

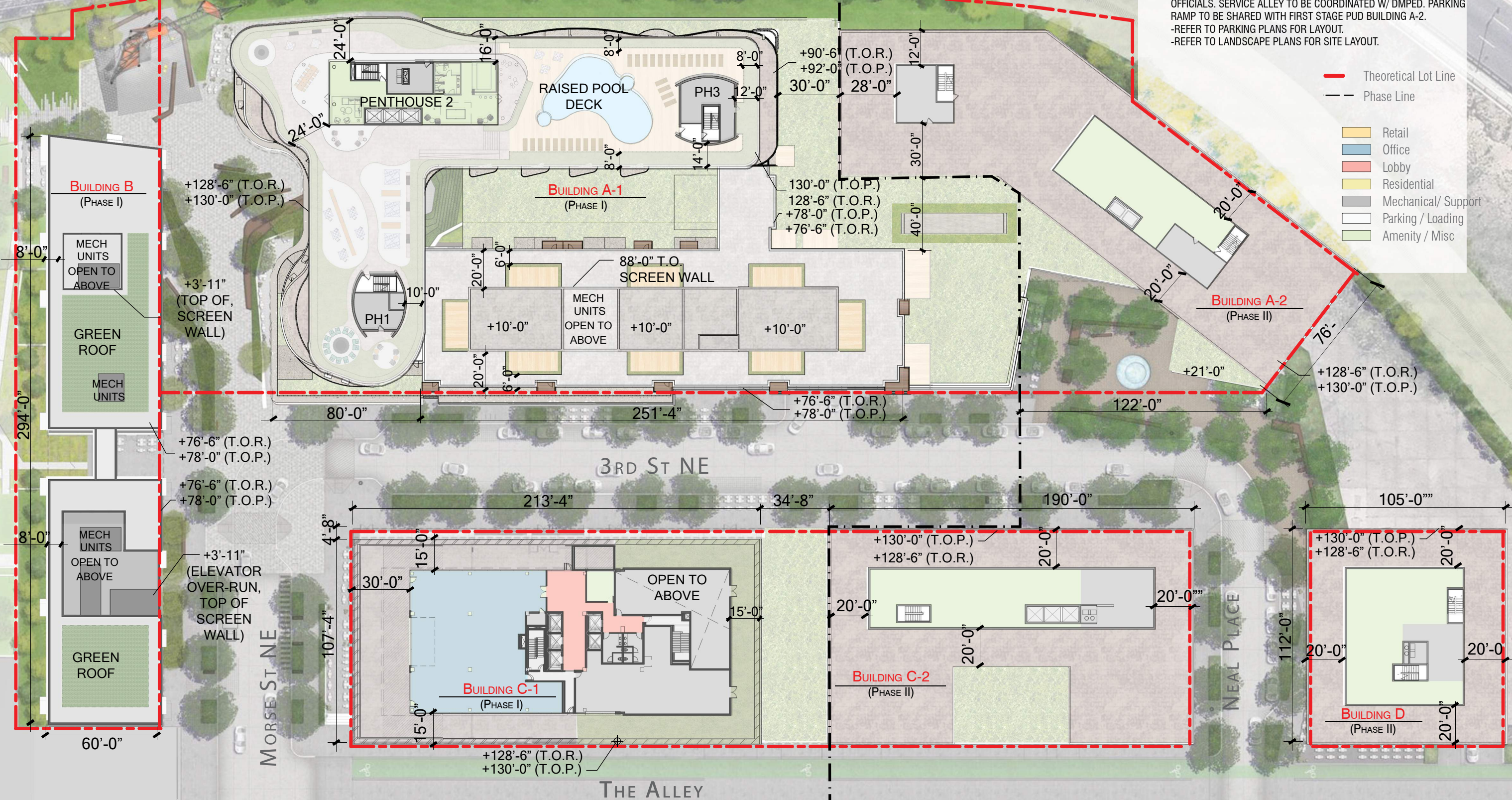
CONSOLIDATED PUD

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.

