



VIEW LOOKING WEST ON MORSE ST NE

SEPTEMBER 30, 2016



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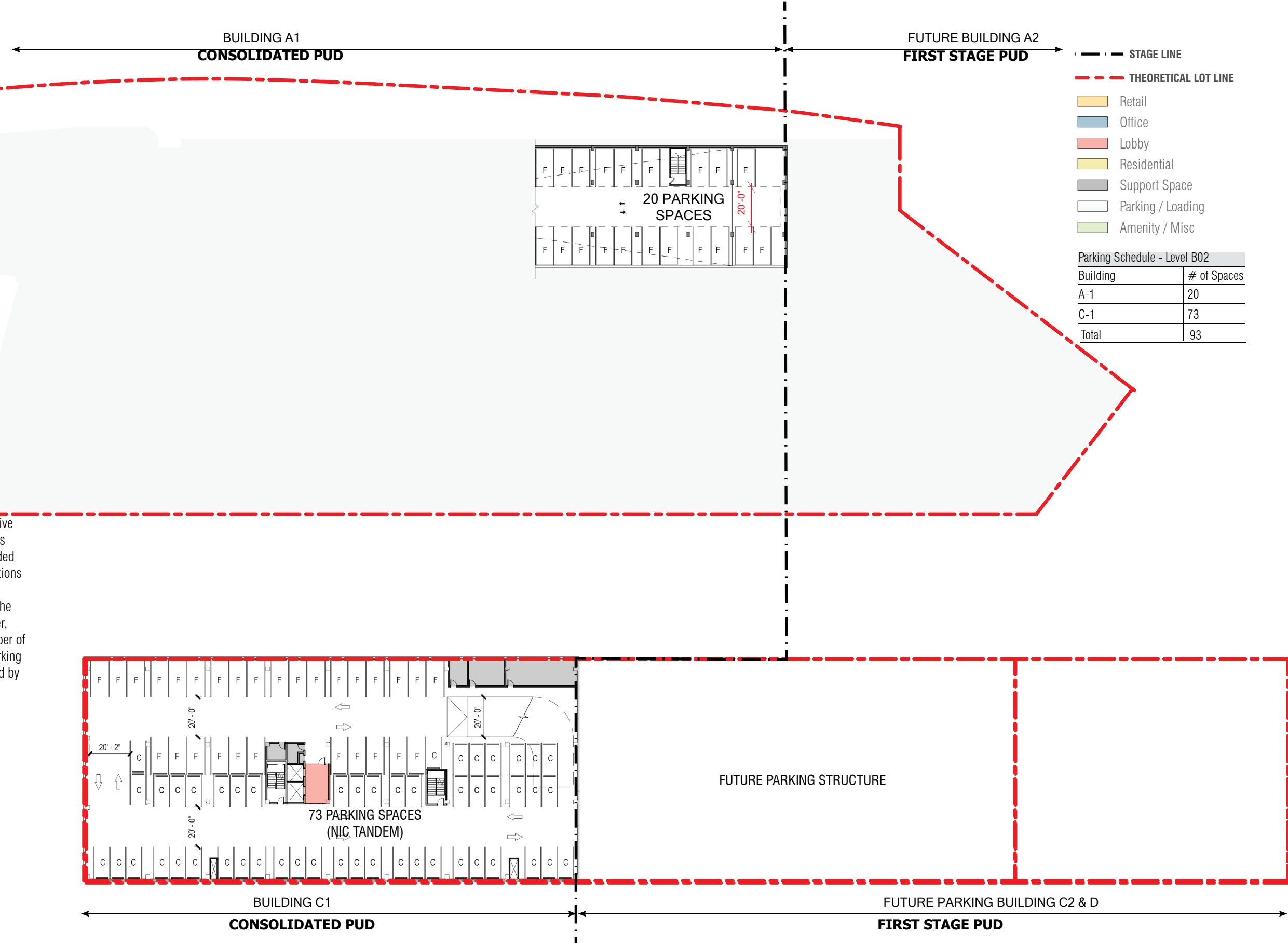
VIEW LOOKING WEST ON MORSE ST NE TOWARDS GANTRY



VIEW LOOKING EAST TOWARDS MORSE STREET NE

SEPTEMBER 30, 2016

BUILDING PLANS, SECTIONS & ELEVATIONS - PHASE I



*Parking layout shown is schematic and shown for illustrative purpose only. Final configuration of parking may vary and is subject to change. Applicant may allocate the use of provided parking spaces between the different uses as market conditions warrant.

