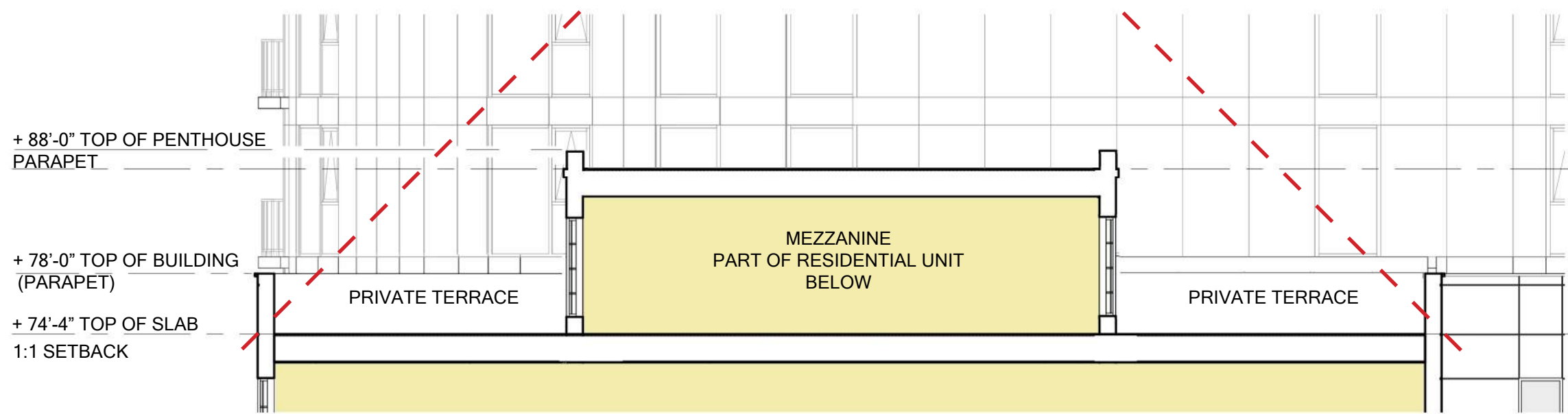


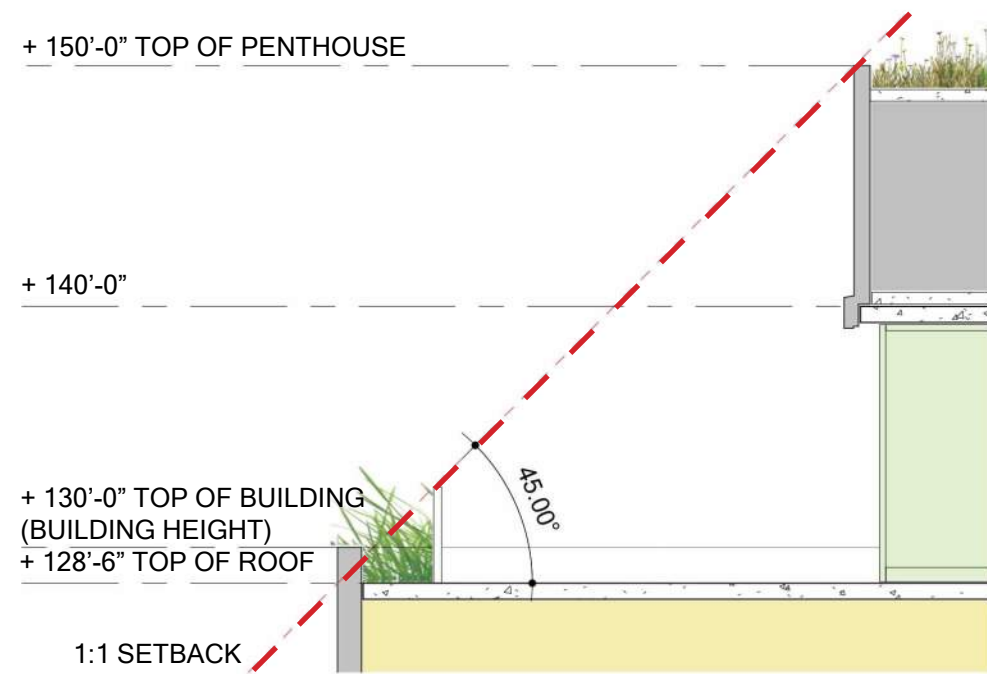
S 1-2 ENLARGED SECTION THRU PENTHOUSE PH2 @ A-1 HIGH RISE
SCALE: 3/32" = 1'-0"



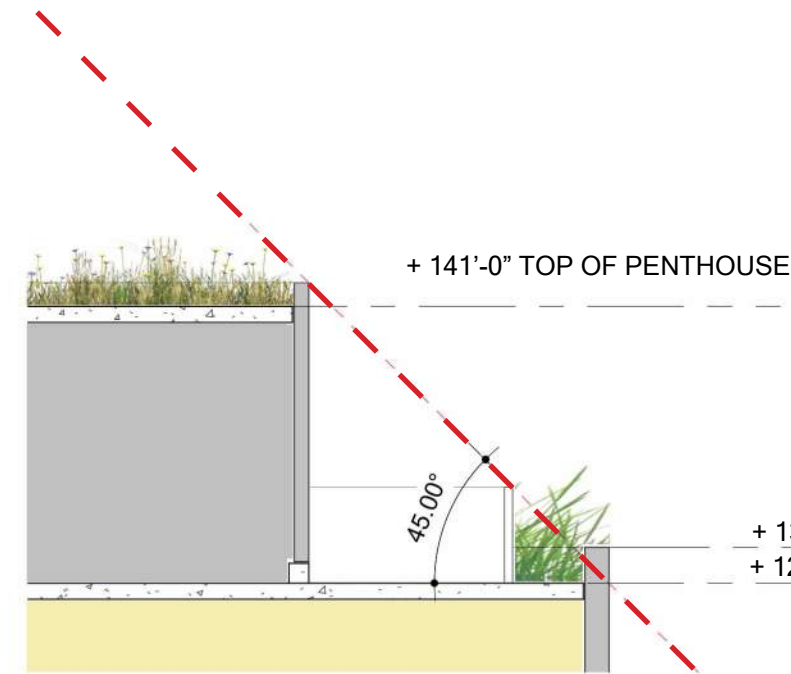
S 1-1 ENLARGED SECTION THRU A-1 MID RISE
SCALE: 1/8" = 1'-0"

