



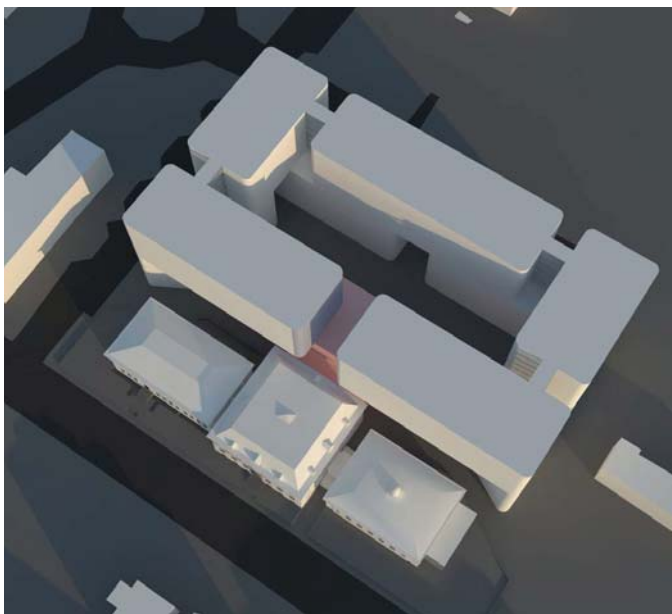
BIRD'S EYE VIEW



SOUTHEAST CORNER VIEW



PROPOSED AERIAL VIEW

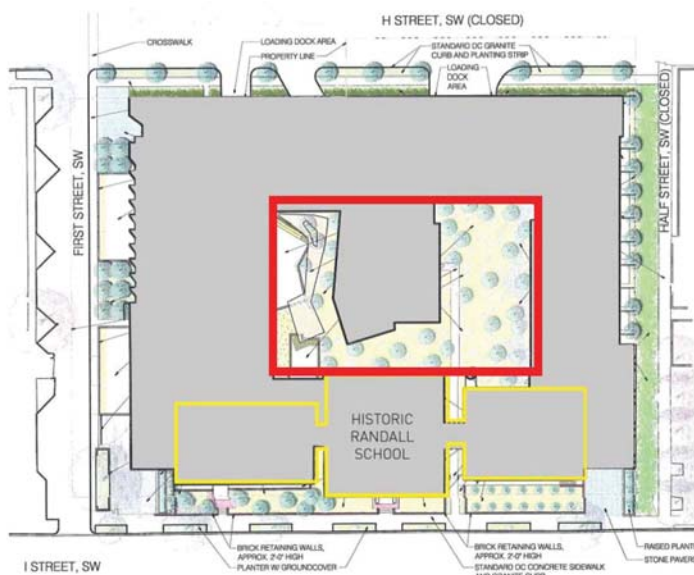


ORIGINAL SUBMISSION



REVISED SUBMISSION

MASSING STUDIES

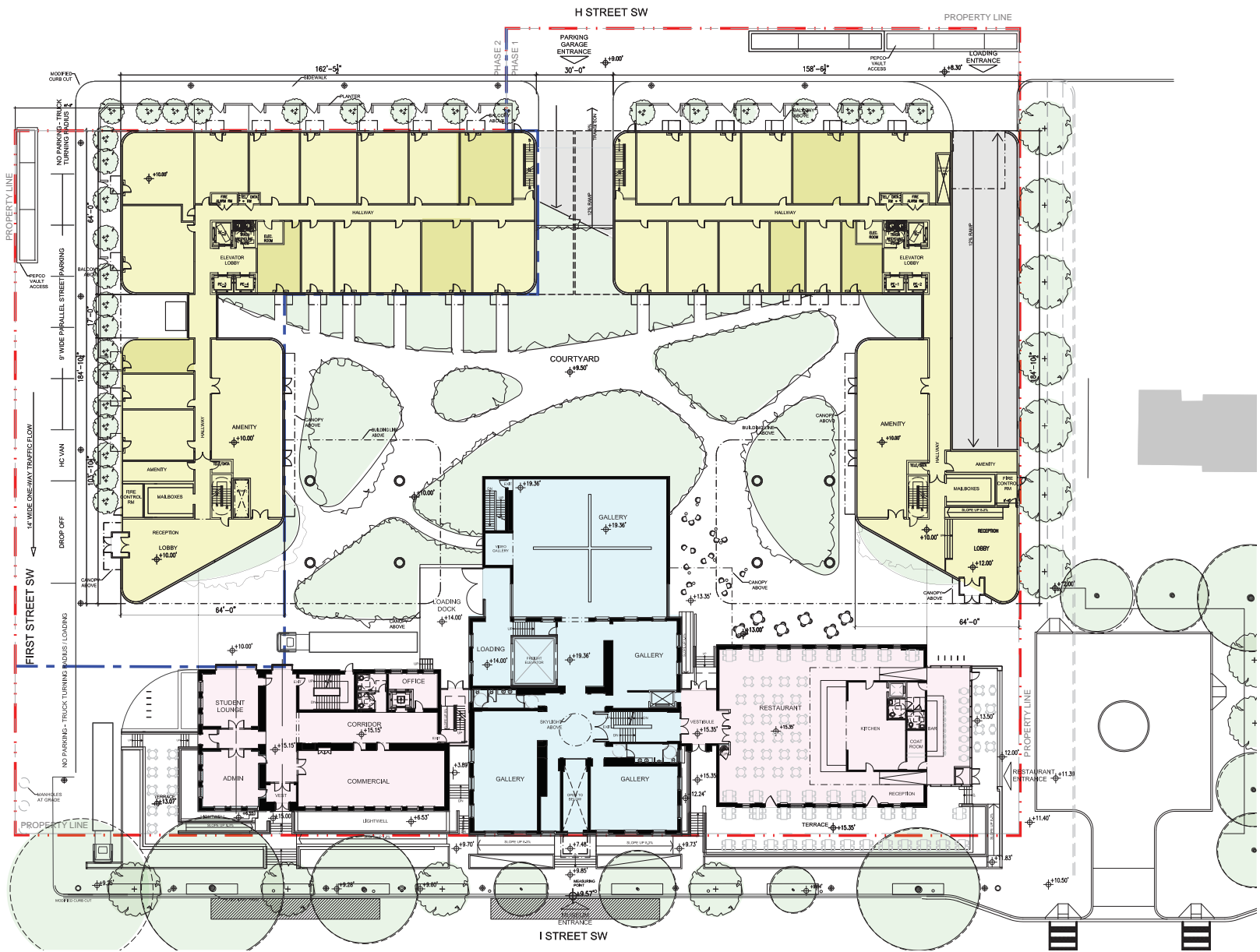


2007 APPROVED PUD



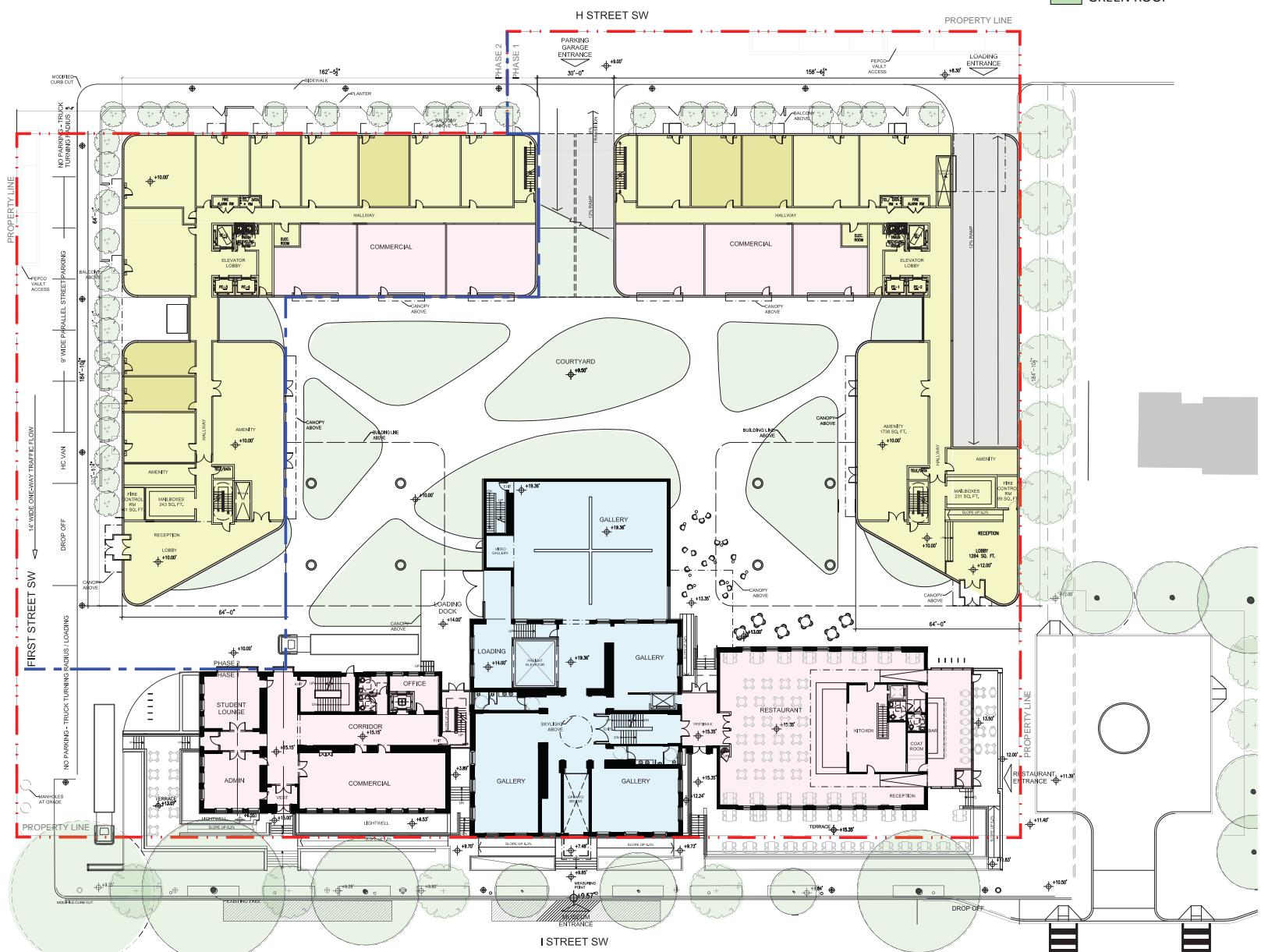
CURRENT PROPOSED PUD