The Applicant shall also have flexibility with the design of the PUD for parking in Building A-1 and A-2 to vary the number, location, and arrangement of parking spaces, and the number of parking garage levels, provided that the total number of parking spaces is not reduced below the minimum number required by the Zoning Regulations.

Second Stage PUD to be submitted at a later date.

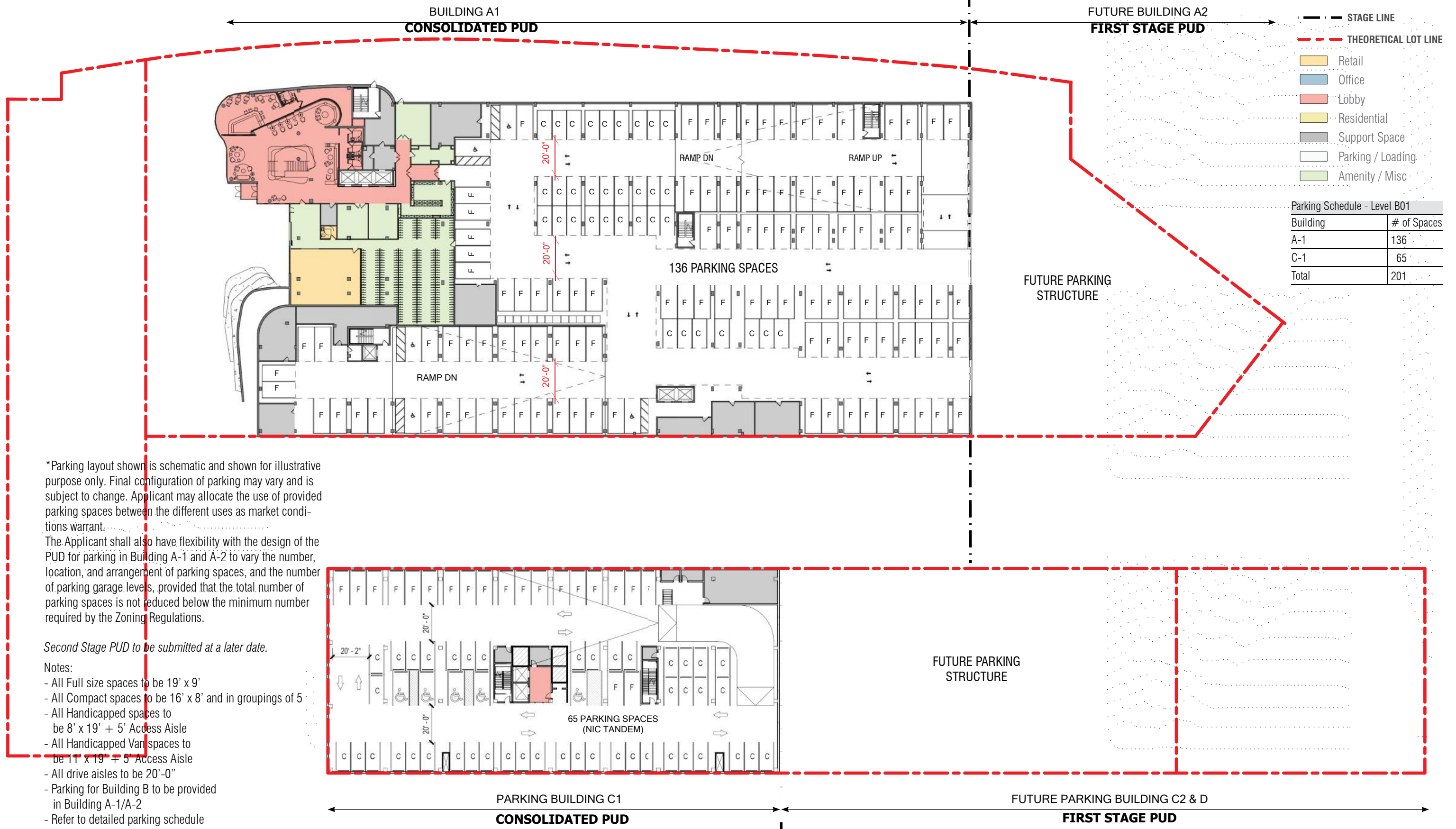
- Notes:
- All Full size spaces to be 19' x 9'
 - All Compact spaces to be 16' x 8' and in groupings of 5
 - All Handicapped spaces to be 8' x 19' + 5' Access Aisle
 - All Handicapped Van spaces to be 11' x 19' + 5' Access Aisle
 - All drive aisles to be 20'-0"
 - Parking for Building B to be provided in Building A-1/A-2
 - Refer to detailed parking schedule