- Residential
- Mechanical Space
- Amenity / Misc

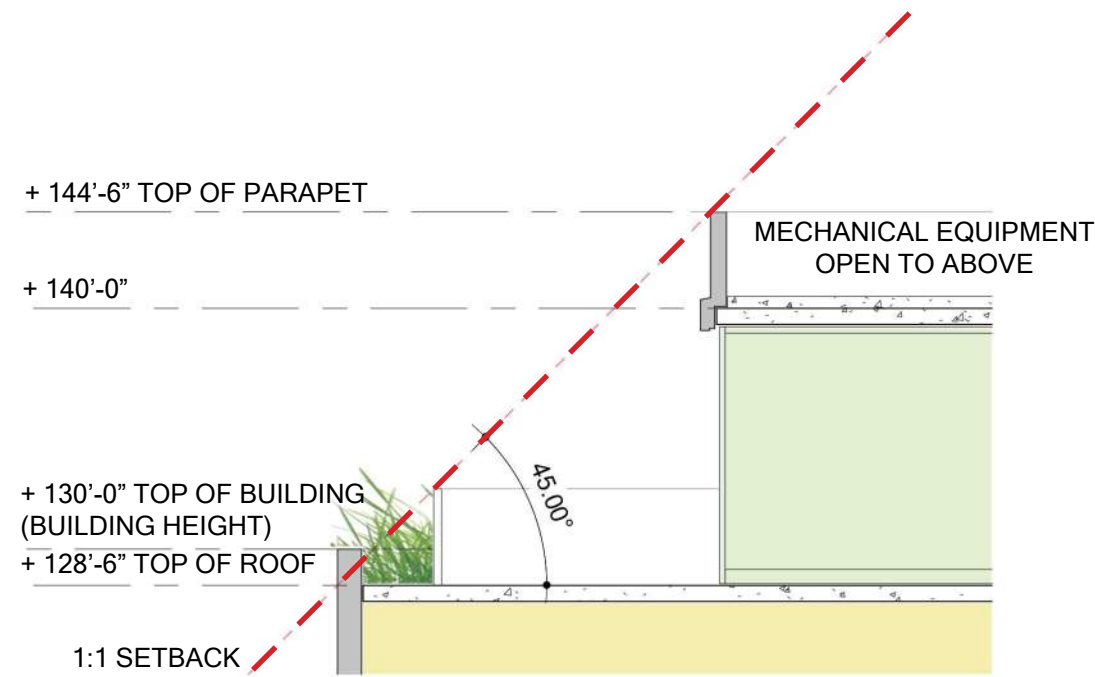
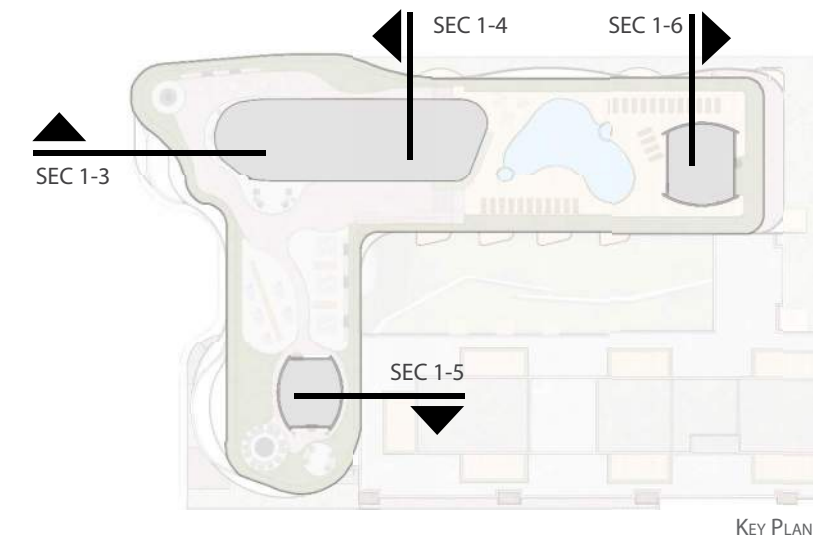
ENLARGED PENTHOUSE SECTIONS



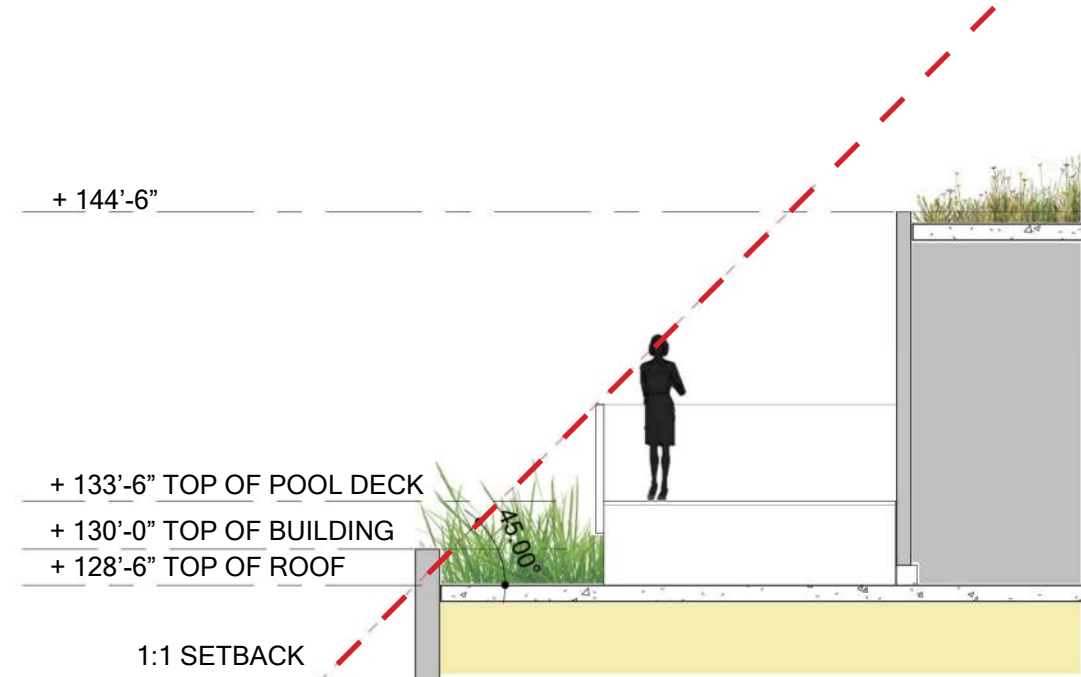
S 1-3 ENLARGED SECTION THRU PENTHOUSE PH2