— Theoretical Lot Line
 - - Phase Line

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



ROOF PLAN - CONSOLIDATED AND FIRST STAGE PUD

SCALE: 1" = 50'-0"

DECEMBER 23, 2016



CONSOLIDATED PUD

FIRST STAGE PUD

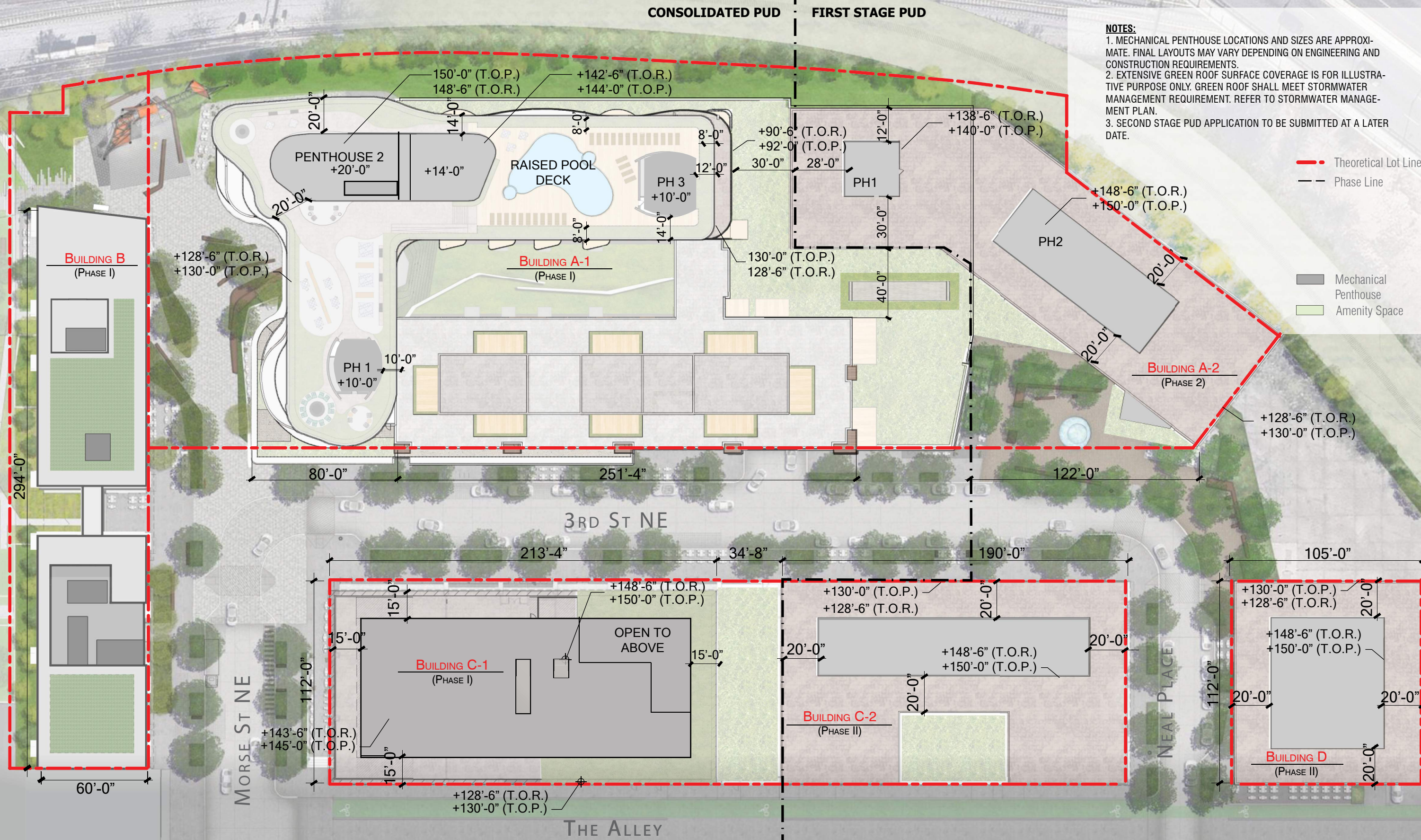
NOTES:

- 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 REQUIREMENT. REFER TO STORMWATER MANAGEMENT PLAN.
- 3. SECOND STAGE PUD APPLICATION TO BE SUBMITTED AT A LATER DATE.

