



DECEMBER 23, 2016

8. VIEW LOOKING SOUTH ON 3RD STREET





9. VIEW LOOKING AT BUILDING A-1 ENTRANCE/ BIKE VALET AND BUILDING A-1 TERRACE

DECEMBER 23, 2016





DECEMBER 23, 2016

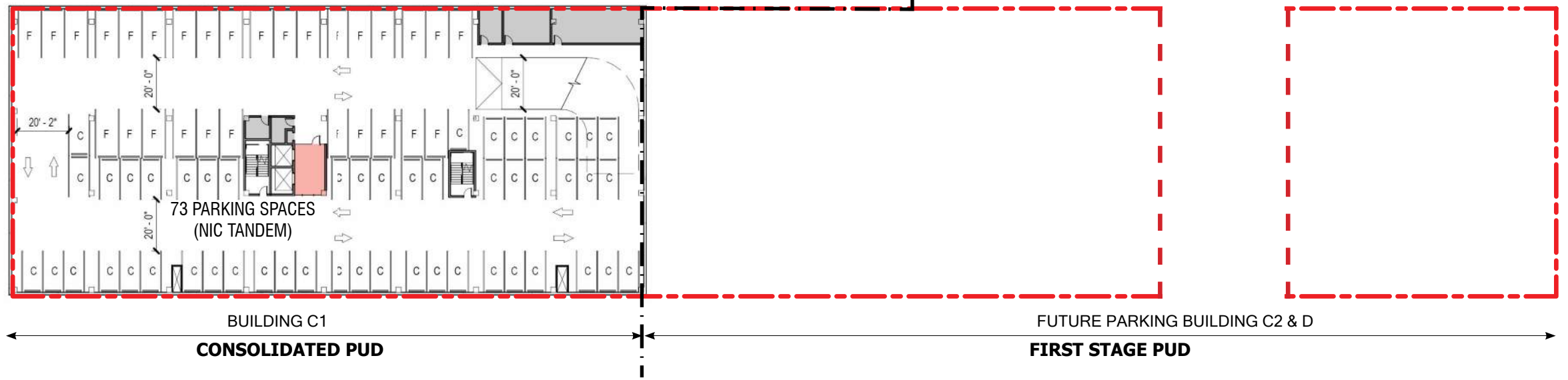


BUILDING A1  
CONSOLIDATED PUD

FUTURE BUILDING A2  
FIRST STAGE PUD

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

Parking Schedule - Level B02	
Building	# of Spaces
A-1	20
C-1	73
<b>Total</b>	<b>93</b>



\*Parking layout shown is preliminary 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 C-1 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.