S 1-5 ENLARGED SECTION THRU PENTHOUSE PH1



S 1-4 ENLARGED SECTION THRU PENTHOUSE PH2



S 1-6 ENLARGED SECTION THRU PENTHOUSE PH3

- Residential
- Mechanical Space
- Amenity / Misc

DECEMBER 23, 2016

SCALE: 1/8" = 1'-0"

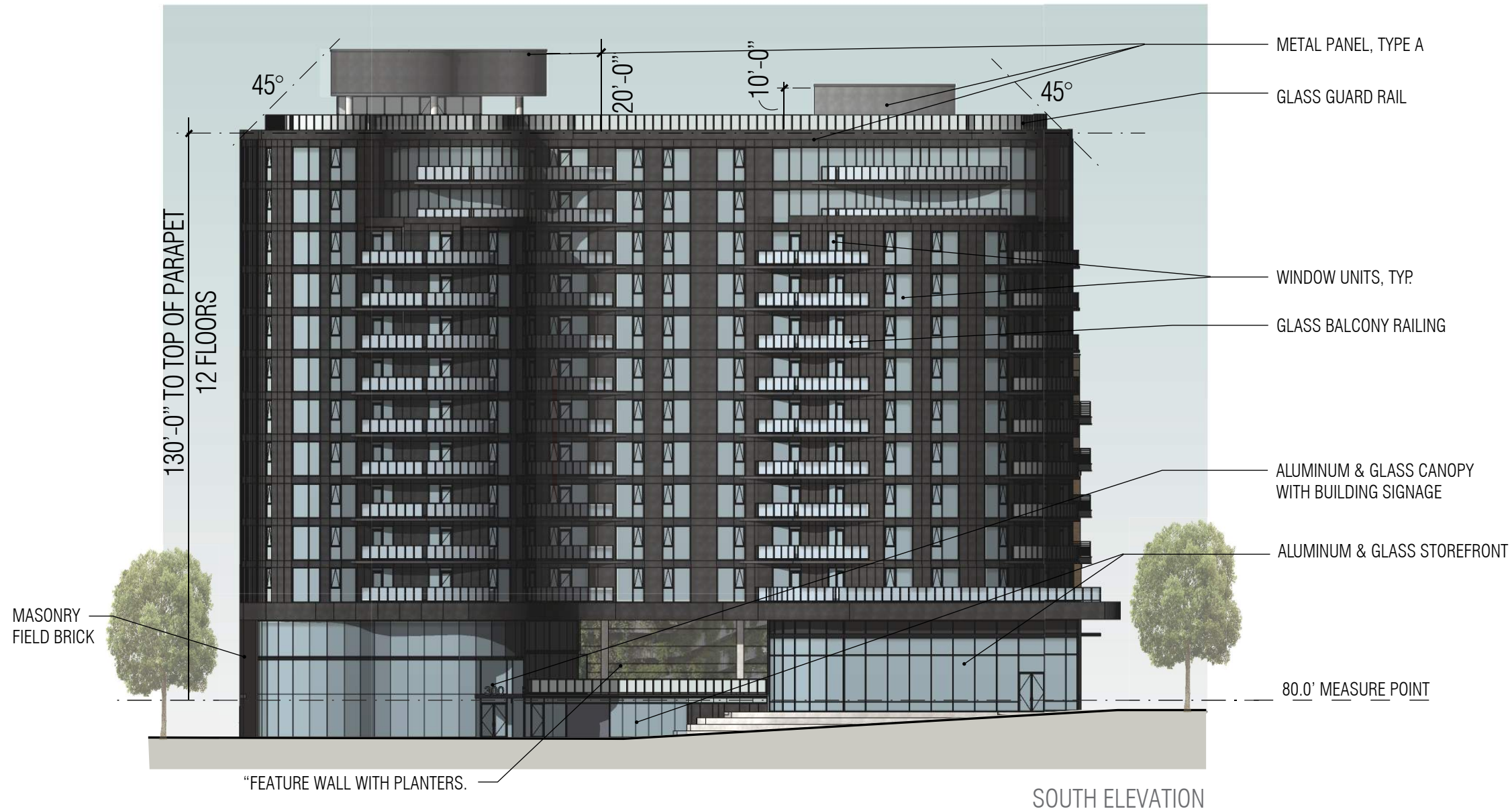
ENLARGED PENTHOUSE SECTIONS

NOTE:

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RANGE AND TYPE OF MATERIALS MAY VARY BASED ON AVAILABILITY AT TIME OF CONSTRUCTION
AND DESIGN DEVELOPMENT.



