-3"		130'-3" ASL
182'-3"	L12	182'-3" ASL
120'-6"		120'-6" ASL
172'-6"	L11	172'-6" ASL
110'-9"		110'-9" ASL
162'-9"	L10	162'-9" ASL
101'-0"		101'-0" ASL
153'-0"	L9	153'-0" ASL
91'-3"		91'-3" ASL
143'-3"	L8	143'-3" ASL
81'-6"		81'-6" ASL
133'-6"	L7	133'-6" ASL
71'-9"		71'-9" ASL
123'-9"	L6	123'-9" ASL
62'-0"		62'-0" ASL
114'-0"	L5	114'-0" ASL
52'-3"		52'-3" ASL
104'-3"	L4	104'-3" ASL
42'-6"		42'-6" ASL
94'-6"	L3	94'-6" ASL
32'-9"		32'-9" ASL
84'-9"	L2	84'-9" ASL
23'-0"		23'-0" ASL
75'-0"	Mezz	75'-0" ASL
13'-3"		13'-3" ASL
65'-3"	L1 Lobby	65'-3" ASL
3'-0"		3'-0" ASL
55'-0"	B4	55'-0" ASL
-13'-0"	B3	-13'-0" ASL
-39'-0"	B2	-39'-0" ASL
-23'-0"		-23'-0" ASL
-33'-0"	B1	-33'-0" ASL
-19'-0"		-19'-0" ASL
-43'-0"		-43'-0" ASL
9'-0"		9'-0" ASL



- LEGEND**
- 01- RETAIL
 - 02- OFFICE
 - 03- RESIDENTIAL UNITS
 - 04- RESIDENTIAL SHARED
 - 05- PARKING, MEP & SERVICE



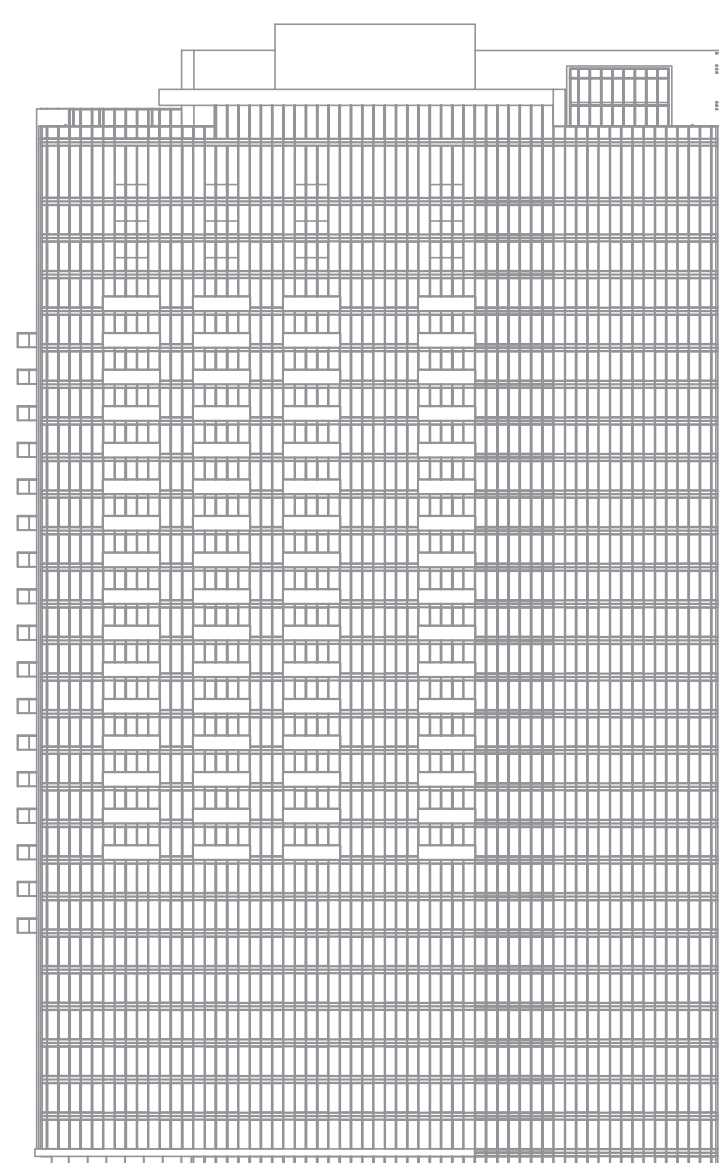
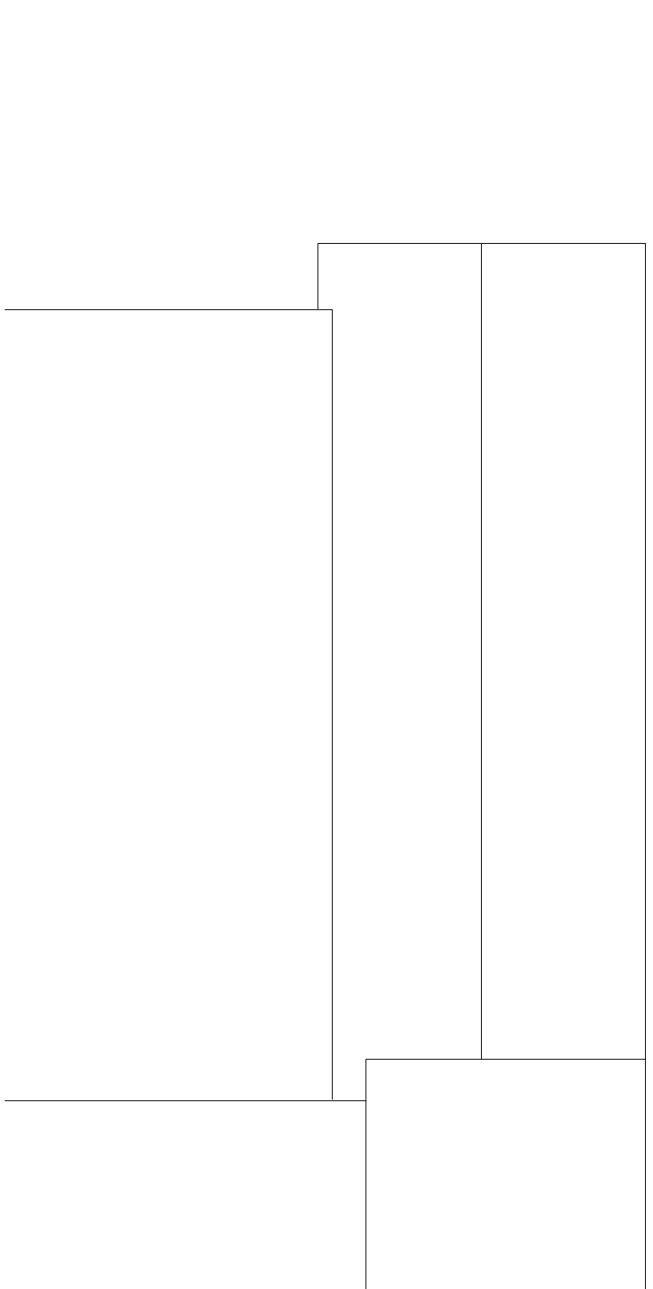
Section A-A

0' 10' 50' 100'

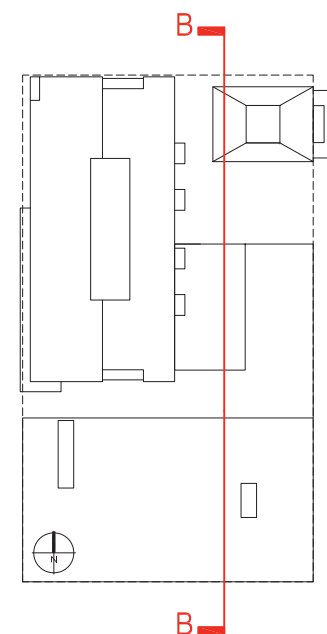
Scale: 1" = 25'-0" @ 24.56

Scale: 1" = 50'-0" @ 114.17

SECTION A-A 27



TOP	361'-8"
	413'-8" ASL
	349'-9"
	401'-9" ASL
L34	340'-0"
	392'-0" ASL
L33	330'-3"
	382'-3" ASL
	14'-9"
L32	315'-6"
	367'-6" ASL
L31	309'-9"
	357'-9" ASL
L30	296'-0"
	348'-0" ASL
L29	286'-3"
	338'-3" ASL
L28	276'-6"
	328'-6" ASL
L27	266'-9"
	318'-9" ASL
L26	257'-0"
	309'-0" ASL
L25	247'-3"
	299'-3" ASL
L24	237'-6"
	289'-6" ASL
L23	227'-9"
	279'-9" ASL
L22	218'-0"
	270'-0" ASL
L21	208'-3"
	260'-3" ASL
L20	198'-6"
	250'-6" ASL
L19	188'-9"
	240'-9" ASL
L18	179'-0"
	231'-0" ASL
L17	169'-3"
	221'-3" ASL
L16	159'-6"
	211'-6" ASL
L15	149'-9"
	201'-9" ASL
L14	140'-0"
	192'-0" ASL
L13	130'-3"
	182'-3" ASL
L12	120'-6"
	172'-6" ASL
L11	110'-9"
	162'-9" ASL
L10	101'-0"
	153'-0" ASL
L9	91'-3"
	143'-3" ASL
L8	81'-6"
	133'-6" ASL
L7	71'-9"
	123'-9" ASL
L6	62'-0"
	114'-0" ASL
L5	52'-3"
	104'-3" ASL
L4	42'-6"
	94'-6" ASL
L3	32'-9"
	84'-9" ASL
L2	23'-0"
	75'-0" ASL
Mezz	13'-3"
	65'-3" ASL
L1 Lobby	5'-0"
	55'-0" ASL

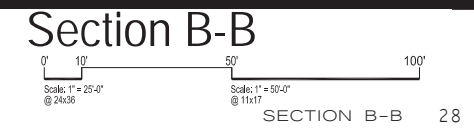


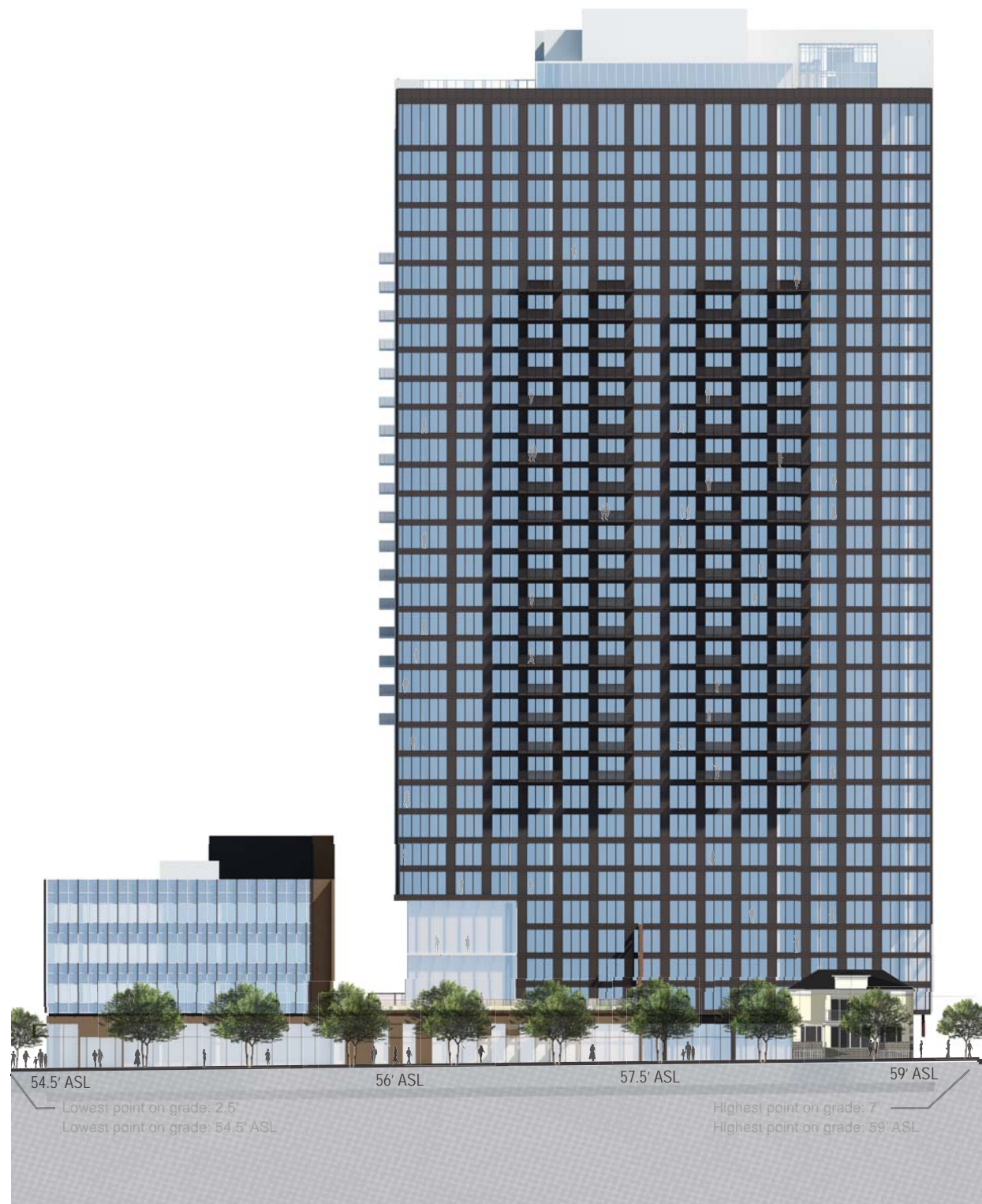
- LEGEND**
- 01- RETAIL
 - 02- OFFICE
 - 03- RESIDENTIAL UNITS
 - 04- RESIDENTIAL SHARED
 - 05- PARKING, MEP & SERVICE

