

An architectural rendering of a modern urban development. On the left, a multi-story building with a red-brown facade and white balconies stands. In the center, a curved river flows through a landscaped area with trees and a wooden bridge. To the right, another modern building with a mix of brown and white panels is visible. A road with cars and pedestrians is in the foreground. A large orange semi-transparent box is centered over the image, containing the title and date.

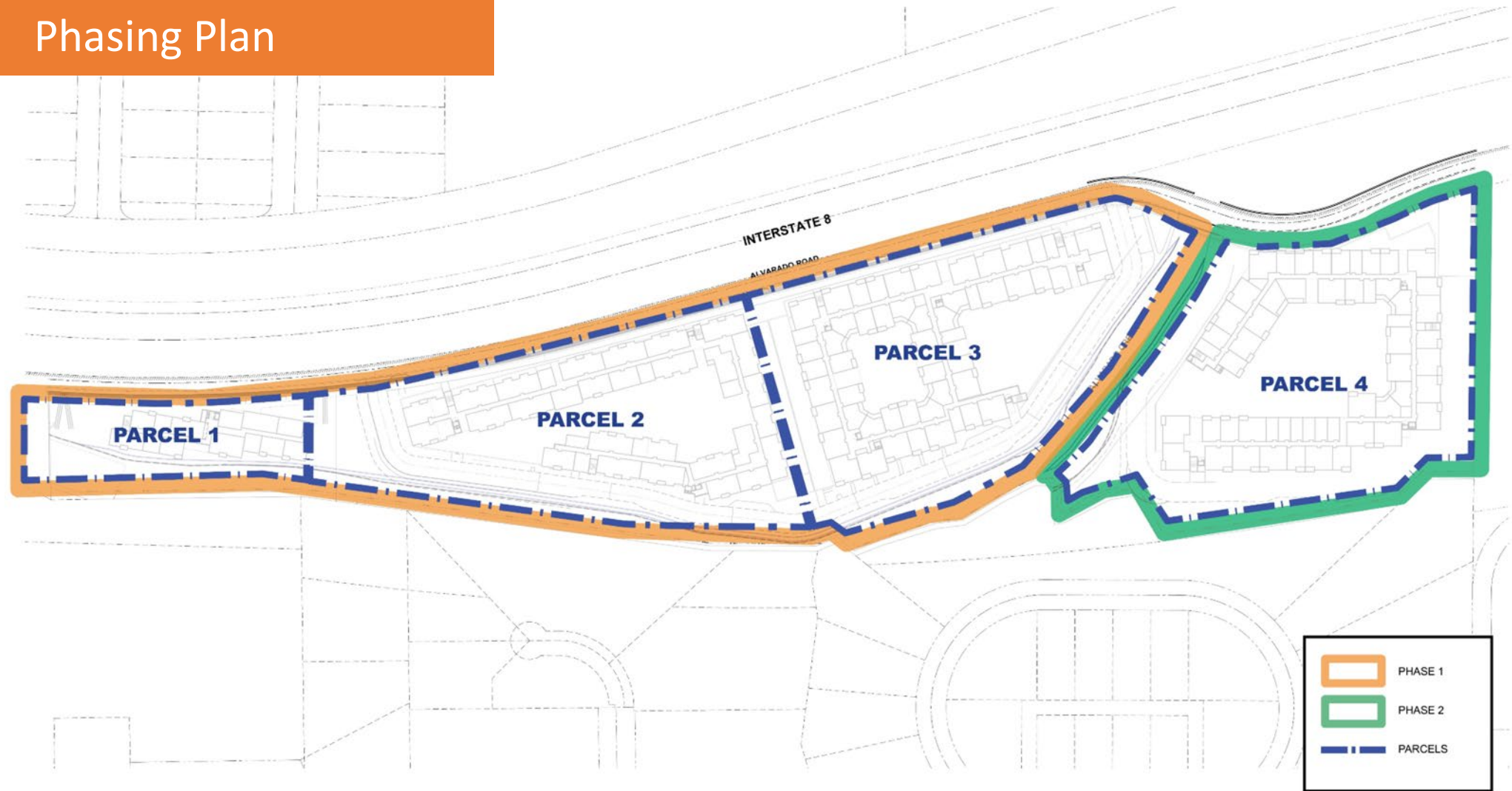
Alvarado Specific Plan

CITY COUNCIL PRESENTATION
MAY 9th, 2023

Illustrative Site Plan



Phasing Plan



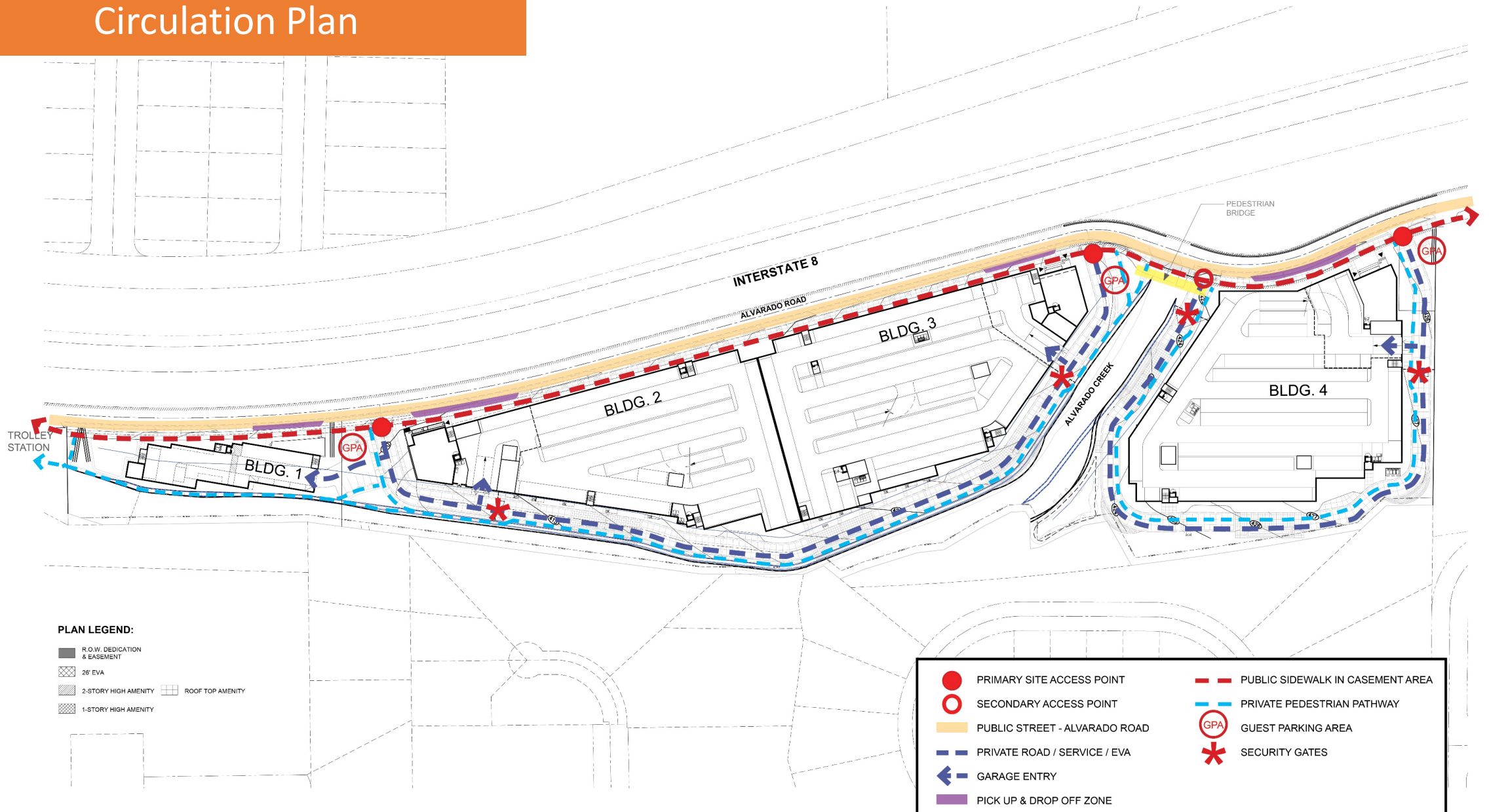
PHASING DIAGRAM
ALVARADO SPECIFIC PLAN



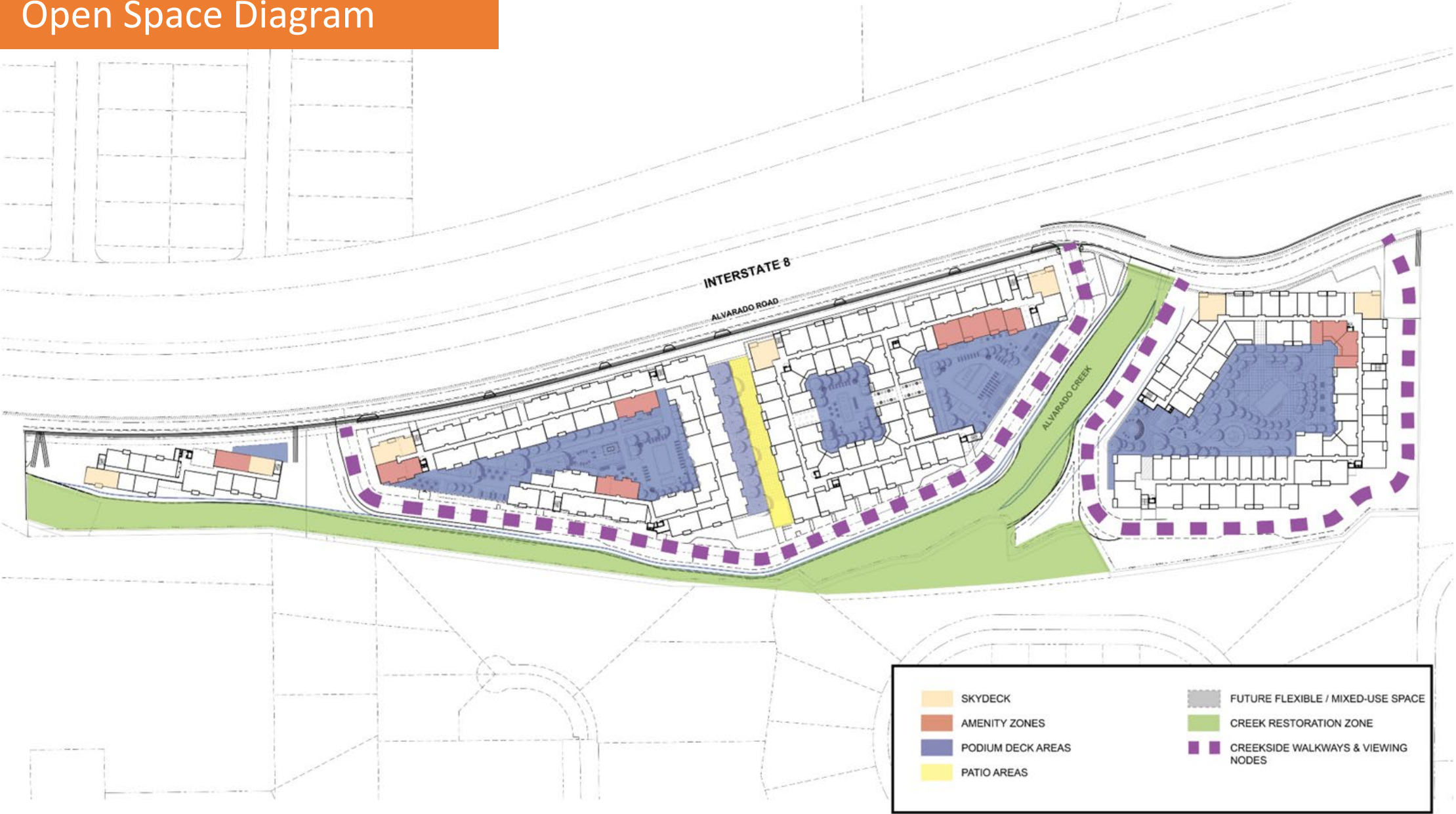
JOB NO. 1386.001
501 West Broadway, Suite 1080
San Diego, CA 92101
858-350-0544



