



MASSING: AERIAL VIEW

A - 15 | 500 PENN STREET NE



MASSING: AERIAL VIEW

A - 16 | 500 PENN STREET NE



PERSPECTIVE VIEW

A - 17 | 500 PENN STREET NE

06/22/17



PERSPECTIVE VIEW

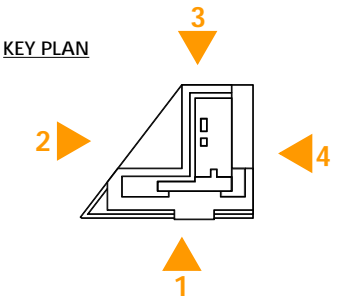
A - 18 | 500 PENN STREET NE

06/22/17



Notes:

1. Refer to floor plans for overall building dimensions.
2. Interior partitions and configurations may vary upon final construction drawings. Residential unit number, types, and sizes may vary within the range proposed.
3. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. top of curb, assumed for these drawings to be +0'-0".
4. Retail storefronts and signage are subject to change upon individual retailer modifications. Applicant requests the flexibility to vary the final selection of the exterior materials within the color ranges and material types (maintaining the same general level of quality) proposed, based on availability at the time of construction and further project design.
5. All railings, planters, pool and mechanical equipment meet the setback requirement.
6. Applicant requests the flexibility to make minor refinements to exterior details and dimensions or any other changes to comply with Construction Codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building or its systems.



BUILDING ELEVATION: SOUTH

A - 19 | 500 PENN STREET NE

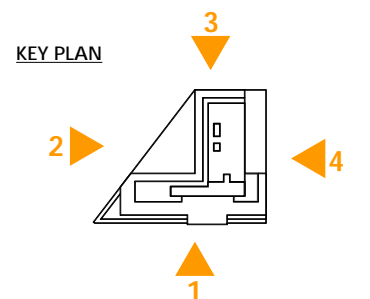


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4. Retail storefronts and signage are subject to change upon individual retailer modifications. Applicant requests the flexibility to vary the final selection of the exterior materials within the color ranges and material types (maintaining the same general level of quality) proposed, based on availability at the time of construction and further project design.
5. All railings, planters, pool and mechanical equipment meet the setback requirement.
6. The number, size and locations of openings for storefronts in alley elevations are preliminary and may change to accommodate individual retailer(s).

7. Applicant requests the flexibility to make minor refinements to exterior details and dimensions or any other changes to comply with Construction Codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building or its systems.



BUILDING ELEVATION: WEST

A - 20 | 500 PENN STREET NE

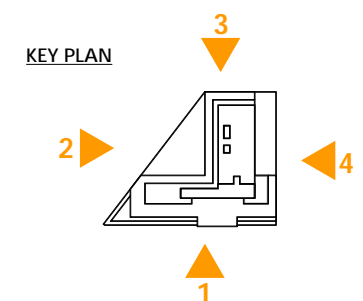


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5. All railings, planters, pool and mechanical equipment meet the setback requirement.
6. Location of At-risk windows on the North elevation may vary to accommodate final interior layouts.

7. Applicant requests the flexibility to make minor refinements to exterior details and dimensions or any other changes to comply with Construction Codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building or its systems.



BUILDING ELEVATION: NORTH

A - 21 | 500 PENN STREET NE

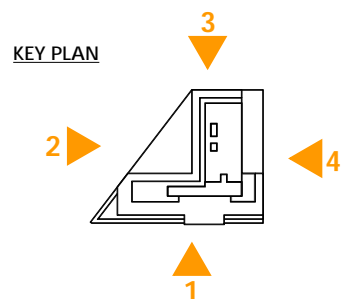


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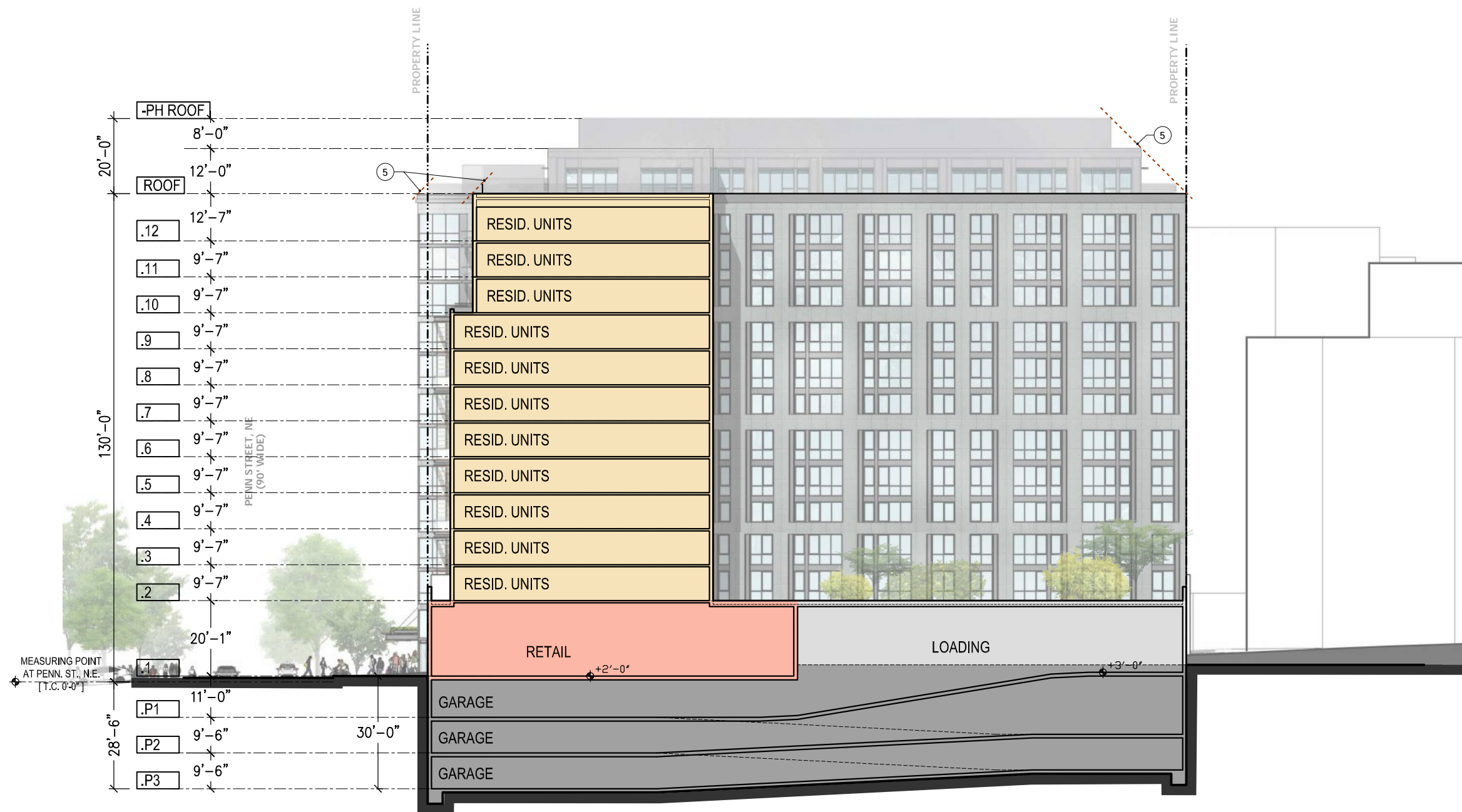
4. Retail storefronts and signage are subject to change upon individual retailer modifications. Applicant requests the flexibility to vary the final selection of the exterior materials within the color ranges and material types (maintaining the same general level of quality) proposed, based on availability at the time of construction and further project design.
5. All railings, planters, pool and mechanical equipment meet the setback requirement.
6. Location of At-risk windows on the East elevation may vary to accommodate final interior layouts.