67'-0"	TOP
119'-0"	ASL
	17'-0"
50'-0"	L4
102'-0"	ASL
36'-6"	L3
88'-6"	ASL
23'-0"	L2
75'-0"	ASL
	13'-6"
	62'-0"
	114'-0" ASL
	52'-3"
	104'-3" ASL
	42'-6"
	94'-6" ASL
	32'-9"
	84'-9" ASL
	23'-0"
	75'-0" ASL
	13'-3"
	65'-3" ASL
	5'-0"
	55'-0" ASL

B1	-13'-0"
	39'-0" ASL
B2	-23'-0"
	29'-0" ASL
B3	-33'-0"
	19'-0" ASL
B4	-43'-0"
	9'-0" ASL

EAST ELEVATION





BEFORE



AFTER

EAST ELEVATION



BEFORE



AFTER

SOUTH ELEVATION



BEFORE



NORTH ELEVATION

AFTER



BEFORE



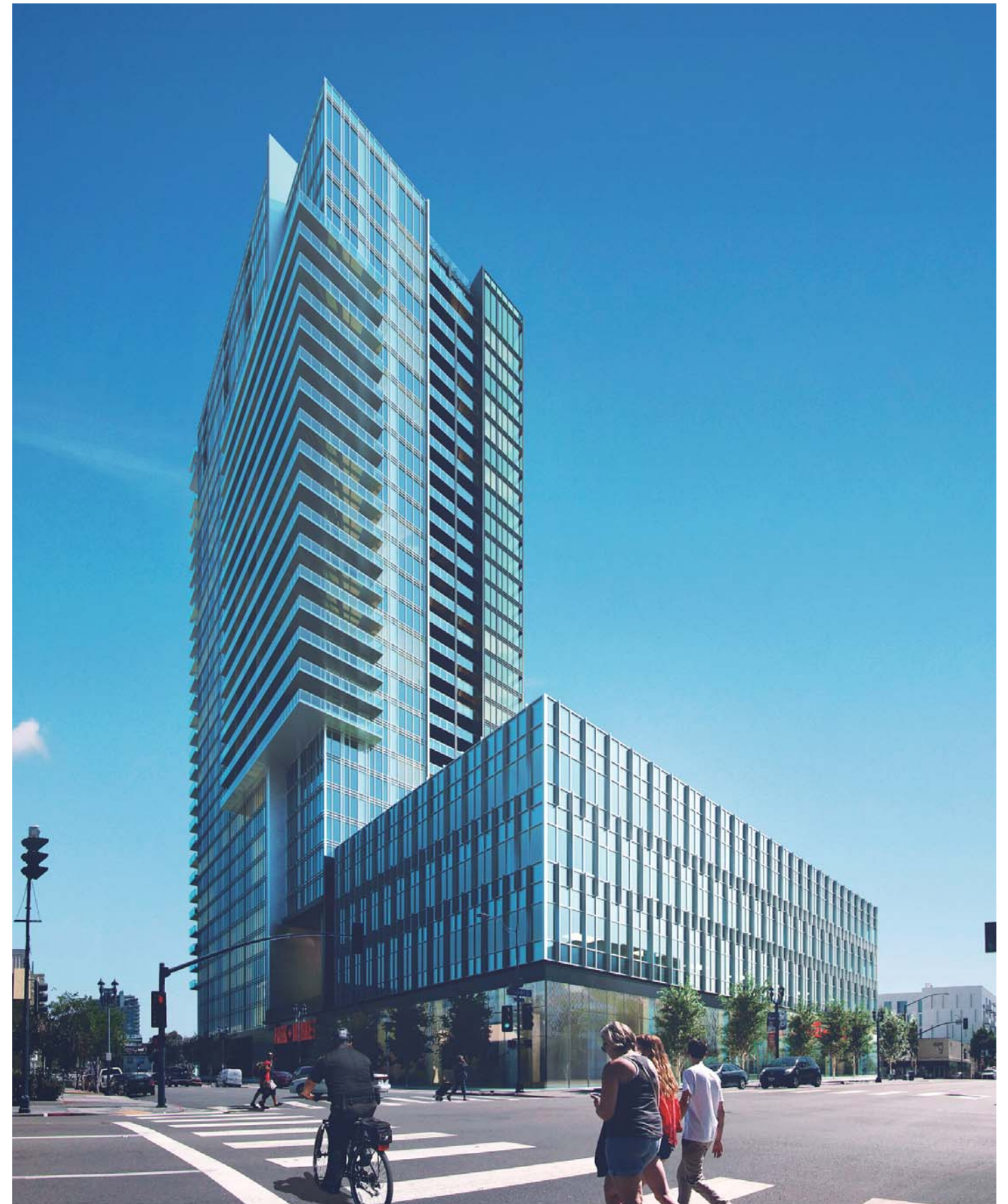
AFTER

WEST ELEVATION



BEFORE

VIEW FROM SOUTH EAST CORNER



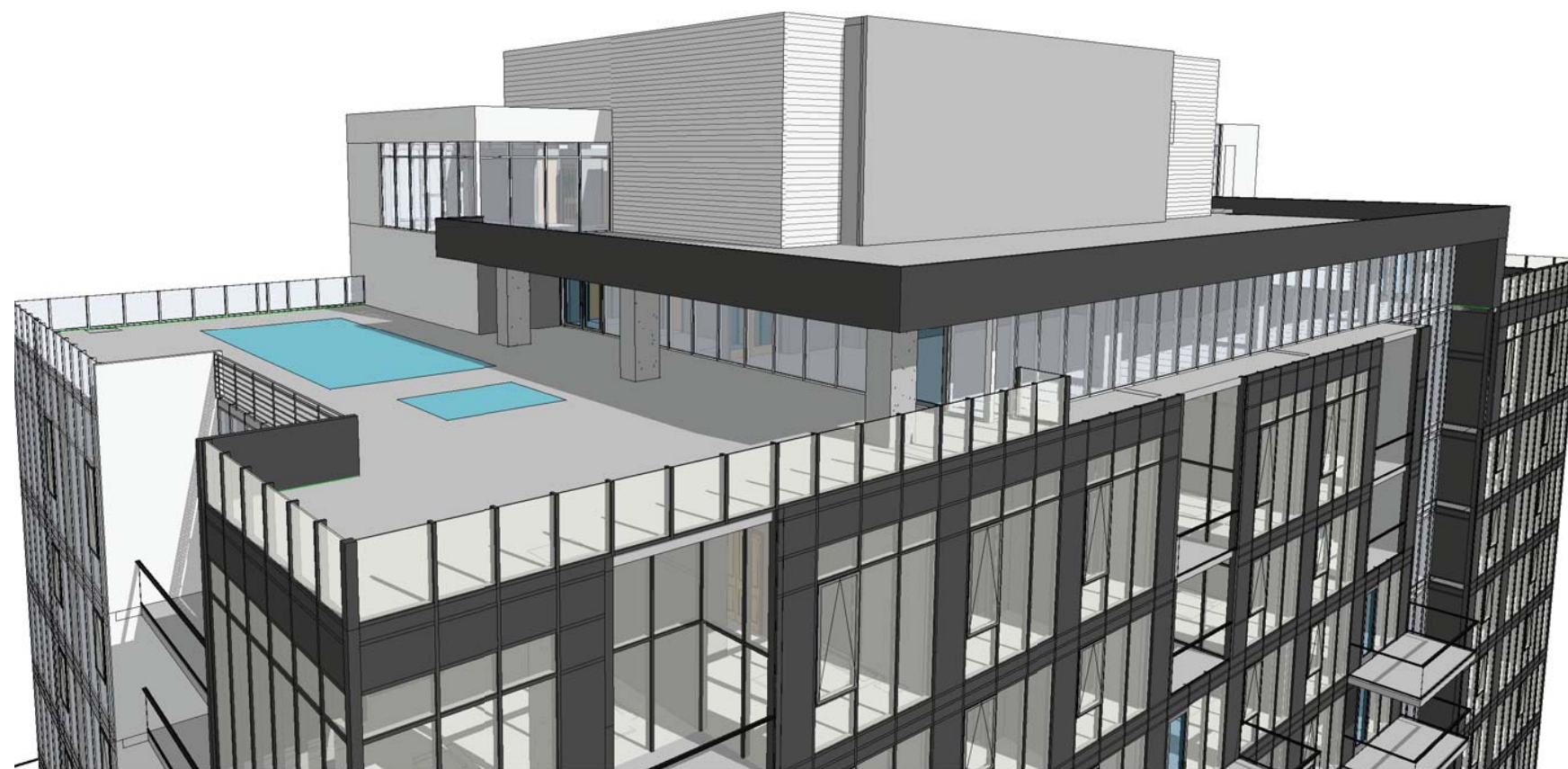
AFTER



BEFORE

VIEW FROM SOUTH WEST CORNER

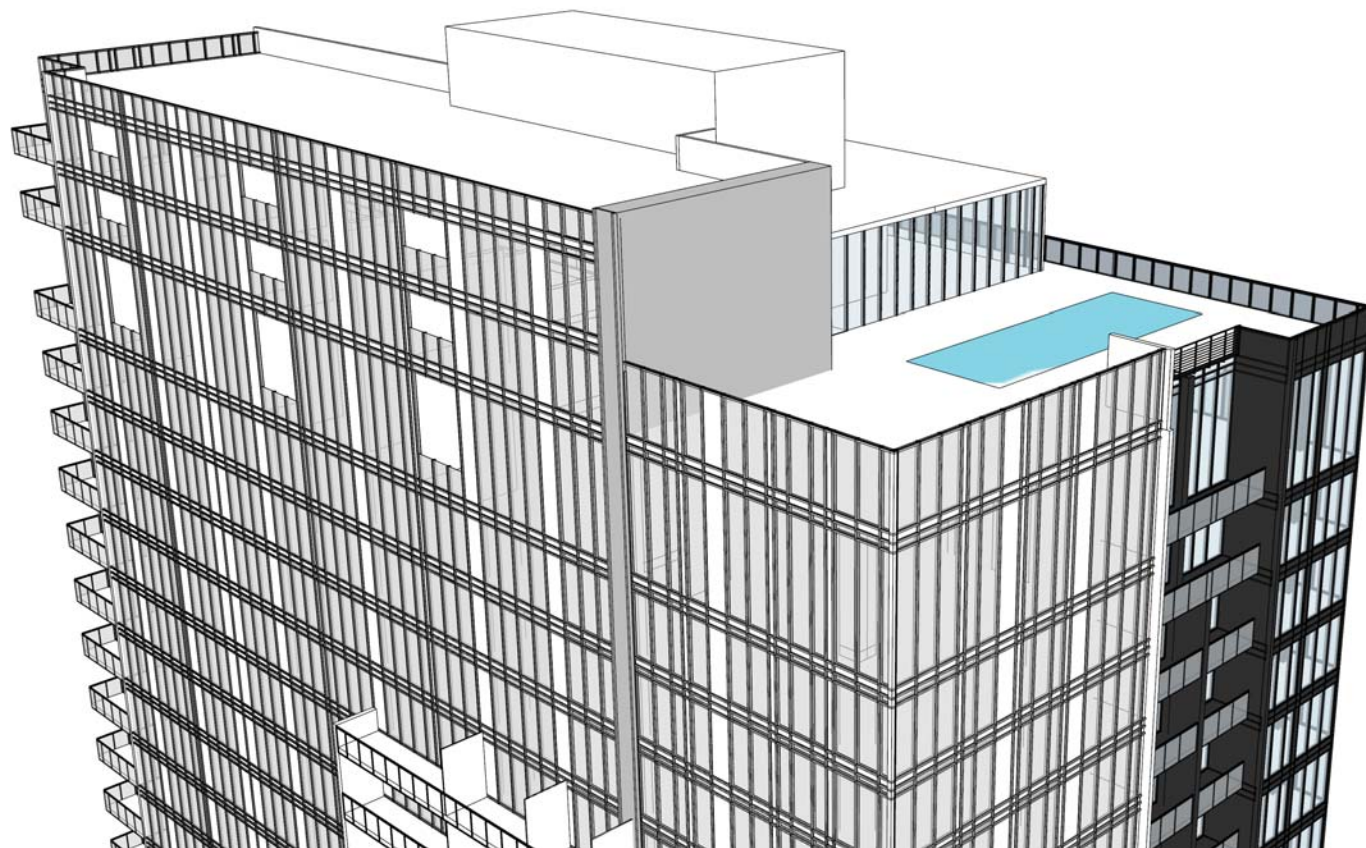
AFTER



BEFORE

TOWER TOP- SOUTH EAST CORNER

AFTER



BEFORE

TOWER TOP- SOUTH WEST CORNER

AFTER

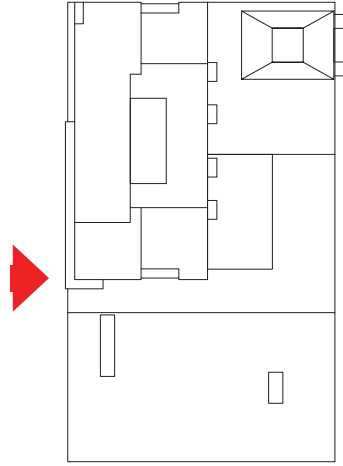


MATERIAL SELECTION

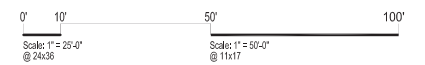
- A. METAL PANEL SIDING
- B. EXPOSED CONCRETE
- C. STEEL CABLE RAILING
- D. PERFORATED METAL PANEL RAILING
- E. WINDOW WALL SYSTEM- VISION GLASS & SPANDREL GLASS & SILVER MULLION
- F. GARAGE GATE ROLL-UP OPEN AIR GRILL
- G. WINDOW WALL/ METAL FIN
- J. ALUMINUM STOREFRONT
- K. WINDOW WALL
- L. WINDOW WALL SYSTEM- VISION GLASS & METAL PANEL
- M. GLASS RAILING