BUILDING FOOTPRINT COMPARISON

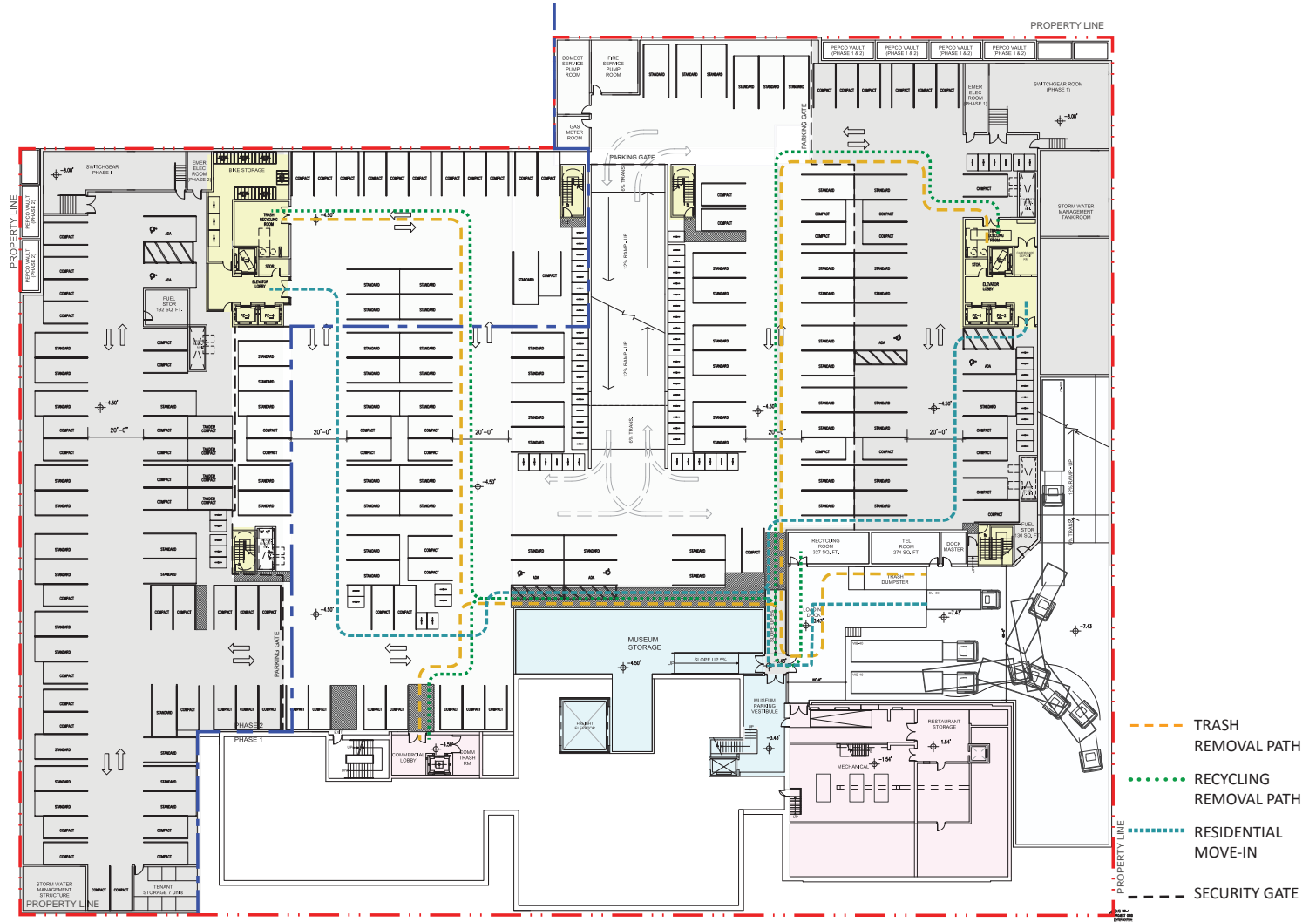


GROUND FLOOR PLAN

- RESIDENTIAL
- AFFORDABLE UNITS
- MUSEUM
- COMMERCIAL
- PARKING
- GREEN ROOF



GROUND FLOOR PLAN - ALTERNATIVE



PARKING P1 PLAN

P1 Level Parking Counts			
Parking Type	Phase 1	Phase 2	Total
ADA Parking	4	2	6
Standard	47	24	71
Compact	49	53	102
Compact Tandem	0	1	1