--- Theoretical Lot Line

- - - Phase Line

■ Mechanical Penthouse
 ■ Amenity Space



DECEMBER 23, 2016

SCALE: 1" = 50'-0"

UPPER ROOF PLAN - CONSOLIDATED AND FIRST STAGE PUD



DIAGRAM KEY

- - - LOT LINE
- · - · - PHASE LINE
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL/SUPPORT SPACE
- LOBBY

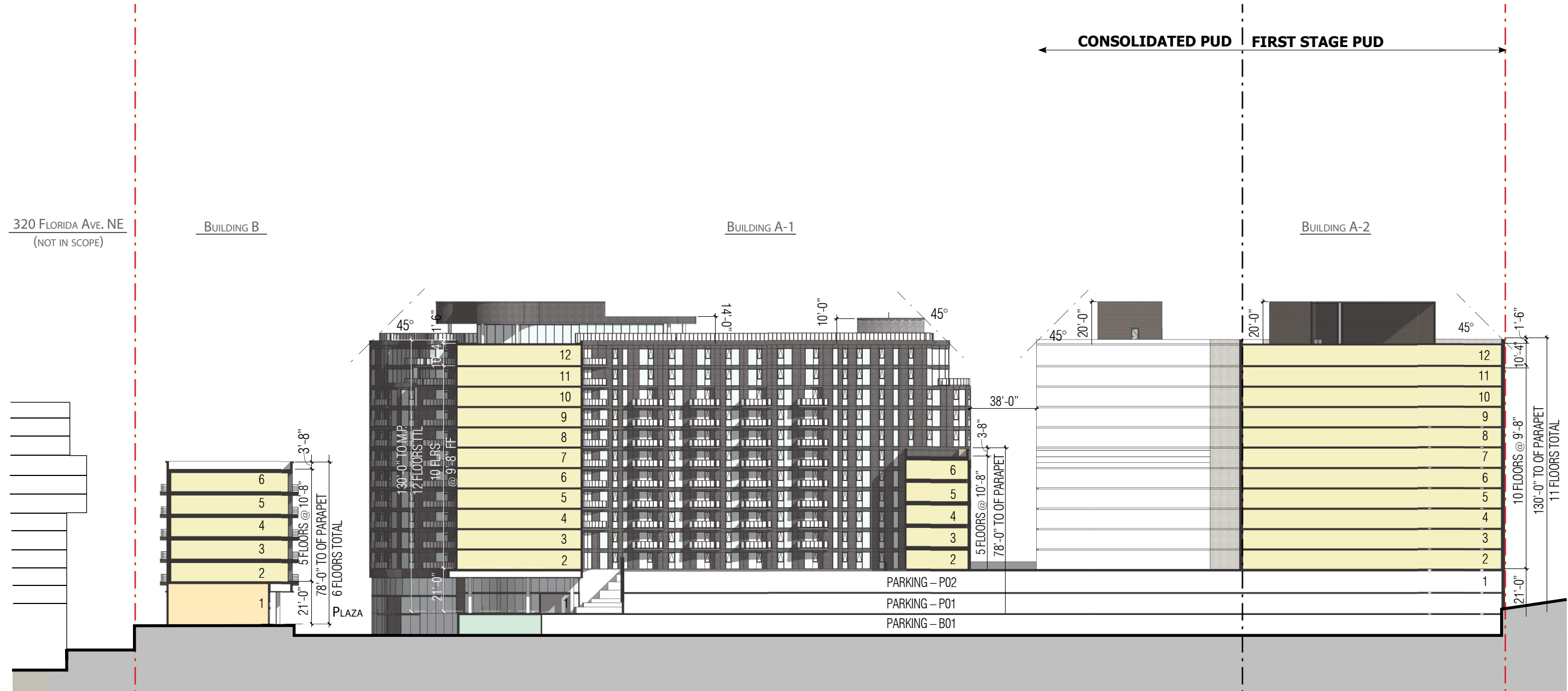
NOTE:
 REFERE TO ZONING DIAGRAMS FOR LOCATION OF MEASURING POINTS.
 SPOT ELEVATIONS FOR THOSE DRAWINGS ARE ASSUMED TO BE +0.00' AND TAKEN FROM THE FOLLOWING MEASURING POINTS

BUILDINGS A-1 & A-2: 80.0' (THIRD STREET NE)
 BUILDING B: 75.0' (SECTION THIRD STREET NE & MORSE STREET NE)
 BUILDINGS C-1 & C-2: 81.0' (3RD STREET NE)
 BUILDING D: 84.0' (NEAL PLACE NE)