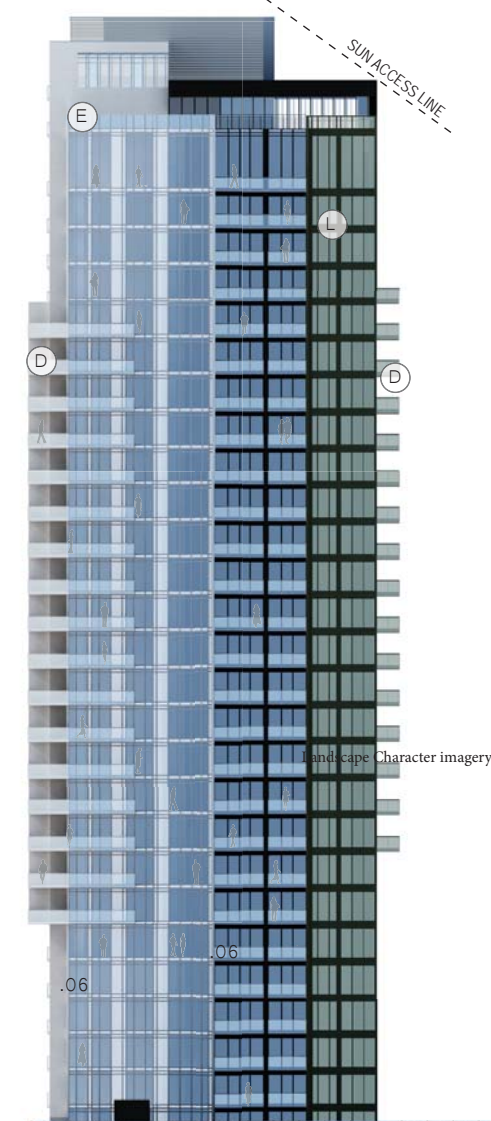
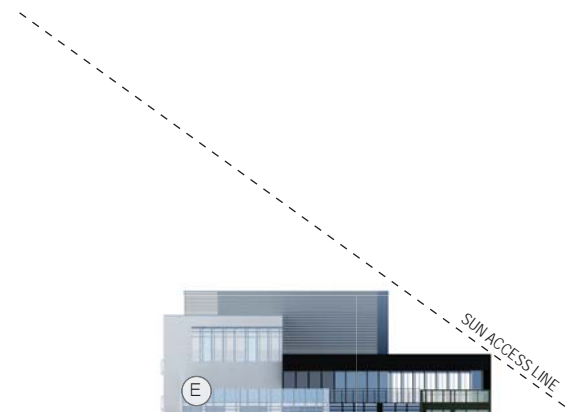
LEGEND

- 01. COMMERCIAL - 15K SF
- 02. OFFICE
- 03. COMMERCIAL
- 04. UPPER TERRACE
- 05. AMENITIES
- 06. RESIDENTIAL
- 07. HISTORIC HOUSE
- 08. AMPHITHEATRE
- 09. PUBLIC PLAZA
- 10. RESIDENTIAL LOBBY
- 11. TOWN HOUSE
- 12. PARKING ENTRANCE
- 13. LOADING / UNLOADING
- 14. OFFICE LOBBY



West Elevation





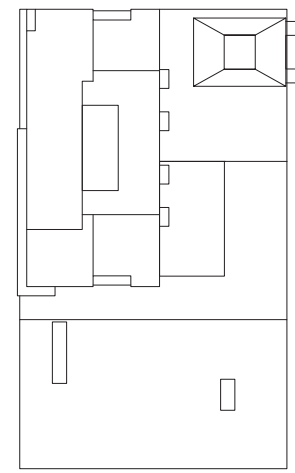
TOP	361'-8"
	413'-8" ASL
	349'-9"
	401'-9" ASL
L34	340'-0"
	392'-0" ASL
L33	330'-3"
	382'-3" ASL
	315'-6"
L32	367'-8" ASL
	305'-9"
L31	357'-9" ASL
	296'-0"
L30	348'-0" ASL
	286'-3"
L29	338'-3" ASL
	276'-6"
L28	328'-6" ASL
	266'-9"
L27	318'-9" ASL
	257'-0"
L26	309'-0" ASL
	247'-3"
L25	299'-3" ASL
	237'-6"
L24	289'-6" ASL
	227'-9"
L23	279'-9" ASL
	218'-0"
L22	270'-0" ASL
	208'-3"
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	198'-6"
L20	250'-6" ASL
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L19	240'-9" ASL
	179'-0"
L18	231'-0" ASL
	169'-3"
L17	221'-3" ASL
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L16	211'-6" ASL
	149'-9"
L15	201'-9" ASL
	140'-0"
L14	192'-0" ASL
	130'-3"
L13	182'-3" ASL
	120'-6"
L12	172'-6" ASL
	110'-9"
L11	162'-9" ASL
	101'-0"
L10	153'-0" ASL
	91'-3"
L9	143'-3" ASL
	81'-6"
L8	133'-6" ASL
	71'-9"
L7	123'-9" ASL
	62'-0"
L6	114'-0" ASL
	52'-3"
L5	104'-3" ASL
	42'-6"
L4	94'-6" ASL
	32'-9"
L3	84'-9" ASL
	23'-0"
L2	75'-0" ASL
	18'-3" ASL

MATERIAL SELECTION

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- F. GARAGE GATE ROLL-UP OPEN AIR GRILL
- G. WINDOW WALL/ METAL FIN
- J. ALUMINUM STOREFRONT
- K. WINDOW WALL
- L. WINDOW WALL SYSTEM- VISION GLASS & METAL PANEL
- M. GLASS RAILING

LEGEND

- 01. COMMERCIAL - 15K SF
- 02. OFFICE
- 03. COMMERCIAL
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- 09. PUBLIC PLAZA
- 10. RESIDENTIAL LOBBY
- 11. TOWN HOUSE
- 12. PARKING ENTRANCE
- 13. LOADING / UNLOADING
- 14. OFFICE LOBBY



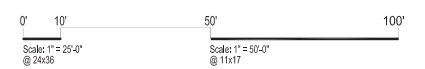
67'-0"	TOP
119'-0" ASL	
50'-0"	L4
102'-0" ASL	
36'-6"	L3
88'-6" ASL	
23'-0"	L2
75'-0" ASL	

11th Ave.

52 ASL 52.5' ASL 53.5' ASL 54.5' ASL
 Lowest point on grade: 0'-0"
 Lowest point on grade: 52' ASL
 Highest point on grade: 2.5'
 Highest point on grade: 54.5' ASL

Park Blvd.

South Elevation



SUN ACCESS LINE

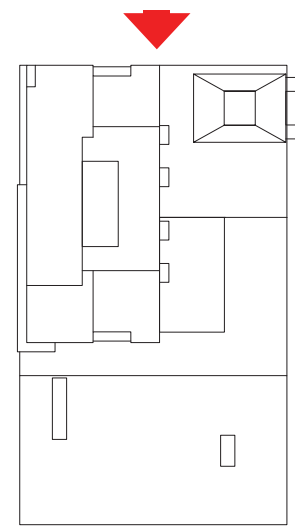
TOP	361'-8"
	413'-8" ASL
	349'-9"
	401'-9" ASL
L34	340'-0"
	392'-0" ASL
L33	330'-3"
	382'-3" ASL
	315'-6"
L32	367'-6" ASL
	305'-9"
L31	357'-9" ASL
	296'-0"
L30	348'-0" ASL
	286'-3"
L29	338'-3" ASL
	276'-6"
L28	328'-6" ASL
	266'-9"
L27	318'-9" ASL
	257'-0"
L26	308'-0" ASL
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L25	299'-3" ASL
	237'-6"
L24	289'-6" ASL
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L14	192'-0" ASL
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L13	182'-3" ASL
	120'-6"
L12	172'-6" ASL
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L11	162'-9" ASL
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	91'-3"
L9	143'-3" ASL
	81'-6"
L8	133'-6" ASL
	71'-9"
L7	123'-9" ASL
	62'-0"
L6	114'-0" ASL
	52'-3"
L5	104'-3" ASL
	42'-6"
L4	94'-6" ASL
	32'-9"
L3	84'-9" ASL
	23'-0"
L2	75'-0" ASL
	13'-3"
Mezz	65'-3" ASL

MATERIAL SELECTION

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- G. WINDOW WALL/ METAL FIN
- J. ALUMINUM STOREFRONT
- K. WINDOW WALL
- L. WINDOW WALL SYSTEM- VISION GLASS & METAL PANEL
- M. GLASS RAILING

LEGEND

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- 06. RESIDENTIAL
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- 09. PUBLIC PLAZA
- 10. RESIDENTIAL LOBBY
- 11. TOWN HOUSE
- 12. PARKING ENTRANCE
- 13. LOADING / UNLOADING
- 14. OFFICE LOBBY

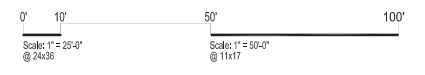


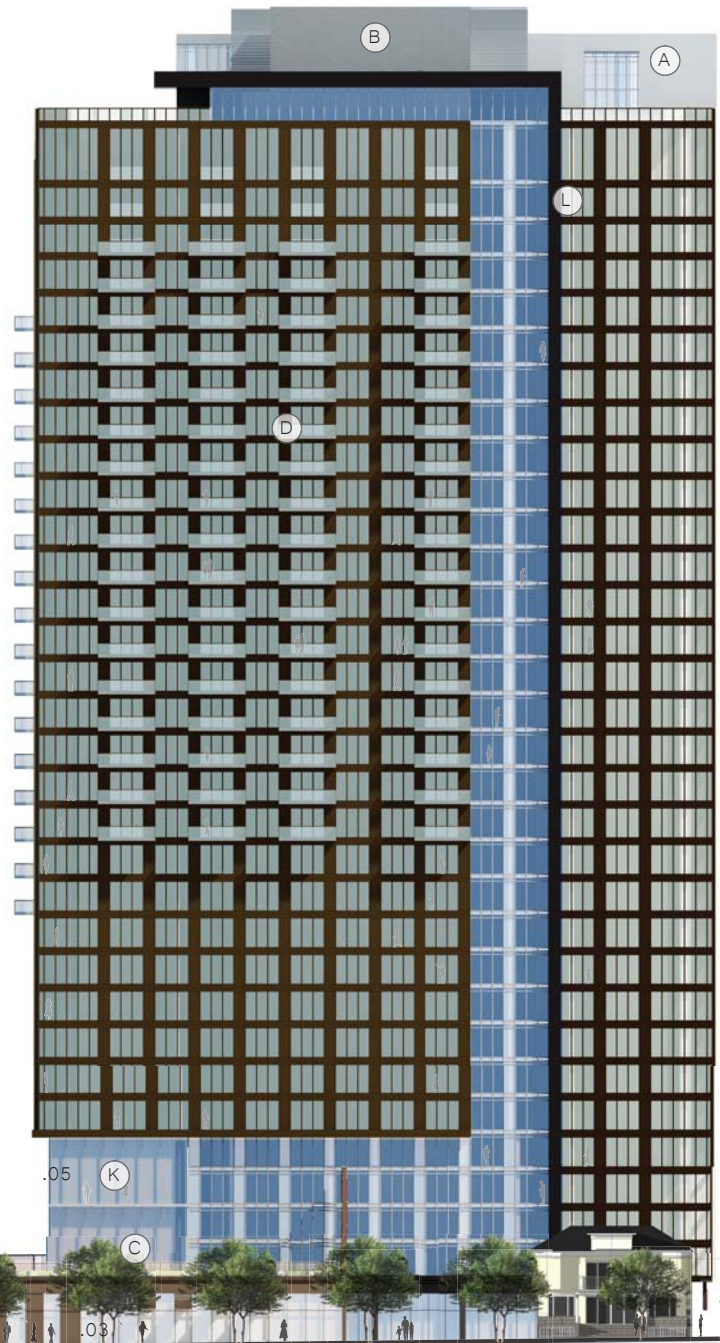
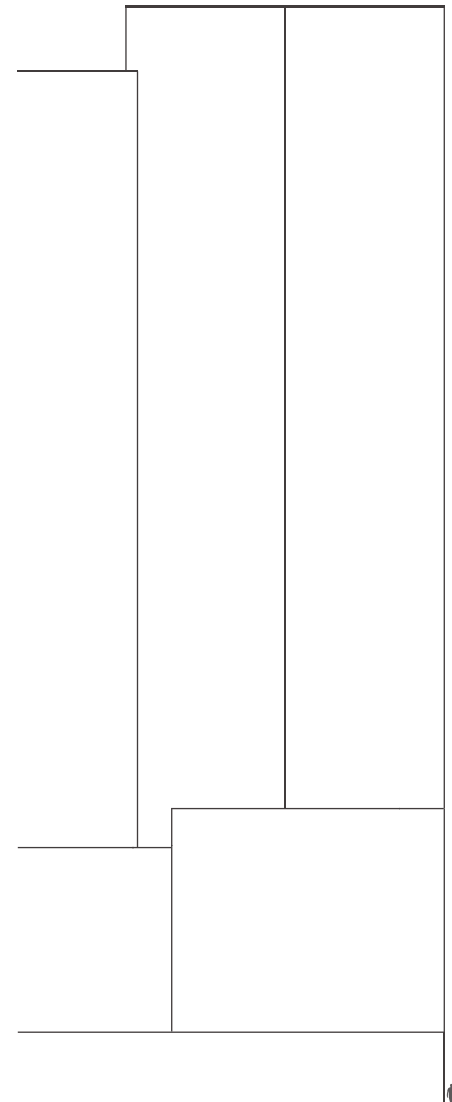
59' ASL 57.5' ASL 56' ASL 55' ASL