KEY PLAN



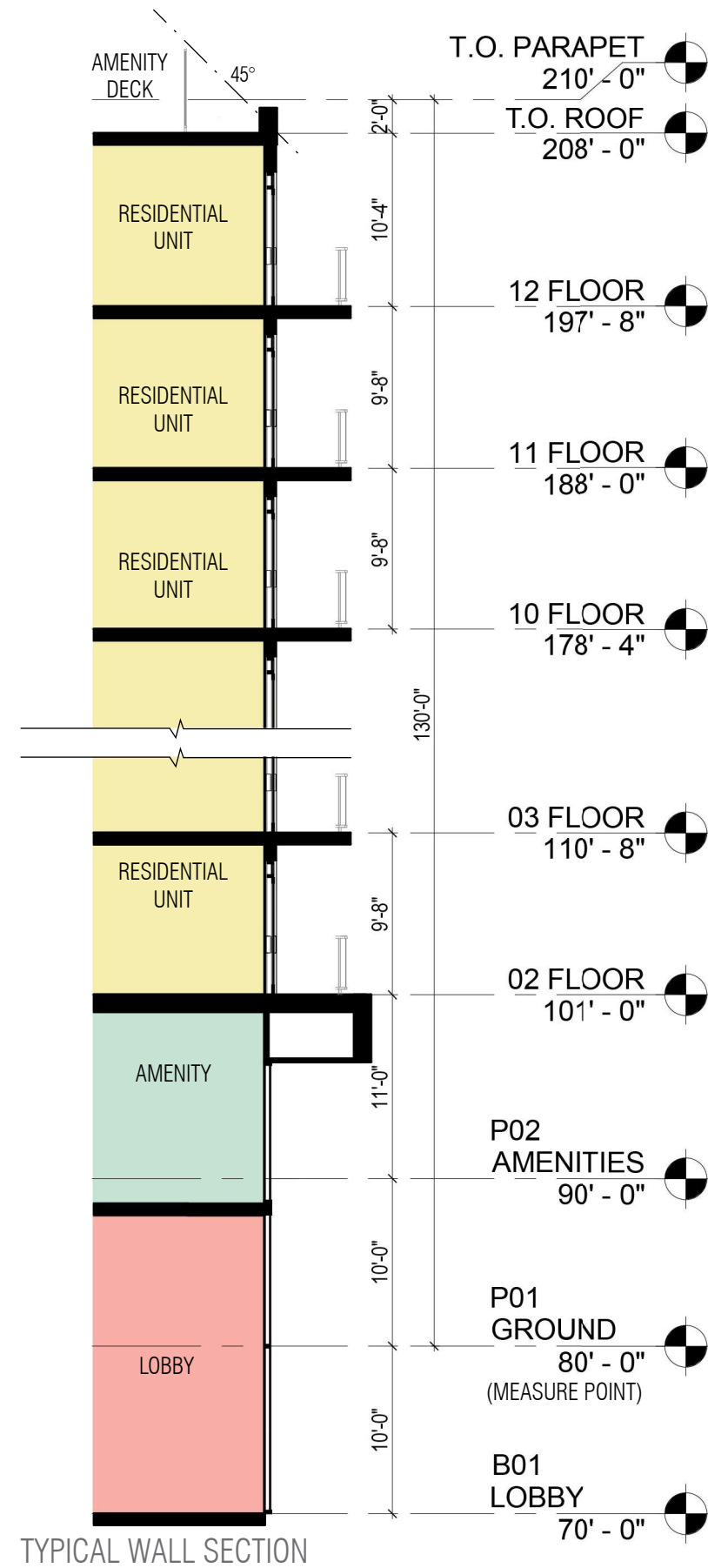


AXONOMETRIC



ENLARGED PARTIAL ELEVATION

- GLASS GUARD RAIL
- METAL PANEL, TYPE A
- WINDOW UNIT, TYP.
- GLASS BALCONY RAILING, TYP.
- GLASS WINDOW WALL
- METAL TRIM
- GLASS CURTAIN WALL



TYPICAL WALL SECTION

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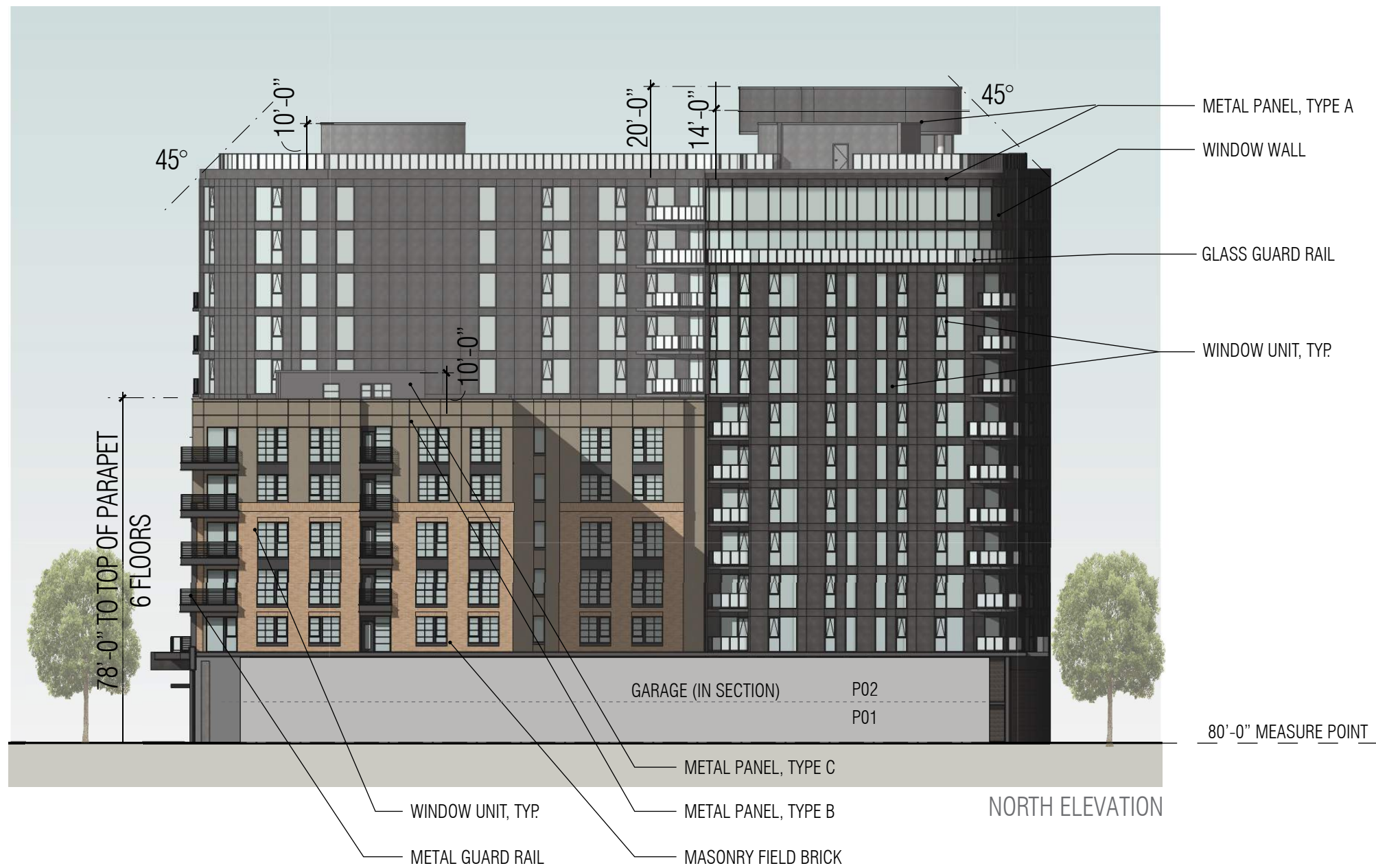
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KEY PLAN