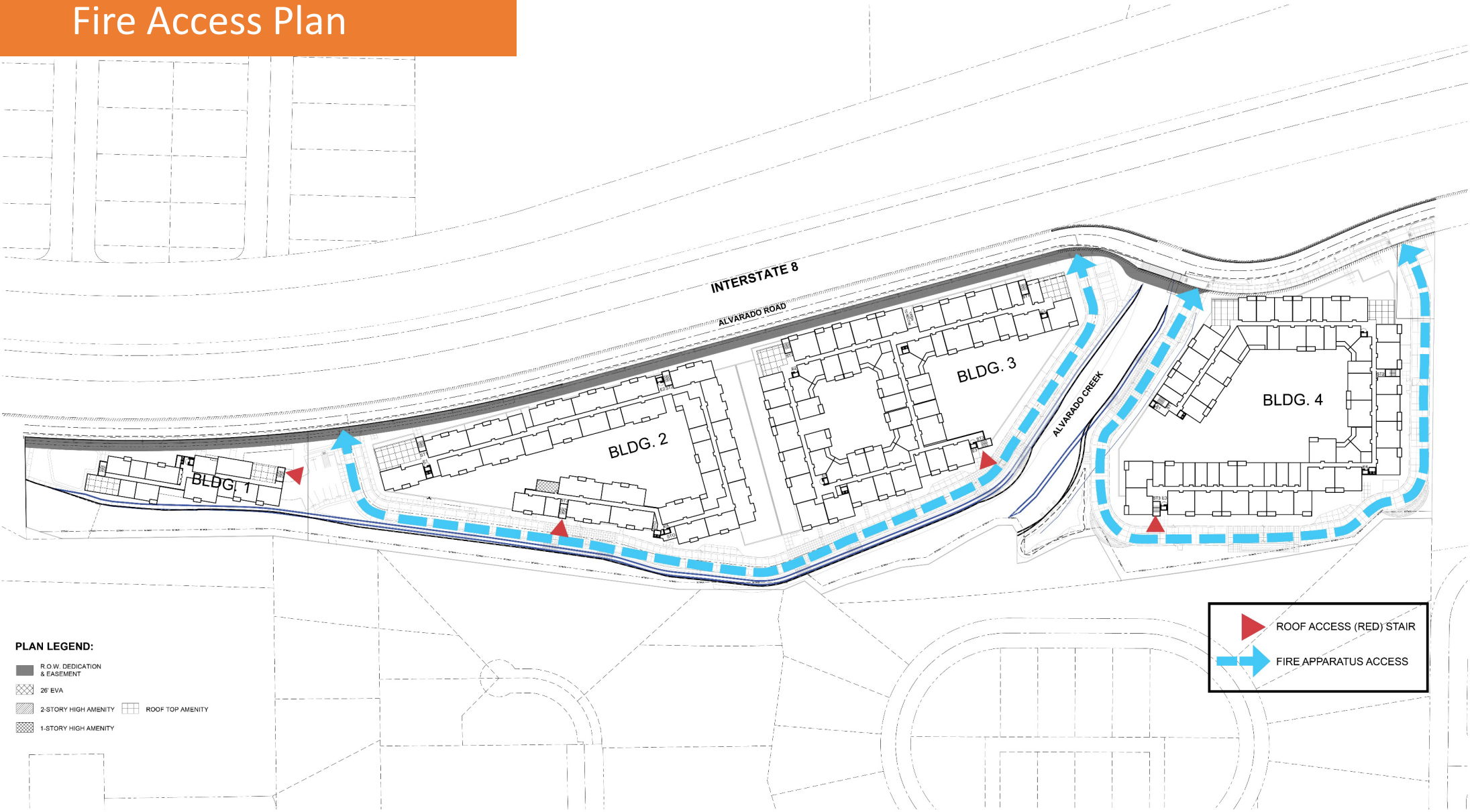
Circulation Plan



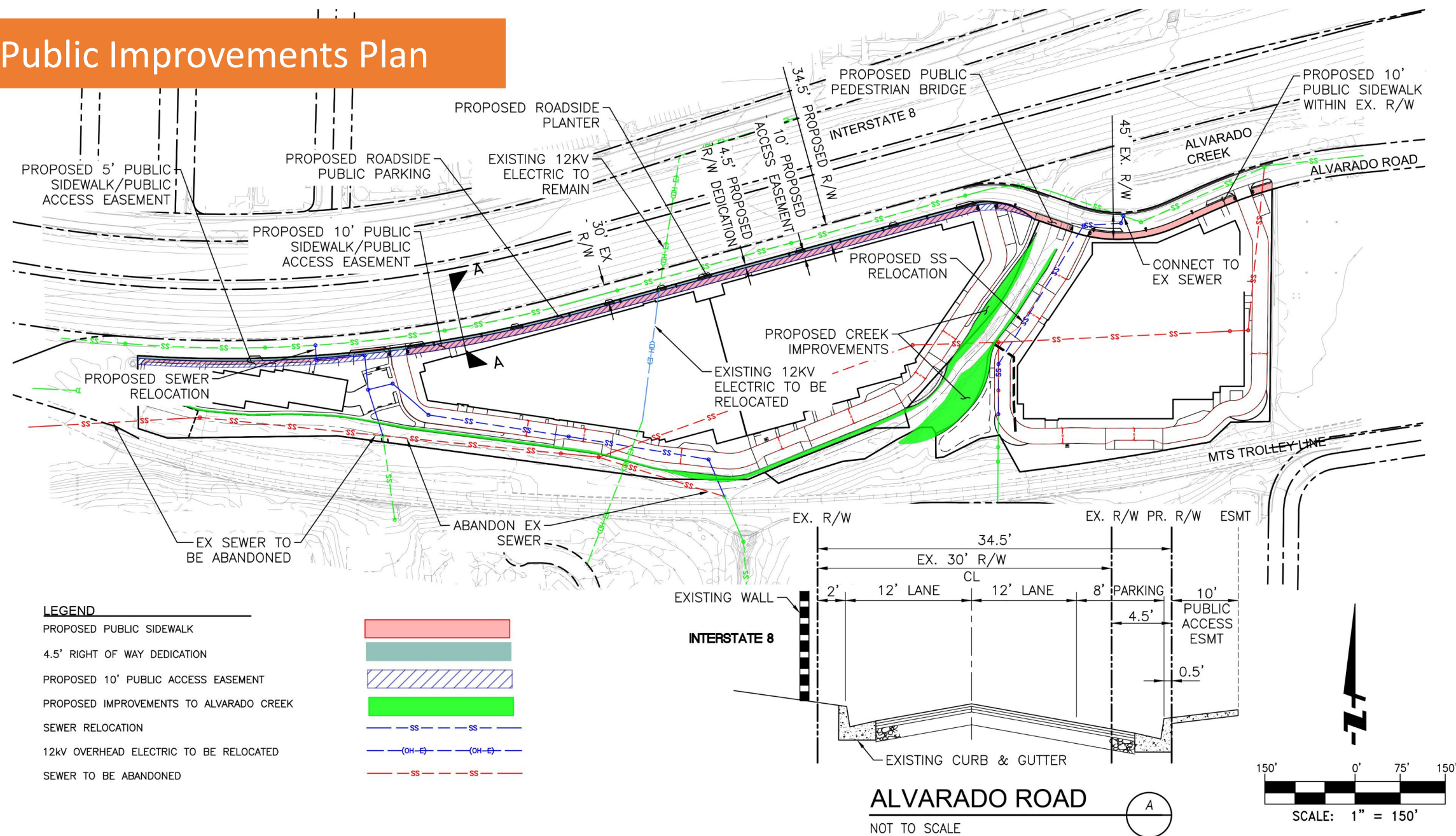
Open Space Diagram



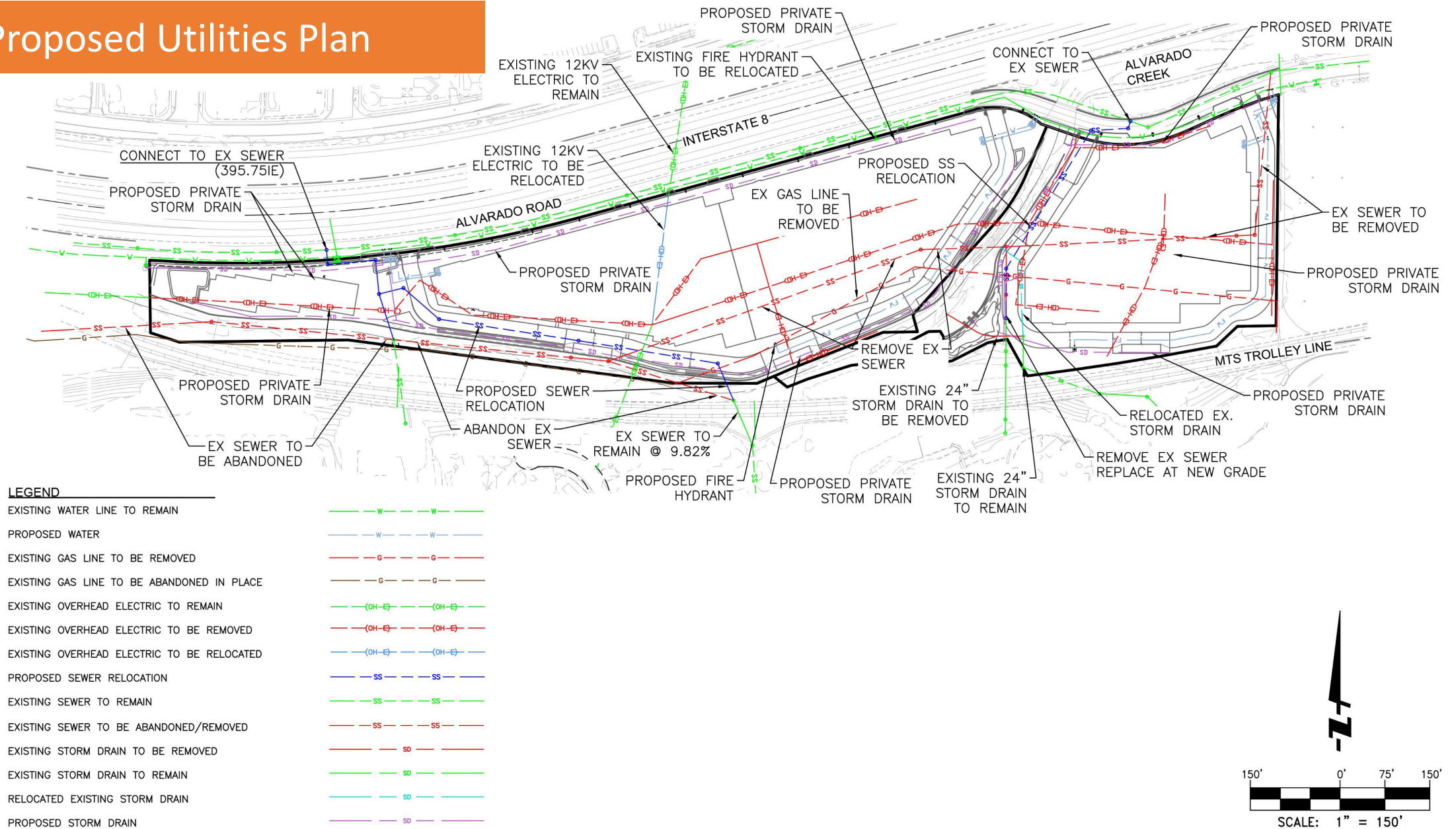
Fire Access Plan



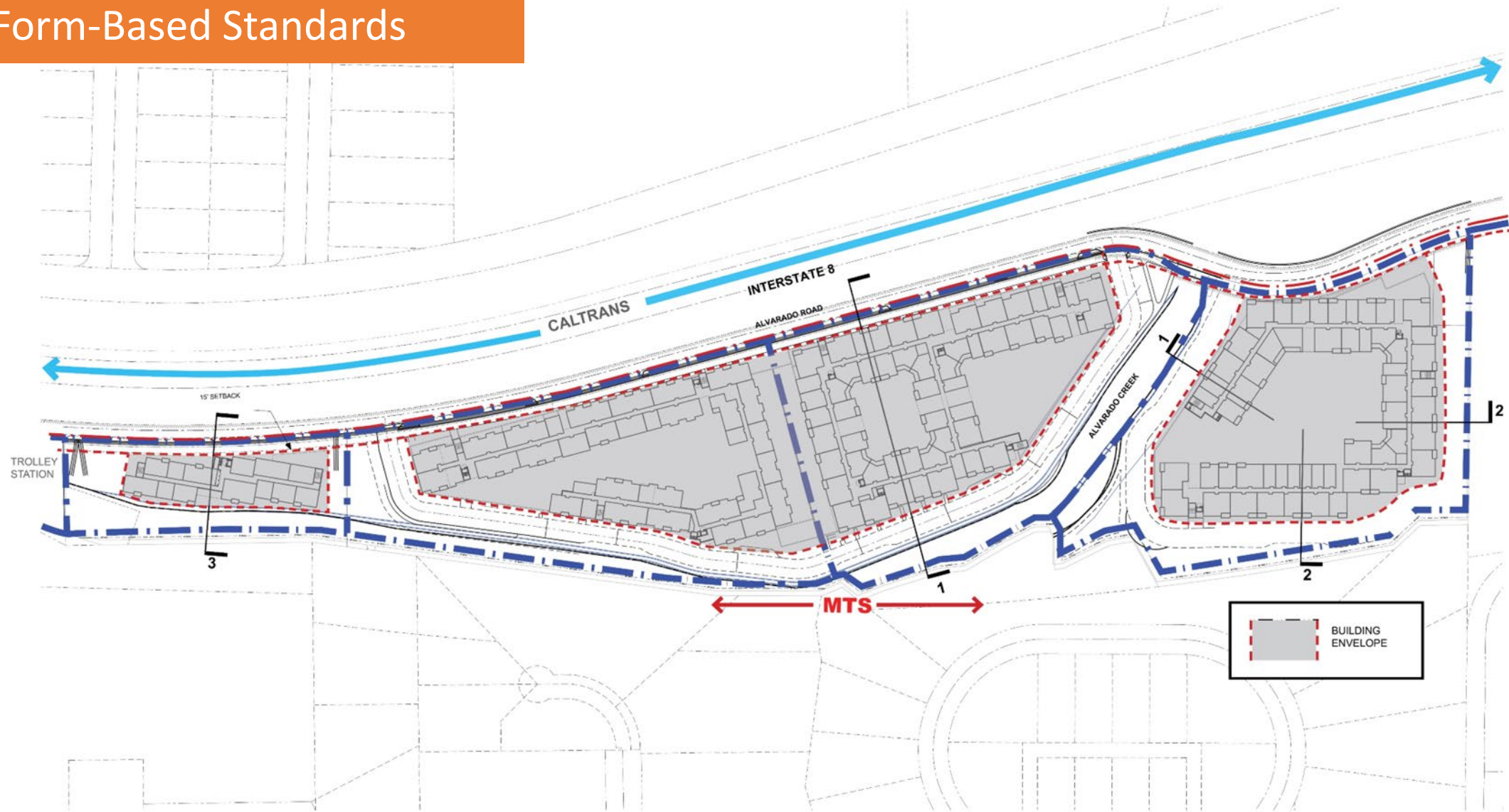
Public Improvements Plan