REFER TO FLOOR PLAN FOR LOCATION OF PHASE LINE ABOVE PODIUM



KEY PLAN



OVERALL N-S SECTION 1

SCALE: 1" = 50'-0"

DECEMBER 23, 2016

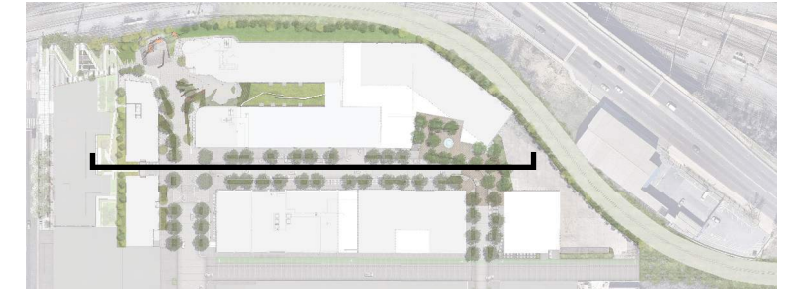
DIAGRAM KEY

- - - LOT LINE
- - - PHASE LINE
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL/SUPPORT SPACE
- LOBBY

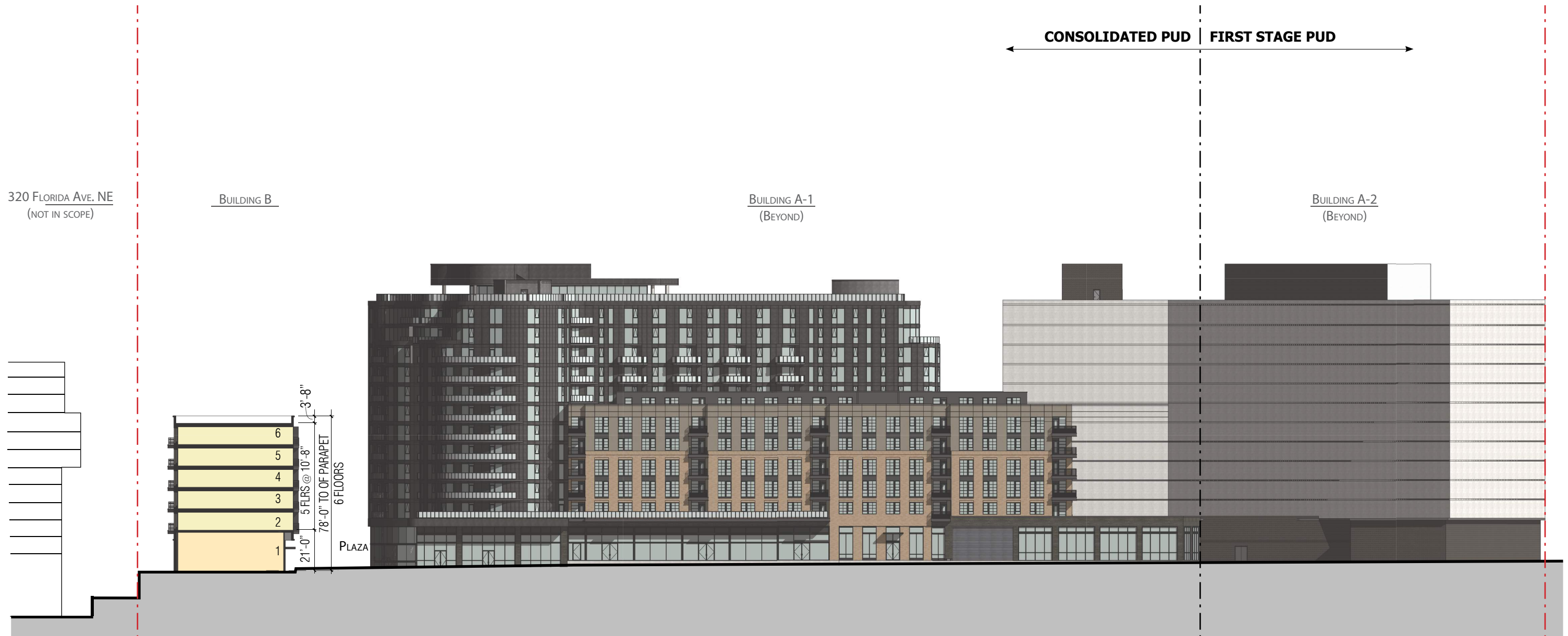
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REFER TO FLOOR PLAN FOR LOCATION OF PHASE LINE ABOVE PODIUM