ELEVATIONS - BUILDING A-1

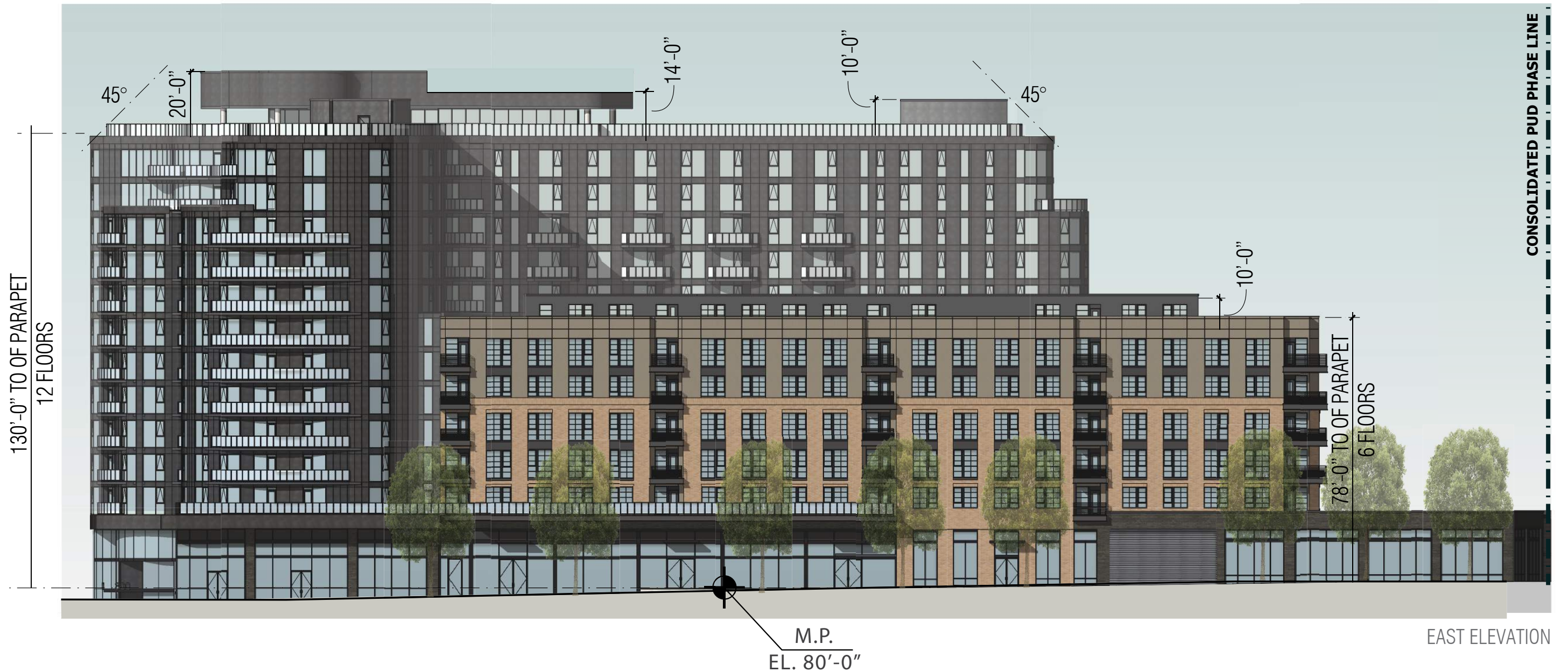
SCALE: 1" = 30'-0"

DECEMBER 23, 2016

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KEY PLAN



DECEMBER 23, 2016

SCALE: 1" = 30'-0" "

ELEVATIONS - BUILDING A-1

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KEY PLAN





AXONOMETRIC



ENLARGED PARTIAL ELEVATION

WALL PANEL, TYPE C (PENTHOUSE BEYOND)

METAL PANEL, TYPE B

PREFABRICATED METAL BALCONY WITH METAL GUARD RAIL

MASONRY FIELD BRICK

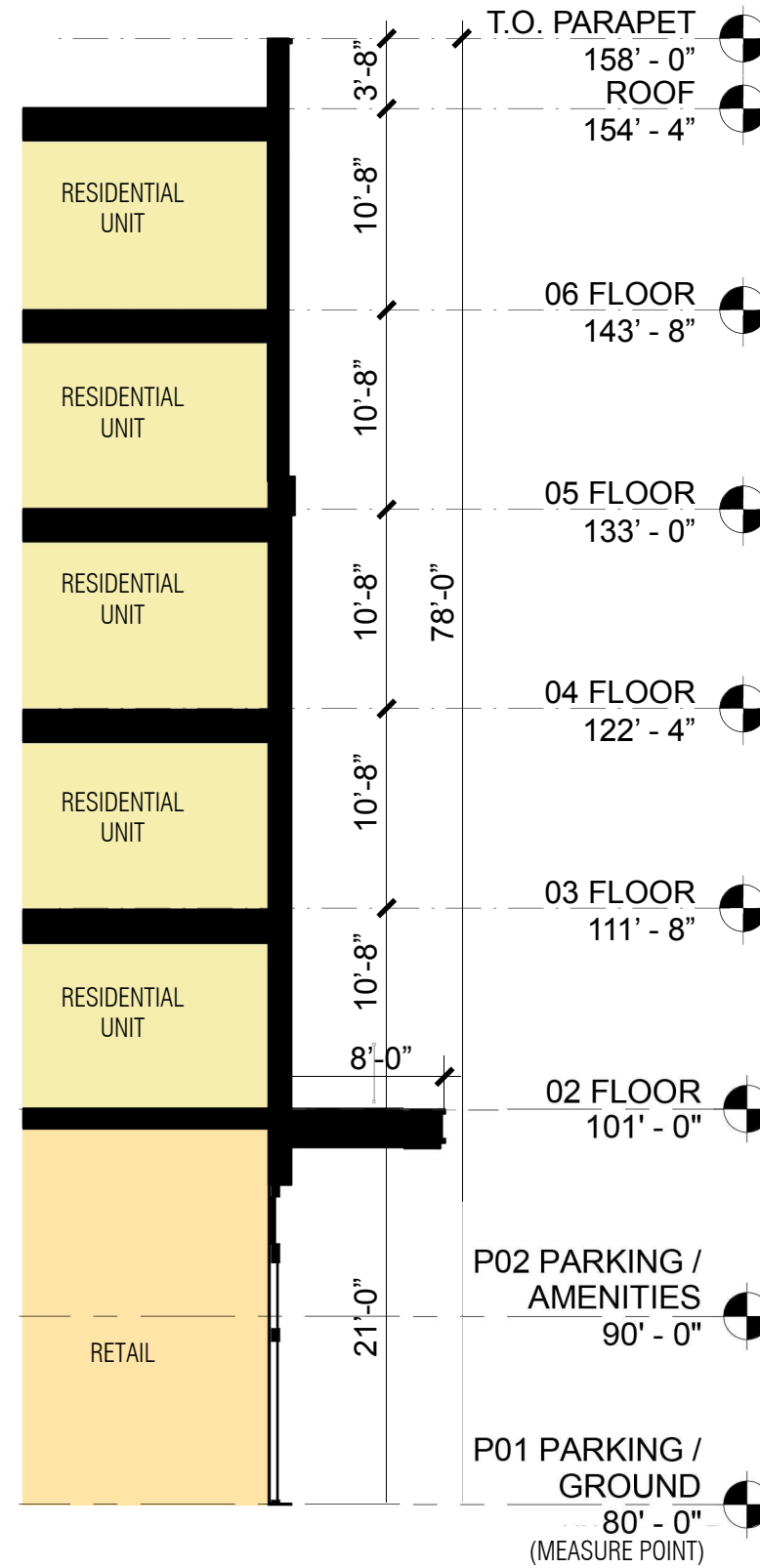
WINDOW UNIT, TYP.