Highest point on grade: 7' Lowest point on grade: 3'

Highest point on grade: 59' ASL Lowest point on grade: 55' ASL

North Elevation





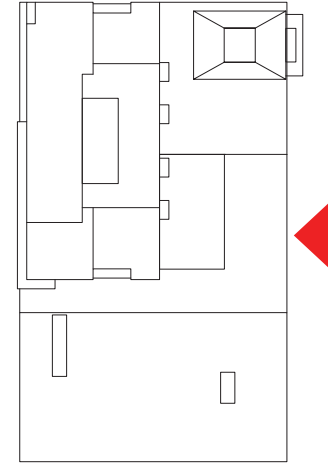
TOP	361'-8"
	413'-8" ASL
	349'-9"
	401'-9" ASL
L34	340'-0"
	392'-0" ASL
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	382'-3" ASL
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	192'-0" ASL
L13	130'-3"
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	162'-9" ASL
L10	101'-0"
	153'-0" ASL
L9	91'-3"
	143'-3" ASL
L8	81'-6"
	133'-6" ASL
L7	71'-9"
	123'-9" ASL
L6	62'-0"
	114'-0" ASL
L5	52'-3"
	104'-3" ASL
L4	42'-6"
	94'-6" ASL
L3	32'-9"
	84'-9" ASL
L2	23'-0"
	75'-0" ASL
Mezz	13'-3"
	65'-3" ASL

MATERIAL SELECTION

- A. METAL PANEL SIDING
- B. EXPOSED CONCRETE
- C. STEEL CABLE RAILING
- D. PERFORATED METAL PANEL RAILING
- E. WINDOW WALL SYSTEM- VISION GLASS & SPANDREL GLASS & SILVER MULLION
- F. GARAGE GATE ROLL-UP OPEN AIR GRILL
- G. WINDOW WALL/ METAL FIN
- J. ALUMINUM STOREFRONT
- K. WINDOW WALL
- L. WINDOW WALL SYSTEM- VISION GLASS & METAL PANEL
- M. GLASS RAILING

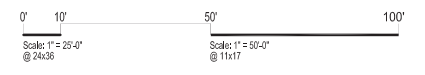
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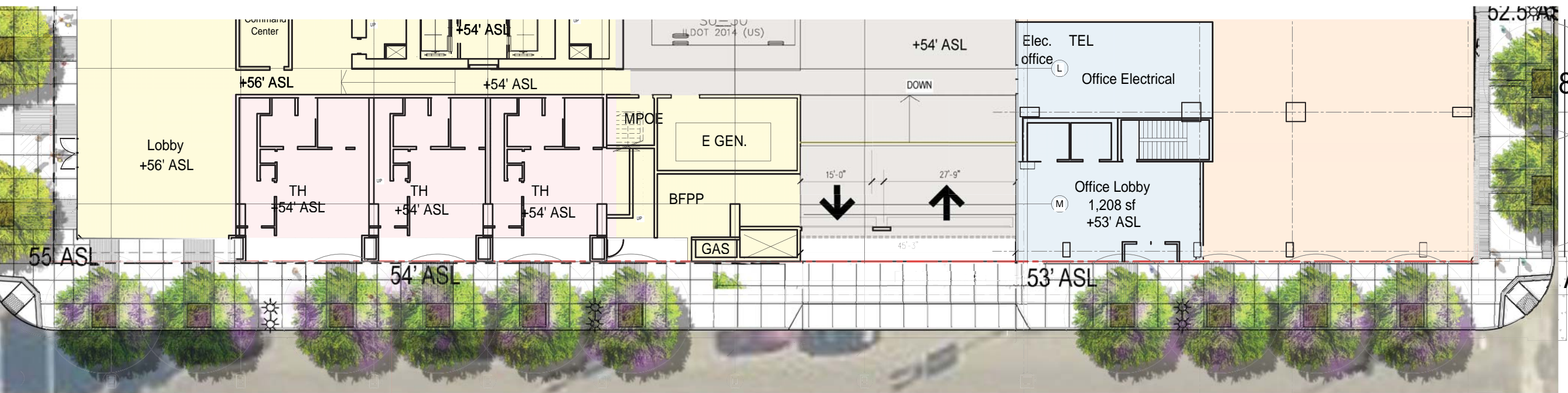
- 01. COMMERCIAL - 15K SF
- 02. OFFICE
- 03. COMMERCIAL
- 04. UPPER TERRACE
- 05. AMENITIES
- 06. RESIDENTIAL
- 07. HISTORIC HOUSE
- 08. AMPHITHEATRE
- 09. PUBLIC PLAZA
- 10. RESIDENTIAL LOBBY
- 11. TOWN HOUSE
- 12. PARKING ENTRANCE
- 13. LOADING / UNLOADING
- 14. OFFICE LOBBY



Lowest point on grade: 2.5'
 Lowest point on grade: 54.5' ASL
 Highest point on grade: 7'
 Highest point on grade: 59' ASL

East Elevation





MATERIAL SELECTION

- A. METAL PANEL SIDING
- B. EXPOSED CONCRETE
- C. STEEL CABLE RAILING
- D. PERFORATED METAL PANEL RAILING
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- F. GARAGE GATE ROLL-UP OPEN AIR GRILL
- G. WINDOW WALL/ METAL FIN
- J. ALUMINUM STOREFRONT
- K. WINDOW WALL
- L. WINDOW WALL SYSTEM- VISION GLASS & METAL PANEL
- M. GLASS RAILING

LEGEND

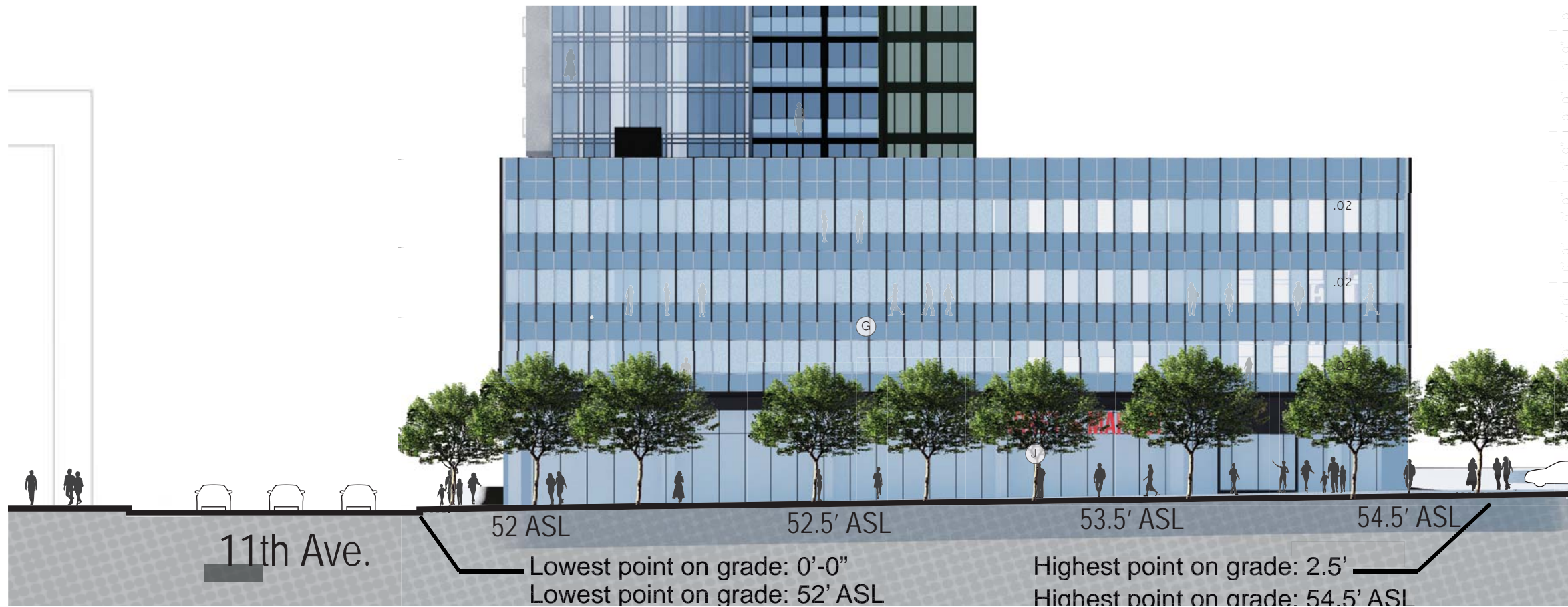
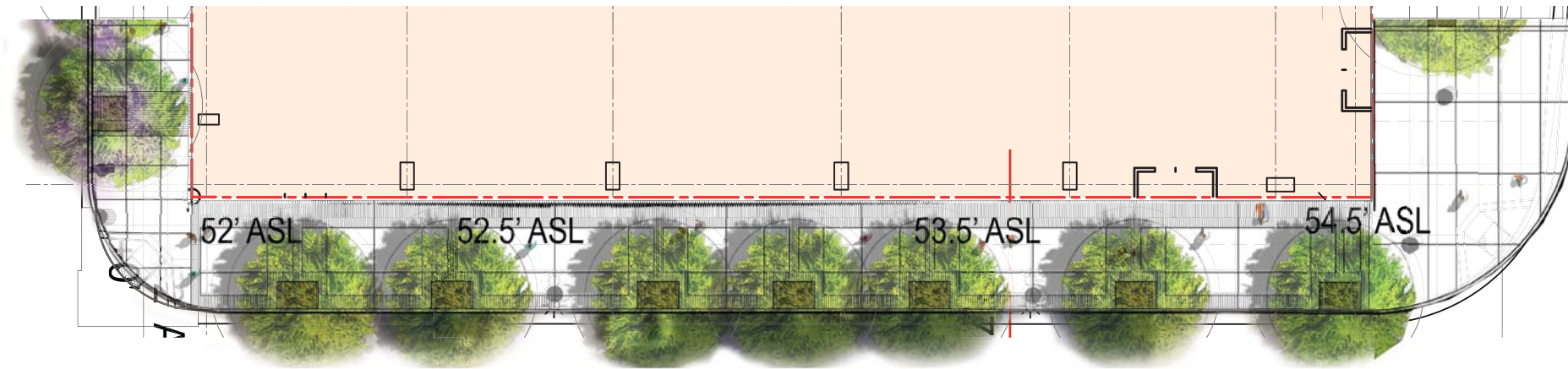
- 01. COMMERCIAL - 15K SF
- 02. OFFICE
- 03. COMMERCIAL
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- 11. TOWN HOUSE
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- 14. OFFICE LOBBY



Highest point on grade: 3'
Highest point on grade: 55' ASL

Lowest point on grade: 0'-0"
Lowest point on grade: 52' ASL

West Elevation



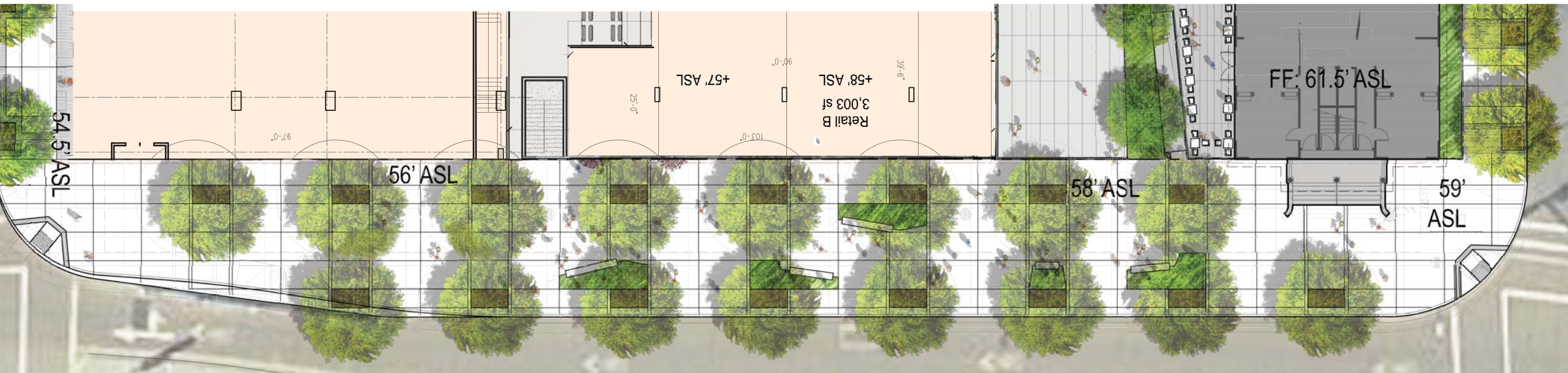
South Elevation

MATERIAL SELECTION

- A. METAL PANEL SIDING
- B. EXPOSED CONCRETE
- C. STEEL CABLE RAILING
- D. PERFORATED METAL PANEL RAILING
- E. WINDOW WALL SYSTEM- VISION GLASS & SPANDREL GLASS & SILVER MULLION
- F. GARAGE GATE ROLL-UP OPEN AIR GRILL
- G. WINDOW WALL/ METAL FIN
- J. ALUMINUM STOREFRONT
- K. WINDOW WALL
- L. WINDOW WALL SYSTEM- VISION GLASS & METAL PANEL
- M. GLASS RAILING

LEGEND

- 01. COMMERCIAL - 15K SF
- 02. OFFICE
- 03. COMMERCIAL
- 04. UPPER TERRACE
- 05. AMENITIES
- 06. RESIDENTIAL
- 07. HISTORIC HOUSE
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- 09. PUBLIC PLAZA
- 10. RESIDENTIAL LOBBY
- 11. TOWN HOUSE
- 12. PARKING ENTRANCE
- 13. LOADING / UNLOADING
- 14. OFFICE LOBBY