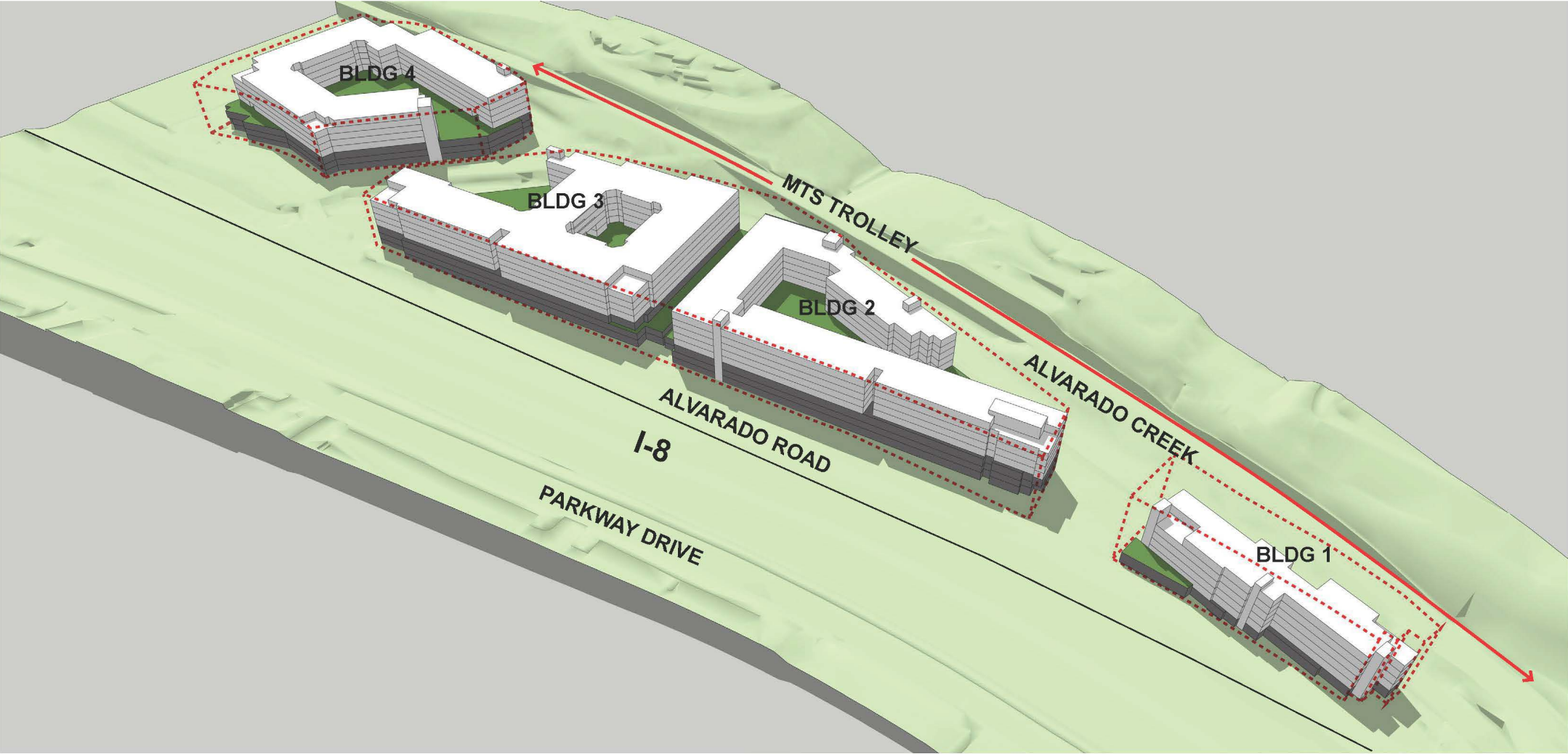
Proposed Utilities Plan



Form-Based Standards



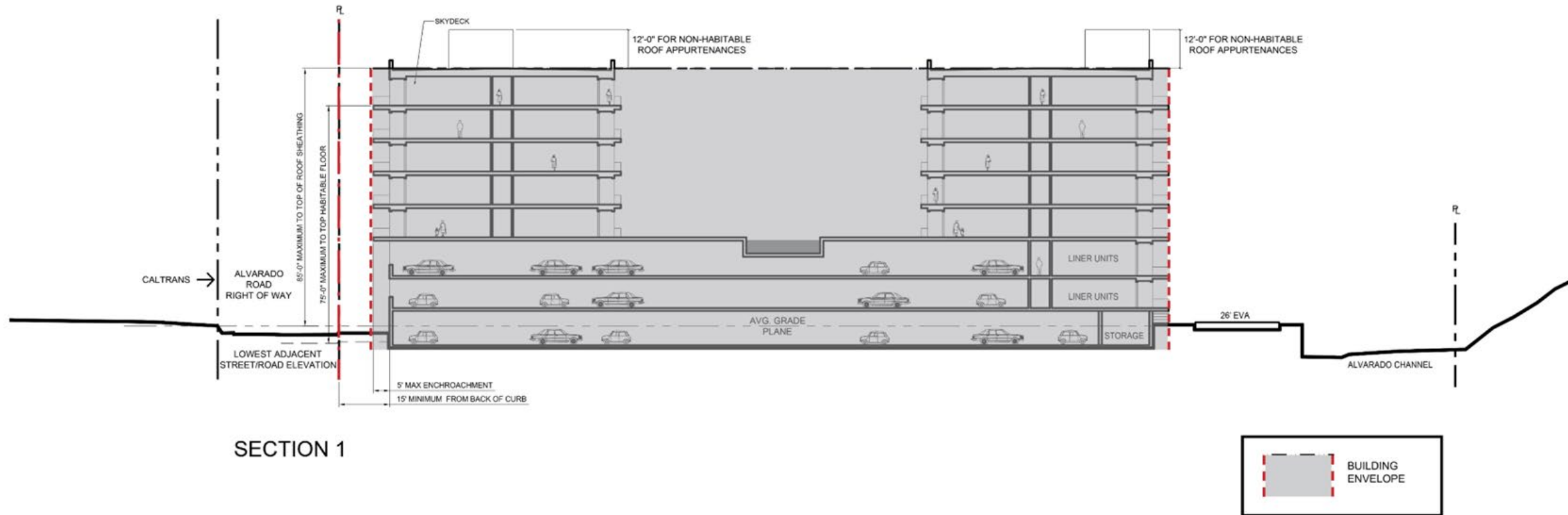
Building Envelope



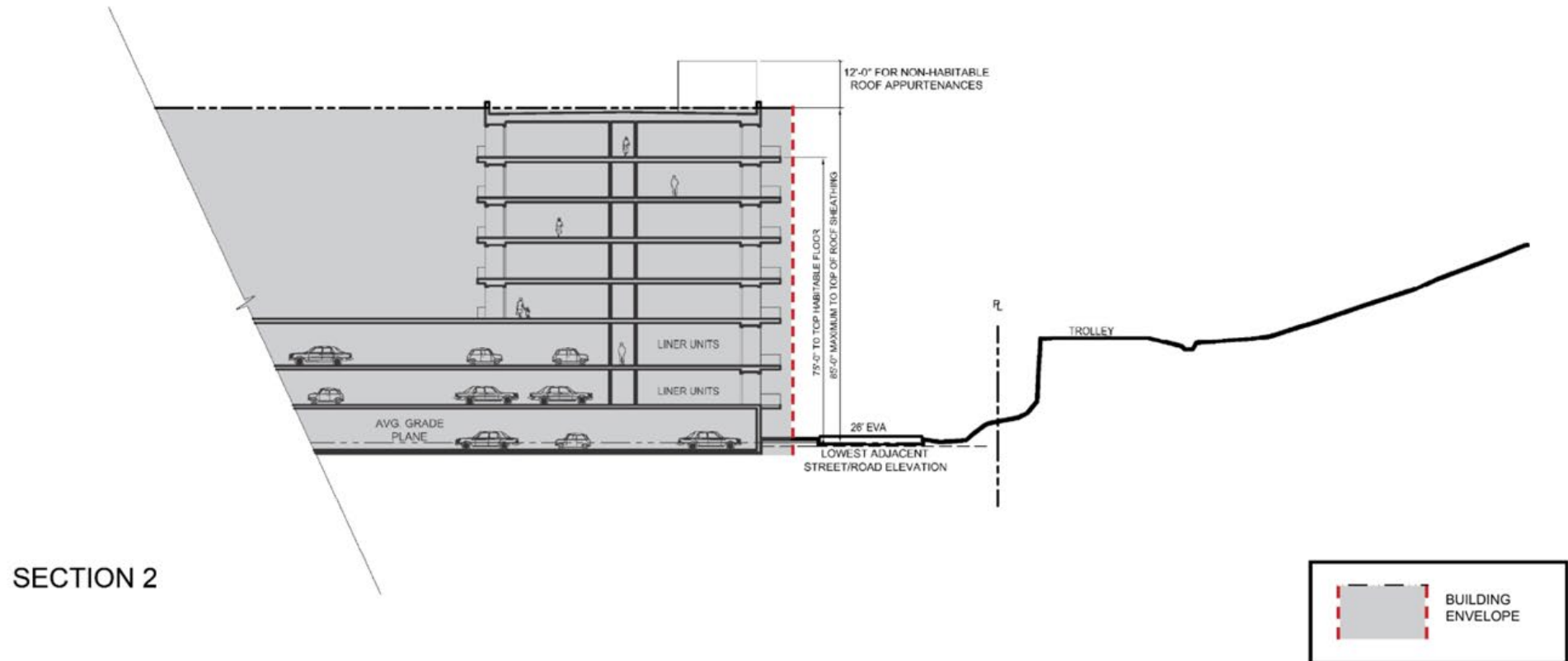
LEGEND:

	BUILDING ENVELOPE		PARKING LEVELS
	RESI. LEVELS		PODIUM DECK OPEN SPACE AREAS