PARKING LEVEL B02 - CONSOLIDATED PUD

SCALE: 1" = 50'-0"

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SEPTEMBER 30, 2016

SCALE: 1" = 50'-0"

PARKING LEVEL B01 - CONSOLIDATED PUD





GROUND FLOOR P01 - CONSOLIDATED PUD

SCALE: 1" = 50'-0"

SEPTEMBER 30, 2016



CONSOLIDATED PUD | FIRST STAGE PUD

NOTES:
 -OVERALL LAYOUT TO BE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSE ONLY. FINAL DESIGN OF PUBLIC SPACE TO BE SUBJECT TO CHANGE BASED ON APPROVAL BY PUBLIC SPACE OFFICIALS. SERVICE ALLEY TO BE COORDINATED W/ DMPED. PARKING RAMP TO BE SHARED WITH FIRST STAGE PUD BUILDING A-2.
 -REFER TO PARKING PLANS FOR LAYOUT.
 -REFER TO LANDSCAPE PLANS FOR SITE LAYOUT.

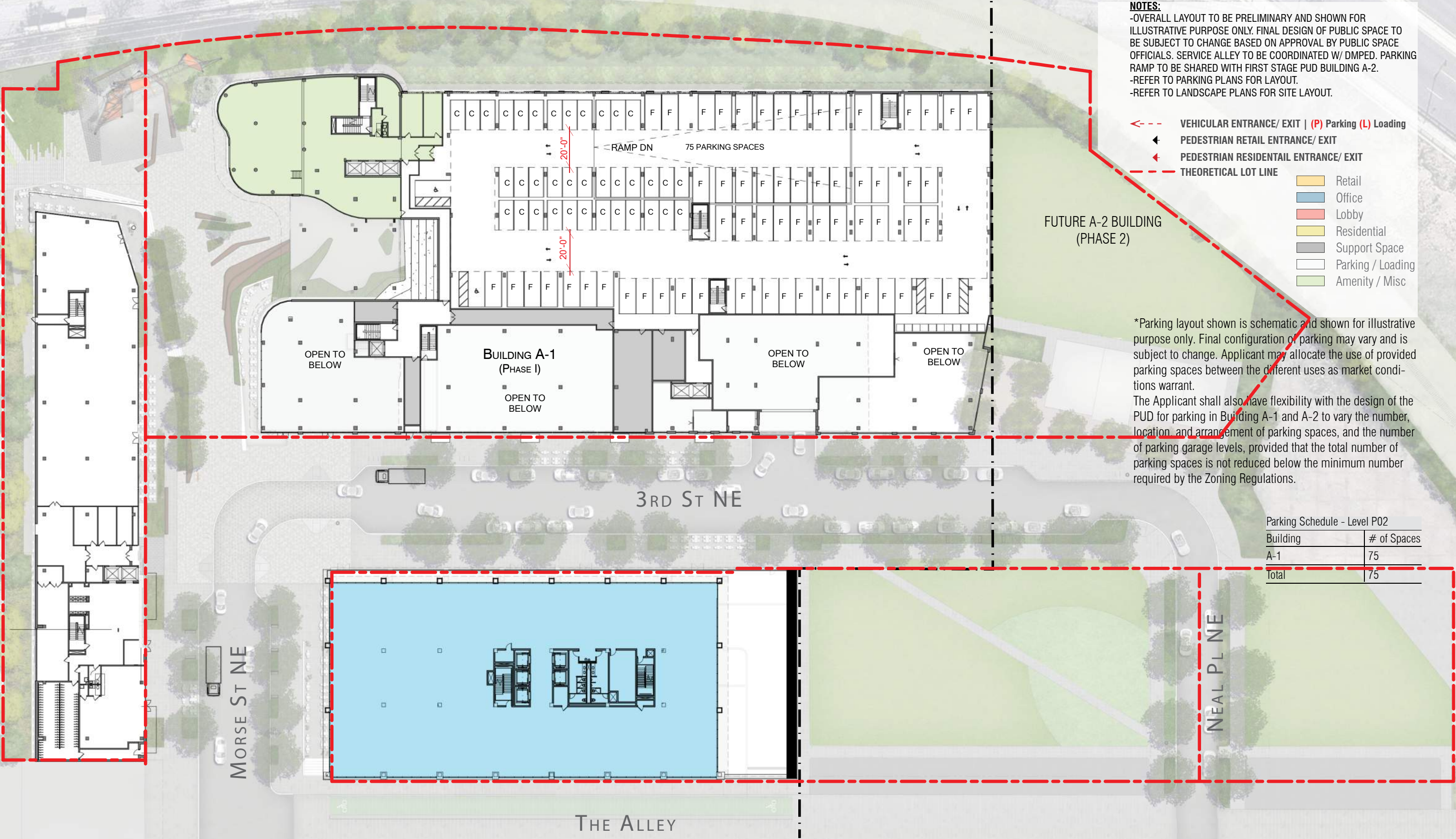
- ← - - - VEHICULAR ENTRANCE/ EXIT | (P) Parking (L) Loading
- ◀ PEDESTRIAN RETAIL ENTRANCE/ EXIT
- ◀ PEDESTRIAN RESIDENTIAL ENTRANCE/ EXIT
- - - - THEORETICAL LOT LINE