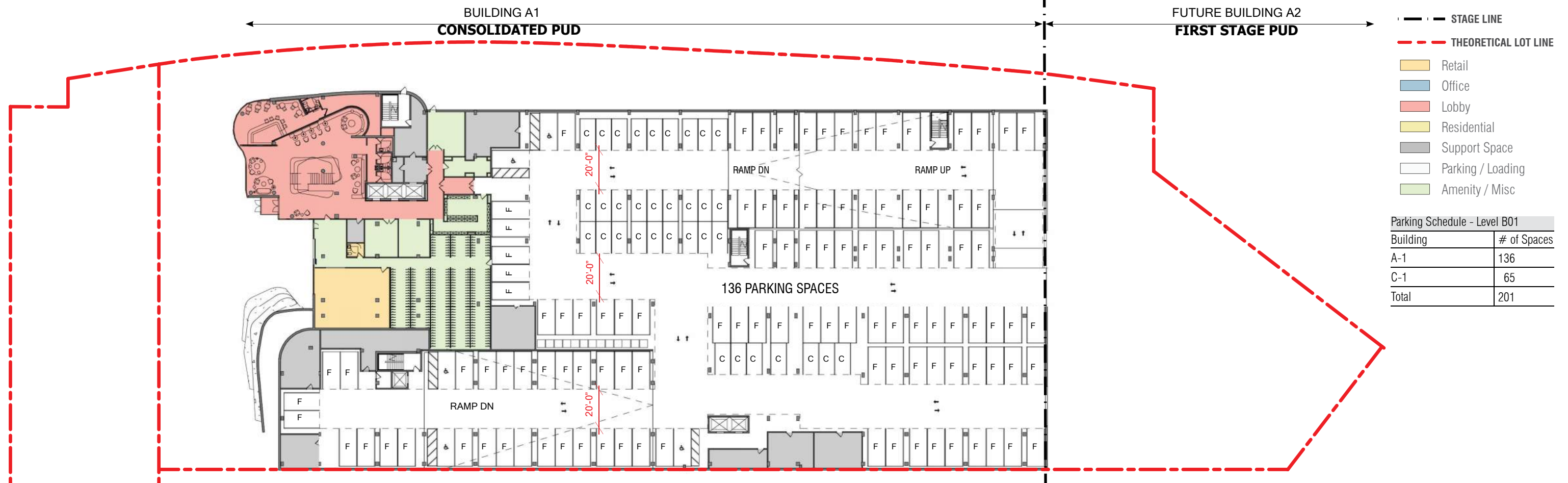
- Notes:
- All Full size spaces to be 19' x 9'
  - All Compact spaces to be 16' x 8' and in groupings of 5
  - All Handicapped spaces to be 8' x 19' + 5' Access Aisle
  - All Handicapped Van spaces to be 11' x 19' + 5' Access Aisle
  - All drive aisles to be 20'-0"
  - Parking for Building B to be provided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

PARKING LEVEL B02 - CONSOLIDATED PUD

SCALE: 1" = 50'-0"

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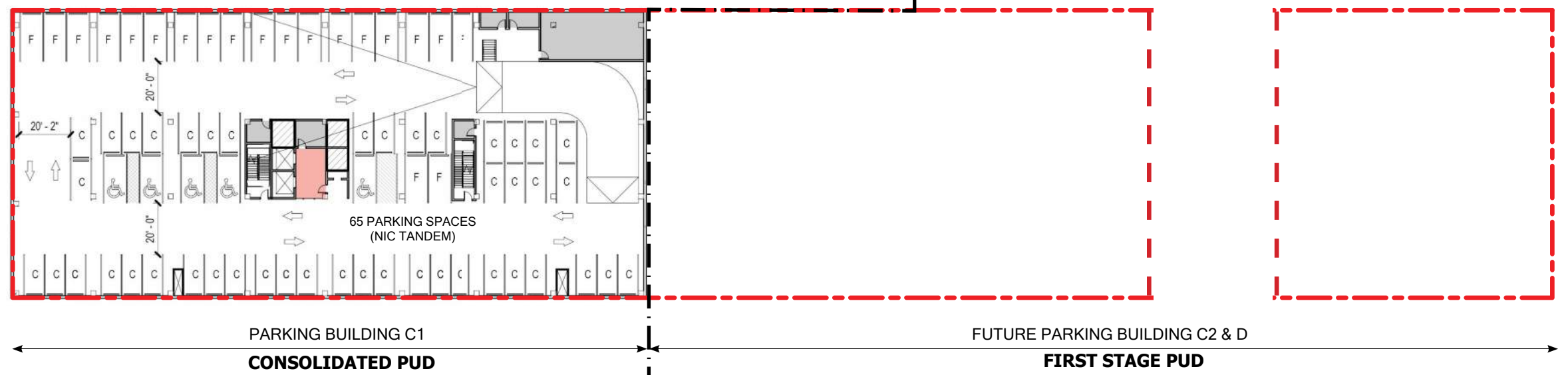
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- Refer to detailed parking schedule





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 ENLARGED BUILDING PLANS FOR DETAILED INFORMATION.  
 -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
- 100sf Loading Platform

Parking Schedule - Level P01

Building	# of Spaces
A-1	77
Total	77

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GROUND FLOOR P01 - CONSOLIDATED PUD

SCALE: 1" = 50'-0"