KEY PLAN



DECEMBER 23, 2016

SCALE: 1" = 50'-0"

OVERALL N-S SECTION 2

DIAGRAM KEY

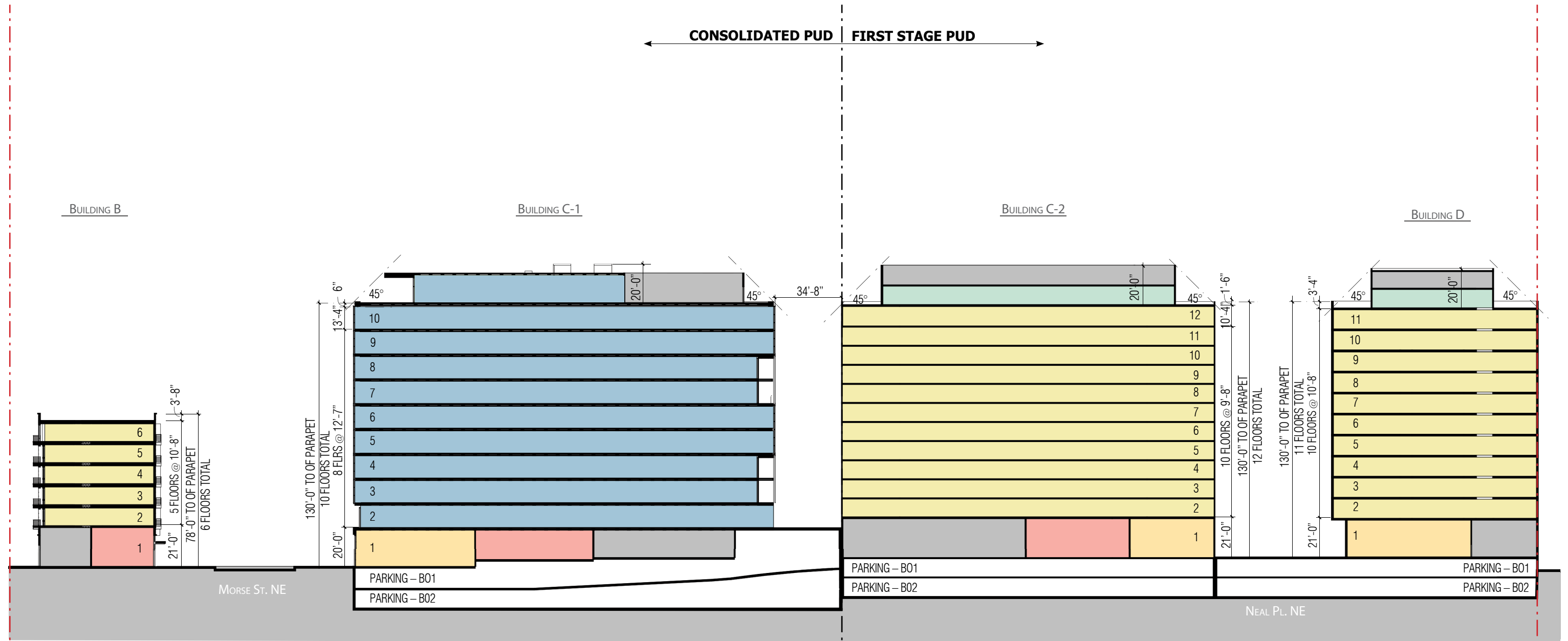
- - - LOT LINE
- · - · - PHASE LINE
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL/SUPPORT SPACE
- LOBBY

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 BUILDING D: 84.0' (NEAL PLACE NE)



KEY PLAN



OVERALL N-S SECTION 3

SCALE: 1" = 50'-0"