7. Applicant requests the flexibility to make minor refinements to exterior details and dimensions or any other changes to comply with Construction Codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building or its systems.

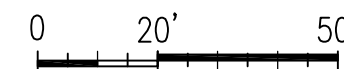


BUILDING ELEVATION: EAST

A - 22 | 500 PENN STREET NE



1 NORTH/SOUTH SECTION
SCALE: 1/32" = 1'-0"

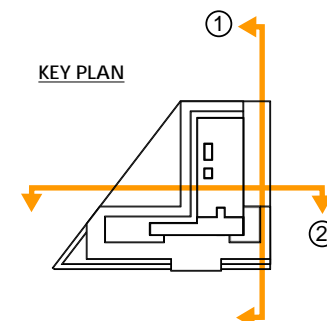


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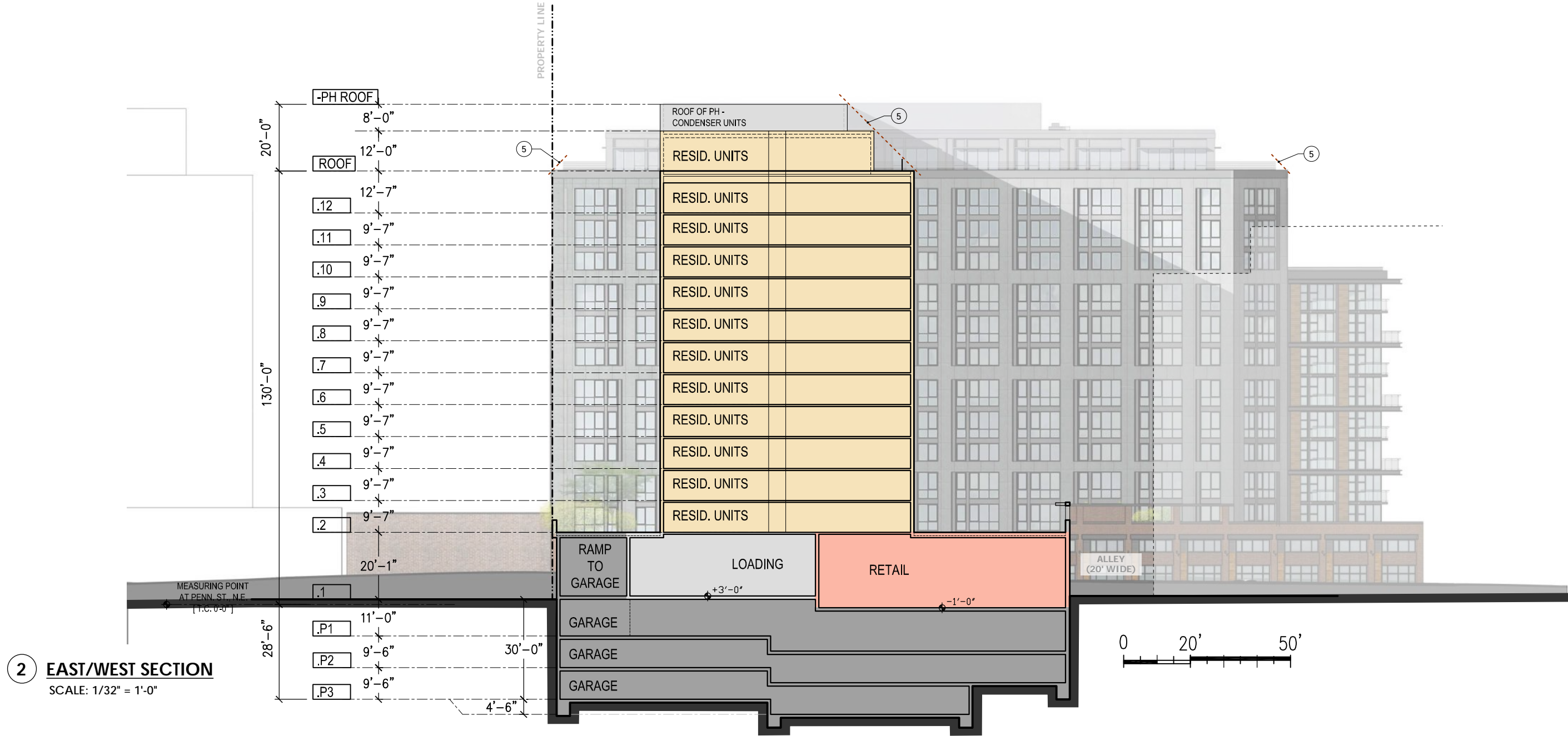
LEGEND

	CORE/SERVICE
	RETAIL
	COMMON AREAS
	RESIDENTIAL
	PARKING



BUILDING SECTION: NORTH/SOUTH

A - 23 | 500 PENN STREET NE



2 EAST/WEST SECTION
SCALE: 1/32" = 1'-0"

Notes:

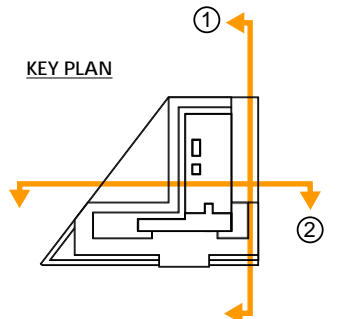
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LEGEND