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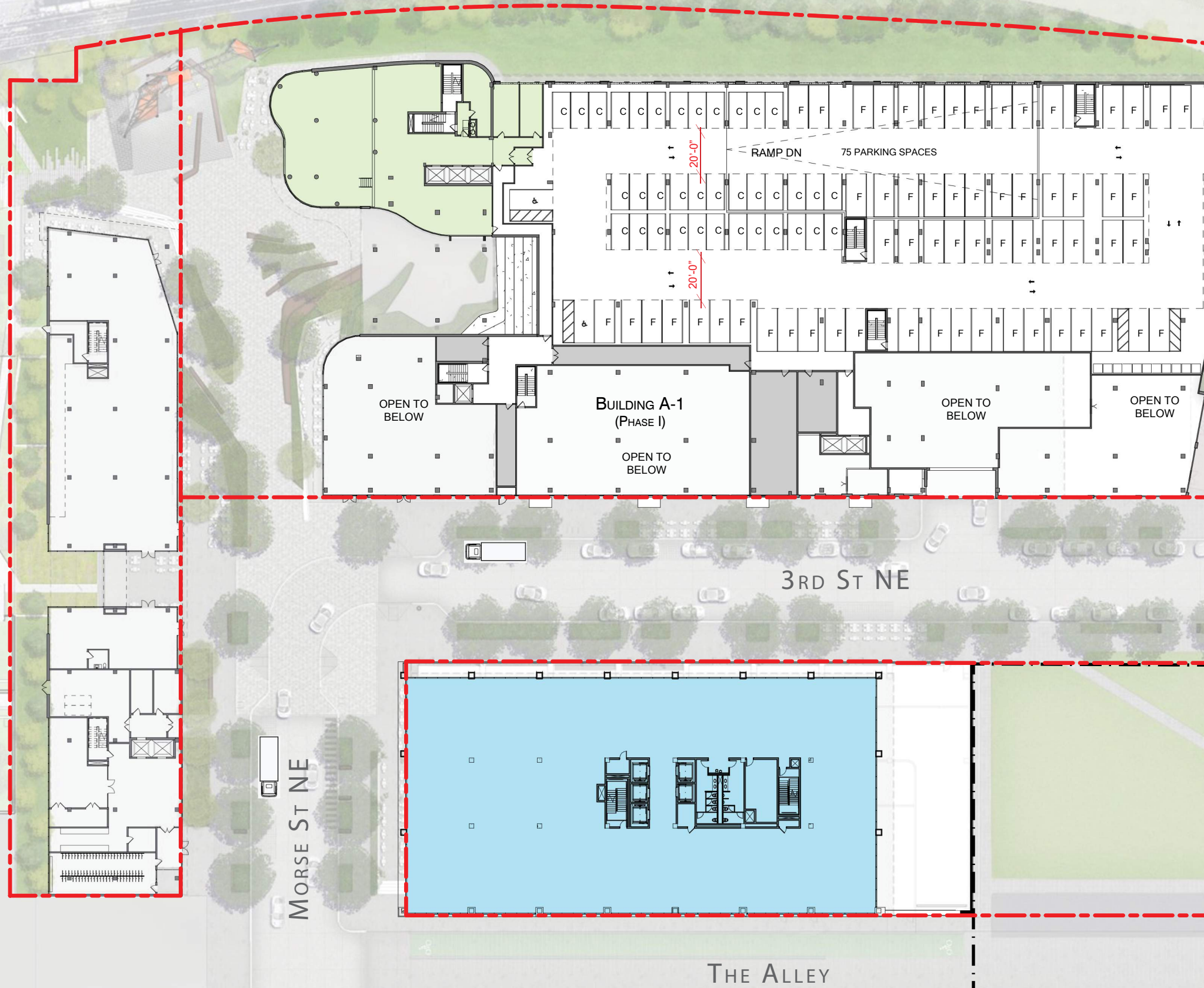
- ← - - - VEHICULAR ENTRANCE/ EXIT | (P) Parking (L) Loading
- ◀ PEDESTRIAN RETAIL ENTRANCE/ EXIT
- ◀ PEDESTRIAN RESIDENTIAL ENTRANCE/ EXIT
- - - - THEORETICAL LOT LINE