- Retail
- Office
- Lobby
- Residential
- Support Space
- Parking / Loading
- Amenity / Misc

FUTURE A-2 BUILDING (PHASE 2)

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Parking Schedule - Level P02	
Building	# of Spaces
A-1	75
Total	75





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 ← PEDESTRIAN RETAIL ENTRANCE/ EXIT
 ← PEDESTRIAN RESIDENTIAL ENTRANCE/ EXIT
 - - - THEORETICAL LOT LINE

- Retail
- Office
- Lobby
- Residential
- Support Space
- Parking / Loading
- Amenity / Misc

2ND THRU 6TH FLOOR DATA (PHASE 1)

BUILDING	STUDIO	1 BED	1 BED + DEN	2 BED	2 BED + DEN	3 BED	TOTAL # UNITS PER FLOOR
A-1 HIGHRISE	11	10	5	5	1	0	32
A-1 MIDRISE	6	7	4	2	2	0	21
B	10	6	0	5	0	1	22
Total #	27	23	9	12	3	1	75

UNIT MATRIX BUILDING A-HIGHRISE (PHASE 1)

FLOOR	STUDIO	1 BED	1 BED + DEN	2 BED	2 BED + DEN	3 BED	TOTAL # UNITS PER FLOOR
Twelfth Floor:	13	10	5	3	1	0	32
Eleventh Floor:	13	10	5	3	1	0	32
Tenth Floor:	11	10	5	5	1	0	32
Ninth Floor:	11	10	5	5	1	0	32
Eighth Floor:	11	10	5	5	1	0	32
Seventh Floor:	11	10	5	5	1	0	32
Sixth Floor:	11	10	5	5	1	0	32
Fifth Floor:	11	10	5	5	1	0	32
Fourth Floor:	11	10	5	5	1	0	32
Third Floor:	11	10	5	5	1	0	32
Second Floor:	11	10	5	5	1	0	32
Total #	125	110	55	51	11	0	352

UNIT MATRIX BUILDING A-MIDRISE (PHASE 1)

FLOOR	STUDIO	1 BED	1 BED + DEN	2 BED	2 BED + DEN	3 BED	TOTAL # UNITS PER FLOOR
Sixth Floor:	6	7	4	2	2	0	21
Fifth Floor:	6	7	4	2	2	0	21
Fourth Floor:	6	7	4	2	2	0	21
Third Floor:	6	7	4	2	2	0	21
Second Floor:	6	7	4	2	2	0	21
Total #	30	35	20	10	10	0	105