- CORE/SERVICE
- RETAIL
- COMMON AREAS
- RESIDENTIAL
- PARKING

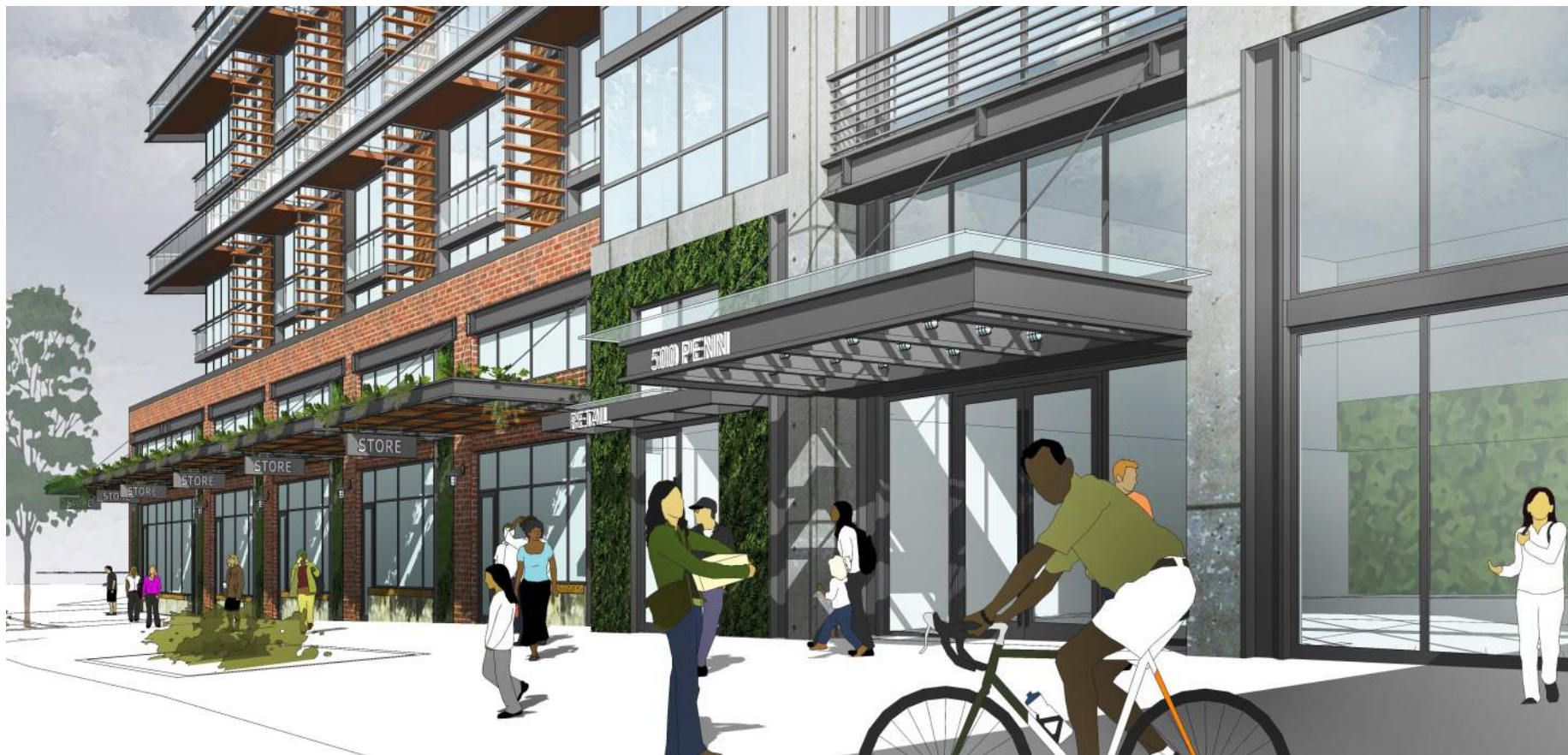


BUILDING SECTION: EAST/WEST

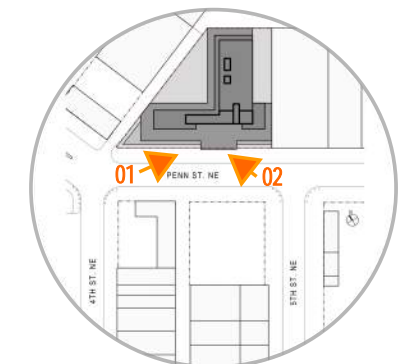
A - 24 | 500 PENN STREET NE



01



02

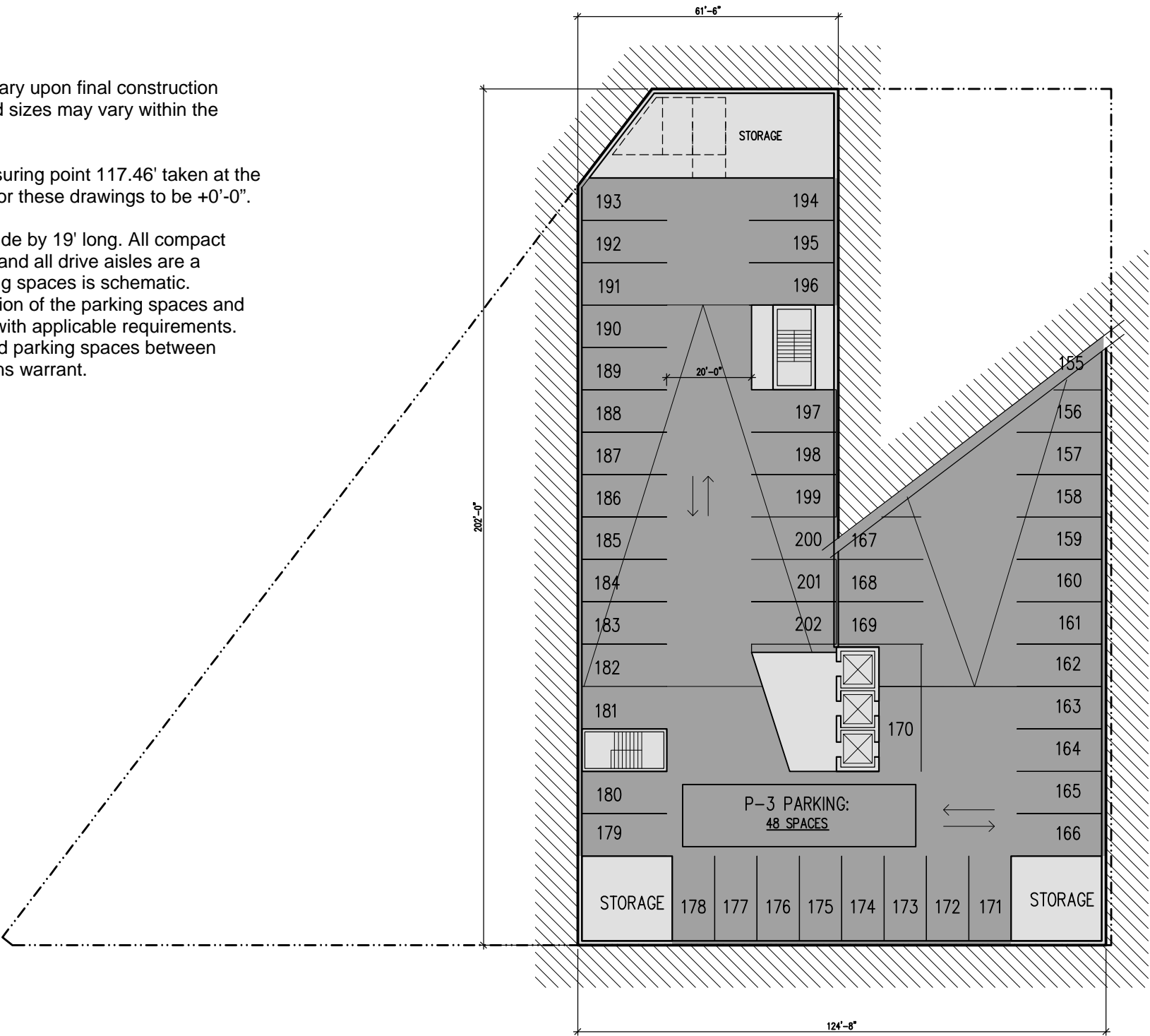


BUILDING ENTRANCE PERSPECTIVE VIEWS

A - 25 | 500 PENN STREET NE

Notes:

- 1. Interior partitions and configurations may vary upon final construction drawings. Residential unit number, types, and sizes may vary within the range proposed.
- 2. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. top of curb, assumed for these drawings to be +0'-0".
- 3. All standard spaces are a minimum of 9' wide by 19' long. All compact spaces are a minimum of 8' wide by 16' long and all drive aisles are a minimum of 20' wide. The layout of the parking spaces is schematic. Changes to the size, locations and configuration of the parking spaces and aisles may occur, provided that they comply with applicable requirements. Applicant may allocate the use of the provided parking spaces between residential and retail uses as market conditions warrant.