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

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

**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:	9	10	6	4	1	0	30
Eleventh Floor:	9	10	6	4	1	0	30
Tenth Floor:	11	13	2	6	0	0	32
Ninth Floor:	11	13	2	6	0	0	32
Eighth Floor:	11	13	2	6	0	0	32
Seventh Floor:	11	13	2	6	0	0	32
Sixth Floor:	11	13	2	6	0	0	32
Fifth Floor:	11	13	2	6	0	0	32
Fourth Floor:	11	13	2	6	0	0	32
Third Floor:	11	13	2	6	0	0	32
Second Floor:	11	13	2	6	0	0	32
<b>Total #</b>	<b>117</b>	<b>137</b>	<b>30</b>	<b>62</b>	<b>2</b>	<b>0</b>	<b>348</b>

**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	1	2	1	21
Fifth Floor:	6	7	4	1	2	1	21
Fourth Floor:	6	7	4	1	2	1	21
Third Floor:	6	7	4	1	2	1	21
Second Floor:	6	7	4	1	2	1	21
<b>Total #</b>	<b>30</b>	<b>35</b>	<b>20</b>	<b>5</b>	<b>10</b>	<b>5</b>	<b>105</b>

**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:	7	7	1	5	0	1	21
Fifth Floor:	7	7	1	5	0	1	21
Fourth Floor:	7	7	1	5	0	1	21
Third Floor:	7	7	1	5	0	1	21
Second Floor:	7	7	1	5	0	1	21
<b>Total #</b>	<b>35</b>	<b>35</b>	<b>5</b>	<b>25</b>	<b>0</b>	<b>5</b>	<b>105</b>