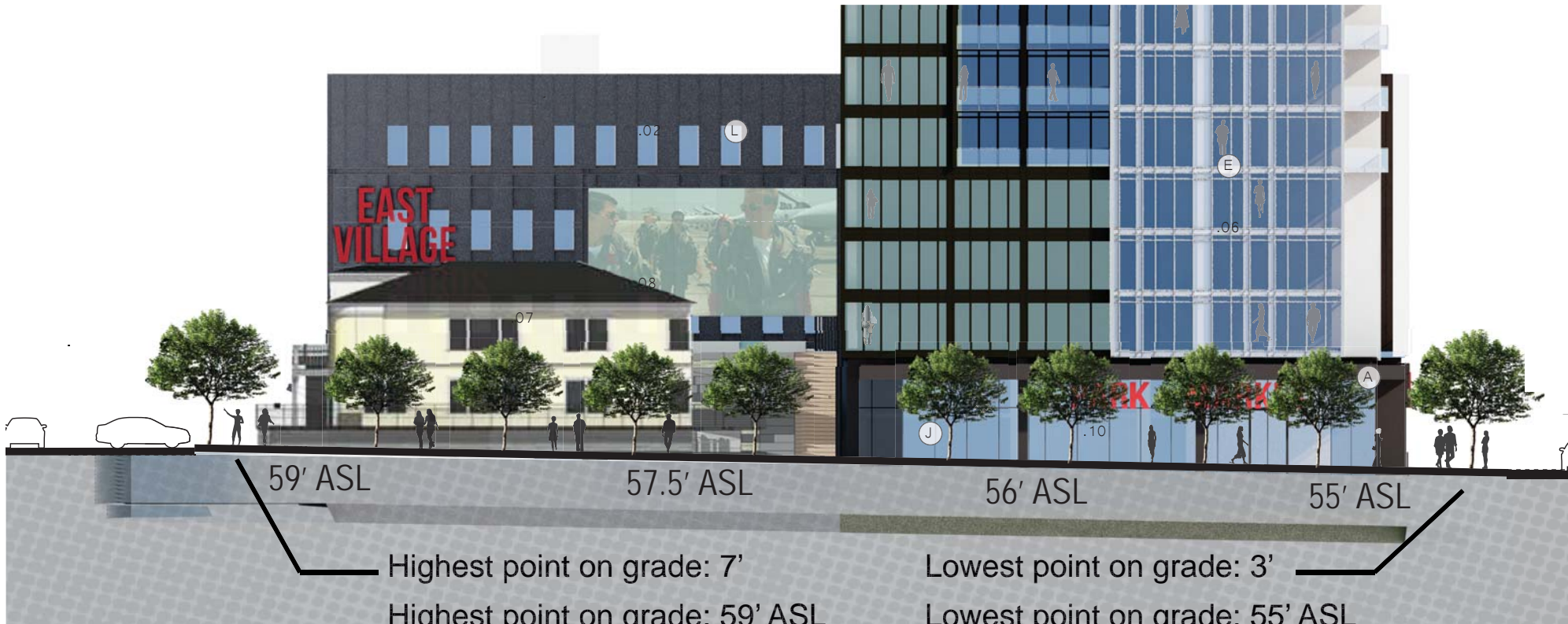
MATERIAL SELECTION

- A. METAL PANEL SIDING
- B. EXPOSED CONCRETE
- C. STEEL CABLE RAILING
- D. PERFORATED METAL PANEL RAILING
- E. WINDOW WALL SYSTEM- VISION GLASS & SPANDREL GLASS & SILVER MULLION
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- L. WINDOW WALL SYSTEM- VISION GLASS & METAL PANEL
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LEGEND

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- 11. TOWN HOUSE
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- 13. LOADING / UNLOADING
- 14. OFFICE LOBBY

East Elevation



Norht Elevation

MATERIAL SELECTION

- A. METAL PANEL SIDING
- B. EXPOSED CONCRETE
- C. STEEL CABLE RAILING
- D. PERFORATED METAL PANEL RAILING
- E. WINDOW WALL SYSTEM- VISION GLASS & SPANDREL GLASS & SILVER MULLION
- F. GARAGE GATE ROLL-UP OPEN AIR GRILL
- G. WINDOW WALL/ METAL FIN
- J. ALUMINUM STOREFRONT
- K. WINDOW WALL
- L. WINDOW WALL SYSTEM- VISION GLASS & METAL PANEL
- M. GLASS RAILING

LEGEND

- 01. COMMERCIAL - 15K SF
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- 03. COMMERCIAL
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- 07. HISTORIC HOUSE
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- 11. TOWN HOUSE
- 12. PARKING ENTRANCE
- 13. LOADING / UNLOADING
- 14. OFFICE LOBBY



HOLLAND PARTNER GROUP

carrierjohnson + CULTURE





HOLLAND PARTNER GROUP

carrierjohnson + CULTURE







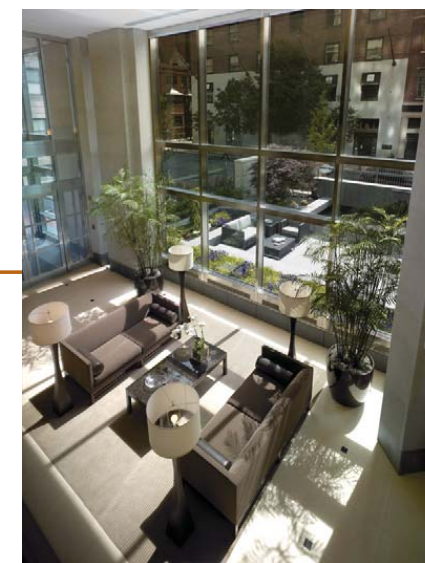
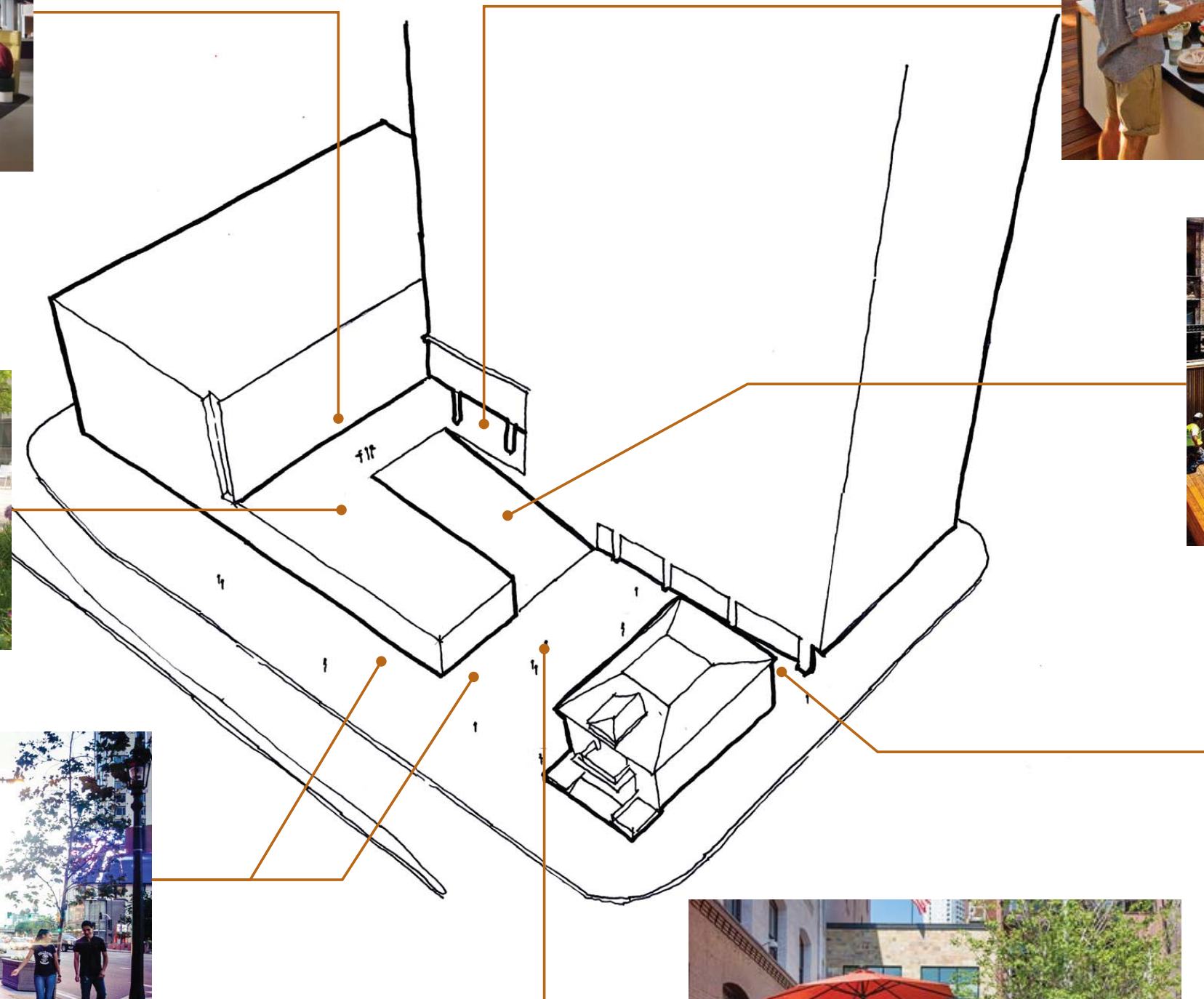




TOWER TOP VIEW



PLAZA VIEW

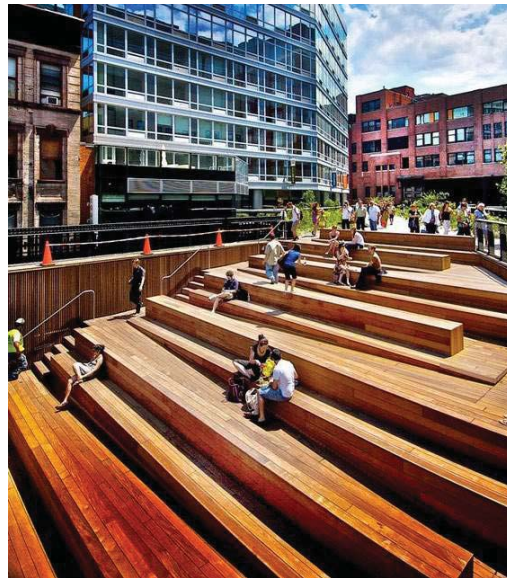


Landscape Concept

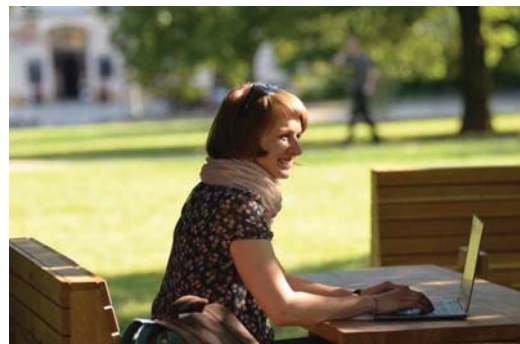


Inspired by the natural landscape and topography of San Diego, the proposed landscape design for Park + Market explores public spaces as an abstraction of the lace-like filigree of canyons and expansive plateaus that characterize the region. The public spaces are both compressed and expansive, and are experienced through a series grade changes terracing up from the street to an overlook perch more than eighteen feet above. These spaces, both public and private, offering a series of unique destinations and experiences for the neighborhood, are punctuated by shards of landscape that reintroduce the coastal sage scrub and chaparral woodland into the urban fabric.

Landscape Concept



Landscape Concept



Landscape Concept



Landscape Concept

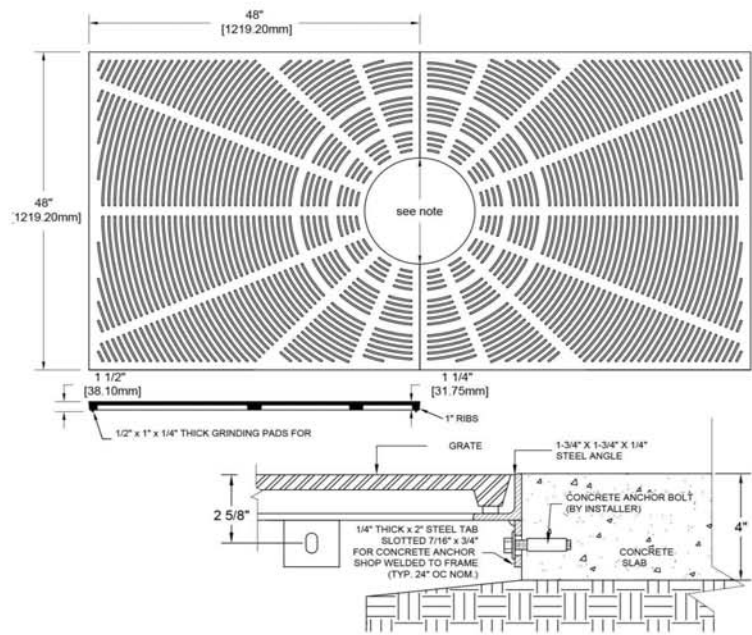


- 1 - 4' x 8' Tree grate with *Platanus acerifolia*
- 2 - Concrete paving per Urban Design Guidelines
- 3 - Color concrete paver band per Urban Design Guidelines
- 4 - Planting
- 5 - Public restroom
- 6 - Bike share
- 7 - Movable Furniture