LEGEND

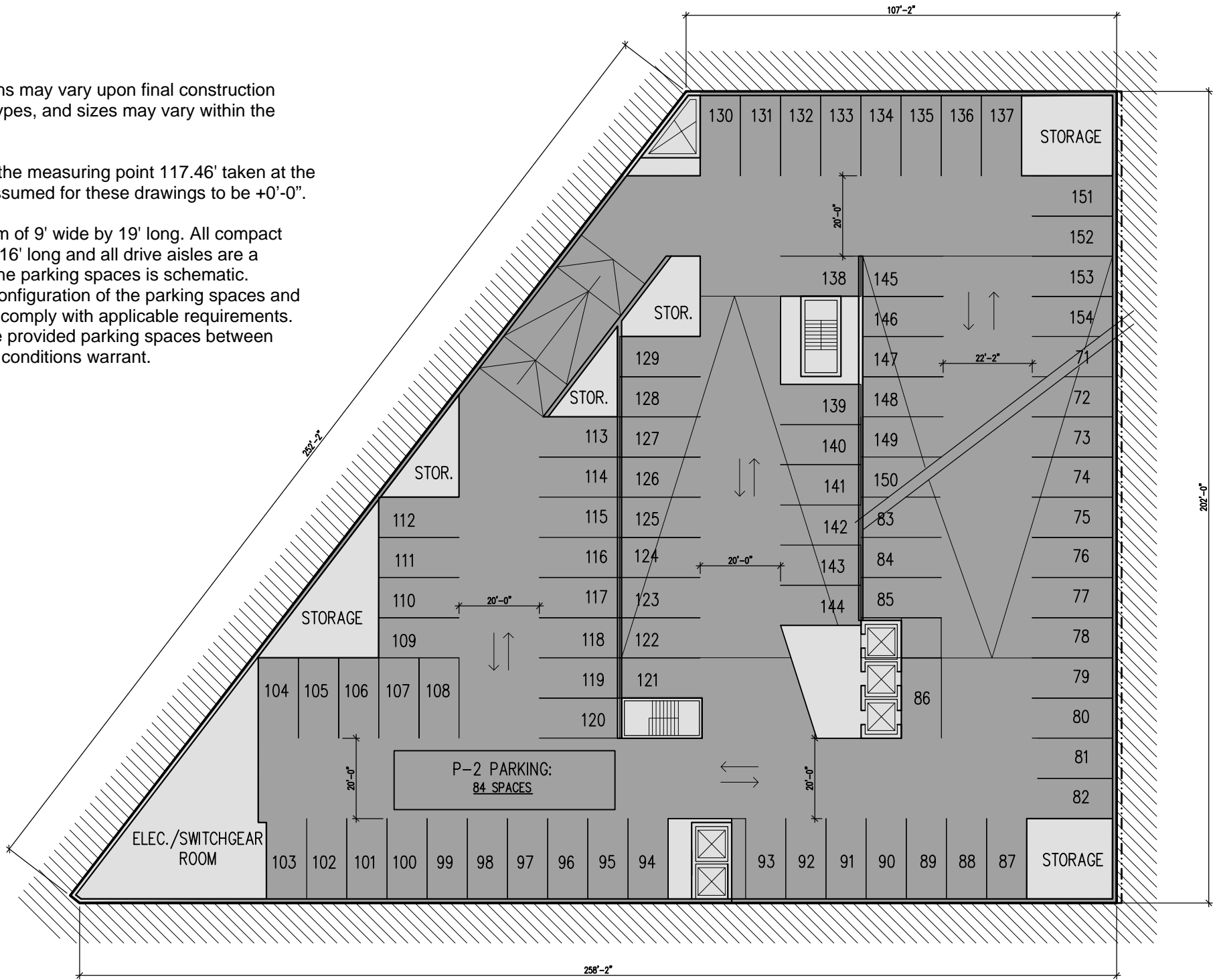
CORE/SERVICE	PARKING	PEDESTRIAN RESIDENTIAL ENTRANCE/EXIT
RETAIL	DIRECTION OF TRAFFIC FLOW	PEDESTRIAN RETAIL ENTRANCE/EXIT
COMMON AREAS	VEHICULAR ENTRANCE/EXIT	PROPERTY LINE
RESIDENTIAL		

P-3 GARAGE PLAN

A - 26 | 500 PENN STREET NE

Notes:

- 1. Interior partitions and configurations may vary upon final construction drawings. Residential unit number, types, and sizes may vary within the range proposed.
- 2. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. top of curb, assumed for these drawings to be +0'-0".
- 3. All standard spaces are a minimum of 9' wide by 19' long. All compact spaces are a minimum of 8' wide by 16' long and all drive aisles are a minimum of 20' wide. The layout of the parking spaces is schematic. Changes to the size, locations and configuration of the parking spaces and aisles may occur, provided that they comply with applicable requirements. Applicant may allocate the use of the provided parking spaces between residential and retail uses as market conditions warrant.



LEGEND

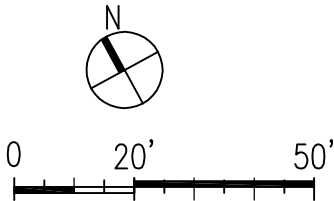
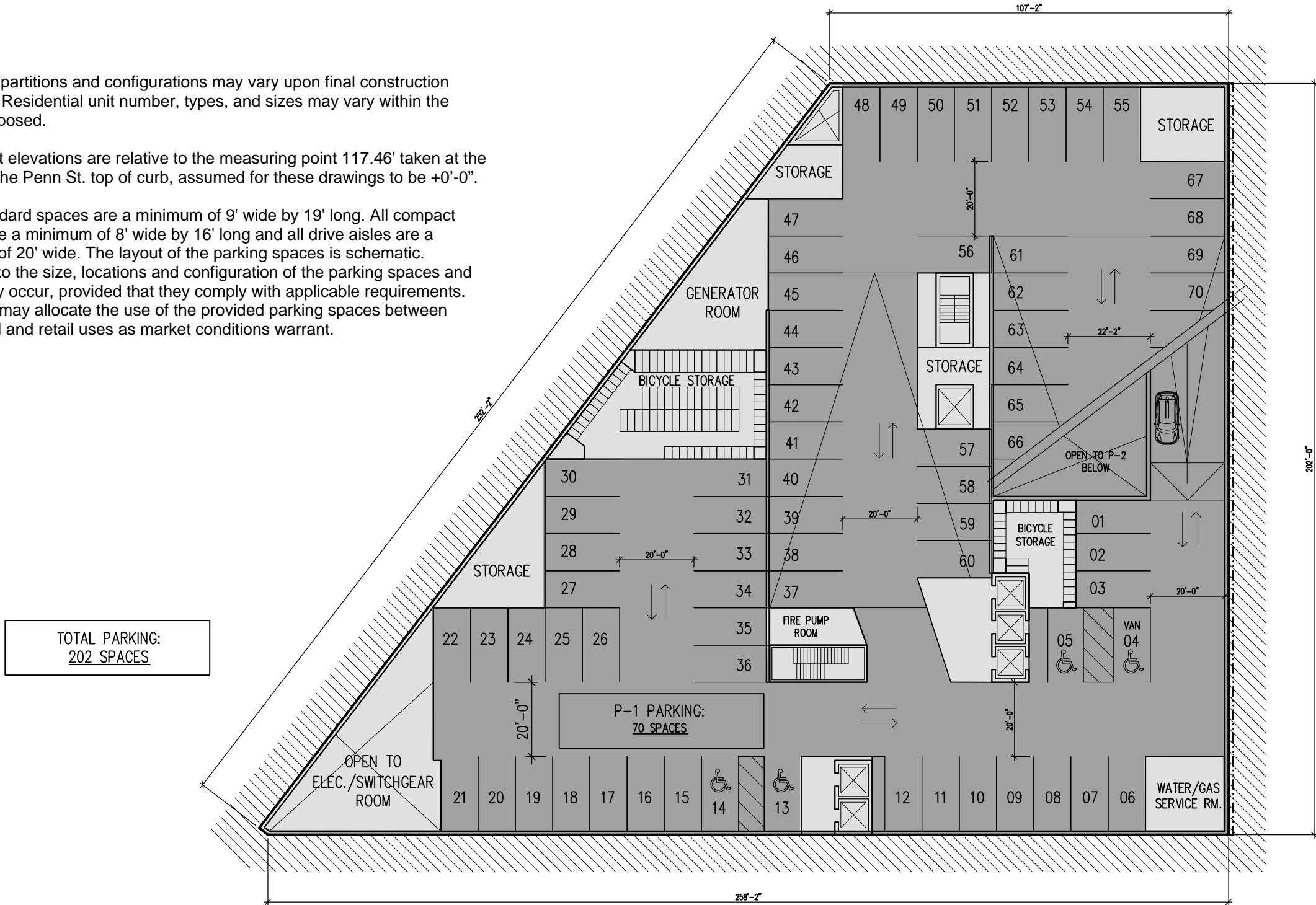
- | | | |
|--------------|---------------------------|--------------------------------------|
| CORE/SERVICE | PARKING | PEDESTRIAN RESIDENTIAL ENTRANCE/EXIT |
| RETAIL | DIRECTION OF TRAFFIC FLOW | PEDESTRIAN RETAIL ENTRANCE/EXIT |
| COMMON AREAS | VEHICULAR ENTRANCE/EXIT | PROPERTY LINE |
| RESIDENTIAL | | |

P-2 GARAGE PLAN

A - 27 | 500 PENN STREET NE

Notes:

- 1. Interior partitions and configurations may vary upon final construction drawings. Residential unit number, types, and sizes may vary within the range proposed.
- 2. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. top of curb, assumed for these drawings to be +0'-0".
- 3. All standard spaces are a minimum of 9' wide by 19' long. All compact spaces are a minimum of 8' wide by 16' long and all drive aisles are a minimum of 20' wide. The layout of the parking spaces is schematic. Changes to the size, locations and configuration of the parking spaces and aisles may occur, provided that they comply with applicable requirements. Applicant may allocate the use of the provided parking spaces between residential and retail uses as market conditions warrant.