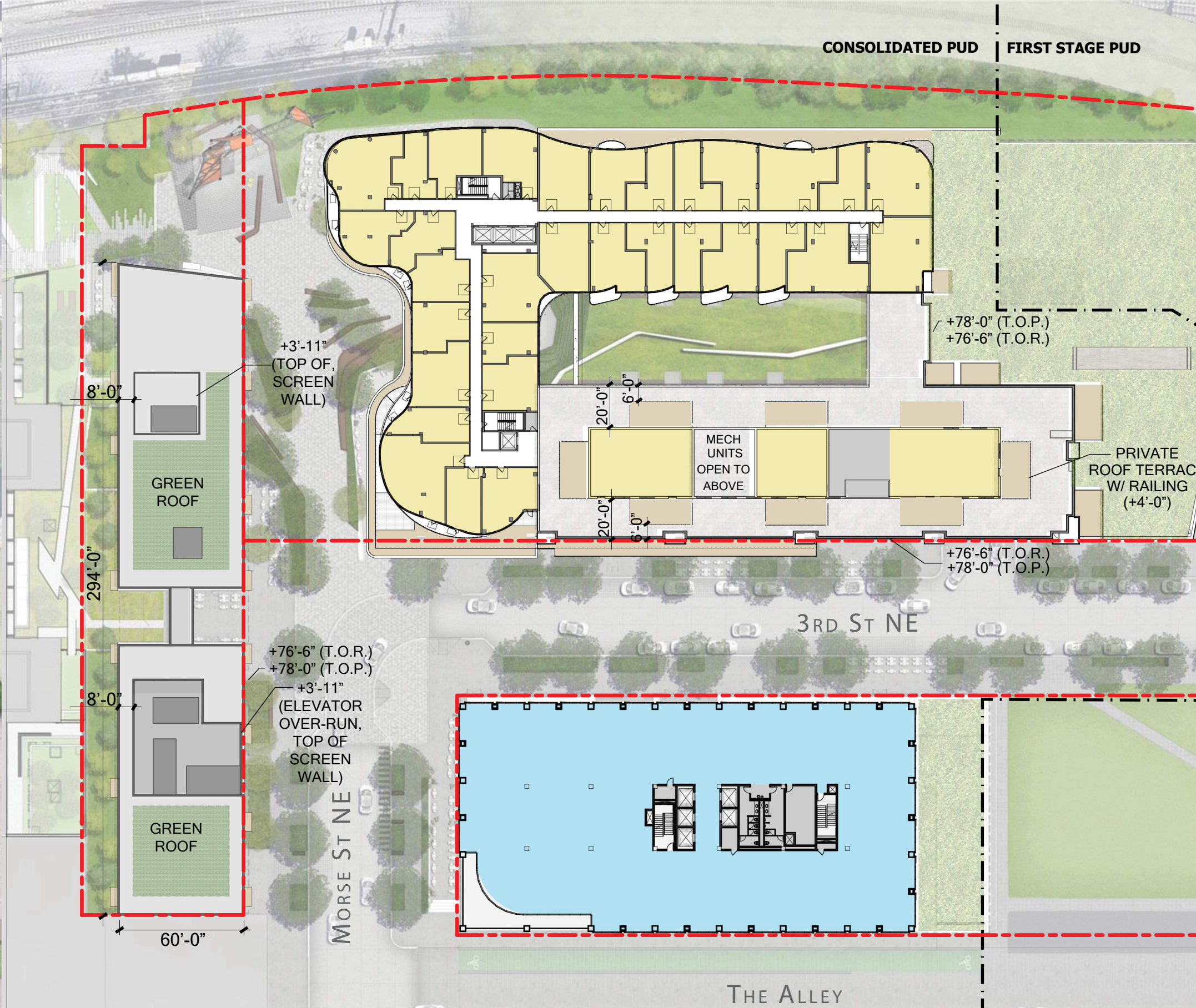
2ND THRU 6TH FLOOR / UNIT MATRIX - CONSOLIDATED PUD

SCALE: 1" = 50'-0"

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  - ← 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	13	2	6	0	0	32
A-1 MIDRISE	6	7	4	1	2	1	21
B	7	6	0	5	0	1	19
<b>Total #</b>	<b>24</b>	<b>26</b>	<b>6</b>	<b>12</b>	<b>2</b>	<b>2</b>	<b>72</b>

3RD 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	13	2	6	0	0	32
A-1 MIDRISE	6	7	4	1	2	1	21
B	7	6	0	5	0	1	19
<b>Total #</b>	<b>24</b>	<b>26</b>	<b>6</b>	<b>12</b>	<b>2</b>	<b>2</b>	<b>72</b>

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	13	2	6	0	0	32
A-1 MIDRISE	0	0	0	0	0	0	0
<b>Total #</b>	<b>11</b>	<b>13</b>	<b>2</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>32</b>

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	9	10	6	4	1	0	30
A-1 MIDRISE	0	0	0	0	0	0	0
<b>Total #</b>	<b>9</b>	<b>10</b>	<b>6</b>	<b>4</b>	<b>1</b>	<b>0</b>	<b>30</b>

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SCALE: 1" = 50'-0"