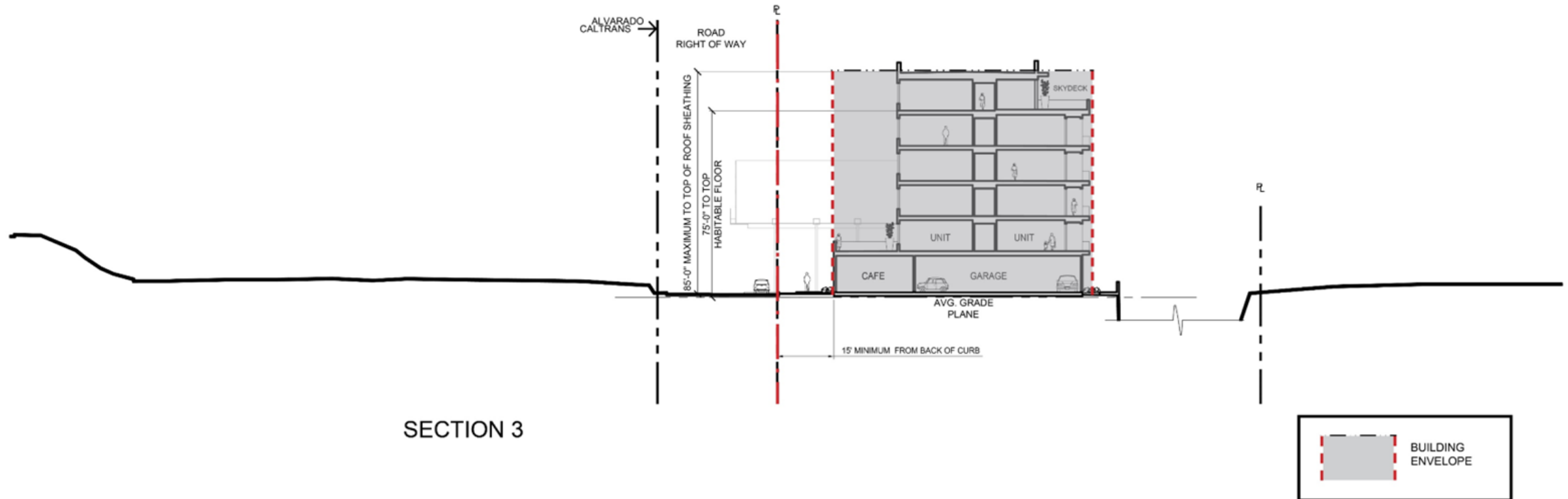
Building Envelope: Height & Setback Guidelines



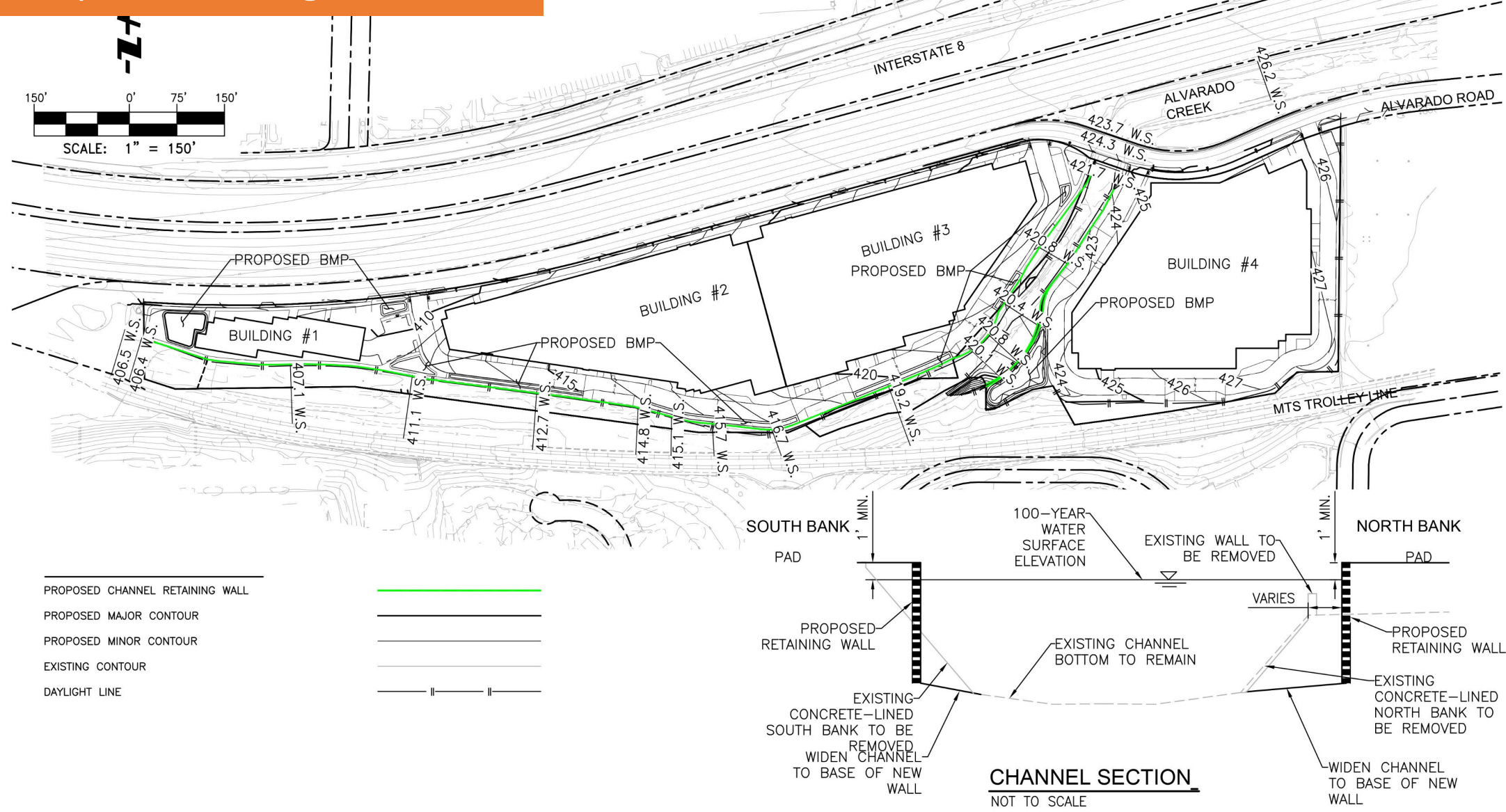
Building Envelope: Height & Setback Guidelines



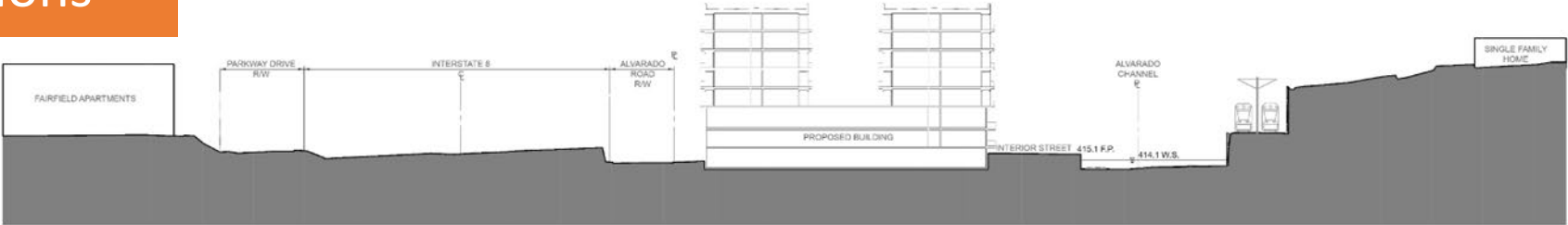
Building Envelope: Height & Setback Guidelines