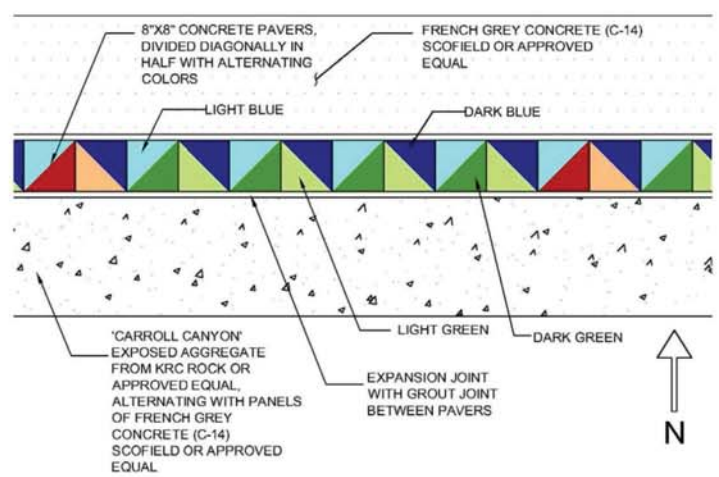
KIT OF PARTS



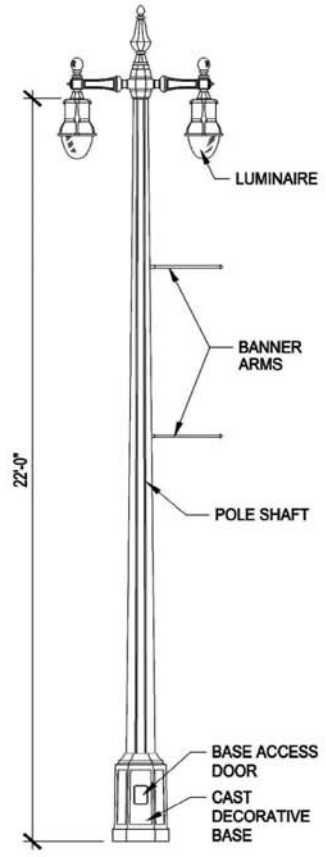
Platanus x acerifolia



4' x 8' tree grate



Park to Bay paving

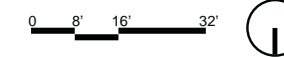


Tear-Drop Streetlight Fixture

Landscape Concept



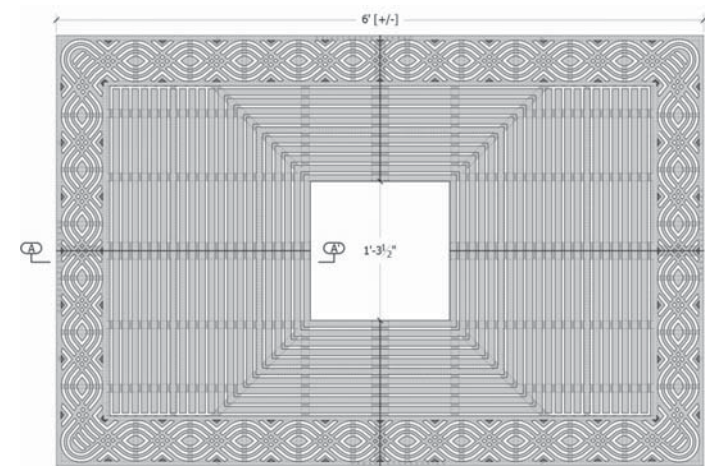
- 1 - 4' x 8' Tree grate with *Fraxinus oxycarpa*
- 2 - Concrete paving per Urban Design Guidelines
- 3 - Brick paving per Urban Design Guidelines
- 4 - Gateway light



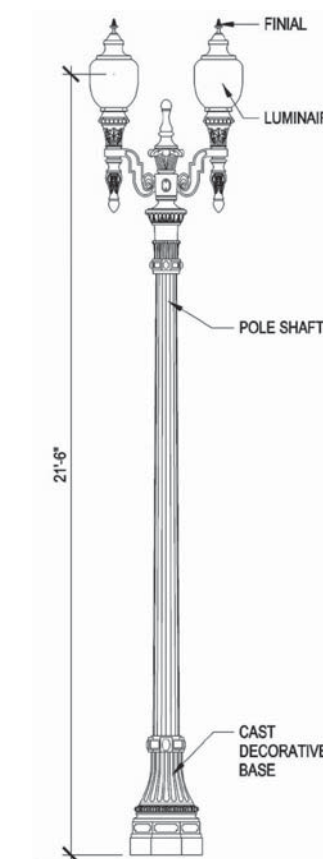
KIT OF PARTS



Fraxinus oxycarpa

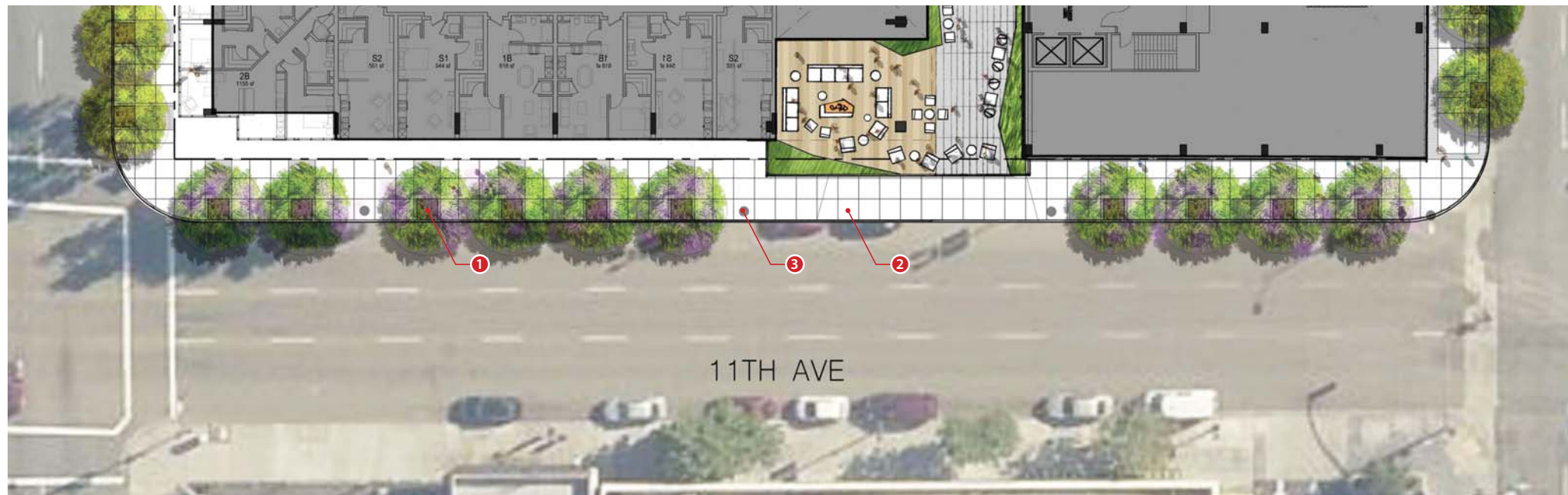


4' x 8' tree grate

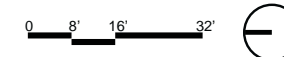


Gateway Light

Landscape Concept



- 1 - 5' x 5' Tree grate with *Jacaranda mimosifolia*
- 2 - Concrete paving per Urban Design Guidelines
- 3 - Gateway light



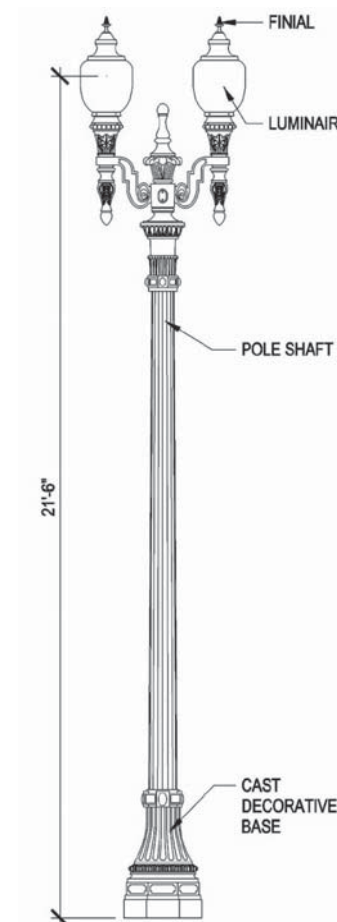
KIT OF PARTS



Jacaranda mimosifolia



5'x 5' tree grate

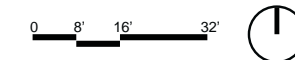


Gateway Light

Landscape Concept



- 1 - 5' x 5' Tree grate with *Koelreutaria bipinnata*
- 2 - Concrete paving per Urban Design Guidelines
- 3 - Gateway light



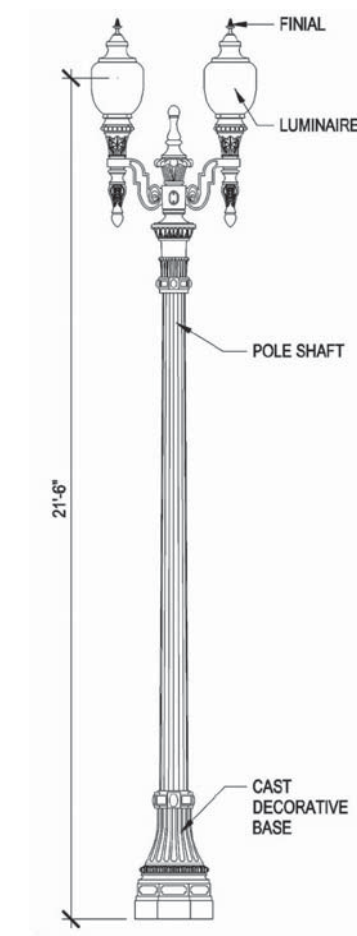
KIT OF PARTS



Koelreutaria bipinnata



5'x 5' tree grate



Gateway Light

Landscape Concept

Dining area
Less than 25% of
plaza area
(25% is allowed by Design guidelines)

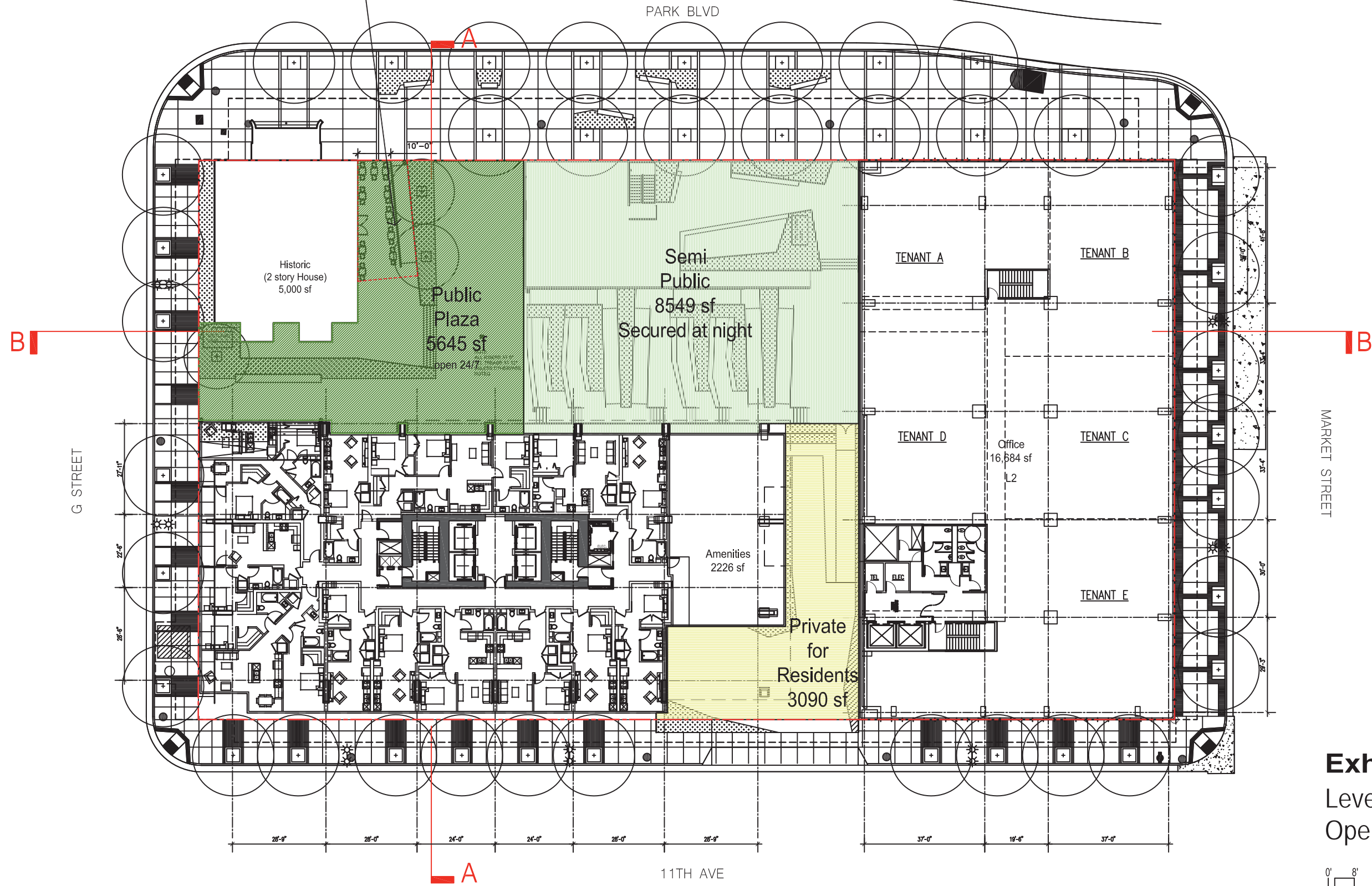
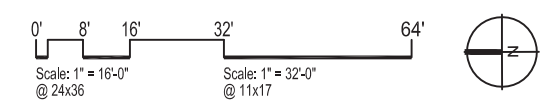
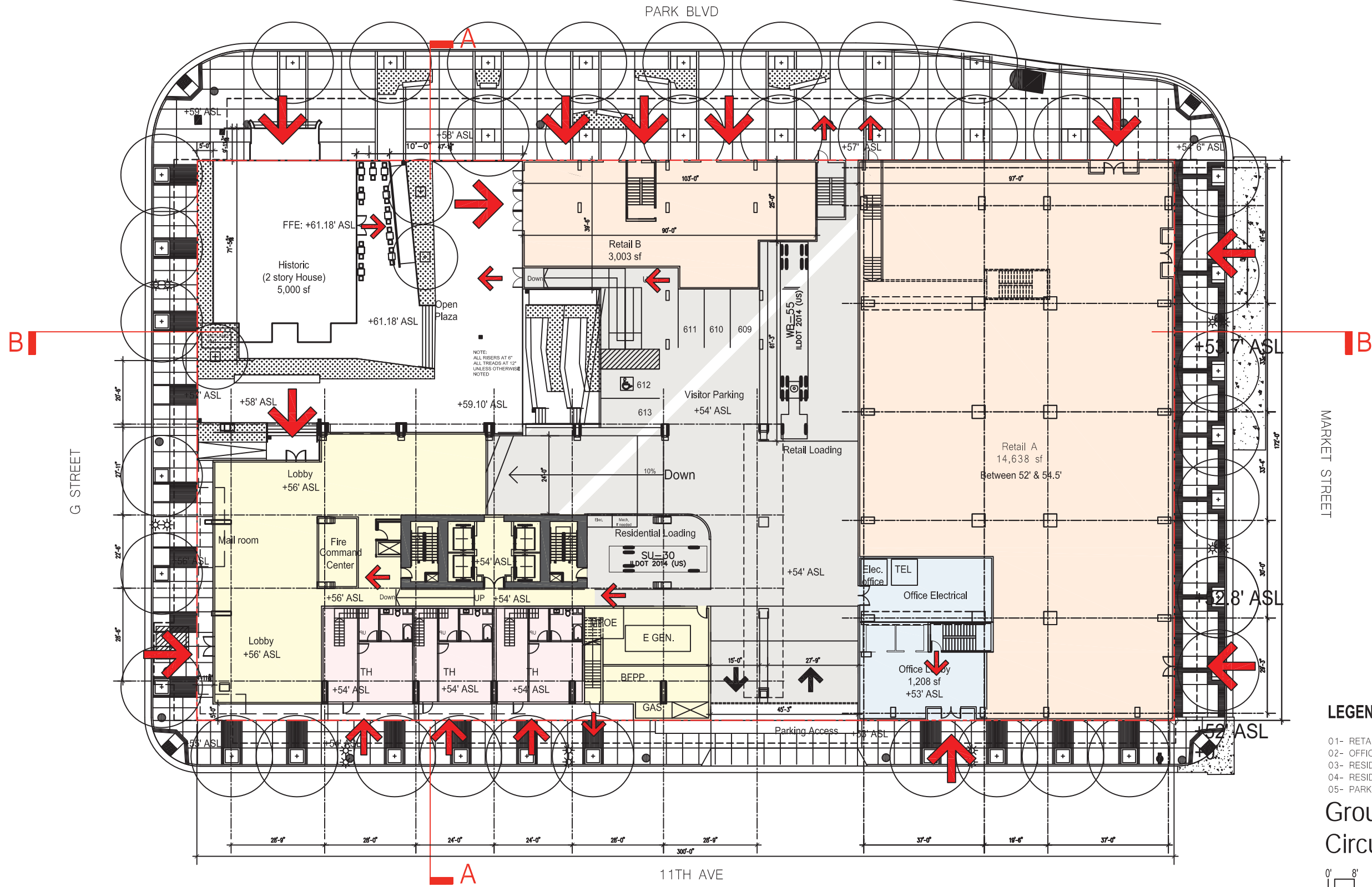