GLASS GUARD RAIL

METAL TRIM

METAL LOUVERS

RETAIL STOREFRONT



TYPICAL WALL SECTION

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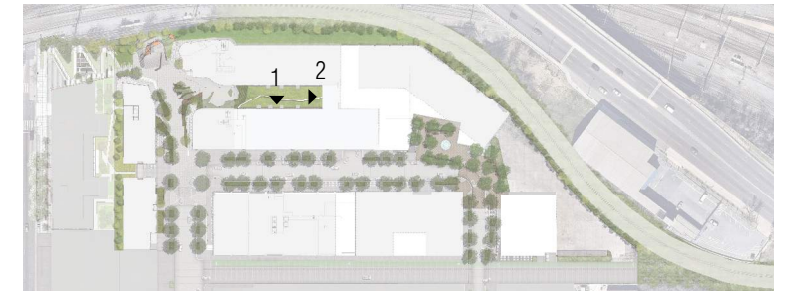


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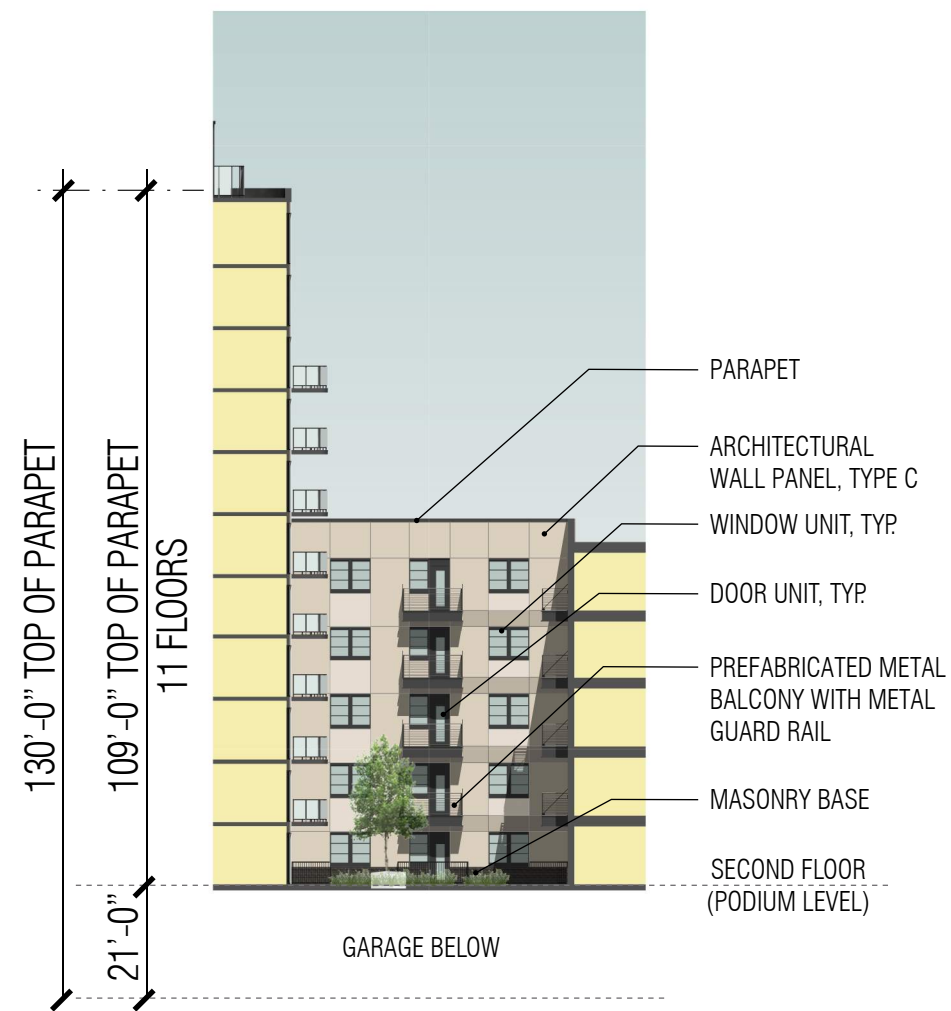
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KEY PLAN



2 – COURTYARD SOUTH ELEVATION



1 – COURTYARD EAST ELEVATION

COURTYARD ELEVATIONS - BUILDING A-1

SCALE: 1" = 30'-0"