UNIT MATRIX BUILDING B-MIDRISE (PHASE 1)

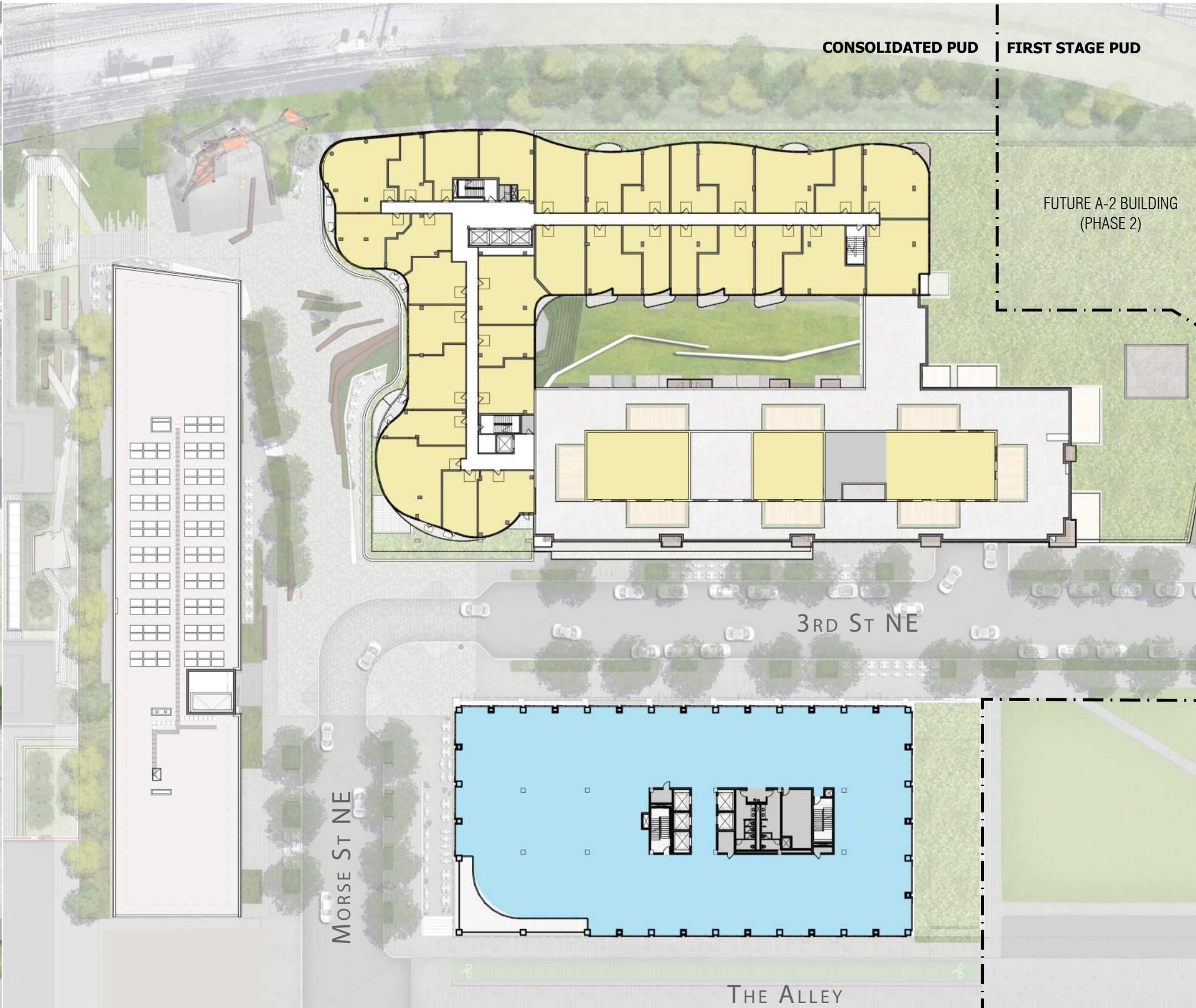
FLOOR	STUDIO	1 BED	1 BED + DEN	2 BED	2 BED + DEN	3 BED	TOTAL # UNITS PER FLOOR
Sixth Floor:	10	6	0	5	0	1	22
Fifth Floor:	10	6	0	5	0	1	22
Fourth Floor:	10	6	0	5	0	1	22
Third Floor:	10	6	0	5	0	1	22
Second Floor:	10	6	0	5	0	1	22
Total #	50	30	0	25	0	5	110