Exhibit 1
Level 2
Open Space Calculation





LEGEND

- 01- RETAIL
- 02- OFFICE
- 03- RESIDENTIAL UNITS
- 04- RESIDENTIAL SHARED
- 05- PARKING, MEP & SERVICE



Ground Level Circulation Diagram

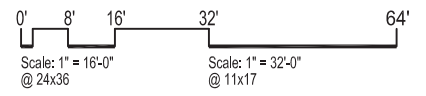


Exhibit 2



Exhibit 3
View looking at North East corner

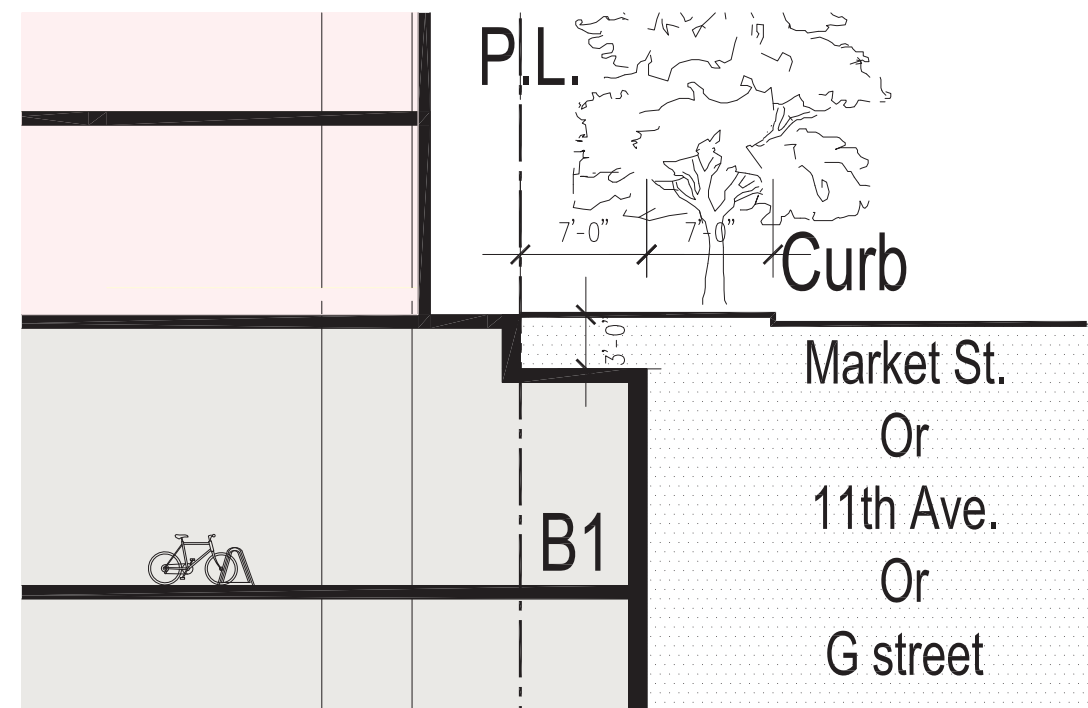
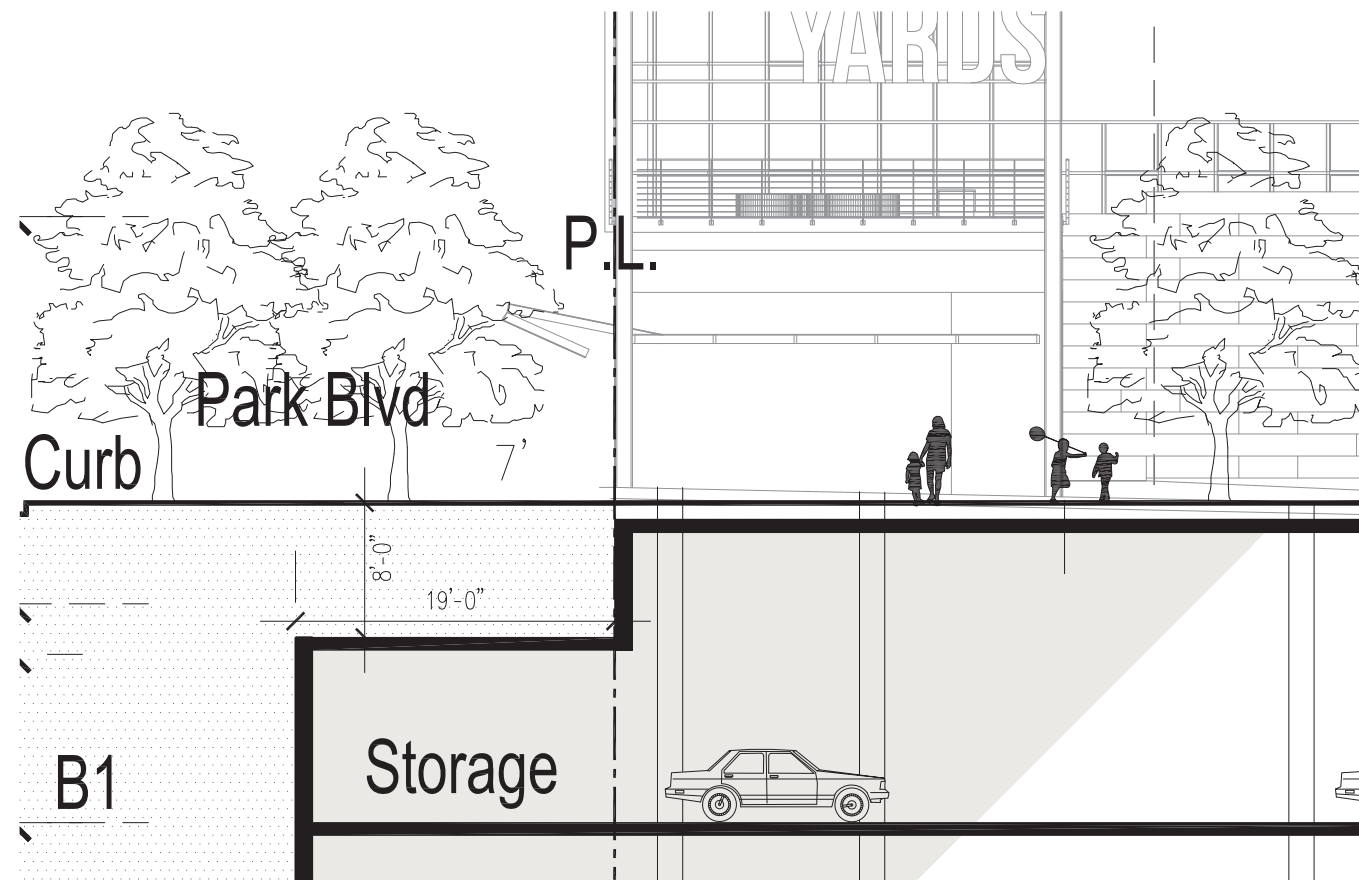
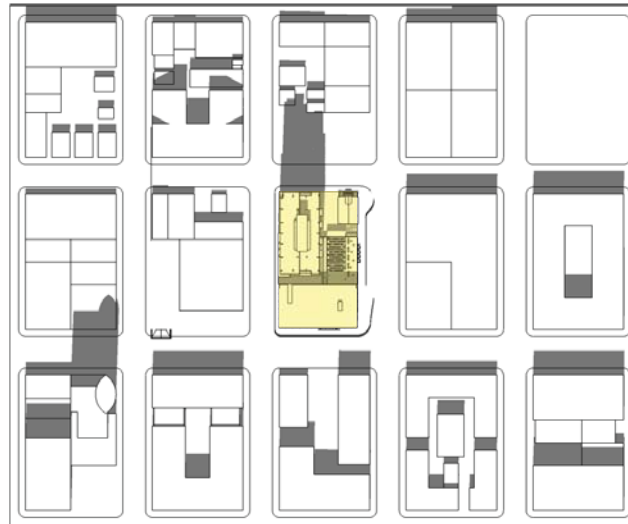


Exhibit 4
 Parking Encroachment

Shadow Study



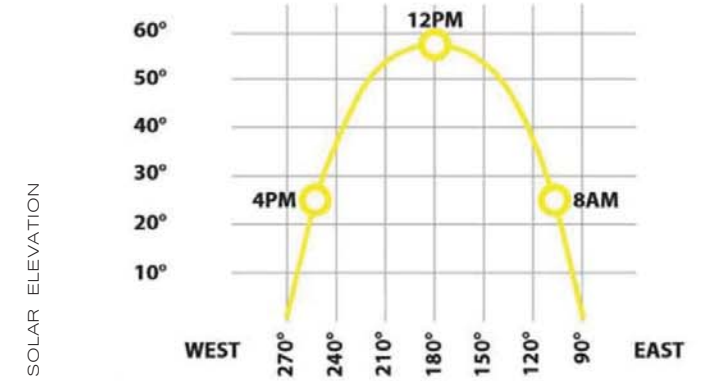
4:00PM EQUINOX



12:00PM EQUINOX



8:00AM EQUINOX



EQUINOX SOLAR MAP (3/20)



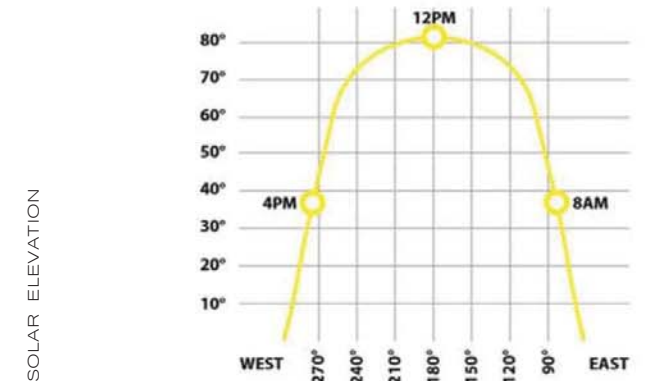
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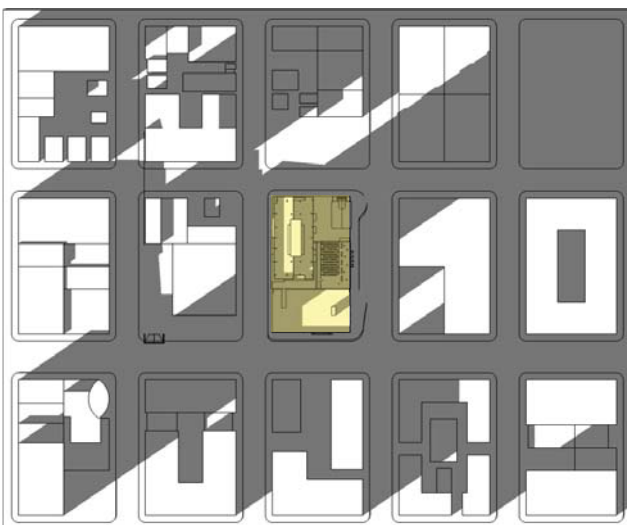
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8:00AM EQUINOX