DECEMBER 23, 2016

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KEY PLAN



2 – COURTYARD WEST ELEVATION

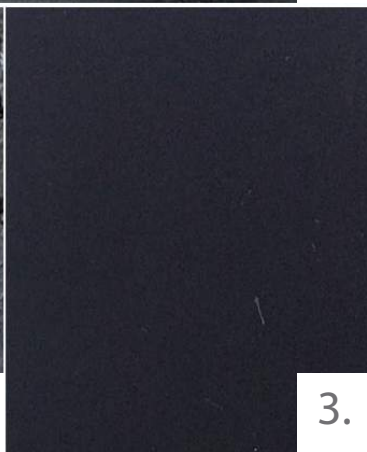


1 – COURTYARD NORTH ELEVATION

DECEMBER 23, 2016

SCALE: 1" = 30'-0" "

COURTYARD ELEVATIONS - BUILDING A-1



MATERIAL LEGEND

1. METAL PANEL, TYPE A
2. MASONRY - FIELD BRICK AT PODIUM LEVEL
3. WINDOW/ DOOR MULLIONS, MISCELLANEOUS METAL TRIMS
4. MASONRY BLOCK - GROUND FACE
5. POLISHED TEXTURED - FIELD BLOCK AT PODIUM LEVEL WEST FACADE, TRACK SIDE
6. MASONRY BLOCK - ACCENT FOR PERFORATED WALL DESIGN AT WEST FACADE, TRACK SIDE

NOTE: THE APPLICANT REQUESTS FLEXIBILITY TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS, BUT WILL MAINTAIN THE DESIGN INTENT AND GENERAL LEVEL OF QUALITY. COLOR AND RANGE OF MATERIALS MAY VARY BASED ON AVAILABILITY AT TIME OF CONSTRUCTION AND DESIGN DEVELOPMENT.





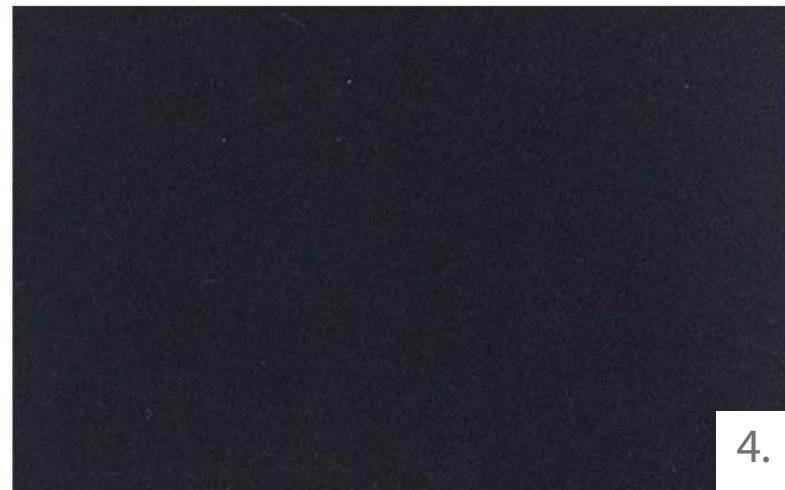
1.



2.



3.



4.

MATERIAL LEGEND

- 1. MASONRY - FIELD BRICK
- 2. METAL PANEL, TYPE B
- 3. ARCHITECTURAL WALL PANEL, TYPE C
- 4. WINDOW/ DOOR MULLIONS, MISCELLANEOUS METAL TRIMS

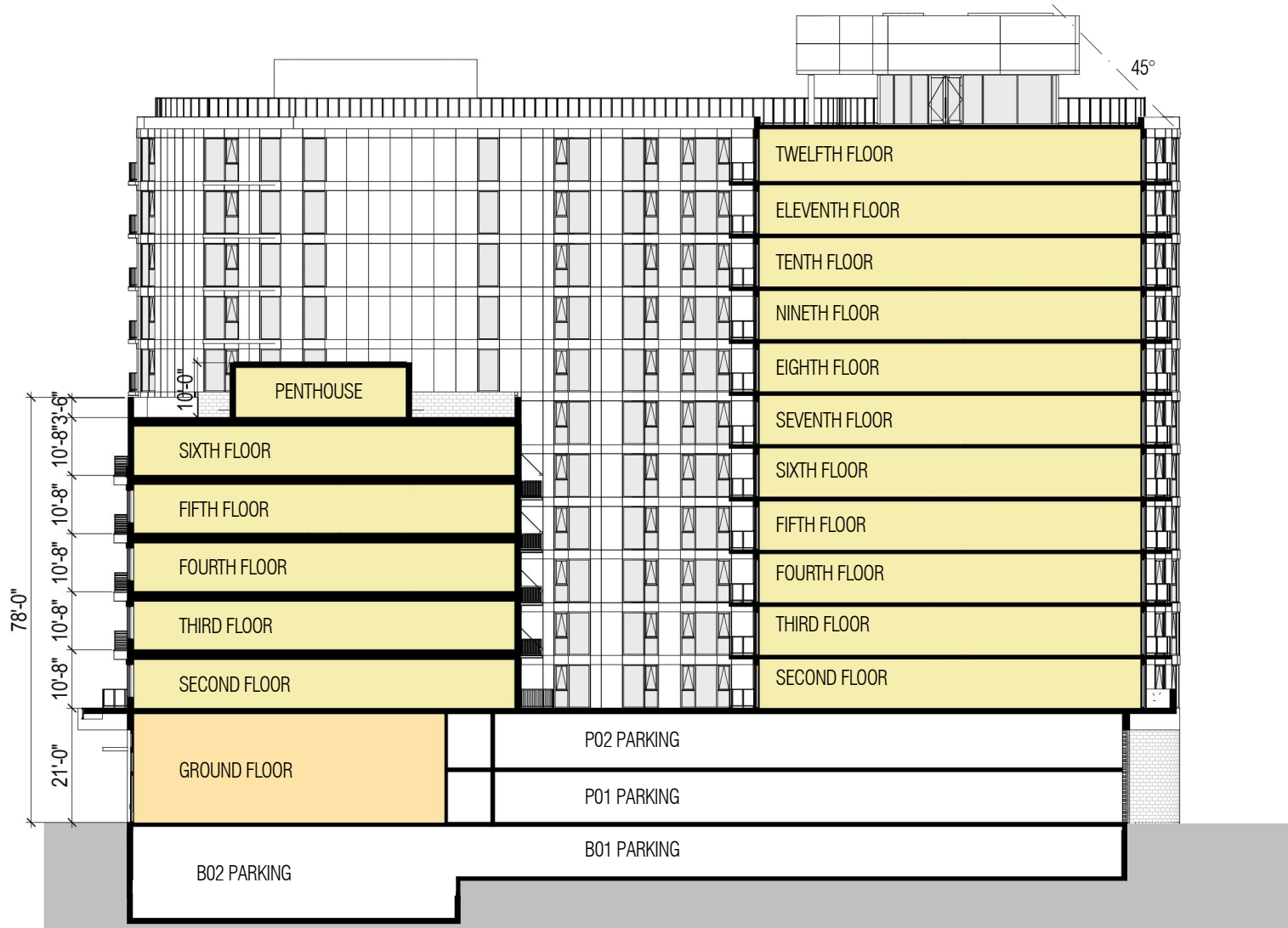
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DIAGRAM KEY