DECEMBER 23, 2016

DIAGRAM KEY

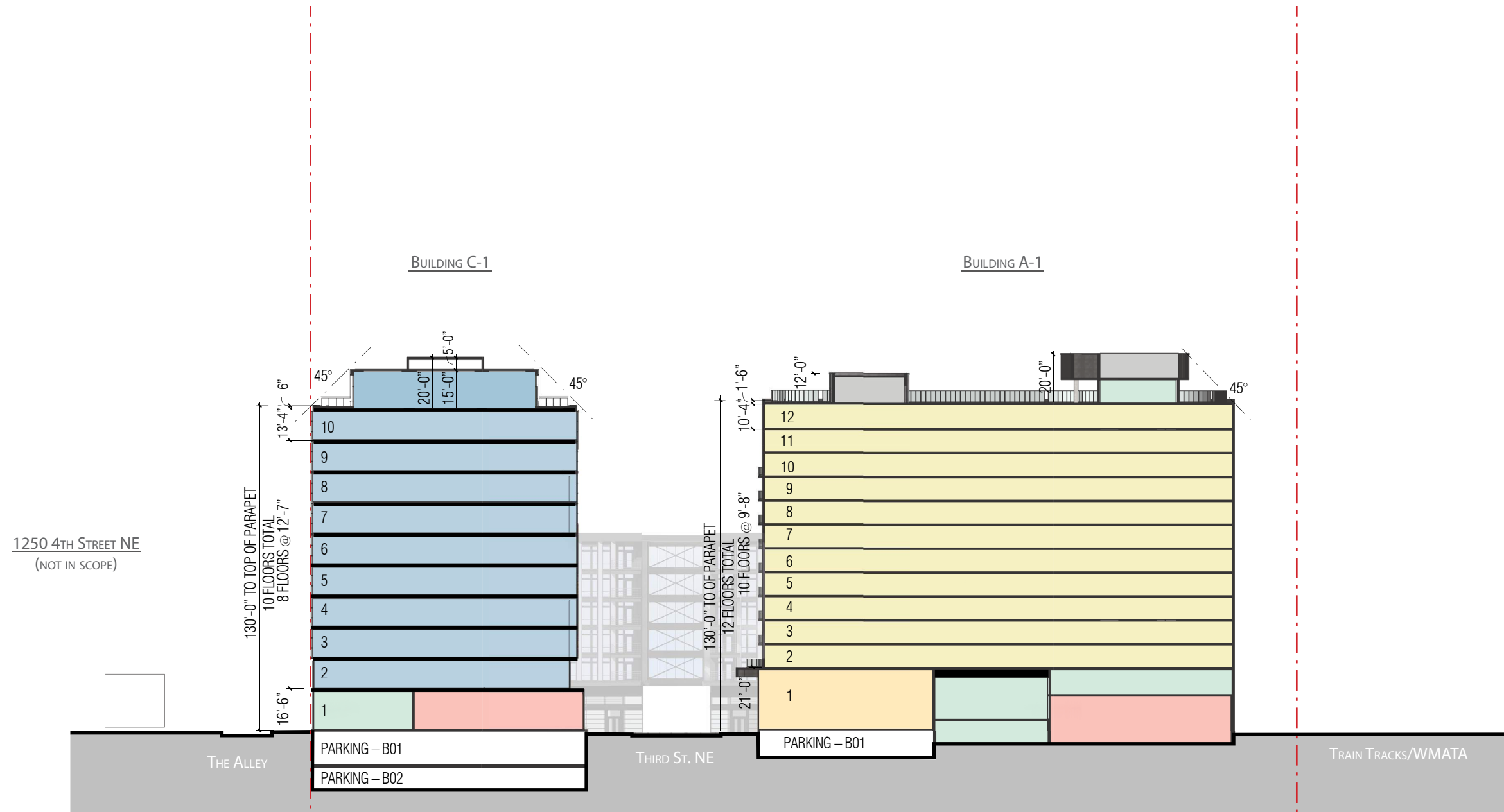
- - - LOT LINE
- - - PHASE LINE
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL/SUPPORT SPACE
- LOBBY

NOTE:
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- BUILDING D: 84.0' (NEAL PLACE NE)



KEY PLAN



DECEMBER 23, 2016

SCALE: 1" = 50'-0"

OVERALL E-W SECTION 1

DIAGRAM KEY

- - - LOT LINE
- · - · - PHASE LINE
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL/SUPPORT SPACE
- LOBBY

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 BUILDING D: 84.0' (NEAL PLACE NE)