Total	100	80	180

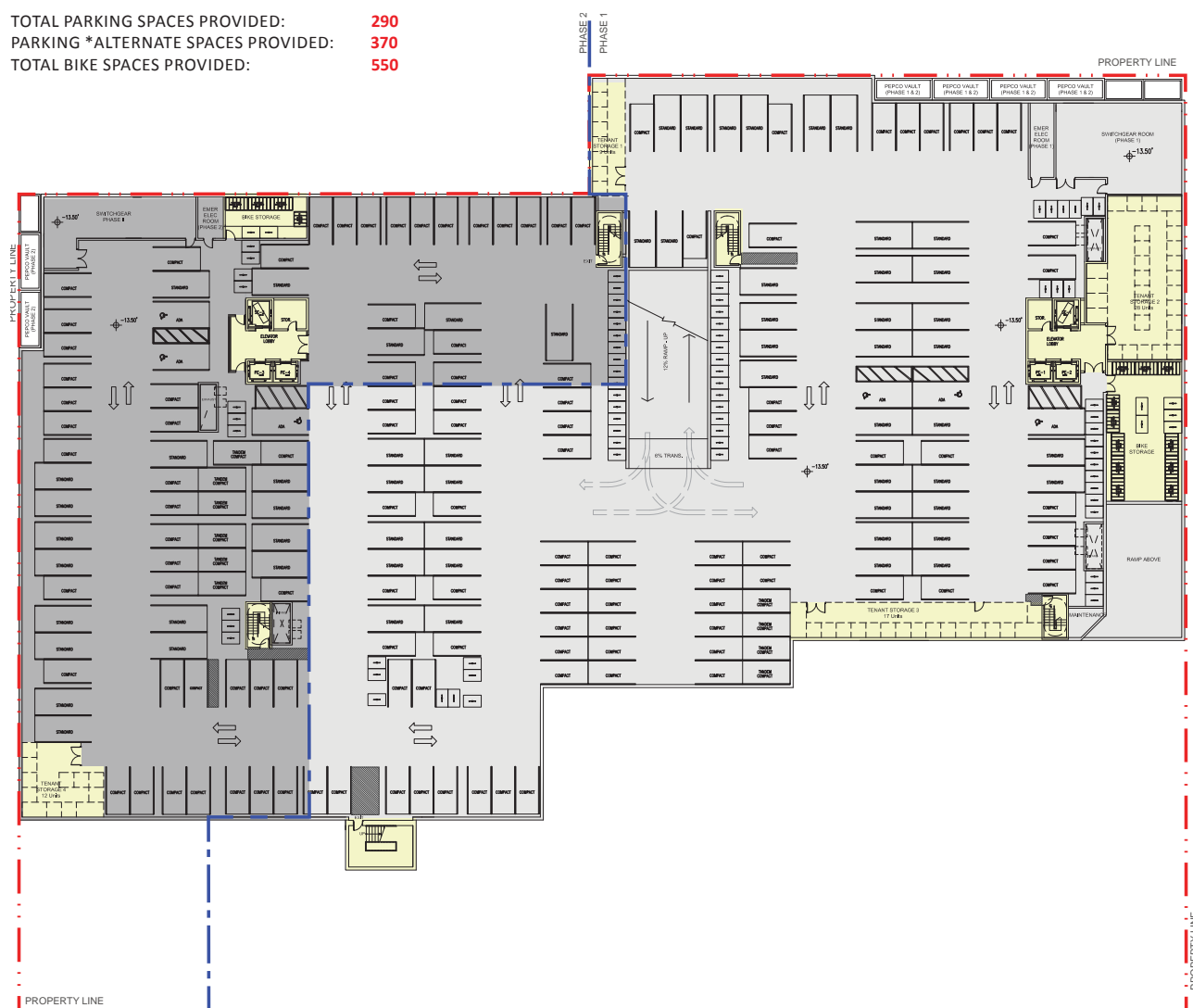
P1 Level Bike Parking		
Racks	Type of Rack	Spaces
65	Phase 1 Racks (2 Bikes/Rack)	130
15	Phase 2 Racks (2 Bikes/Rack)	30
0	Phase 1 Double Decker (8 Bikes/Rack)	0
1	Phase 2 Double Decker (8 Bikes/Rack)	8
0	Phase 1 Double Decker (12 Bikes/Rack)	0
5	Phase 2 Double Decker (12 Bikes/Rack)	60
	Total	228