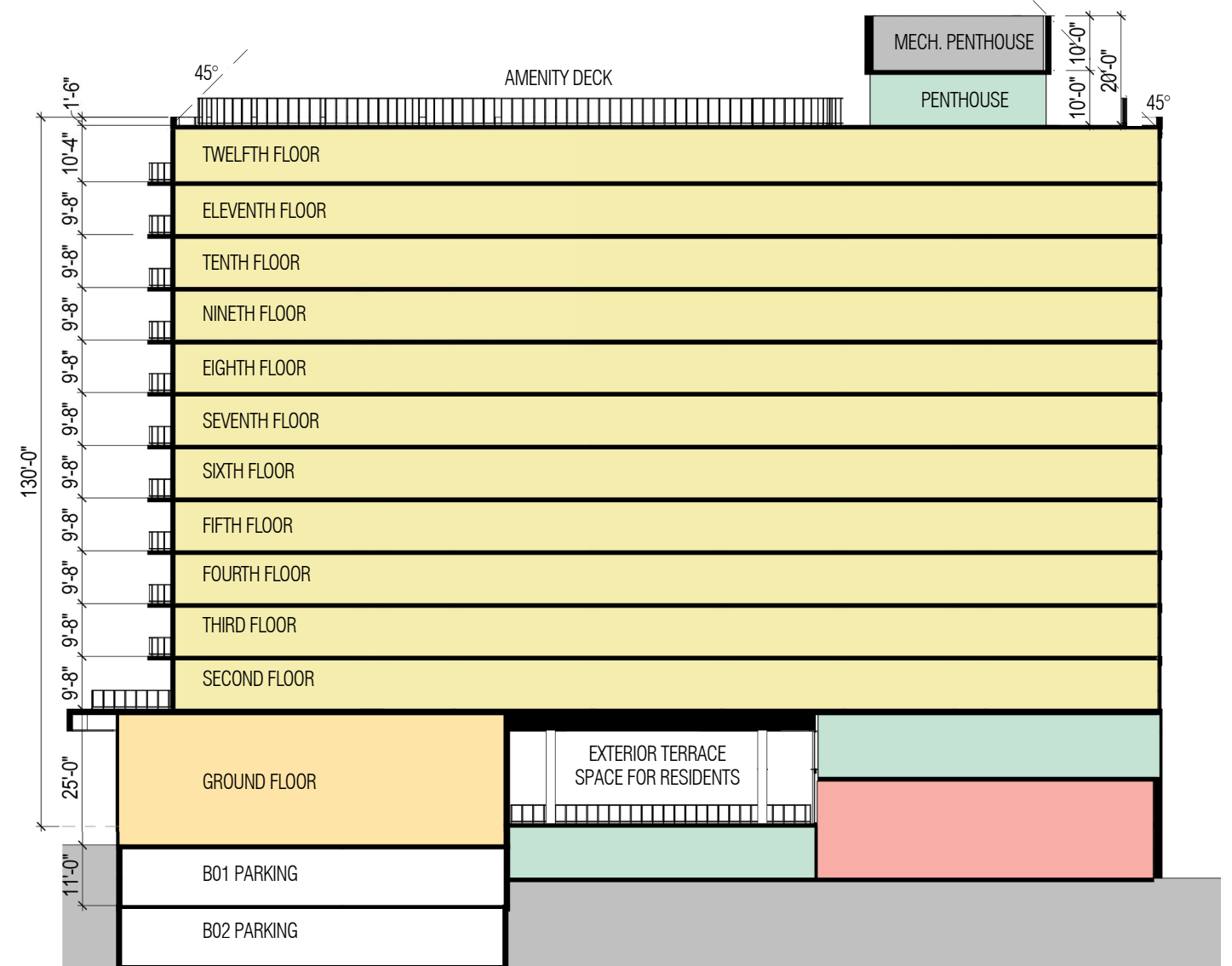
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL/SUPPORT SPACE
- LOBBY



KEY PLAN



EAST-WEST SECTION 1



EAST-WEST SECTION 2

BUILDING SECTIONS - BUILDING A-1

SCALE: 1" = 30'-0"

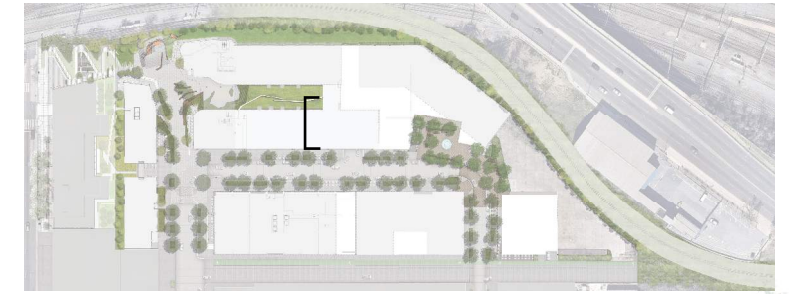
DECEMBER 23, 2016

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KEY PLAN



MORSE STREET PLAZA / RETAIL ENVIRONMENT - BUILDING A-1

DECEMBER 23, 2016

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KEY PLAN

METAL PANEL TYPE A FASCIA WITH
 BALCONIES FOR RESIDENTS

PROPOSE RETAIL STOREFRONT WITH
 OUTDOOR SEATING AREA



DECEMBER 23, 2016

THIRD STREET ELEVATION / RETAIL ENVIRONMENT - BUILDING A-1