KEY PLAN

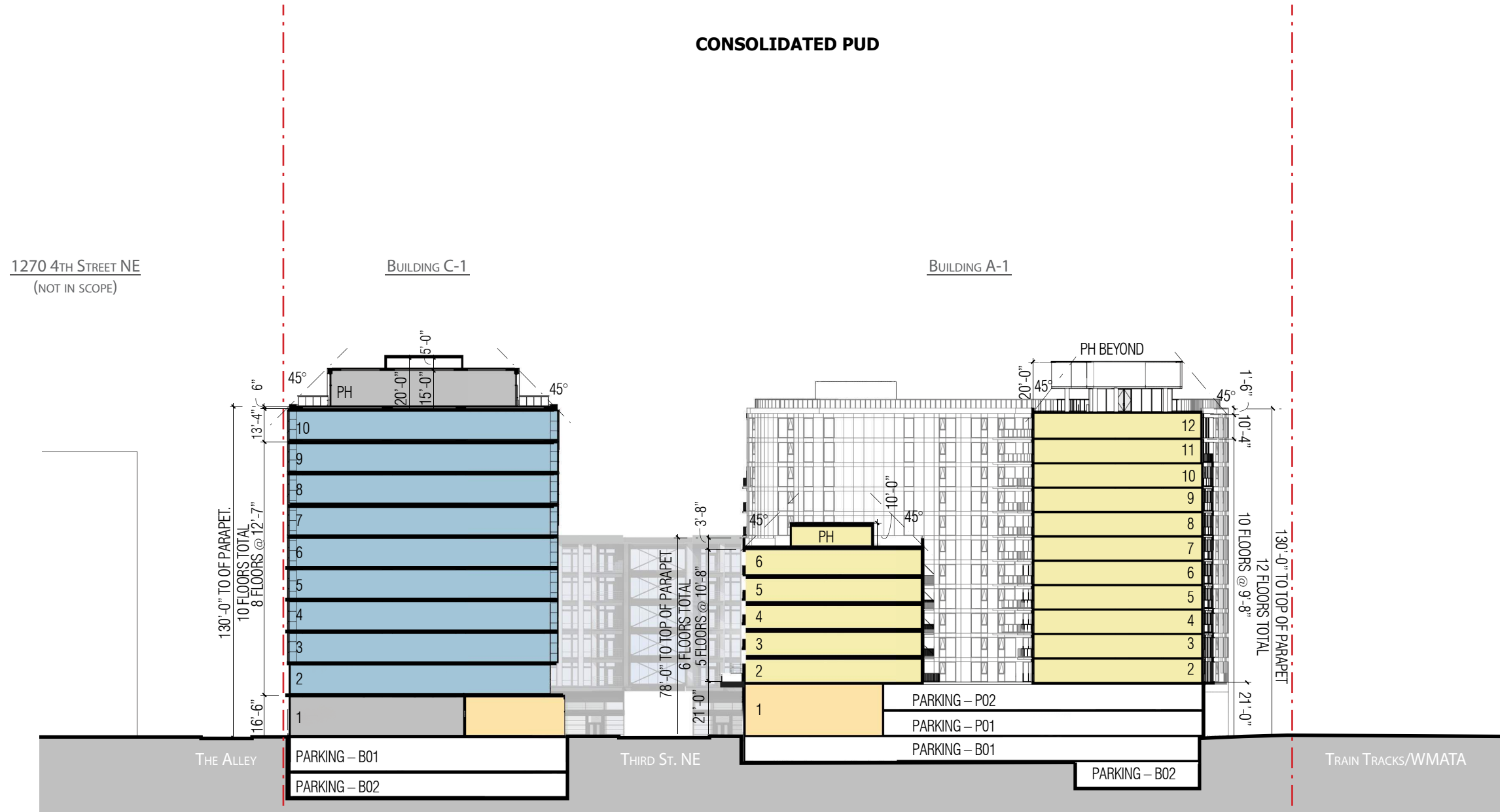
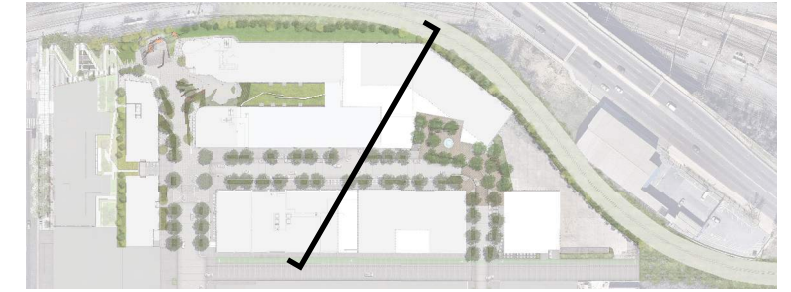