P2 Level Parking Counts			
Parking Type	Phase 1	Phase 2 *	Total
ADA Parking	3	3	6
Standard	42	20	62
Compact	61	51	112
Compact Tandem	4	6	10
Total	110	80	190

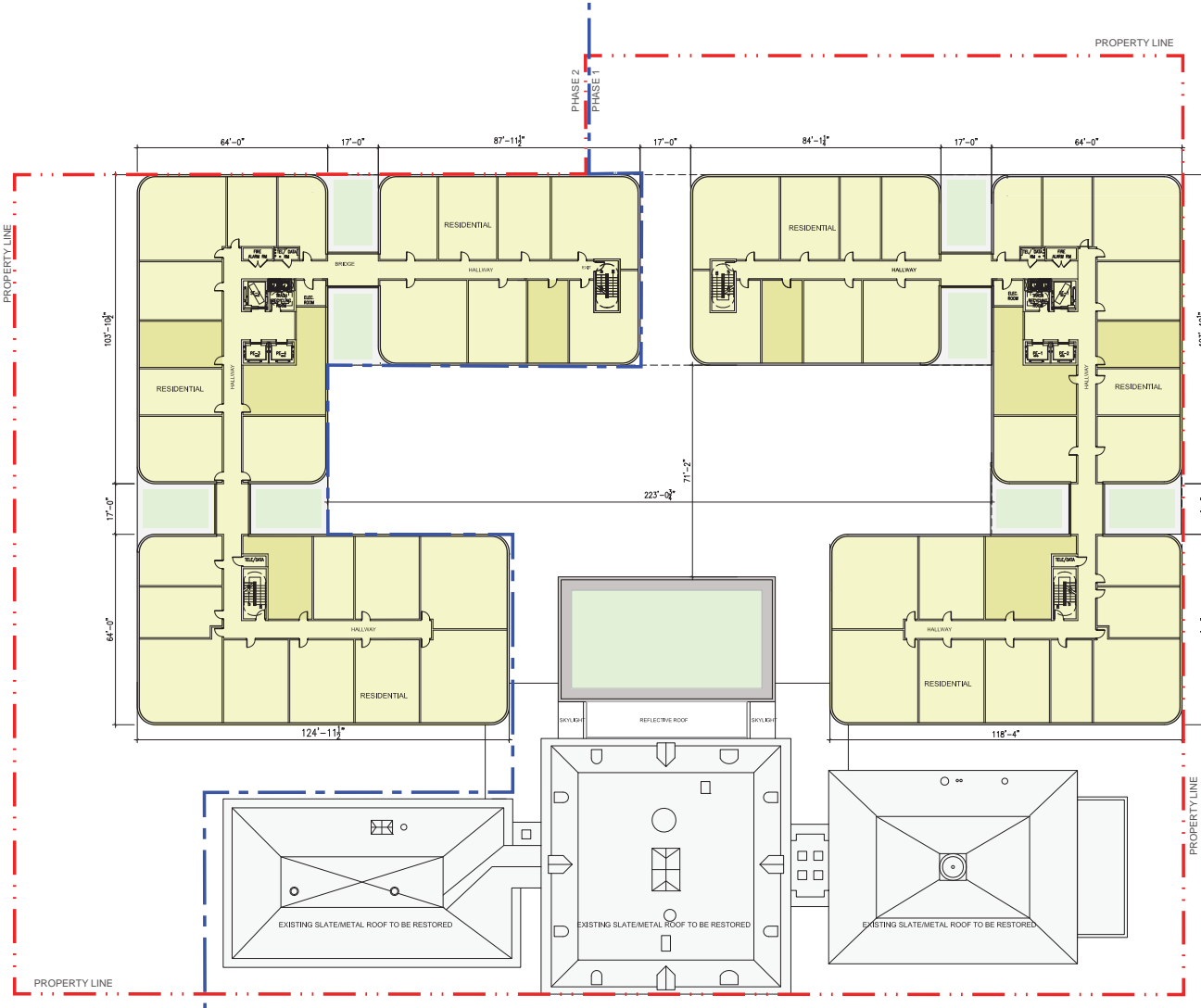
P2 Level Bike Parking		
Racks	Type of Rack	Spaces
53	Phase 1 Racks (2 Bikes/Rack)	106
22	Phase 2 Racks (2 Bikes/Rack)	44
1	Phase 1 Double Decker (8 Bikes/Rack)	8
1	Phase 2 Double Decker (8 Bikes/Rack)	8
10	Phase 1 Double Decker (12 Bikes/Rack)	120
3	Phase 2 Double Decker (12 Bikes/Rack)	36
	Total	322

- RESIDENTIAL
- AFFORDABLE UNITS
- MUSEUM
- COMMERCIAL
- PARKING
- GREEN ROOF
- RESIDENTIAL PARKING
- COMMERCIAL PARKING
- * ALTERNATIVE PARKING SCHEME

TOTAL PARKING SPACES PROVIDED: **290**
 PARKING *ALTERNATE SPACES PROVIDED: **370**
 TOTAL BIKE SPACES PROVIDED: **550**



PARKING P2 PLAN



LEVEL 7-12 PLAN

- RESIDENTIAL
- AFFORDABLE UNITS
- MUSEUM
- COMMERCIAL
- PARKING
- GREEN ROOF



LEVEL 2-6 PLAN



PENTHOUSE ELEVATION

- OPEN COURT
- CLOSED COURT

776.3 Where a court is provided for a building or portion of a building devoted to residential uses, at any elevation in the court, the width of court shall be a minimum of four inches per foot (4 in./ft.) of height, measured from the lowest level of the court to that elevation; provided, that in no case shall the width of court be less than fifteen feet (15 ft.).

