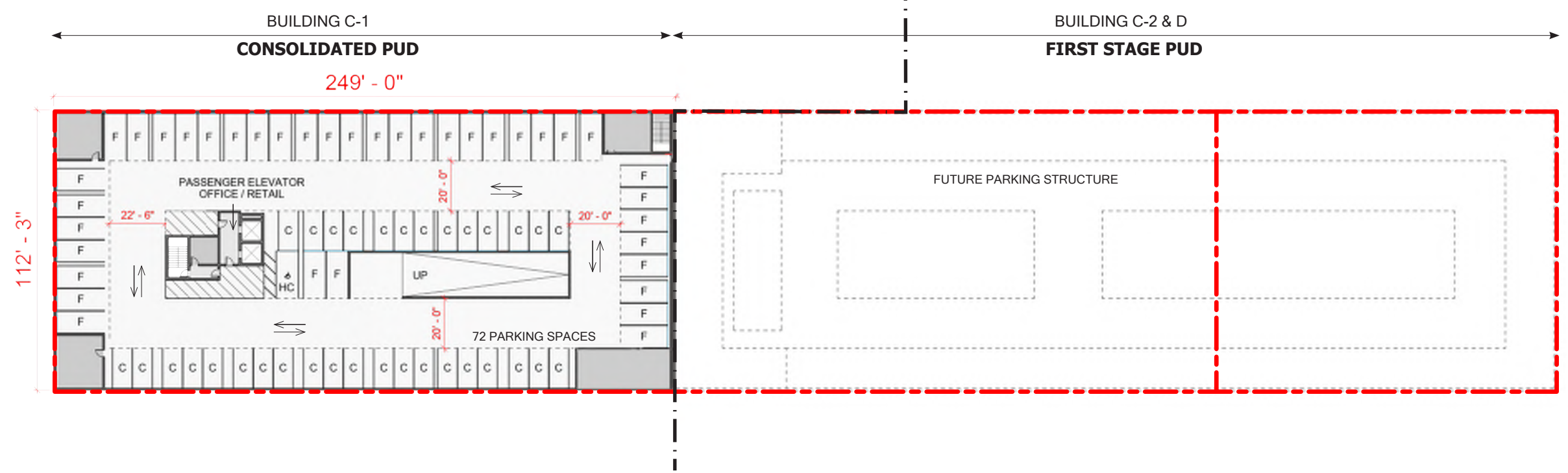


BUILDING PLANS, SECTIONS & ELEVATIONS - PHASE I

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

Parking Schedule - Level B02	
Building	# of Spaces
C-1	72



*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.

Second Stage PUD to be submitted at a later date.