2ND - 6TH FLOOR / UNIT MATRIX - CONSOLIDATED PUD

SCALE: 1" = 50'-0"

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 -REFER TO PARKING PLANS FOR LAYOUT.
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 - ◀ PEDESTRIAN RETAIL ENTRANCE/ EXIT
 - ◀ PEDESTRIAN RESIDENTIAL ENTRANCE/ EXIT
 - - - THEORETICAL LOT LINE
- Retail
 - Office
 - Lobby
 - Residential
 - Support Space
 - Parking / Loading
 - Amenity / Misc

7TH THRU 10TH FLOOR DATA (PHASE 1)

BUILDING	STUDIO	1 BED	1 BED + DEN	2 BED	2 BED + DEN	3 BED	TOTAL # UNITS PER FLOOR
A-1 HIGHRISE	11	10	5	5	1	0	32
A-1 MIDRISE	0	0	0	0	0	0	0
Total #	11	10	5	5	1	0	32

11TH THRU 12TH FLOOR DATA (PHASE 1)

BUILDING	STUDIO	1 BED	1 BED + DEN	2 BED	2 BED + DEN	3 BED	TOTAL # UNITS PER FLOOR
A-1 HIGHRISE	13	10	5	3	1	0	32
A-1 MIDRISE	0	0	0	0	0	0	0
Total #	13	10	5	3	1	0	32

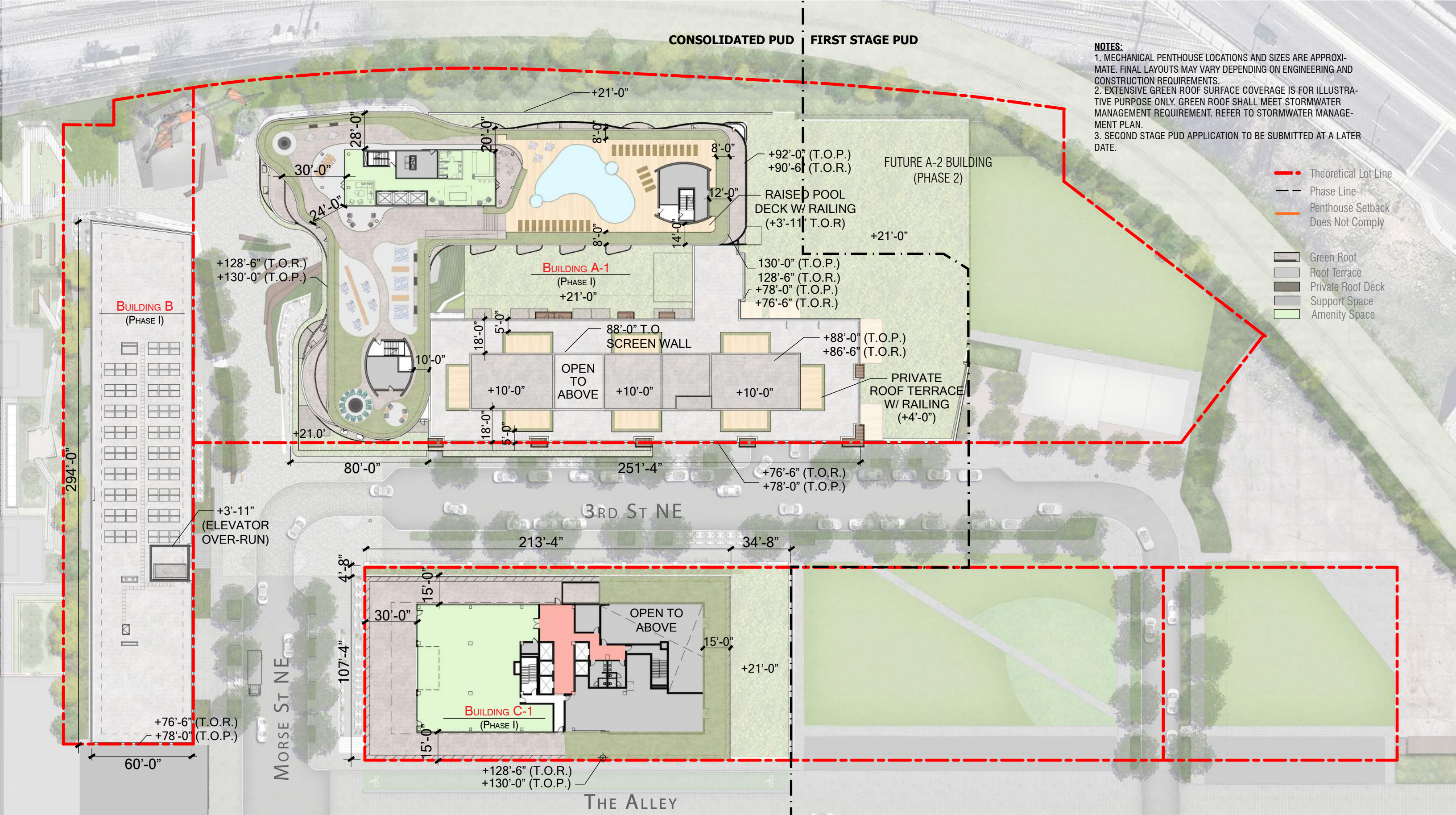
REFER TO 1:30 ENLARGED FLOOR PLANS FOR BUILDING A-1 FOR FLOOR 10TH THRU 12TH.