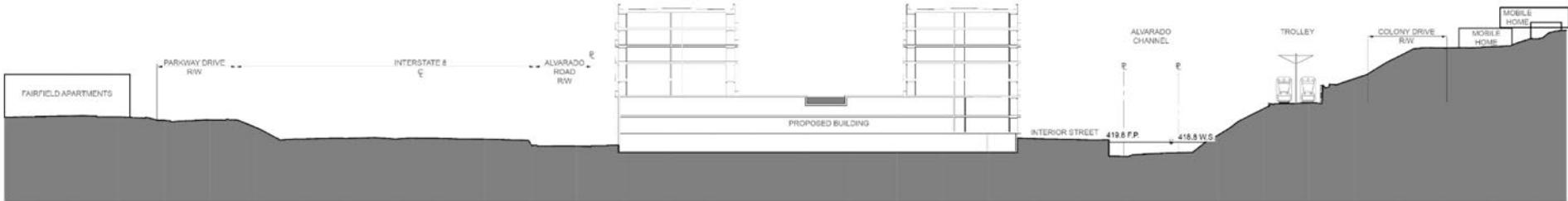
Conceptual Grading Exhibit



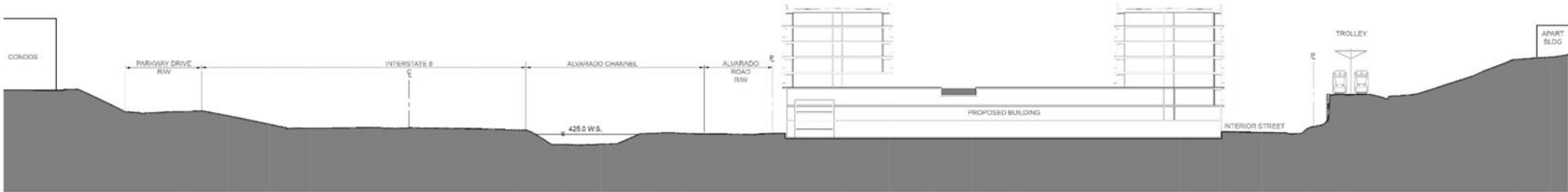
Site Sections



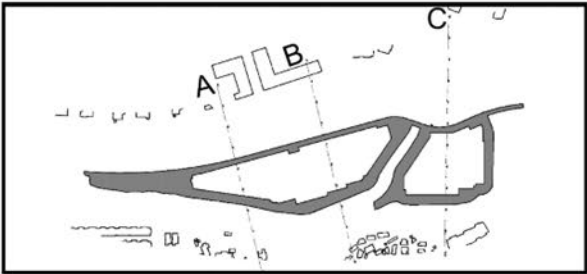
SECTION A



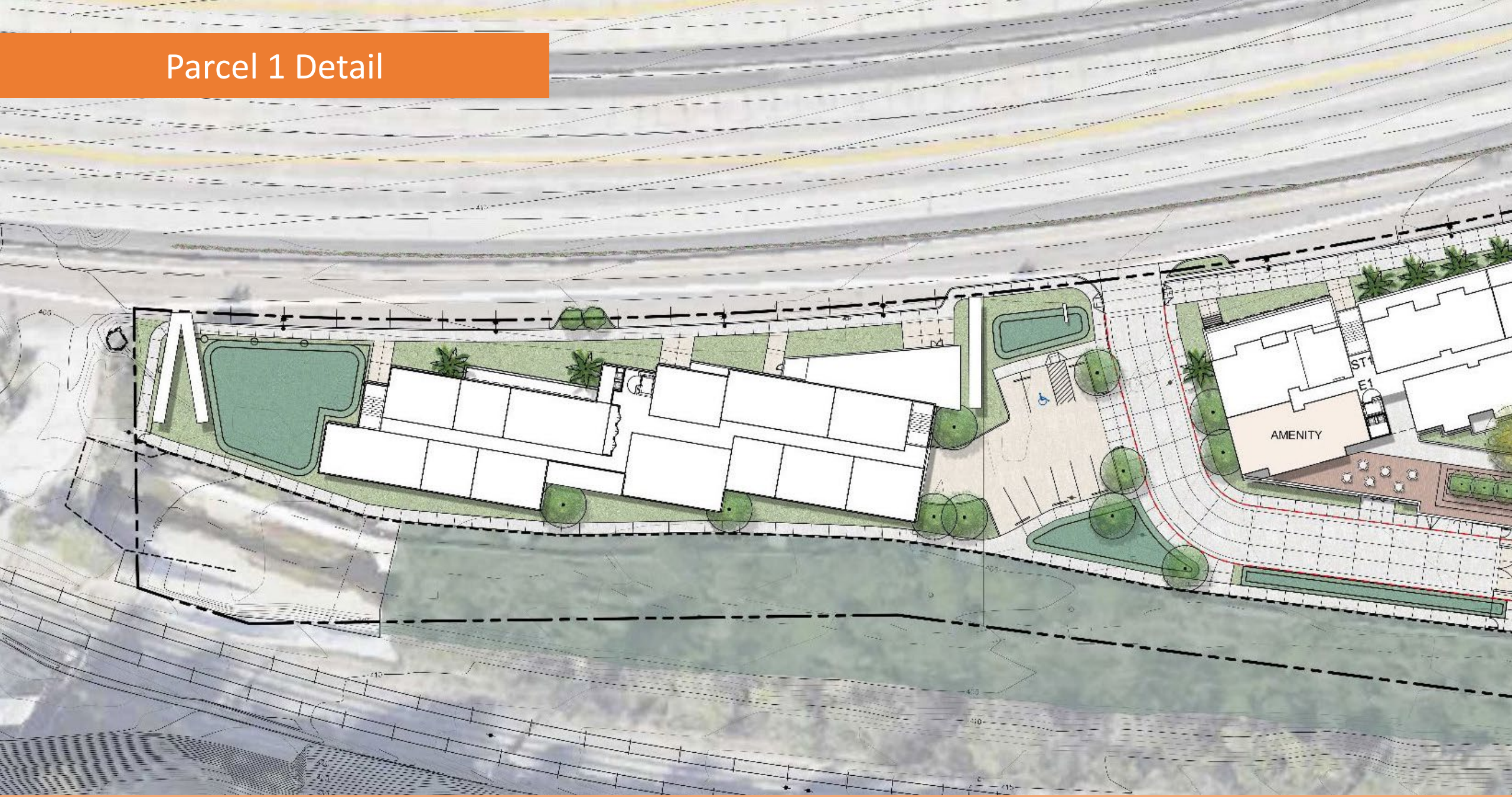
SECTION B



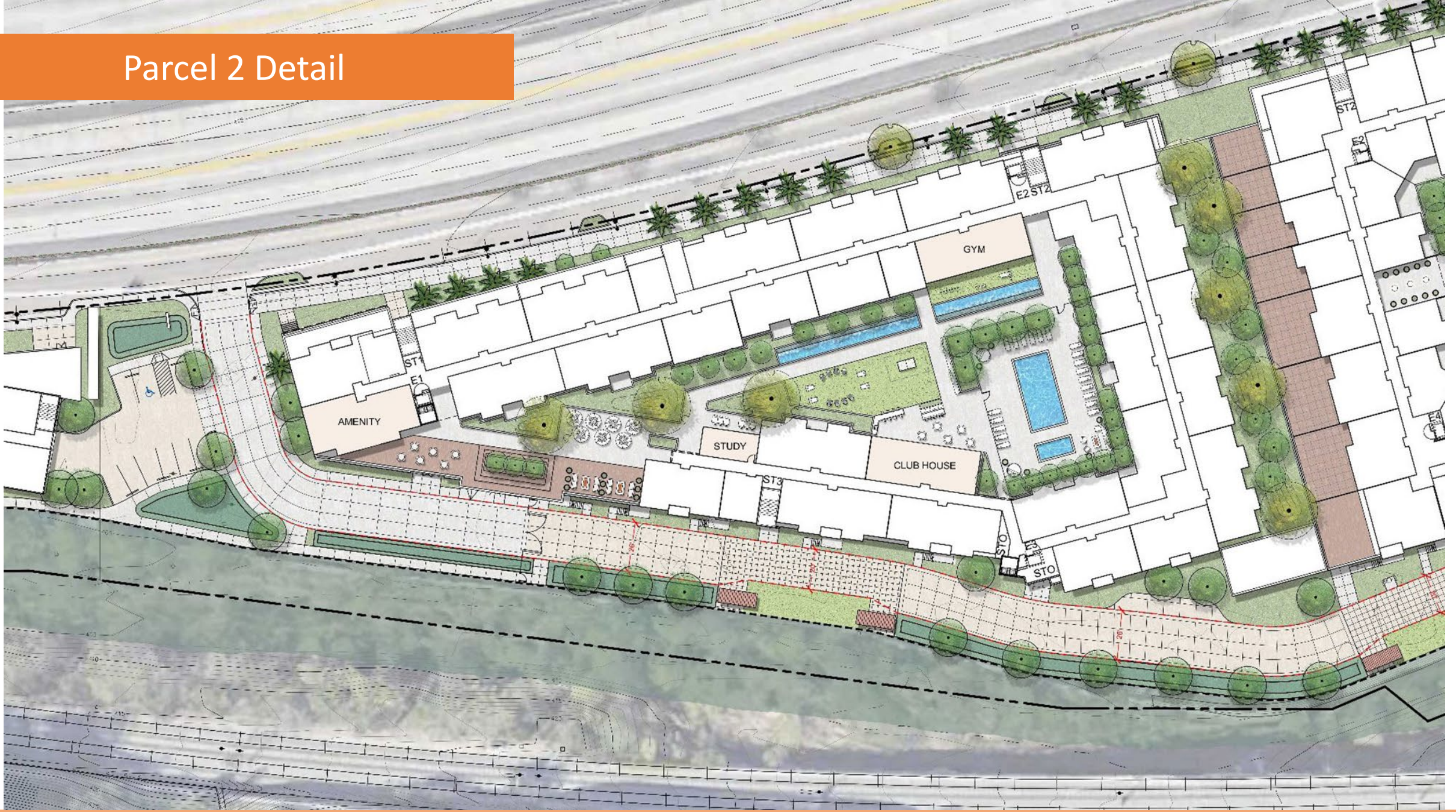
SECTION C