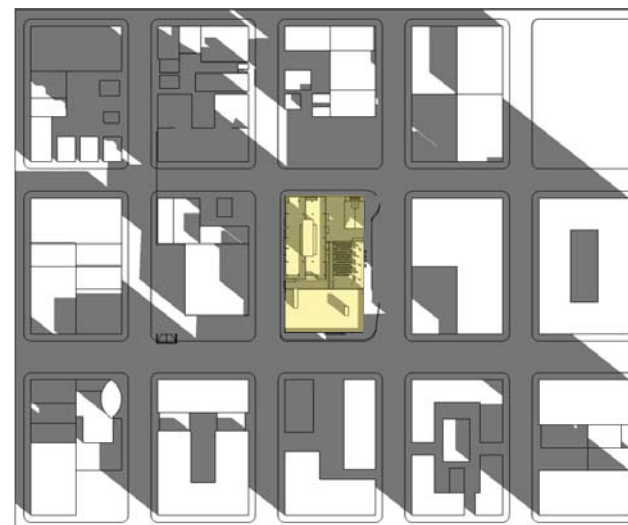
EQUINOX SOLAR MAP (6/21)



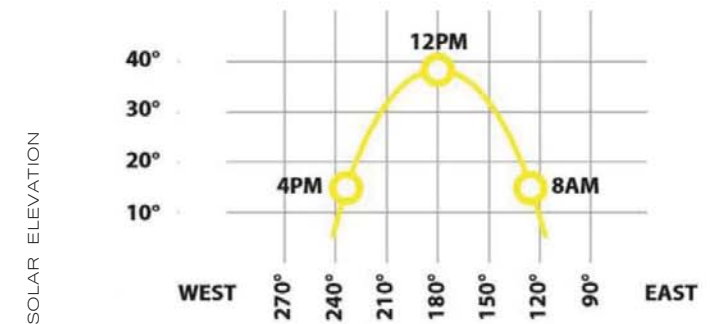
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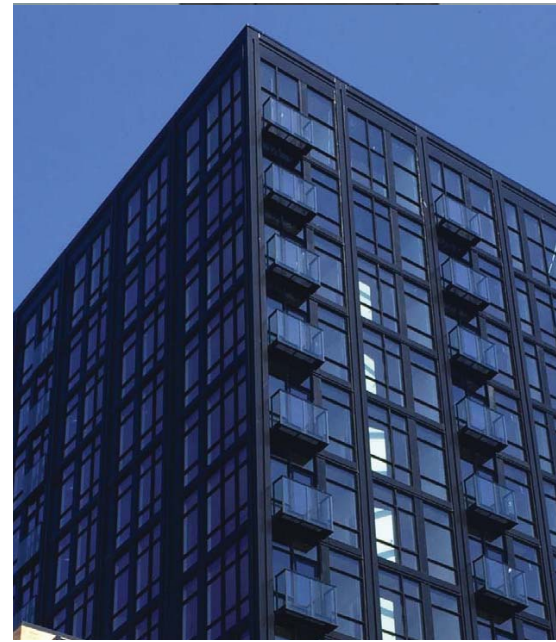
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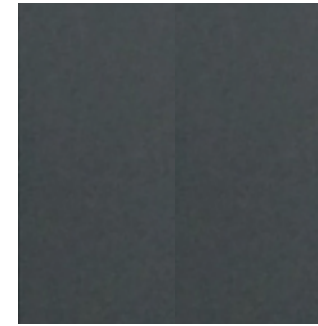
8:00AM EQUINOX



EQUINOX SOLAR MAP (12/22)



Materials



1. Metal Panel- Dark Grey

EAST TOWER



CLEAR | LoE³-366
 TRANSMITTED APPEARANCE EXTERIOR APPEARANCE
 2. TOWER VISION GLASS #366

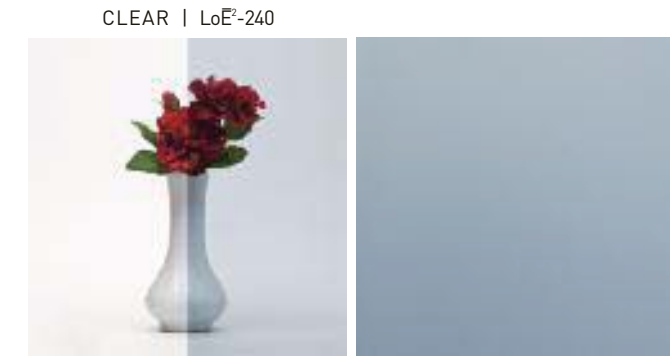


3. Metal Panel- Silver

WEST TOWER



4. Spandrel Glass-Silver

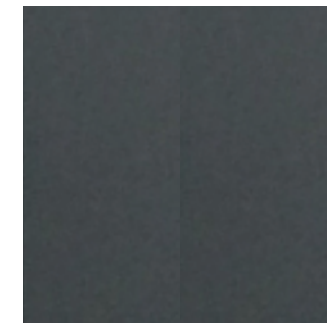


CLEAR | LoE³-240
 TRANSMITTED APPEARANCE EXTERIOR APPEARANCE
 5. TOWER VISION GLASS #240



3. Metal Panel- Silver

OFFICE



1. Metal Panel- Dark Grey



6. OFFICE VISION GLASS #AG43

LEED SILVER

20		1		5		Sustainable Sites		Possible Points: 26	
Y	?	N							
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		
6		4		Water Efficiency		Possible Points: 10			
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		
4			Credit 3	Water Use Reduction			2 to 4		
11		5		Energy and Atmosphere		Possible Points: 35			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems					
Y			Prereq 2	Minimum Energy Performance					
Y			Prereq 3	Fundamental Refrigerant Management					
4	3	12	Credit 1	Optimize Energy Performance			1 to 19		
	2	5	Credit 2	On-Site Renewable Energy			1 to 7		
2			Credit 3	Enhanced Commissioning			2		
2			Credit 4	Enhanced Refrigerant Management			2		
1		2	Credit 5	Measurement and Verification			3		
2			Credit 6	Green Power			2		
4		2		Materials and Resources		Possible Points: 14			
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		
1		3		Regional Priority Credits		Possible Points: 4			
		1	Credit 1.1	Regional Priority: SSc5.2: Site Development, Maximize Open Space			1		
1			Credit 1.2	Regional Priority: WEc3 (40%): Water Use Reduction			1		
		1	Credit 1.3	Regional Priority: WEc2: Innovative Waste Water Technologies			1		
		1	Credit 1.4	Regional Priority: EAc2 (1%), MRc1.1 (55%), IEQc8.1			1		
52		10		Total		Possible Points: 110			
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110									

Park + Market
9.23.16

Materials and Resources, Continued

Y	?	N			
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

Indoor Environmental Quality Possible Points: 15

Y	?	N			
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

Innovation and Design Process Possible Points: 6

Y	?	N			
		1	Credit 1.1	Innovation in Design:	1
		1	Credit 1.2	Innovation in Design:	1
		1	Credit 1.3	Exemplary Performance:	1
		1	Credit 1.4	Exemplary Performance:	1
		1	Credit 1.5	Innovation in Design:	1
1			Credit 2	LEED Accredited Professional	1

Regional Priority Credits Possible Points: 4

Y	?	N			
		1	Credit 1.1	Regional Priority: SSc5.2: Site Development, Maximize Open Space	1
1			Credit 1.2	Regional Priority: WEc3 (40%): Water Use Reduction	1
		1	Credit 1.3	Regional Priority: WEc2: Innovative Waste Water Technologies	1
		1	Credit 1.4	Regional Priority: EAc2 (1%), MRc1.1 (55%), IEQc8.1	1

52 10 48 Total Possible Points: 110

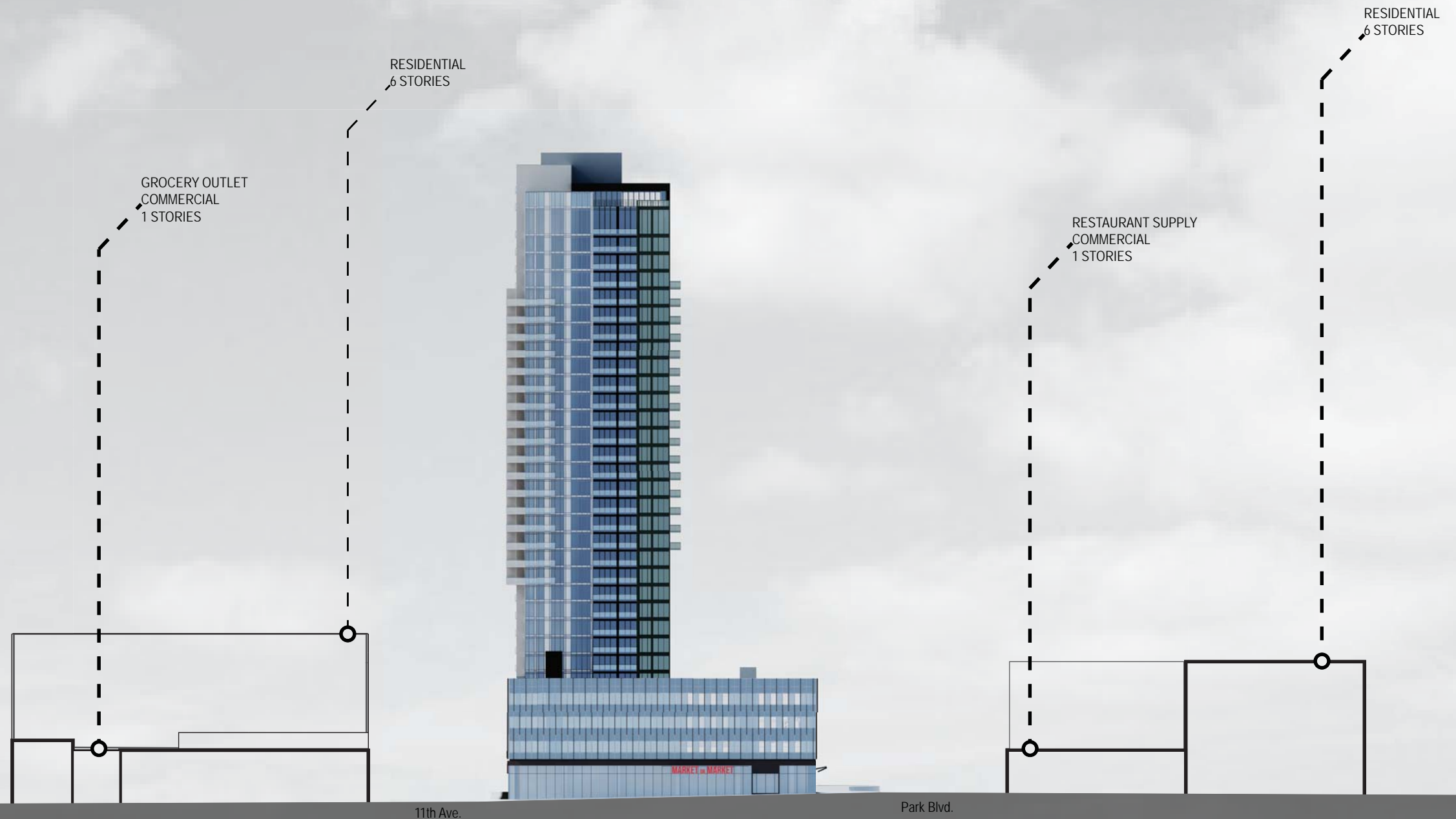
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



Vicinity West Elevation



Vicinity East Elevation



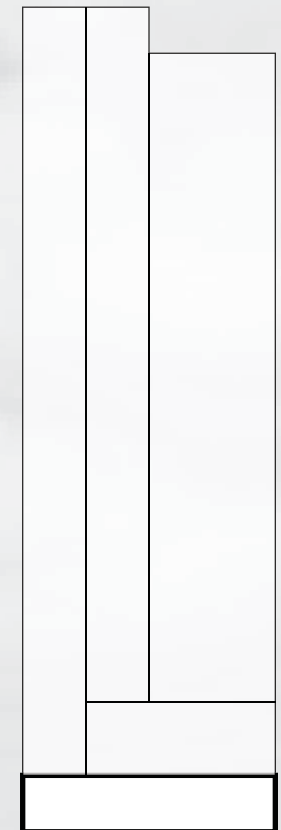
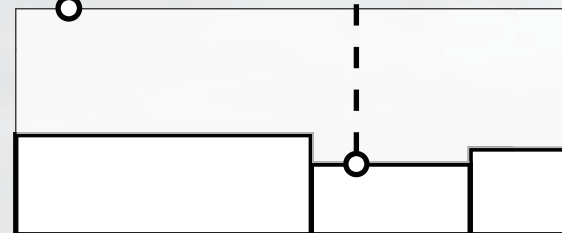
Vicinity South Elevation

RESIDENTIAL
COMPLEX
6 STORIES

RESIDENTIAL
COMPLEX
6 STORIES

RESIDENTIAL
6 STORIES

SMOG CHECK
COMMERCIAL
1 STORIES



Park Ave.

11th Ave.

Vicinity North Elevation