7TH THRU 12TH FLOOR / UNIT MATRIX - CONSOLIDATED PUD

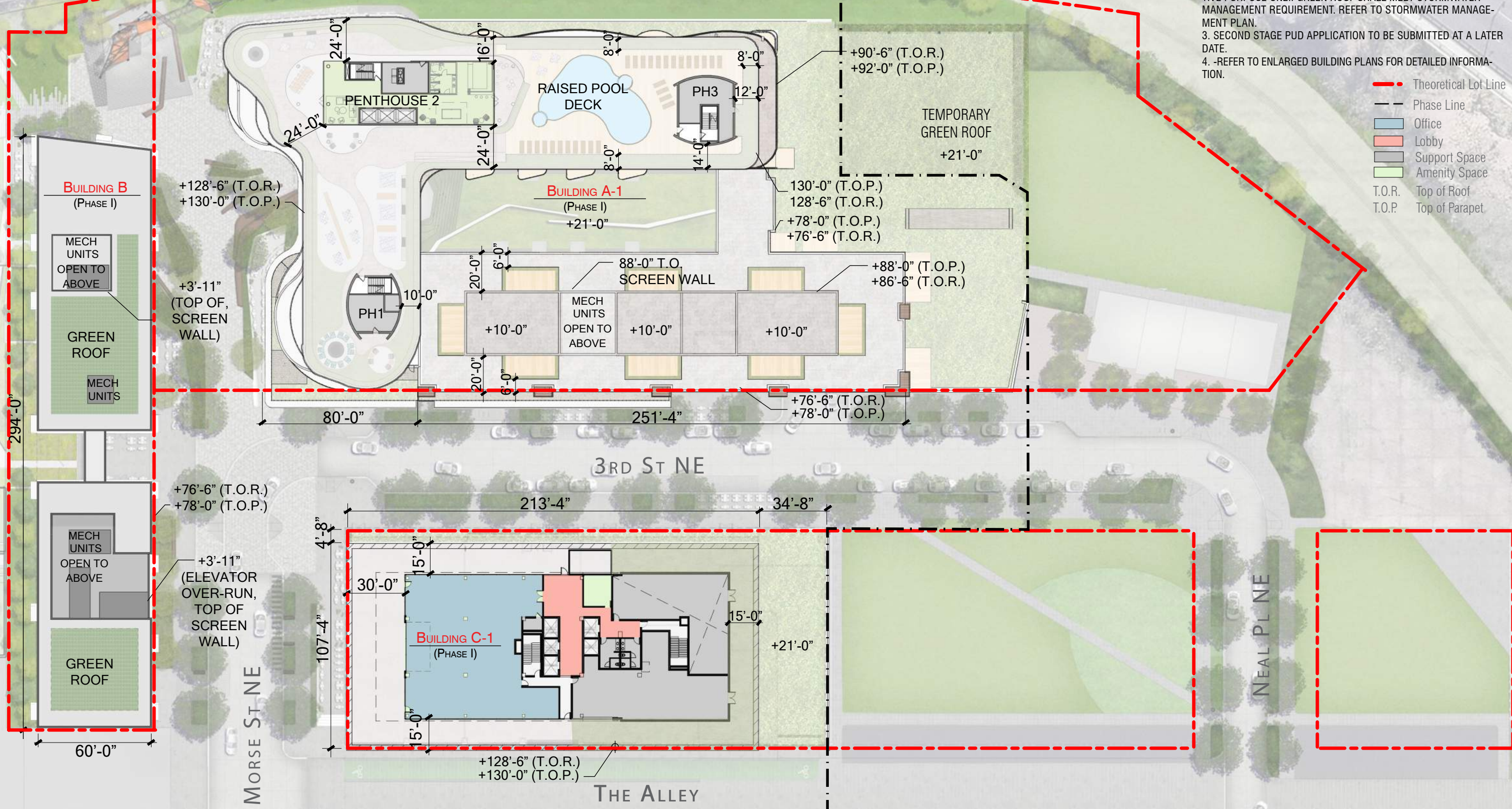




CONSOLIDATED PUD FIRST STAGE PUD

- 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 PLAN REQUIREMENT. REFER TO STORMWATER MANAGEMENT PLAN.
  3. SECOND STAGE PUD APPLICATION TO BE SUBMITTED AT A LATER DATE.
  4. -REFER TO ENLARGED BUILDING PLANS FOR DETAILED INFORMATION.

- - - Theoretical Lot Line
- - - Phase Line
- Office
- Lobby
- Support Space
- Amenity Space
- T.O.R. Top of Roof
- T.O.P. Top of Parapet



Roof Plan - CONSOLIDATED PUD

SCALE: 1" = 50'-0"