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SCALE: 1" = 50'-0"

7TH - 10TH FLOOR / UNIT MATRIX - CONSOLIDATED PUD





NOTES:
 1. MECHANICAL PENTHOUSE LOCATIONS AND SIZES ARE APPROXIMATE. FINAL LAYOUTS MAY VARY DEPENDING ON ENGINEERING AND CONSTRUCTION REQUIREMENTS.
 2. EXTENSIVE GREEN ROOF SURFACE COVERAGE IS FOR ILLUSTRATIVE PURPOSE ONLY. GREEN ROOF SHALL MEET STORMWATER MANAGEMENT REQUIREMENT. REFER TO STORMWATER MANAGEMENT PLAN.
 3. SECOND STAGE PUD APPLICATION TO BE SUBMITTED AT A LATER DATE.

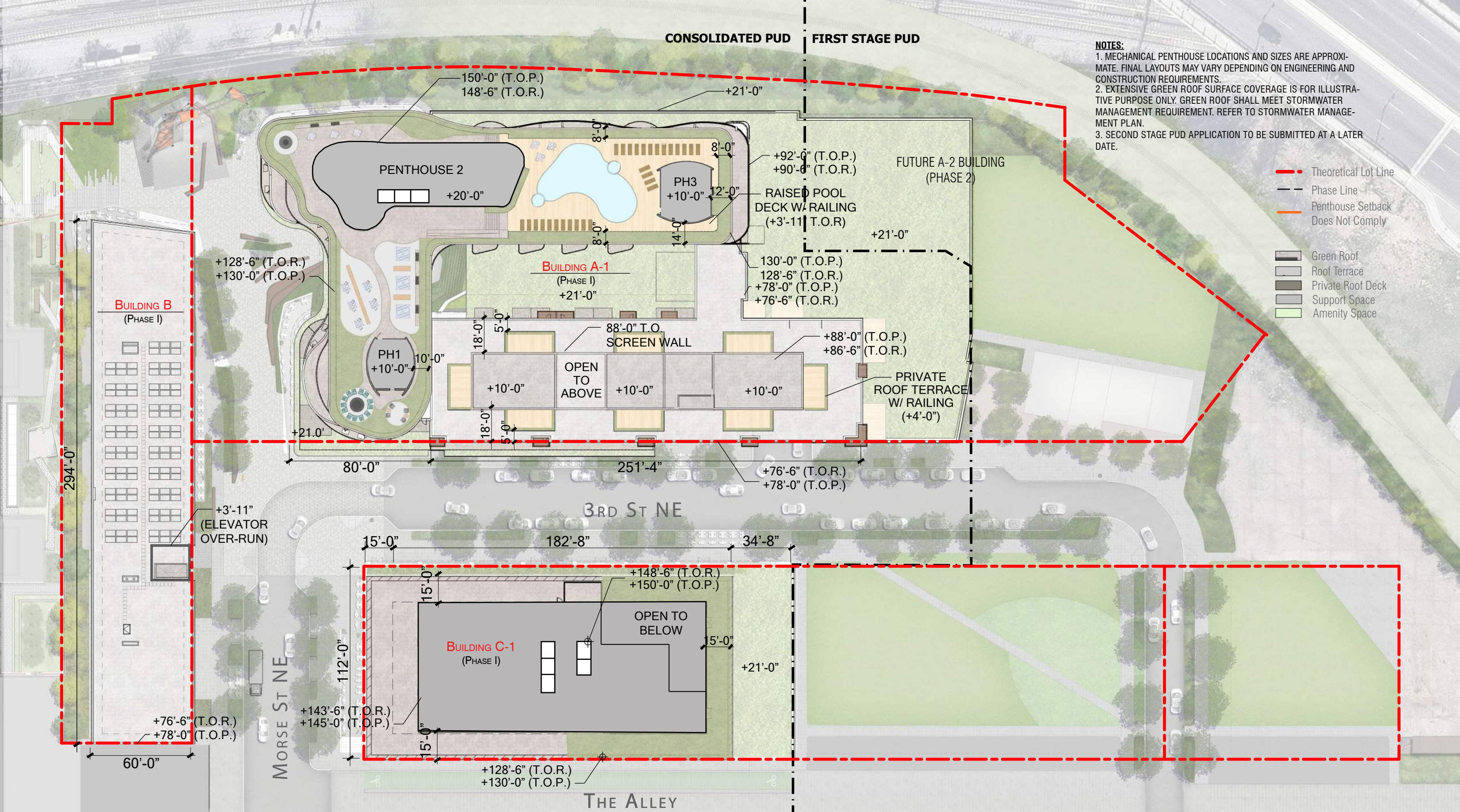
- - - Theoretical Lot Line
- - - Phase Line
- Penthouse Setback Does Not Comply
- Green Roof
- Roof Terrace
- Private Roof Deck
- Support Space
- Amenity Space

ROOF PLAN - CONSOLIDATED PUD

SCALE: 1" = 50'-0"

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- STAGE LINE
- - - THEORETICAL LOT LINE
- Retail
- Office
- Lobby
- Residential
- Support Space
- Parking / Loading
- Amenity / Misc

Parking Schedule - Level B01	
Building	# of Spaces
A-1	136
Total	201