LEGEND

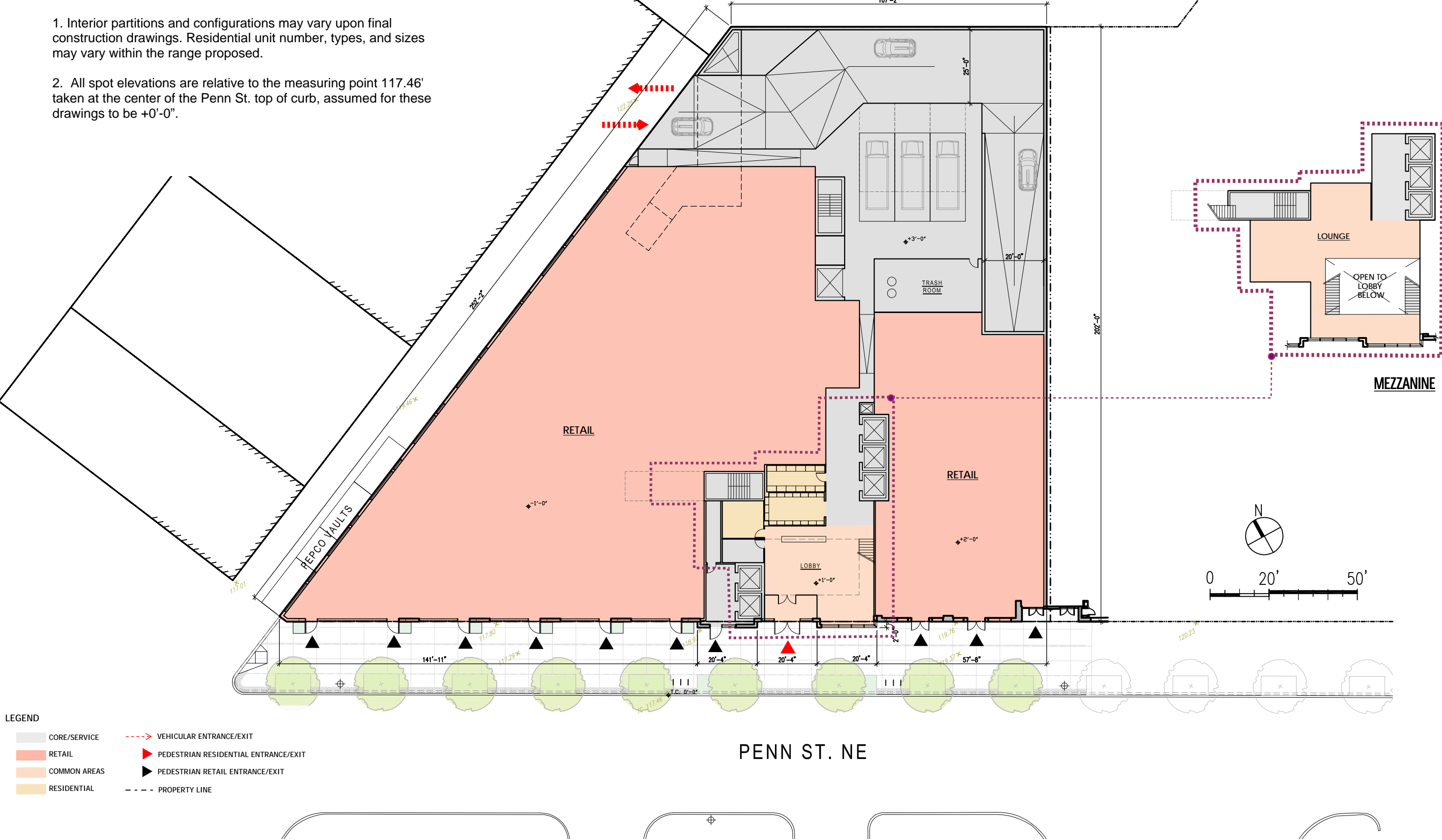
CORE/SERVICE	PARKING	PEDESTRIAN RESIDENTIAL ENTRANCE/EXIT
RETAIL	DIRECTION OF TRAFFIC FLOW	PEDESTRIAN RETAIL ENTRANCE/EXIT
COMMON AREAS	VEHICULAR ENTRANCE/EXIT	PROPERTY LINE
RESIDENTIAL		

P-1 GARAGE PLAN

A - 28 | 500 PENN STREET NE

Notes:

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- 2. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. top of curb, assumed for these drawings to be +0'-0".