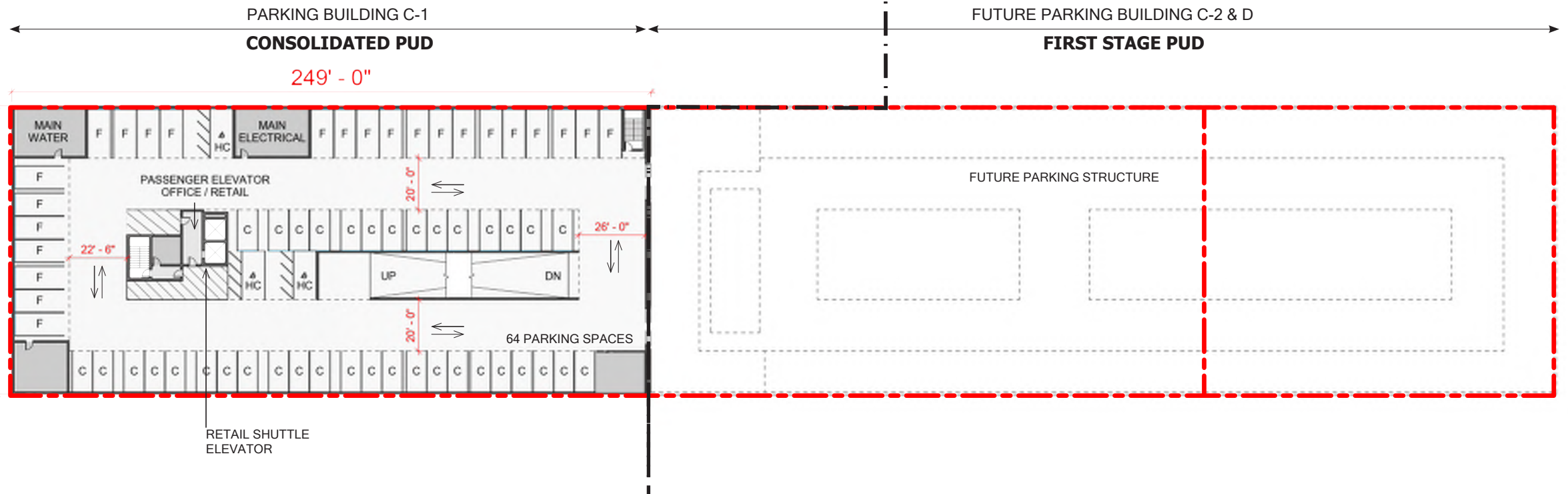
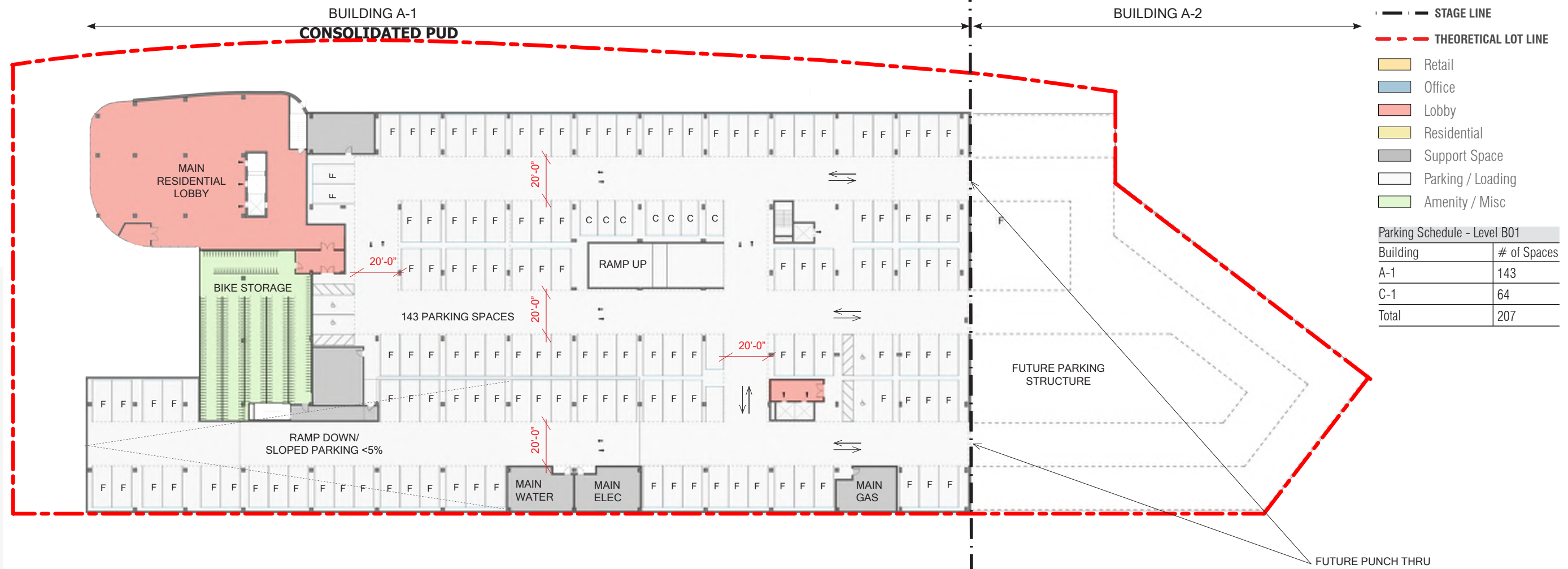
- Notes:
- All Full size spaces to be 19' x 9'
 - All Compact spaces to be 16' x 8' and in groupings of 5
 - All Handicapped spaces to be 8' x 19' + 5' Access Aisle
 - All Handicapped Van spaces to be 11' x 19' + 5' Access Aisle
 - All drive aisles to be 20'-0"
 - Parking for Building B to be provided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

PARKING LEVEL B02 - CONSOLIDATED PUD

SCALE: 1" = 50'-0"

JANUARY 15, 2016





*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.

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

JANUARY 15, 2016

SCALE: 1" = 50'-0"

PARKING LEVEL B01 - CONSOLIDATED PUD



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.