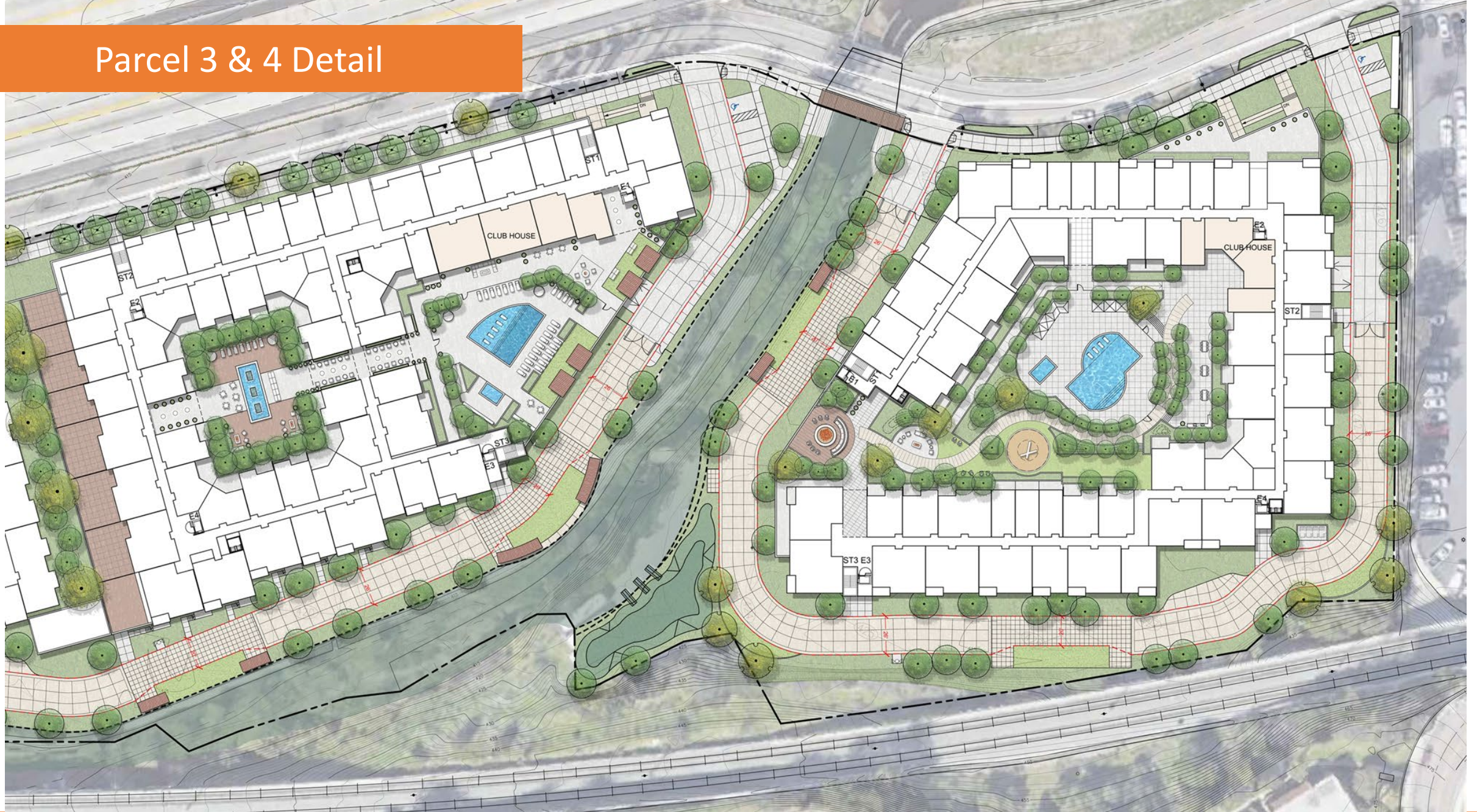
Parcel 1 Detail



Parcel 2 Detail



Parcel 3 & 4 Detail



Section E-E

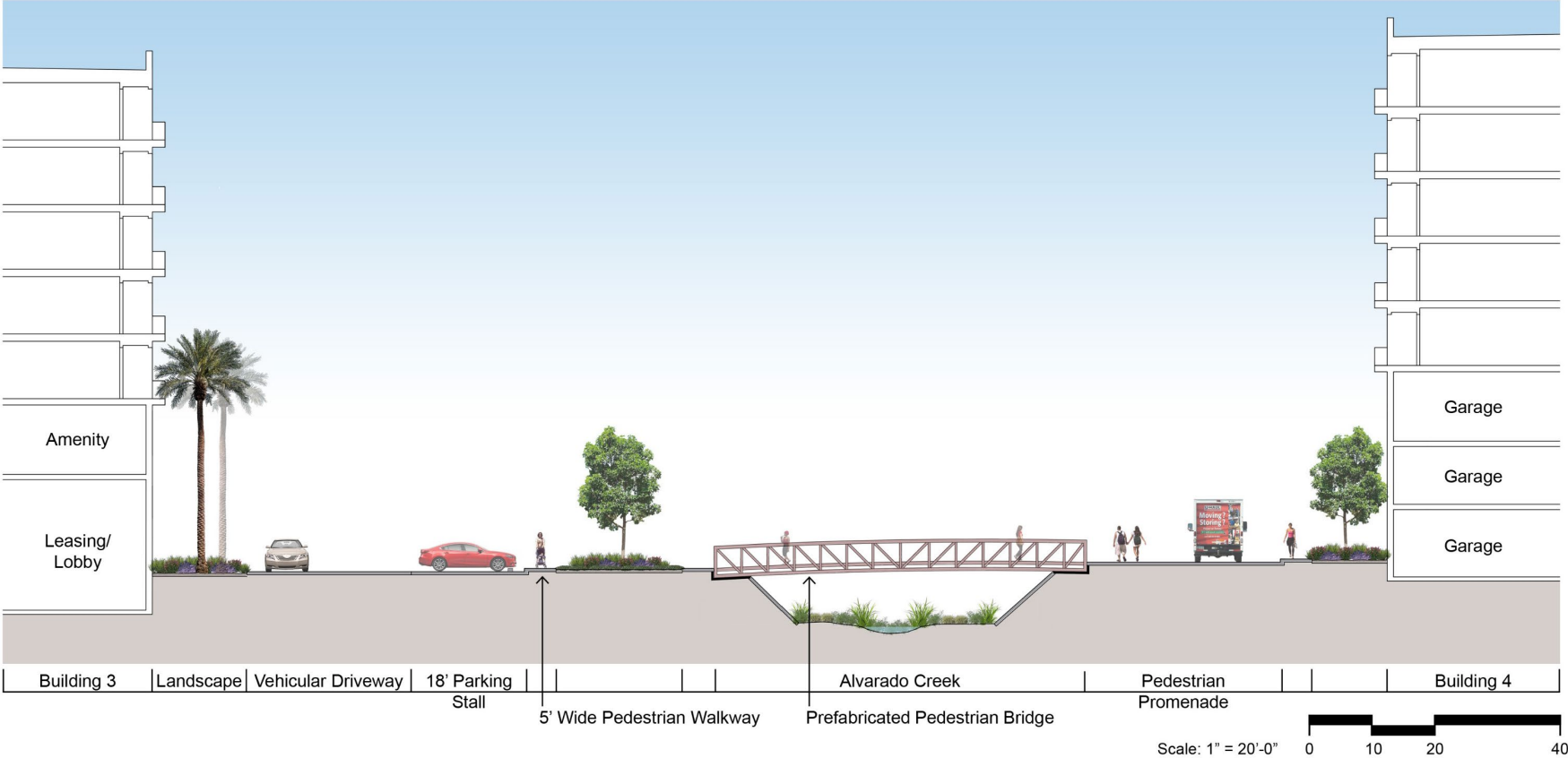


Prefabricated Pedestrian Bridge Character Image

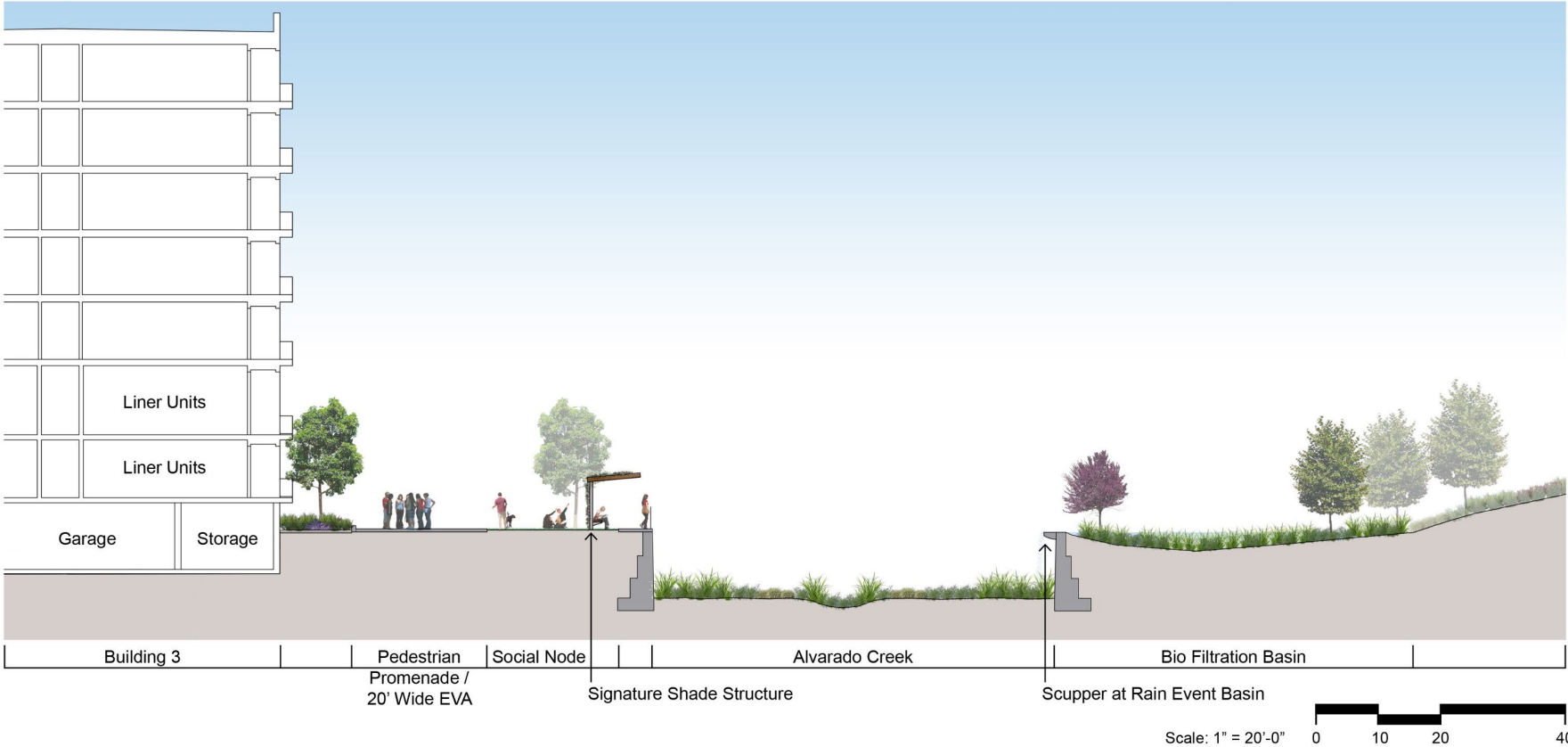


Key Map

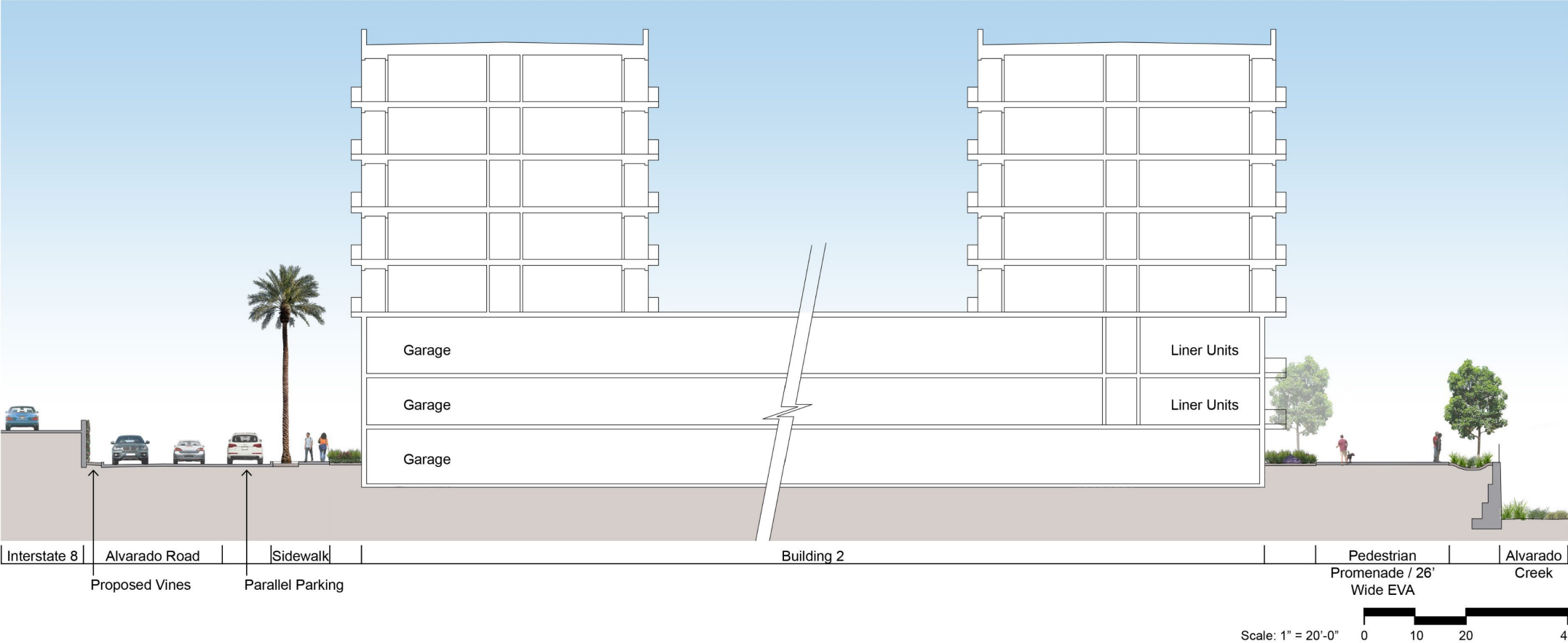
N.T.S.