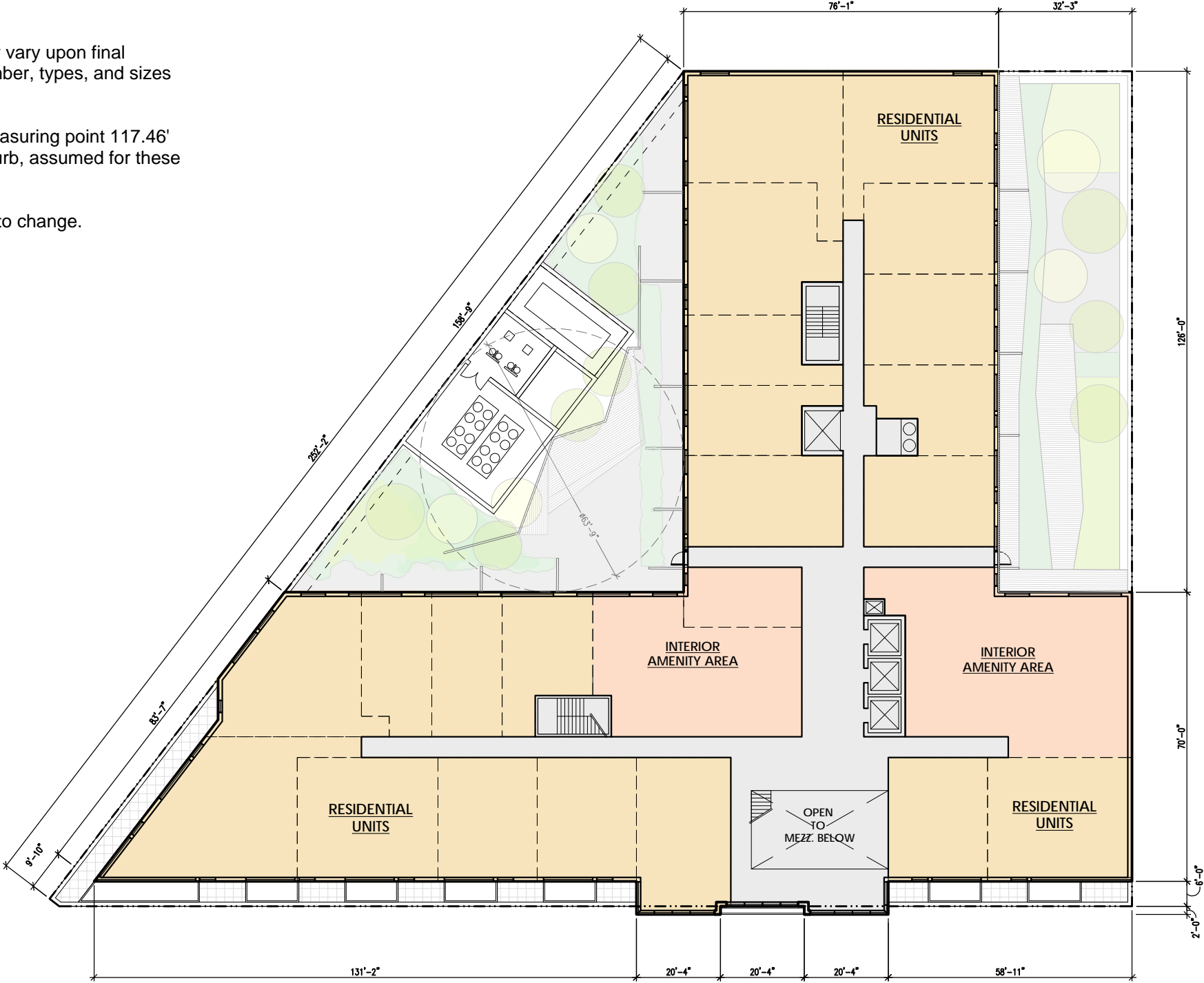


FIRST FLOOR PLAN

A - 29 | 500 PENN STREET NE

Notes:

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- 2. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. top of curb, assumed for these drawings to be +0'-0".
- 3. Final location of green roof area subject to change.



LEGEND

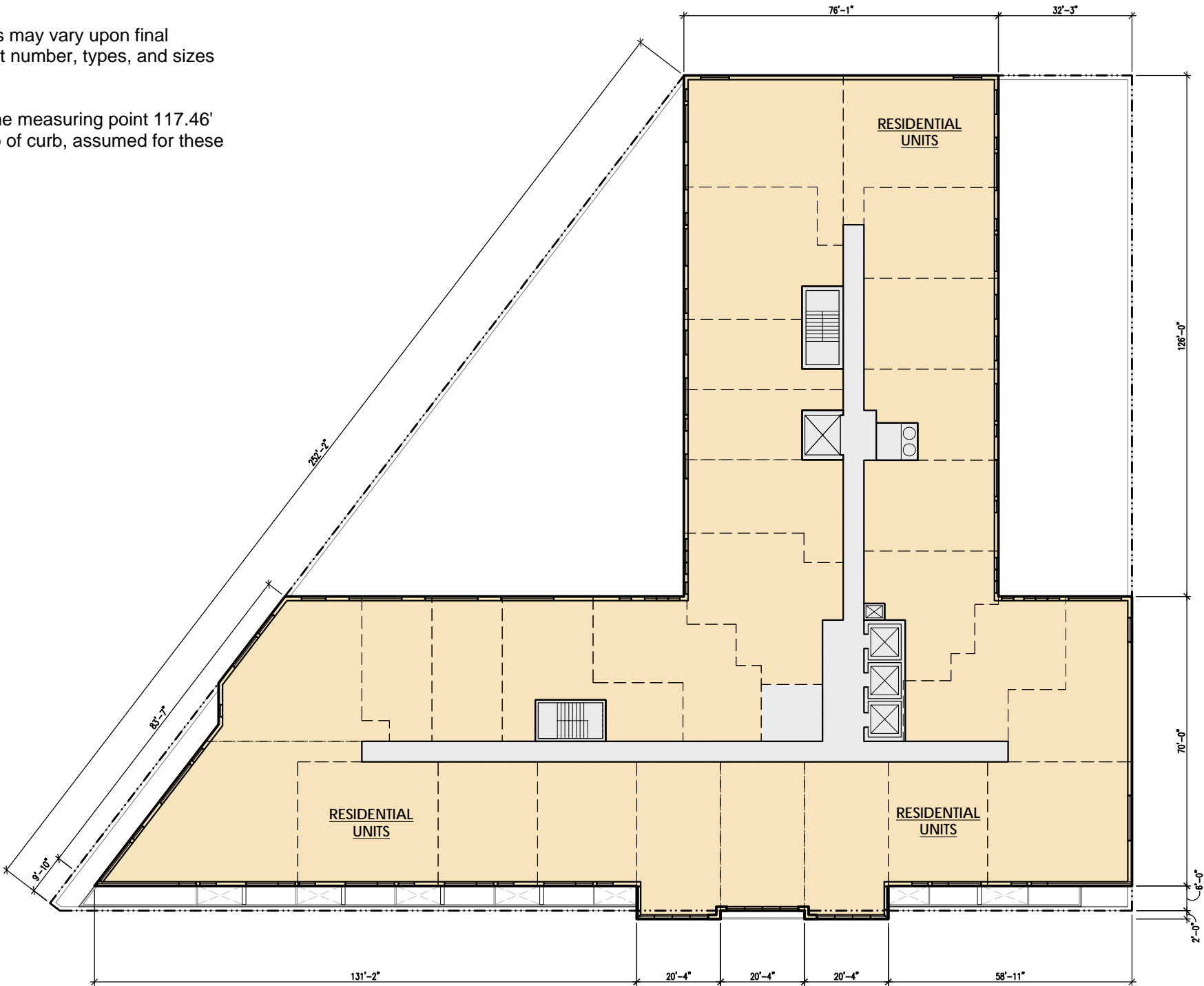
- CORE/SERVICE
- RESIDENTIAL
- COMMON AREAS

SECOND FLOOR PLAN

A - 30 | 500 PENN STREET NE

Notes:

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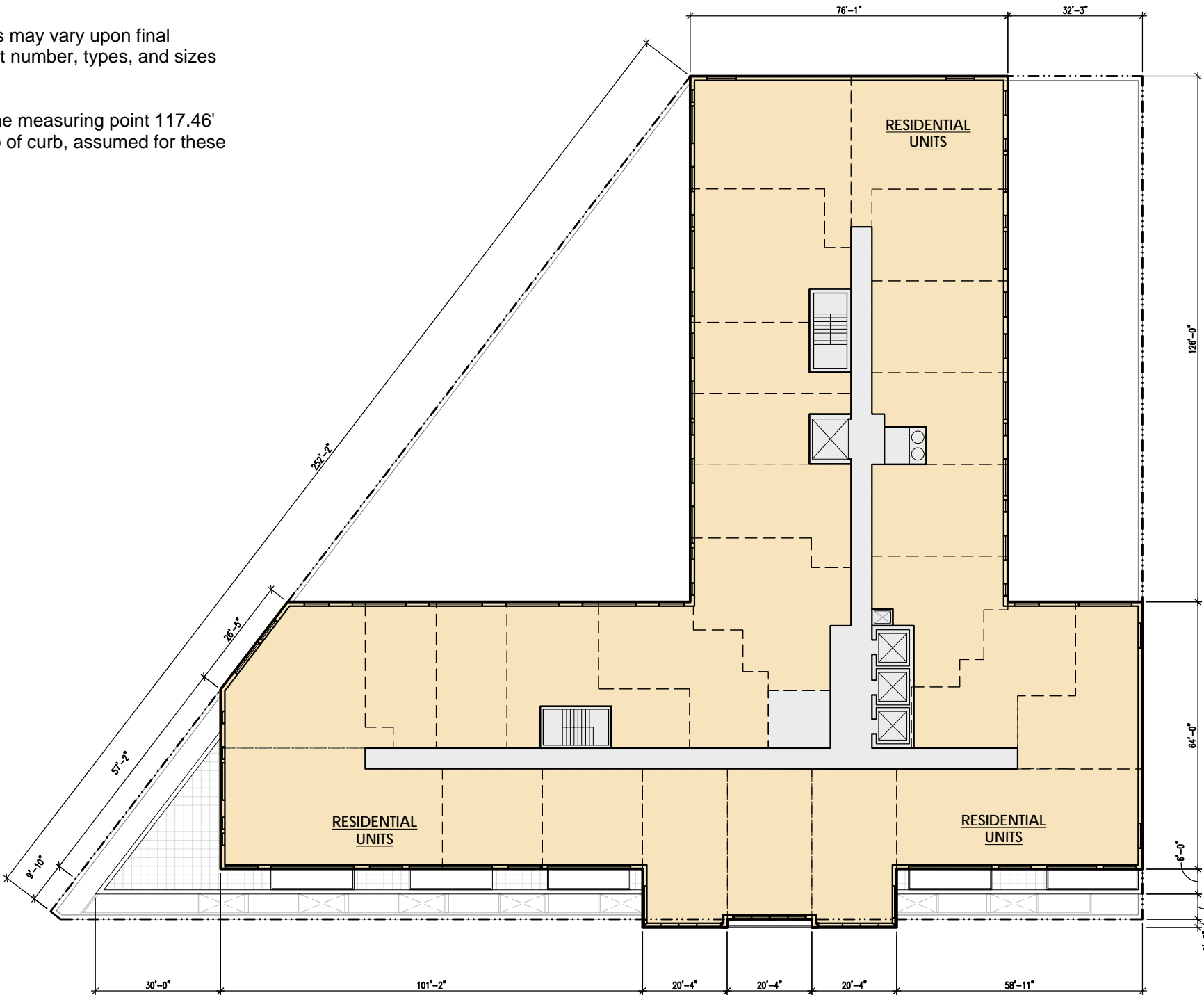
LEGEND