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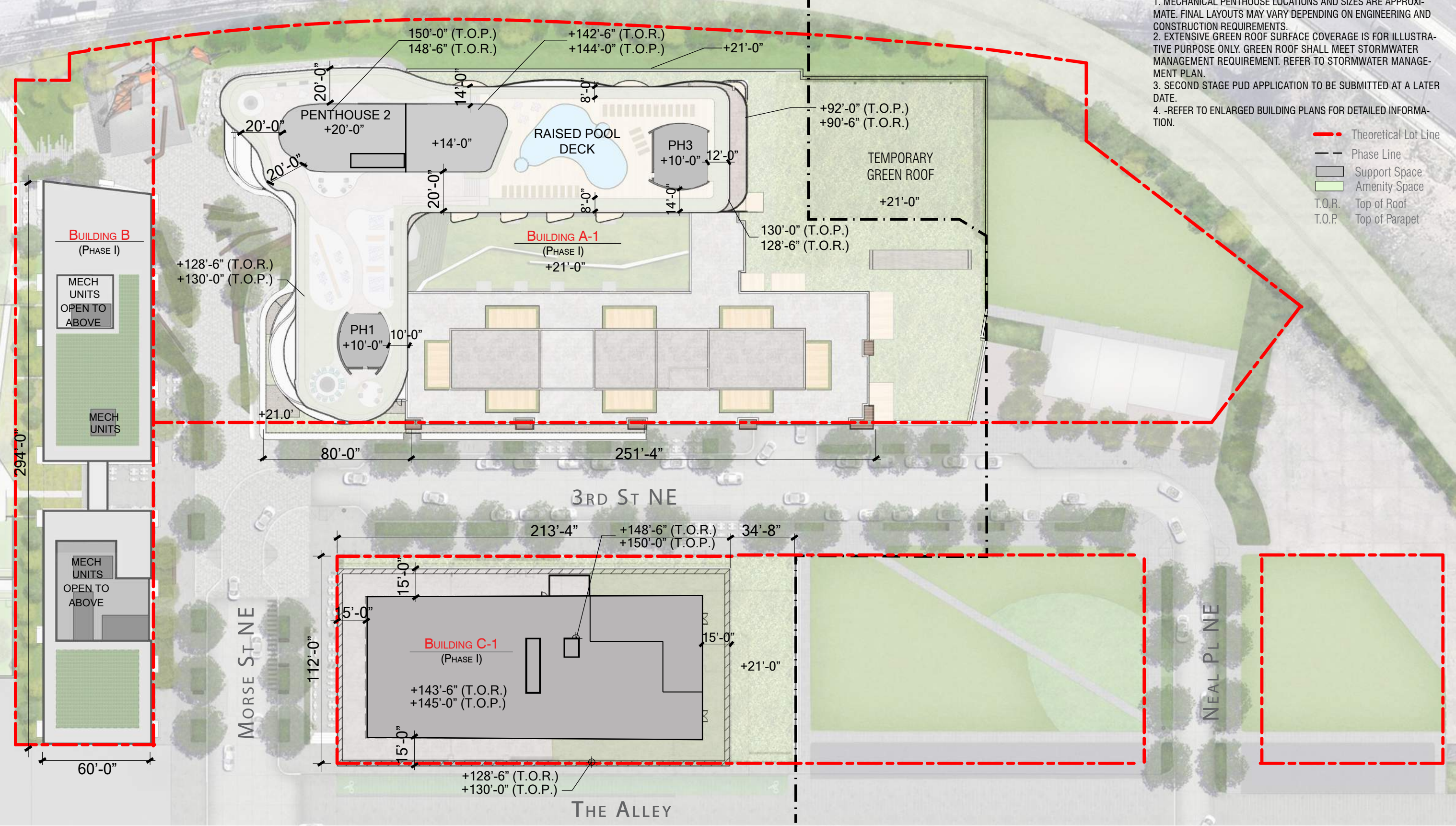




**CONSOLIDATED PUD**      **FIRST STAGE PUD**

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  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.
  4. -REFER TO ENLARGED BUILDING PLANS FOR DETAILED INFORMATION.

- - - Theoretical Lot Line
- - - Phase Line
- ▭ Support Space
- ▭ Amenity Space
- T.O.R. Top of Roof
- T.O.P. Top of Parapet



DECEMBER 23, 2016

SCALE: 1" = 50'-0"

**UPPER ROOF PLAN - CONSOLIDATED PUD**