BUILDING A-1

SCALE: 1" = 30'-0"

ENLARGED B01 PLAN - CONSOLIDATED PUD

SEPTEMBER 30, 2016





Parking Schedule - Level P01

Building	# of Spaces
A-1	77
Total	77

3RD STREET

BUILDING A-1

SCALE: 1" = 30'-0"

- STAGE LINE
- THEORETICAL LOT LINE
- Retail
- Office
- Lobby
- Residential
- Support Space
- Parking / Loading
- Amenity / Misc

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ENLARGED P01 PLAN - CONSOLIDATED PUD





CONSOLIDATED PUD | FIRST STAGE PUD

FUTURE A-2 BUILDING (PHASE 2)

FITNESS

OPEN TO BELOW

RETAIL OPEN TO BELOW

RETAIL OPEN TO BELOW

OPEN TO BELOW

LOADING/ GARAGE OPEN TO BELOW

RETAIL OPEN TO BELOW

5% PARK ON RAMP DN TO P01

KNOCK OUT PANEL TO CONNECT PARKING IN FUTURE PHASE

3RD STREET

BUILDING A-1

SCALE: 1" = 30'-0"

Parking Schedule - Level P02	
Building	# of Spaces
A-1	75
Total	75

ENLARGED P02 PLAN - CONSOLIDATED PUD

SEPTEMBER 30, 2016





BUILDING A-1

SCALE: 1" = 30'-0"

ENLARGED 2ND THRU 6TH FLOOR PLAN - CONSOLIDATED PUD

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