- CORE/SERVICE
- RESIDENTIAL
- COMMON AREAS

TYPICAL (3RD / 9TH) FLOOR PLAN

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LEGEND

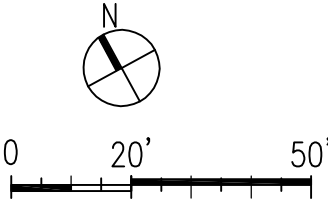
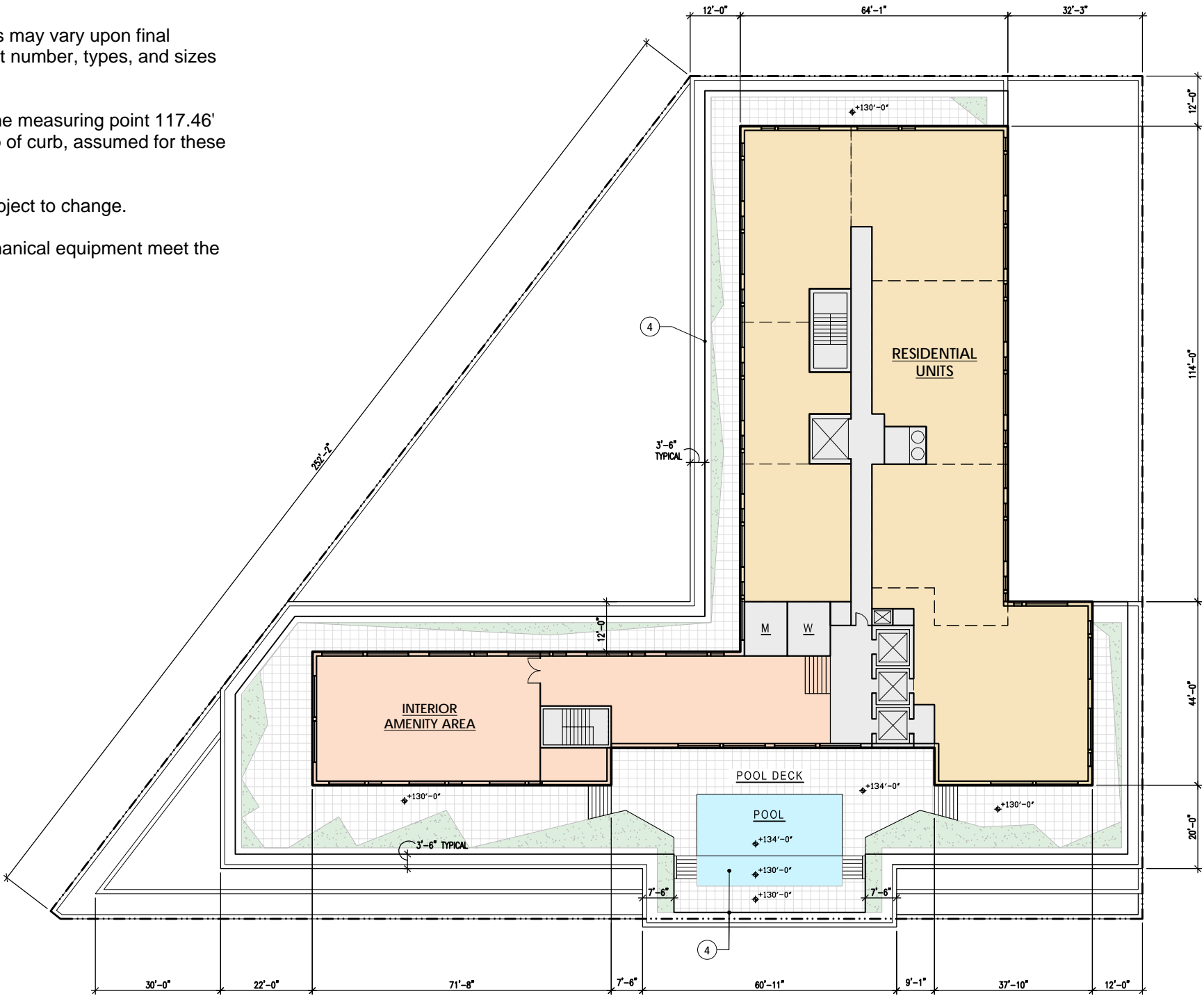
- CORE/SERVICE
- RESIDENTIAL
- COMMON AREAS

TYPICAL (10TH / 12TH) FLOOR PLAN

A - 32 | 500 PENN STREET NE

Notes:

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- 2. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. top of curb, assumed for these drawings to be +0'-0".
- 3. Final location of green roof area subject to change.
- 4. All railings, planters, pool and mechanical equipment meet the setback requirement.