Open Ct Req Width:
4 in x 55 ft = 18.33 ft
Provided = 17 ft
RELIEF REQUESTED: 1.33 ft

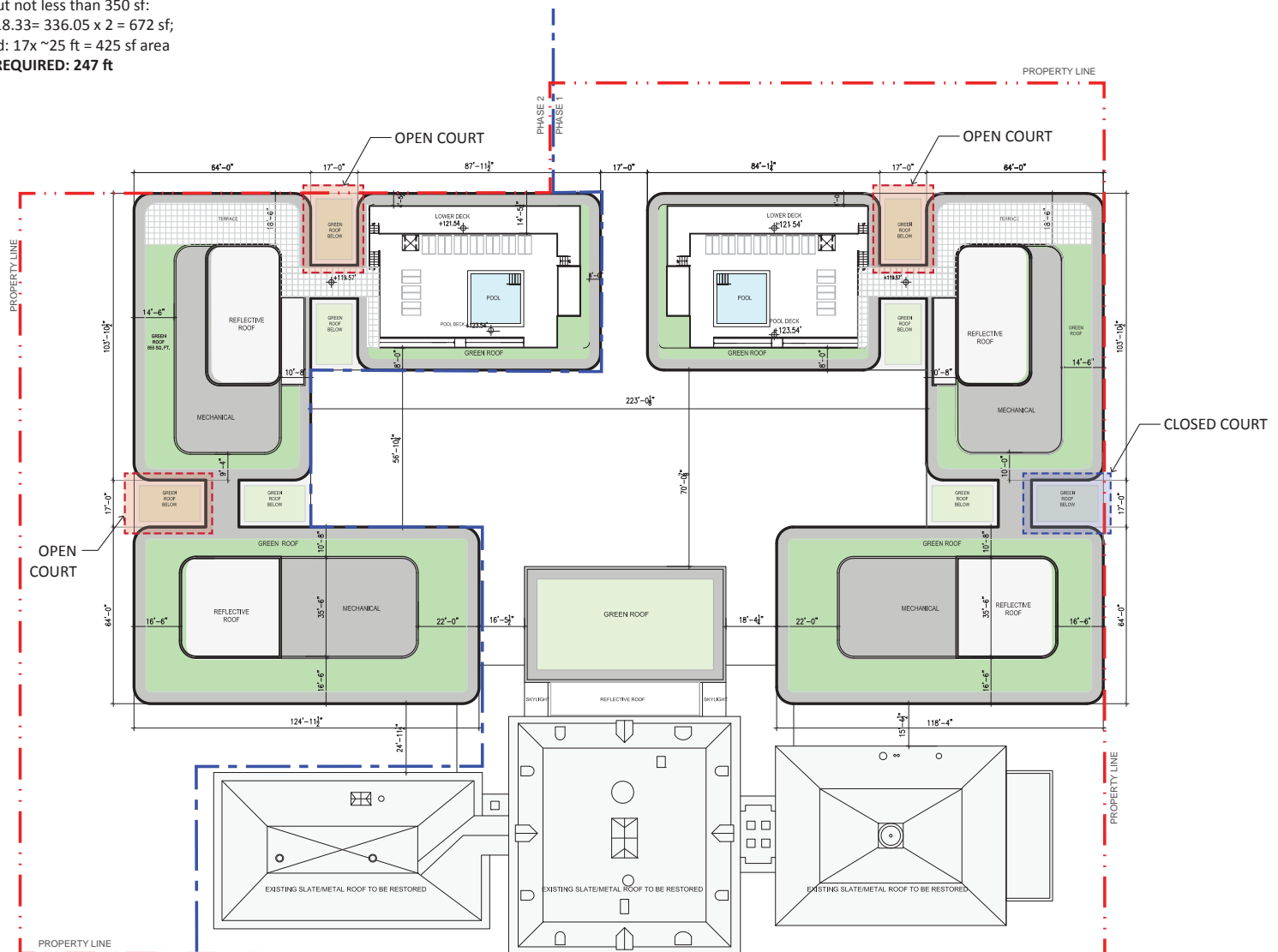
Closed Ct Req Area:
Twice the square of the required width but not less than 350 sf:
18.33 x 18.33 = 336.05 x 2 = 672 sf;
Provided: 17x ~25 ft = 425 sf area
RELIEF REQUIRED: 247 ft

776.4 In the case of a closed court for a building or portion of a building devoted to residential uses, the minimum area shall be at least twice the square of the width of court based upon the height of court, but not less than three hundred fifty square feet (350 ft.2).

Court, closed - a court surrounded on all sides by the exterior walls of a building, or by exterior walls of a building and side or rear lot lines, or by alley lines where the alley is less than ten feet (10 ft.) in width.

Proposed Green Roof Area	
Total Roof Area	40,507
Green Roof Area	13,115
Green Roof Percentage of Total Roof Area:	32%