DIAGRAM KEY

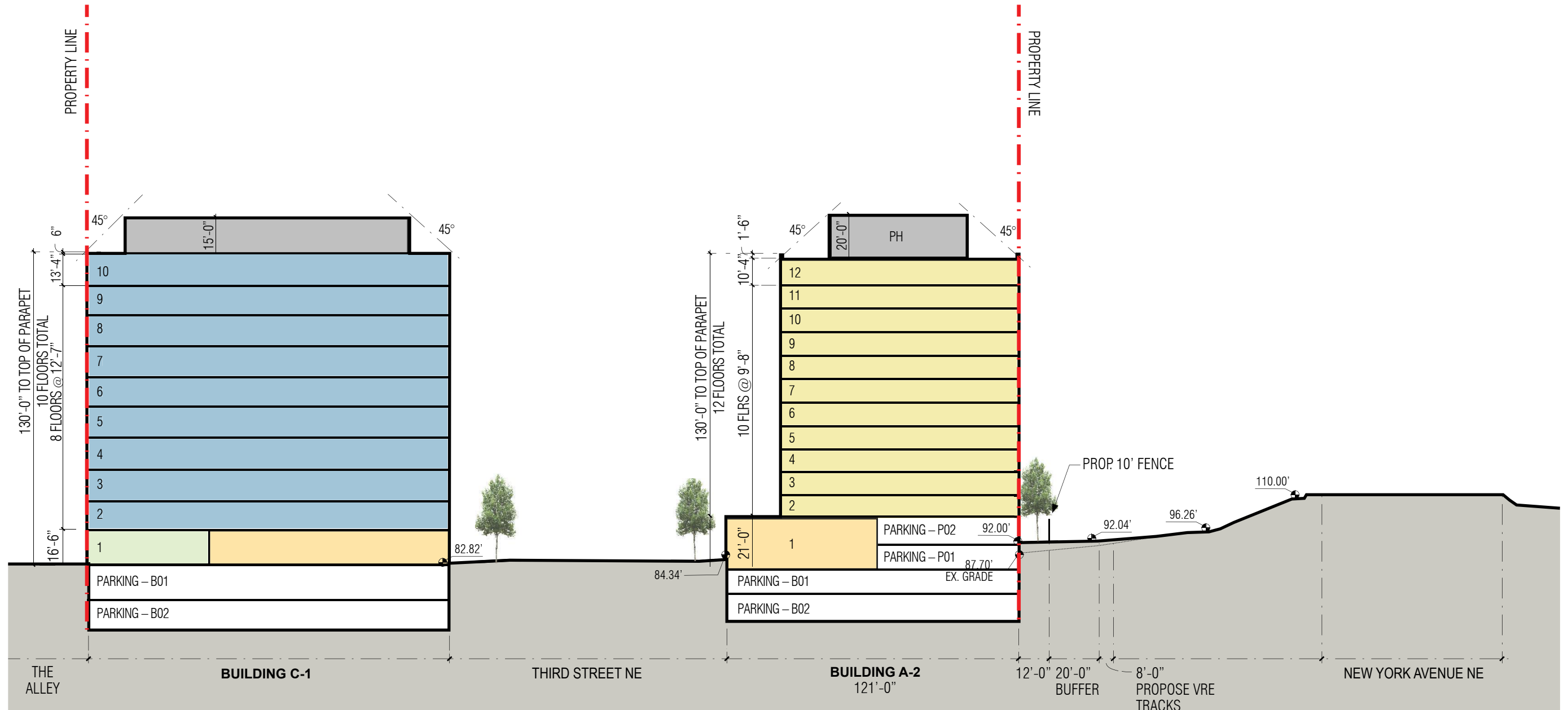
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KEY PLAN



DECEMBER 23, 2016

SCALE: 1" = 50'-0"

SECTION THRU VRE TRACKS