LEGEND

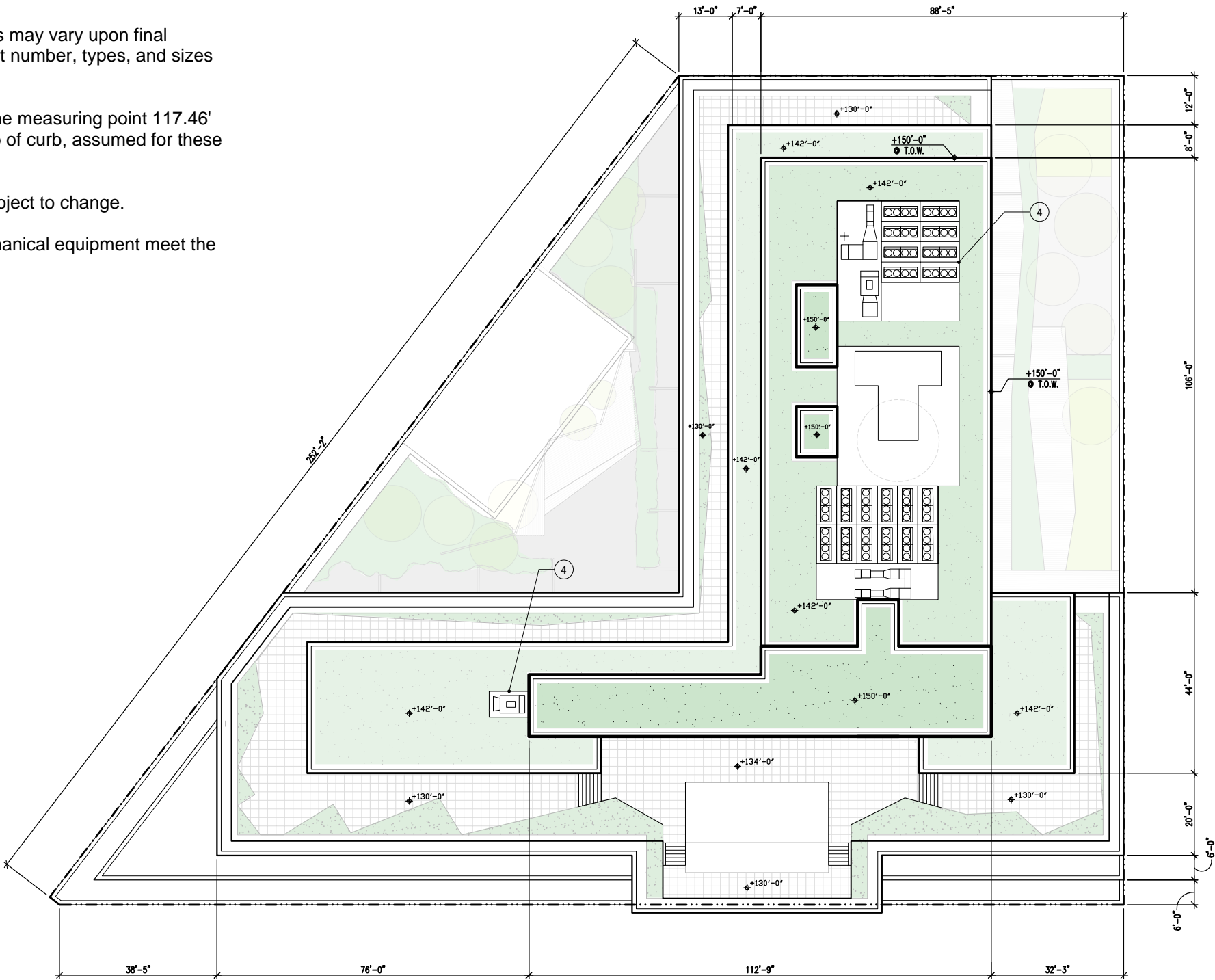
CORE/SERVICE
RESIDENTIAL
COMMON AREAS

PENTHOUSE FLOOR PLAN

A - 33 | 500 PENN STREET NE

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- 3. Final location of green roof area subject to change.
- 4. All railings, planters, pool and mechanical equipment meet the setback requirement.



LEGEND

- CORE/SERVICE
- RESIDENTIAL
- COMMON AREAS

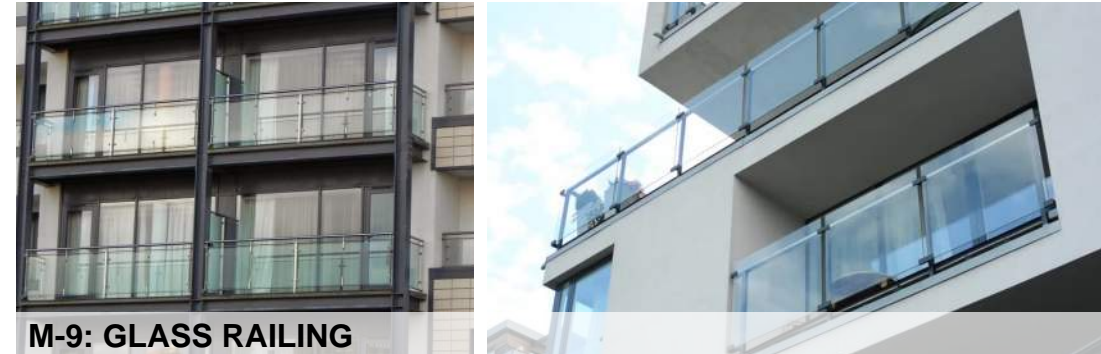
ROOFTOP PLAN

A - 34 | 500 PENN STREET NE

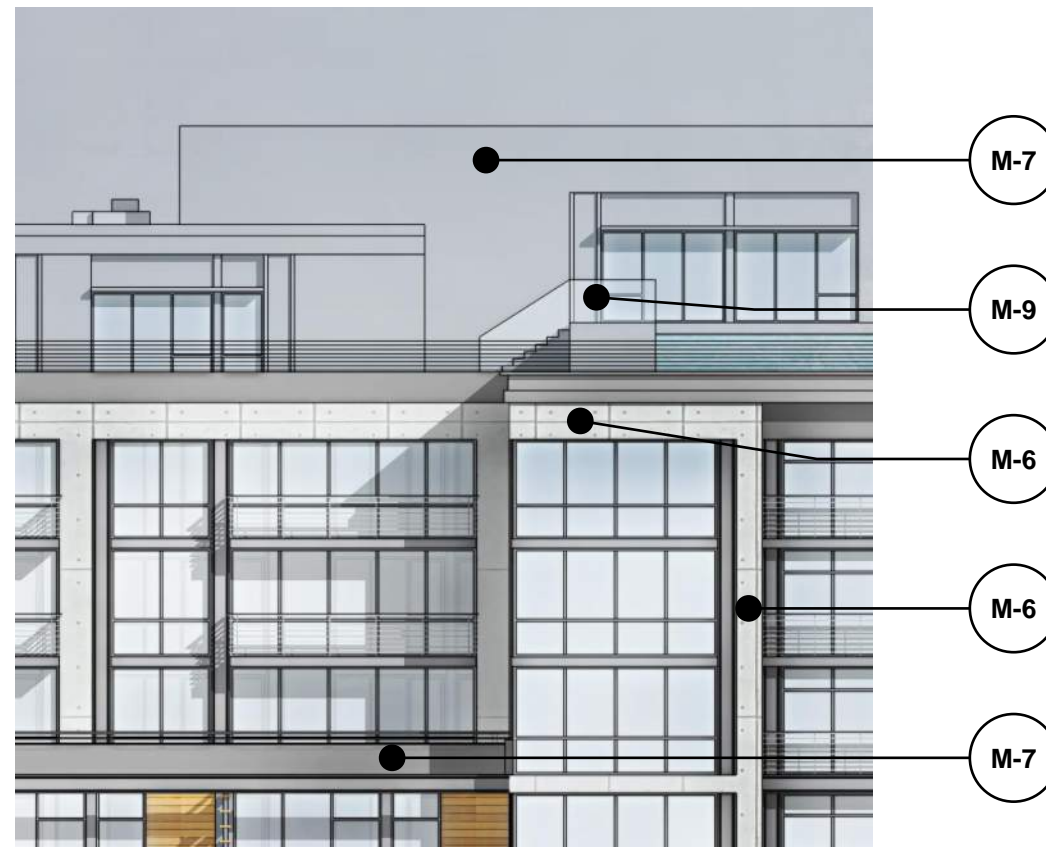
RETAIL BASE MATERIALS



RESIDENTIAL MATERIALS



PRECEDENT IMAGES FOR BUILDING MATERIALS



MATERIAL DESCRIPTION:
SEE BUILDING MATERIALS SHEET A-35

- MATERIAL LEGEND:**
- M-1 BRICK
 - M-2 WOOD
 - M-3 CONCRETE
 - M-4 VEGETATED WALL
 - M-5 PAINTED / WEATHERED STEEL
 - M-6 CONCRETE / CEMENTITIOUS PANEL
 - M-7 METAL PANEL
 - M-8 ARCHITECTURAL PANEL / SCREEN
 - M-9 GLASS RAILING



BUILDING FACADE DETAILS

A - 36 | 500 PENN STREET NE

06/22/17