- RESIDENTIAL
- AFFORDABLE UNITS
- MUSEUM
- COMMERCIAL
- PARKING
- GREEN ROOF



MECHANICAL PENTHOUSE PLAN



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



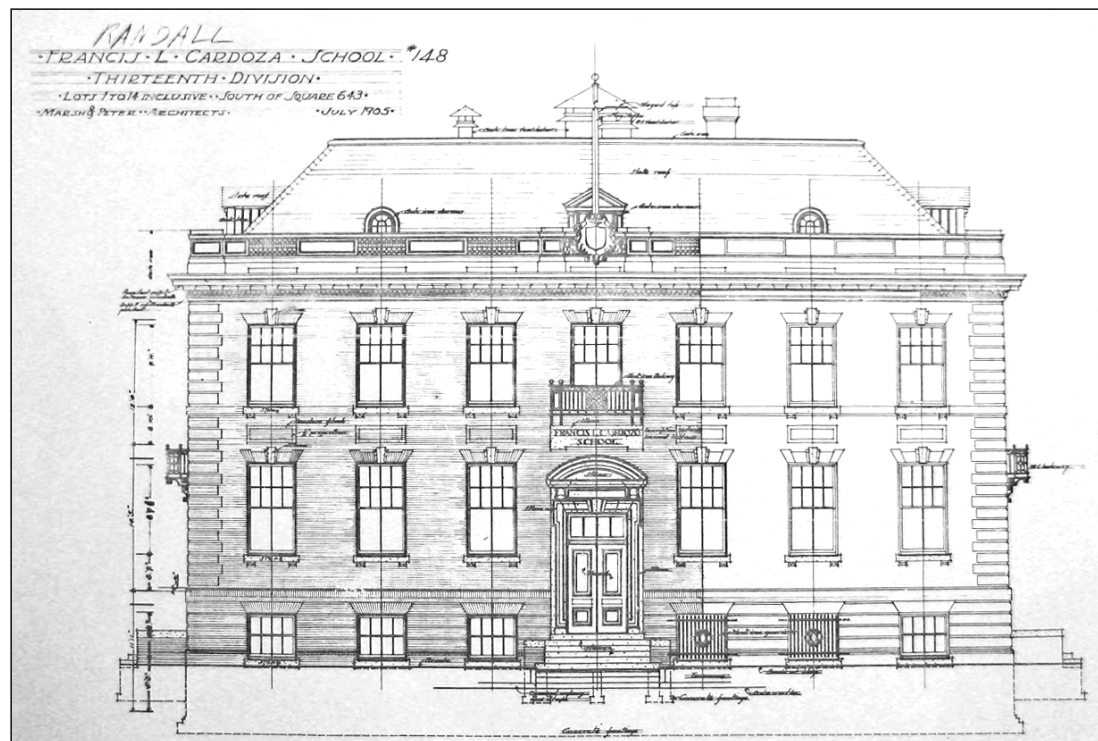
VIEW FROM NORTHWEST CORNER



VIEW FROM RANDALL POOL



CENTRAL BUILDING - PROPOSED SOUTH ELEVATION



CENTRAL BUILDING SOUTH ELEVATION - ORIGINAL DRAWING (1905)