Section C-C



Section B-B





Artist Rendering – View 1



Artist Rendering – View 2



Artist Rendering – View 3



Artist Rendering – View 4



Artist Rendering – View 5



Artist Rendering – View 6



Artist Rendering – View 7



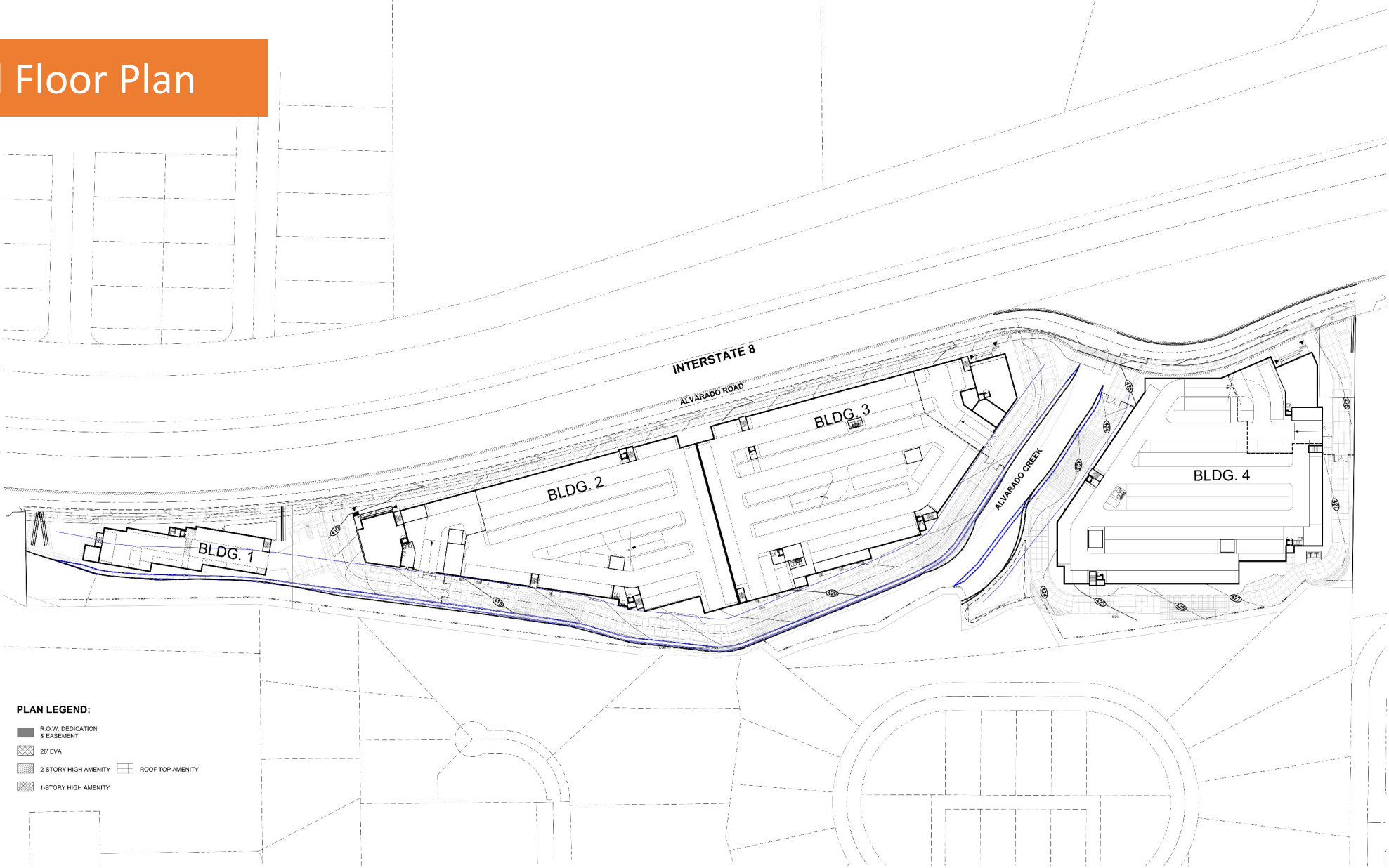
Artist Rendering – View 8



Artist Rendering – View 9

Reference Plans

Ground Floor Plan

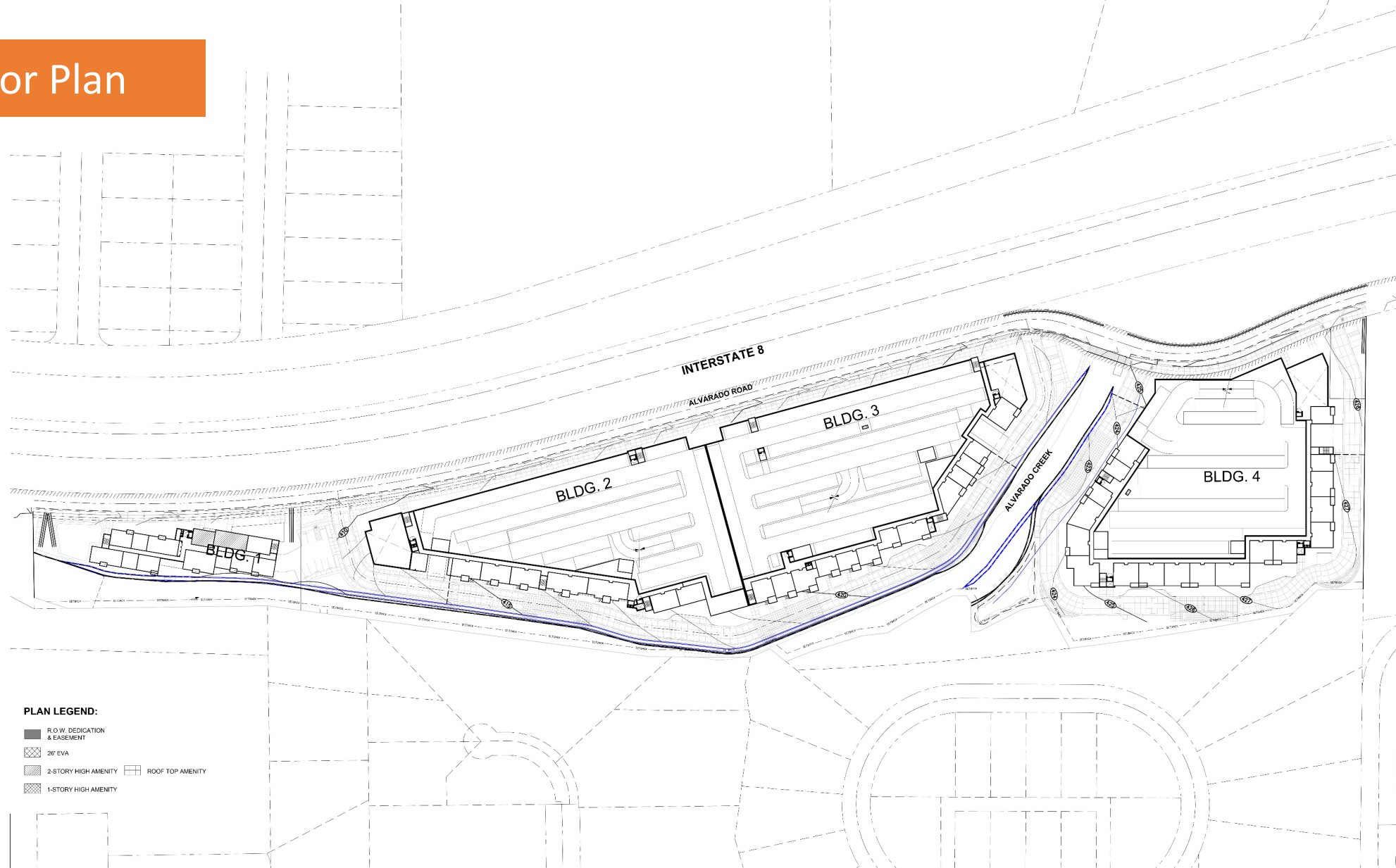


PHASE I & PHASE II

GROUND FLOOR PLAN

ALVARADO SPECIFIC PLAN

2nd Floor Plan



PHASE I & PHASE II

2ND FLOOR PLAN