CENTRAL BUILDING - EXISTING ELEVATION



DETAIL AT MUSEUM CONNECTOR



EAST COURTYARD ENTRANCE VIEW

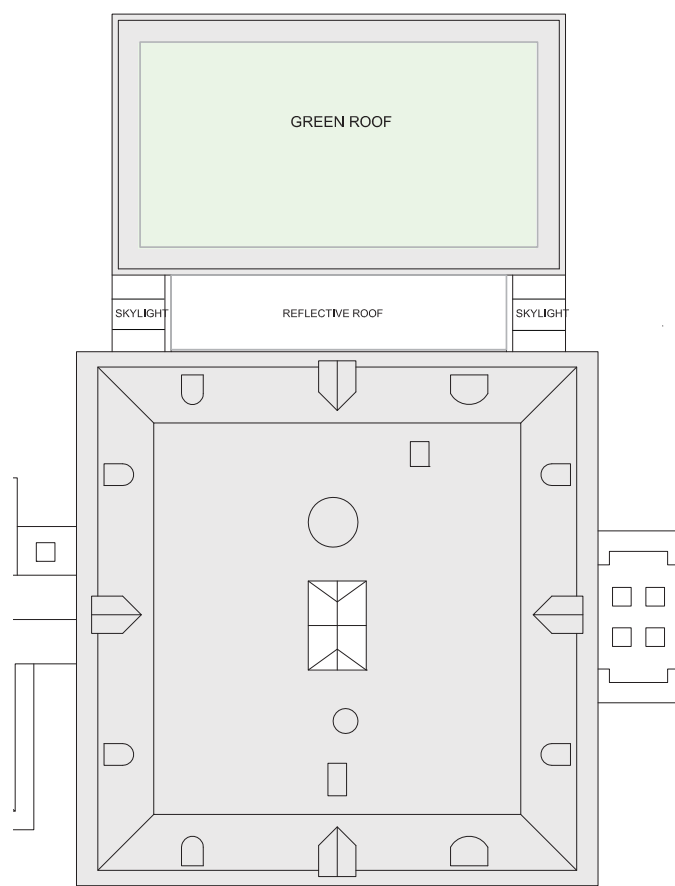


EXISTING ENTRANCE SECTION

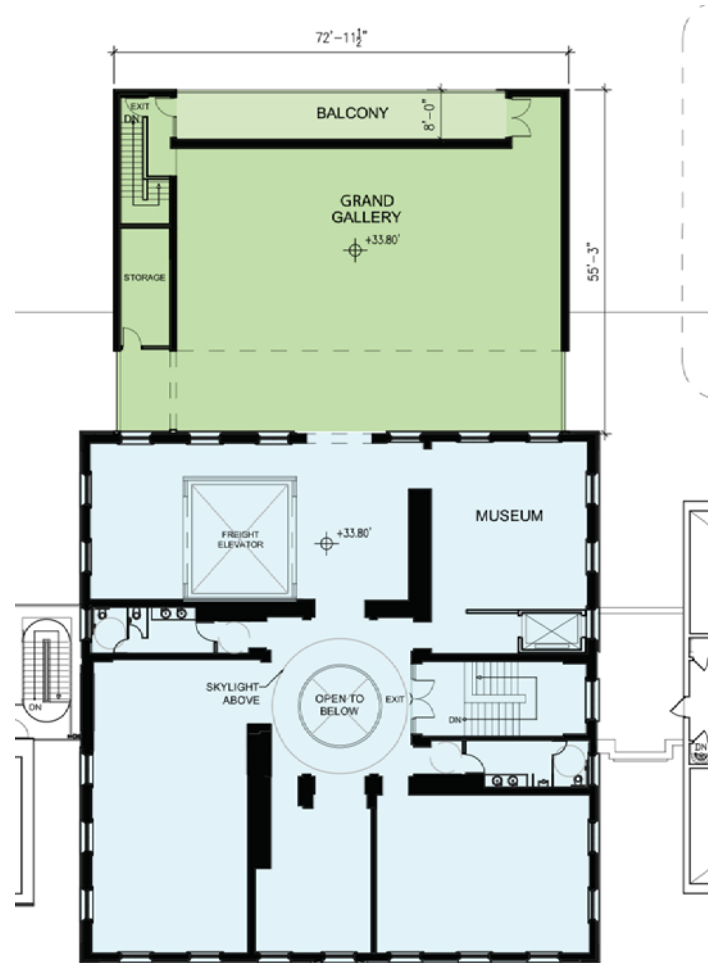


PROPOSED SECTION

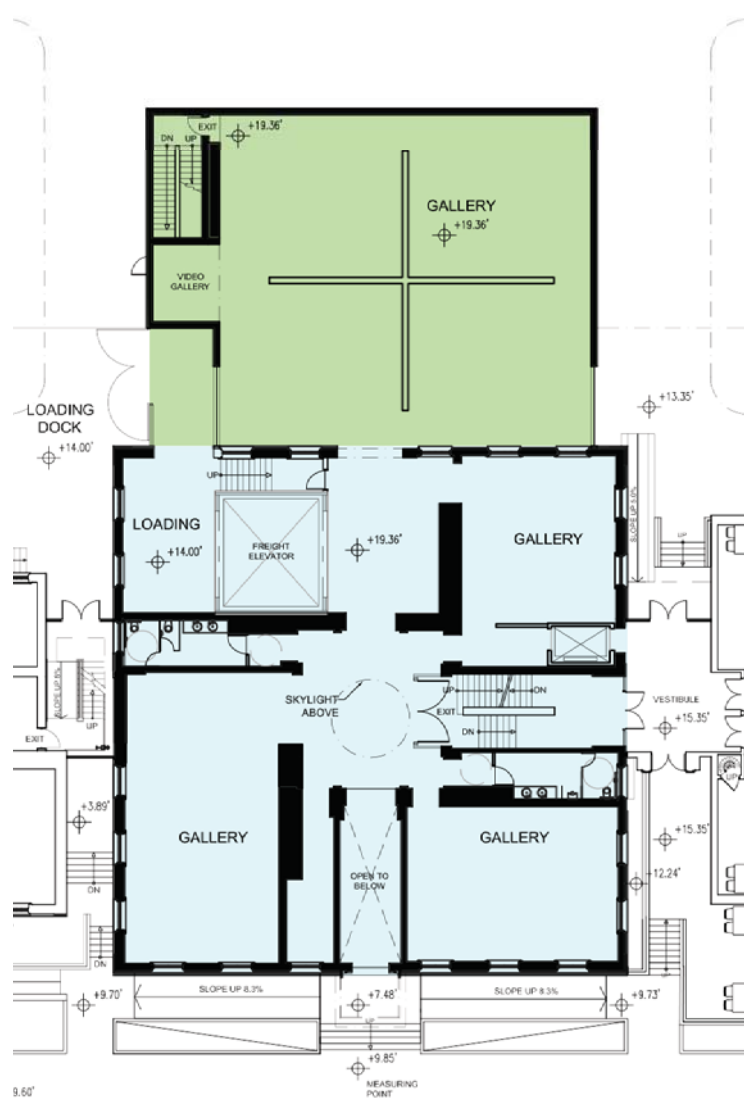
CENTRAL BUILDING - MUSEUM SECTION



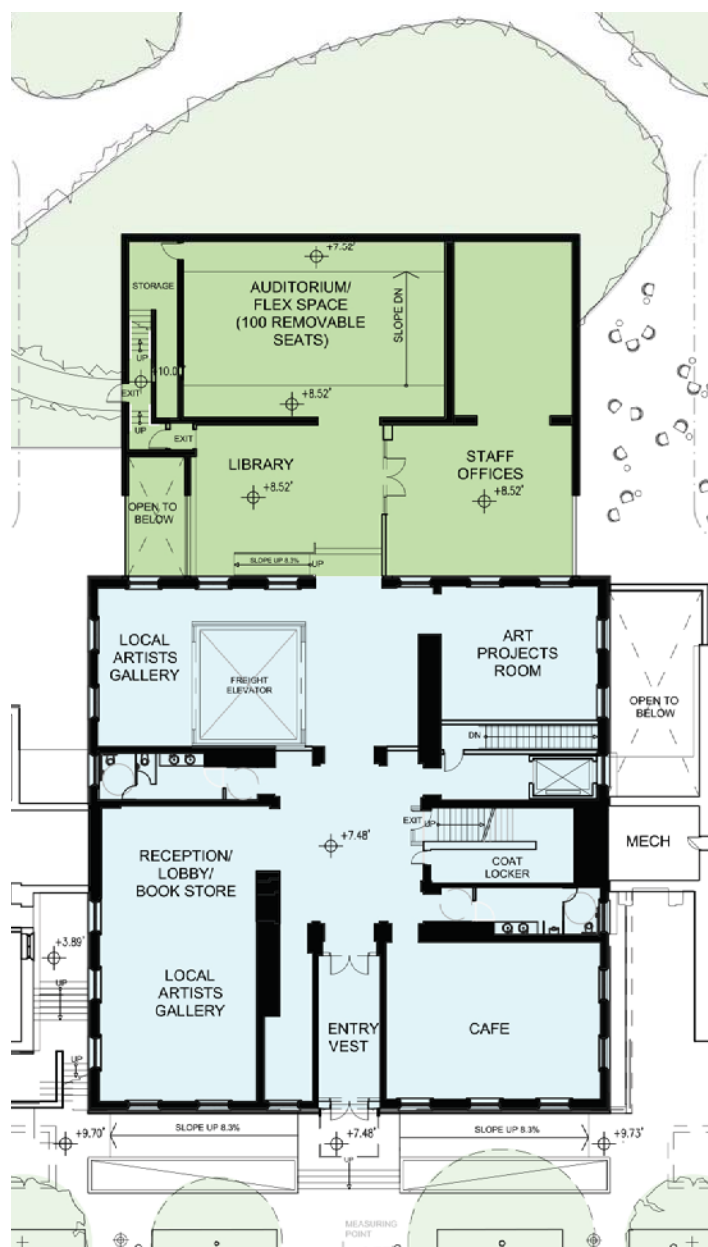
ROOF LEVEL



SECOND FLOOR



FIRST FLOOR



LOWER LEVEL

CURRENT MUSEUM PLANS



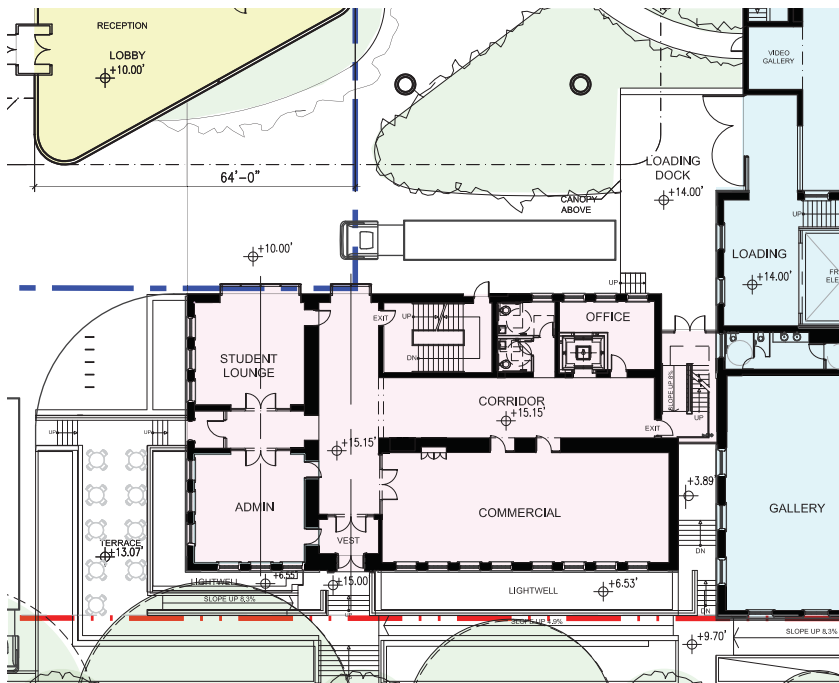
PROPOSED LANDSCAPE TREATMENT AT I STREET



PROPOSED EAST WING BUILDING



WEST WING - NORTHWEST CORNER VIEW



WEST WING FLOOR PLAN



LOADING DOCK AT MUSEUM



WEST COURTYARD ENTRANCE VIEW AT DAY



WEST COURTYARD ENTRANCE VIEW AT NIGHT



COURTYARD VIEW



ALTERNATE GROUND FLOOR PLAN - COMMERCIAL STOREFRONTS



WOOD PANEL

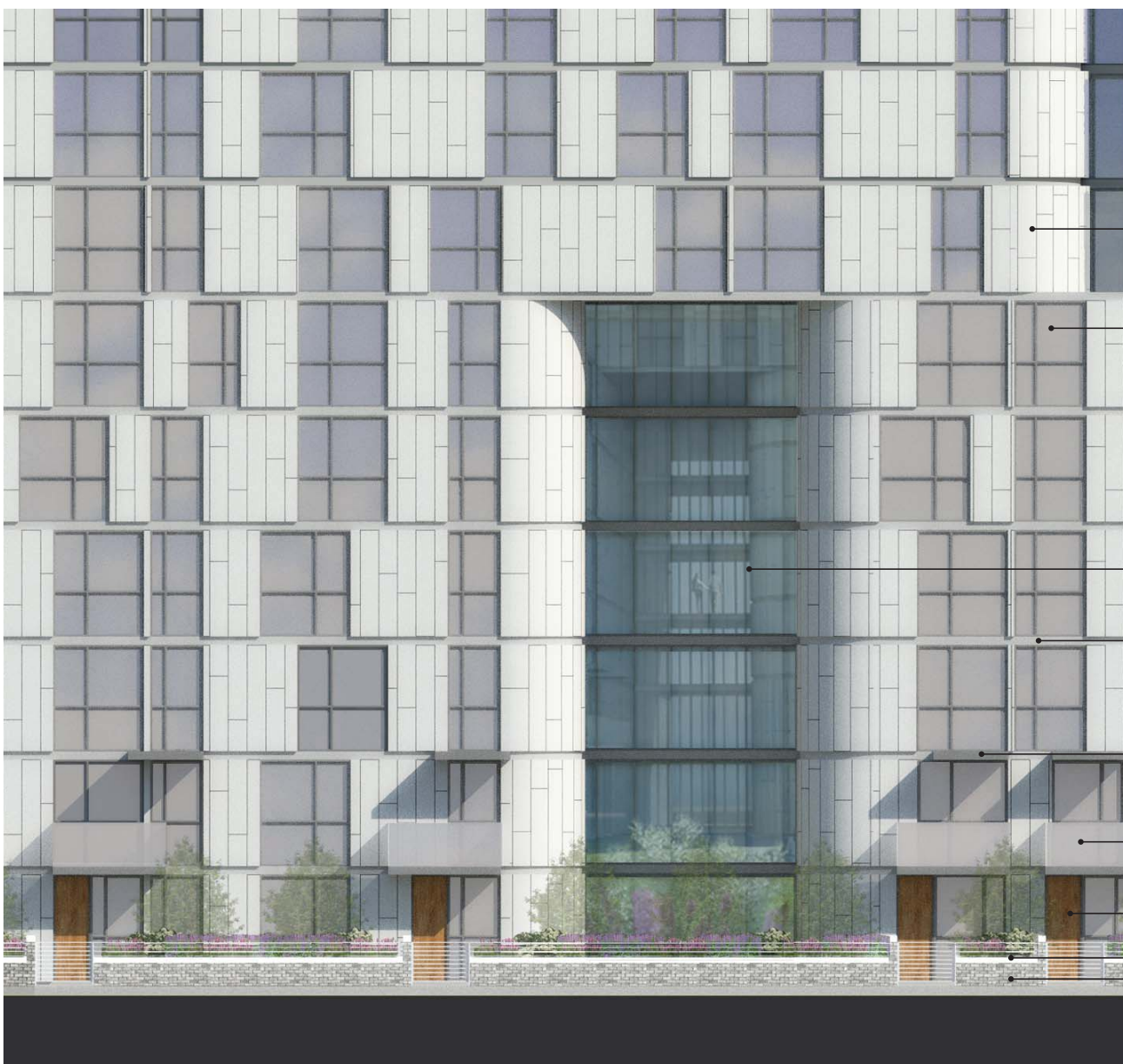
TRANSLUCENT MATTE GLASS

CLEAR GLASS RAILING

CLEAR GLASS

METAL PANEL

MUSEUM ADDITION MATERIAL PALETTE



METAL PANEL

GLASS TYPE 1

GLASS TYPE 2

PAINTED METAL

PAINTED METAL CANOPY

GLASS GUARDRAIL

WOOD DOOR

PRECAST CONCRETE WALL CAP

BRICK

RESIDENTIAL BUILDING MATERIAL PALETTE