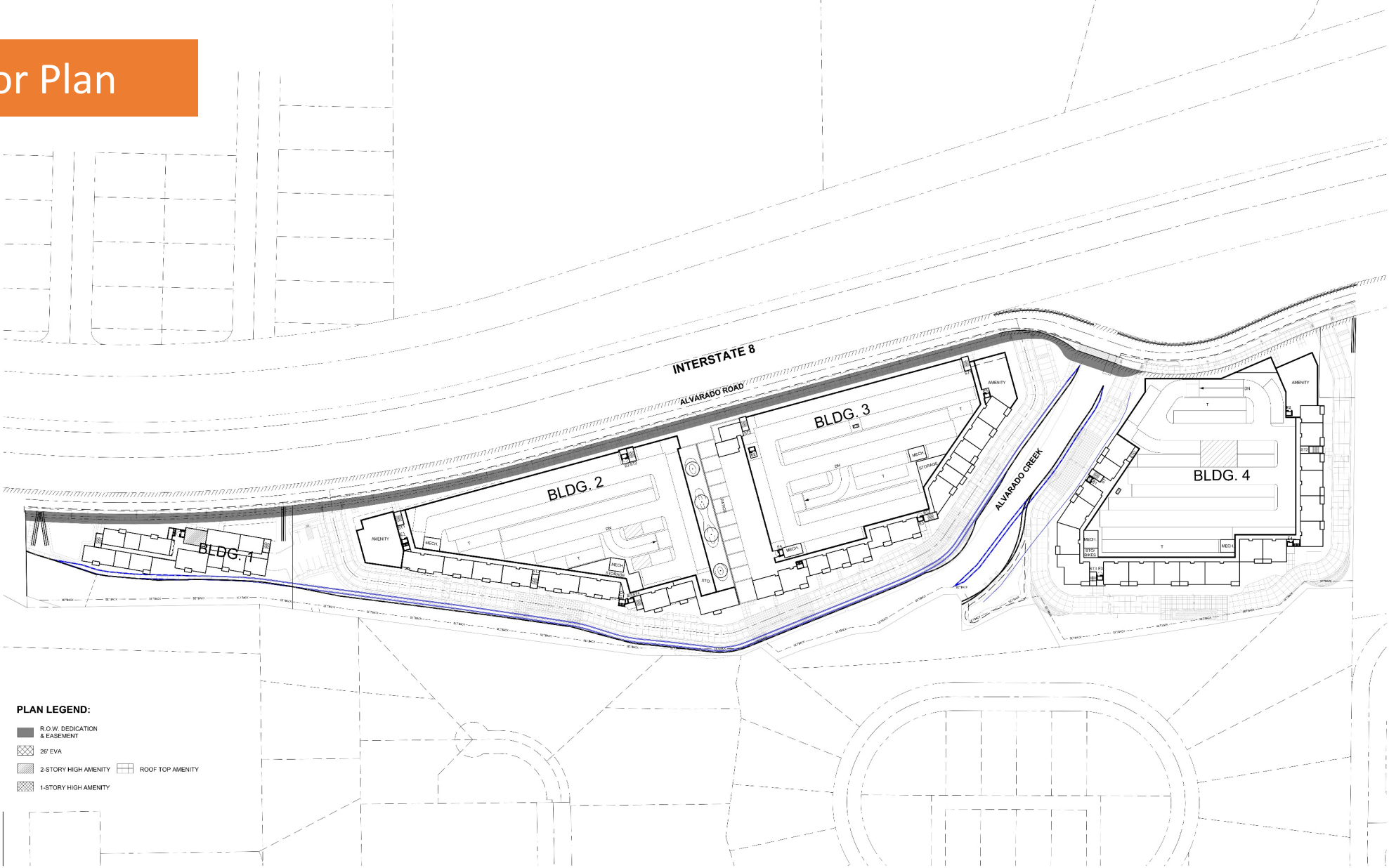
ALVARADO SPECIFIC PLAN

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A1.02

3rd Floor Plan

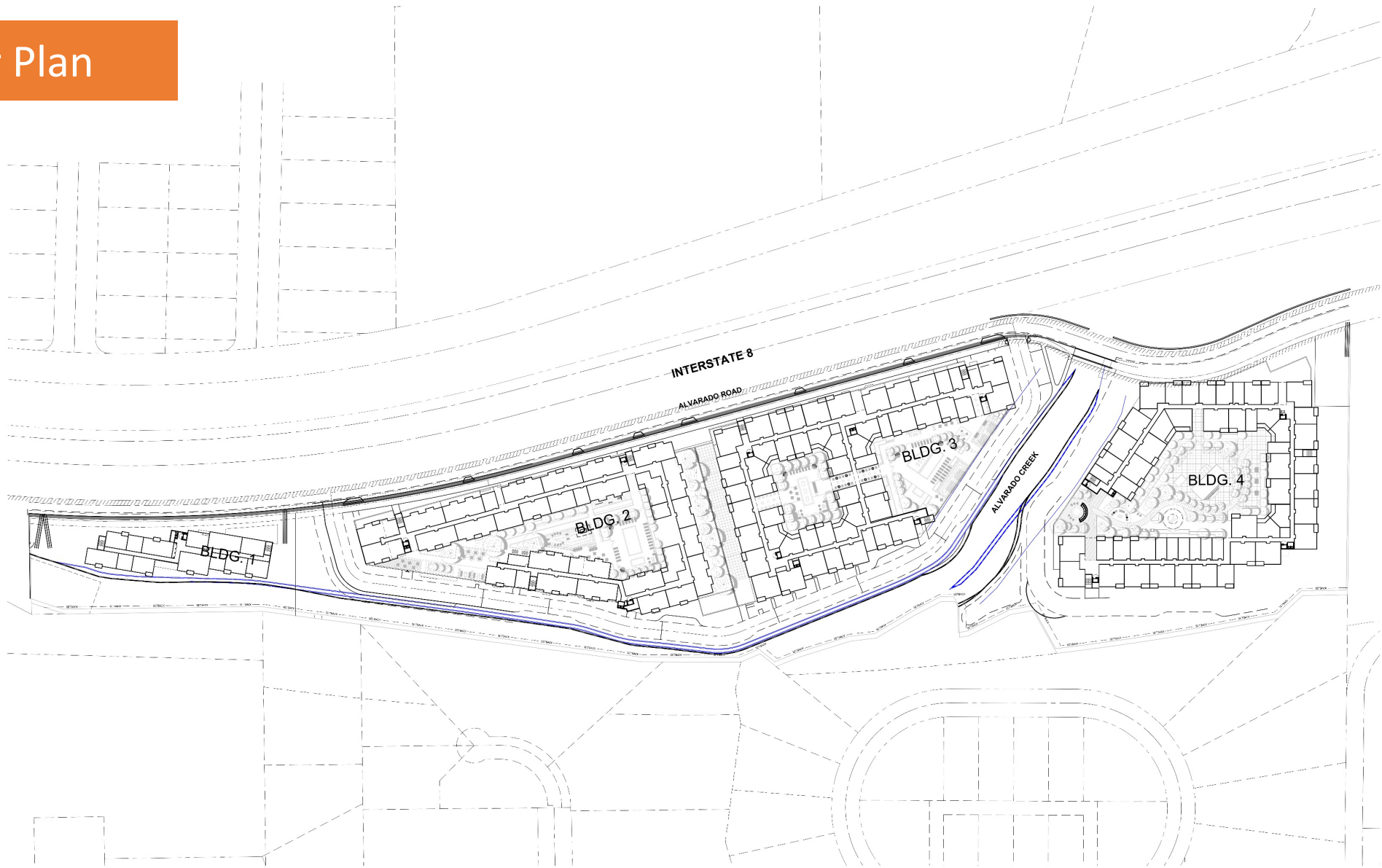


PHASE I & PHASE II

3RD FLOOR PLAN

ALVARADO SPECIFIC PLAN

4th Floor Plan



PHASE I & PHASE II

PODIUM (4TH) FLOOR PLAN (FLOOR 5 SIM.)

ALVARADO SPECIFIC PLAN

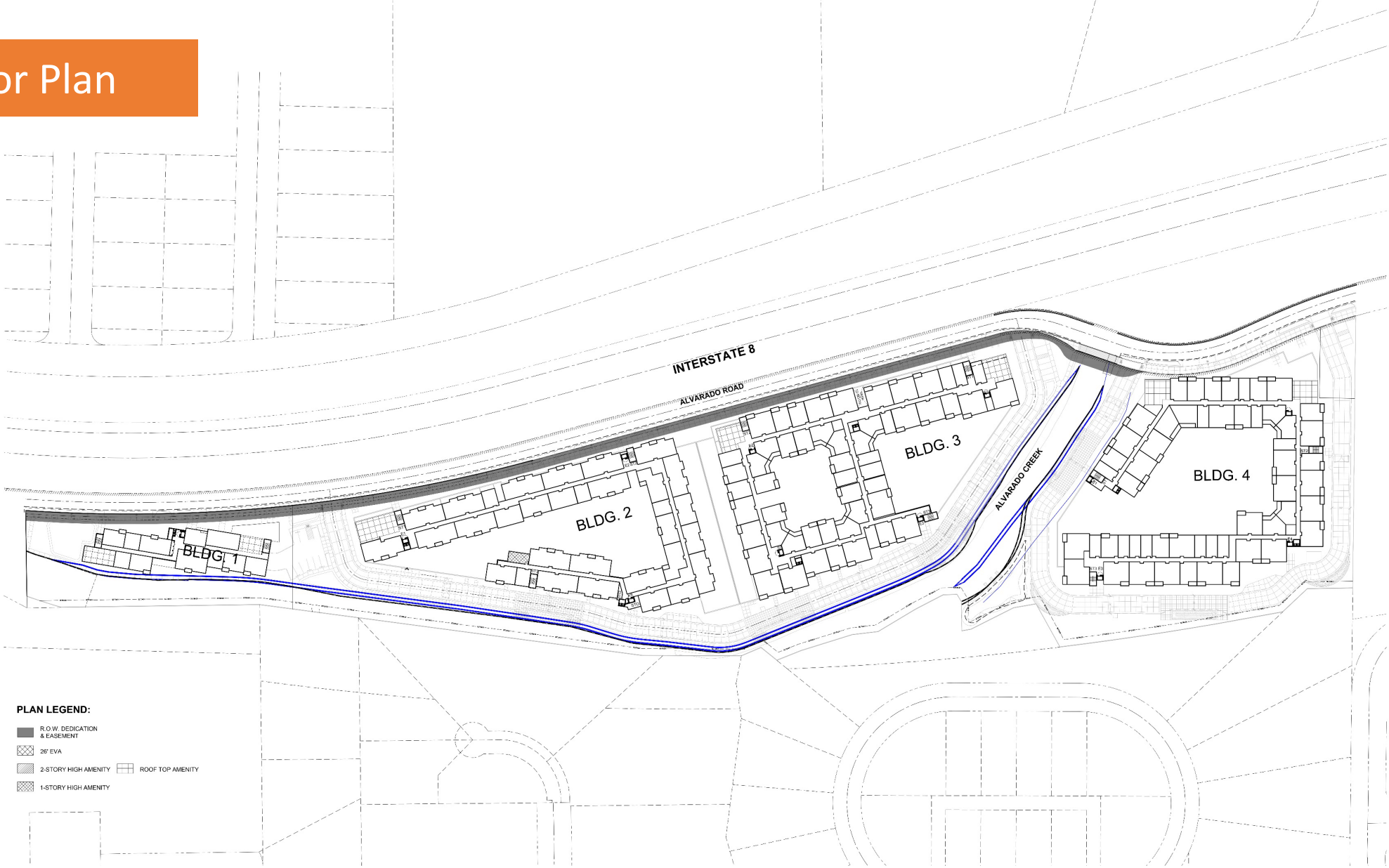
DAHLIN

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658-350-0544

A1.04

8th Floor Plan



PHASE I & PHASE II

8TH FLOOR PLAN (FLOORS 6 & 7 SIM.)

ALVARADO SPECIFIC PLAN