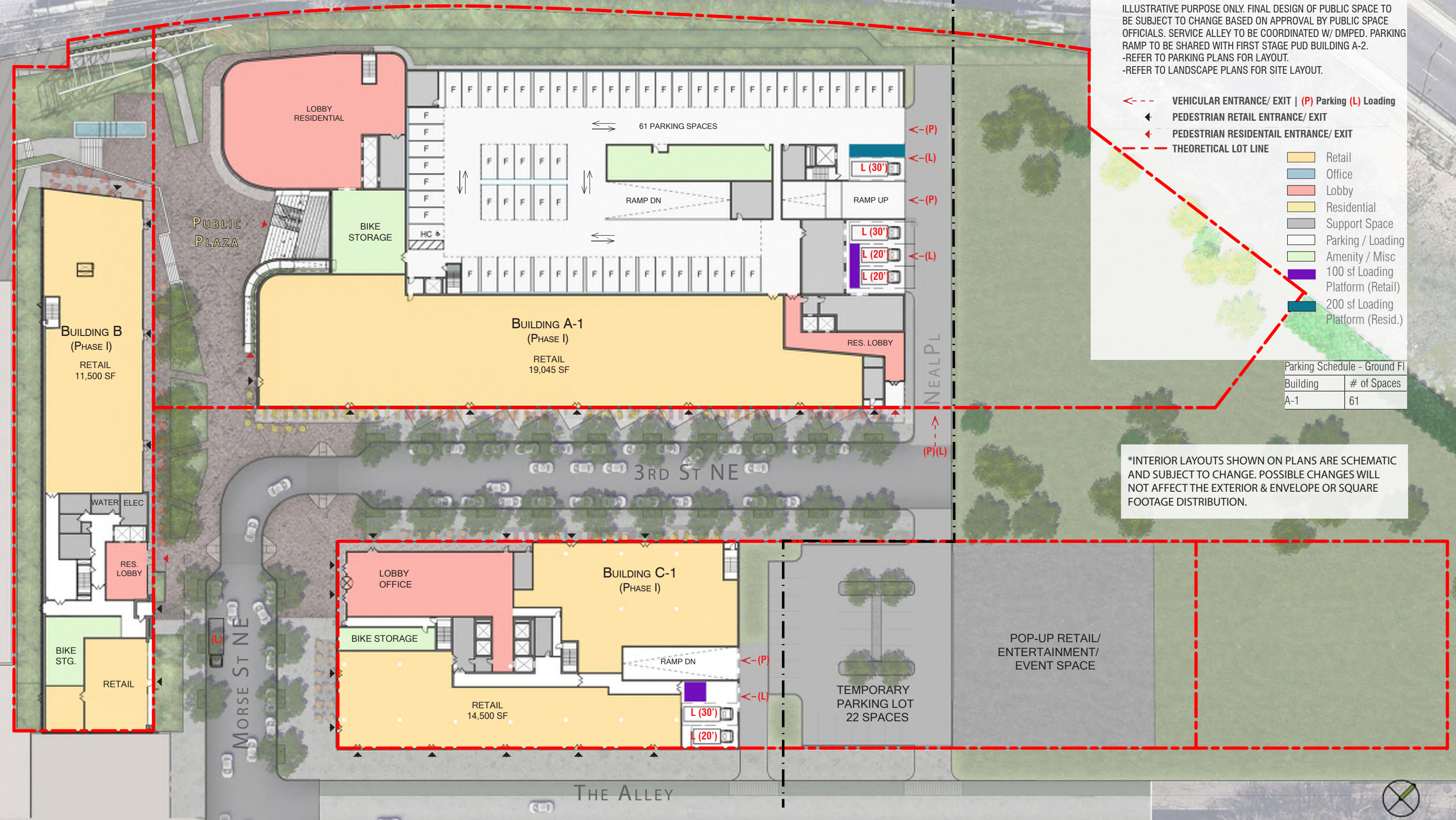
<- - - VEHICULAR ENTRANCE/ EXIT | (P) Parking (L) Loading
 <- PEDESTRIAN RETAIL ENTRANCE/ EXIT
 <- PEDESTRIAN RESIDENTIAL ENTRANCE/ EXIT
 - - - THEORETICAL LOT LINE

- Retail
- Office
- Lobby
- Residential
- Support Space
- Parking / Loading
- Amenity / Misc
- 100 sf Loading Platform (Retail)
- 200 sf Loading Platform (Resid.)

Parking Schedule - Ground Fl

Building	# of Spaces
A-1	61

*INTERIOR LAYOUTS SHOWN ON PLANS ARE SCHEMATIC AND SUBJECT TO CHANGE. POSSIBLE CHANGES WILL NOT AFFECT THE EXTERIOR & ENVELOPE OR SQUARE FOOTAGE DISTRIBUTION.



GROUND FLOOR P01 - CONSOLIDATED PUD

SCALE: 1" = 50'-0"

JANUARY 15, 2016



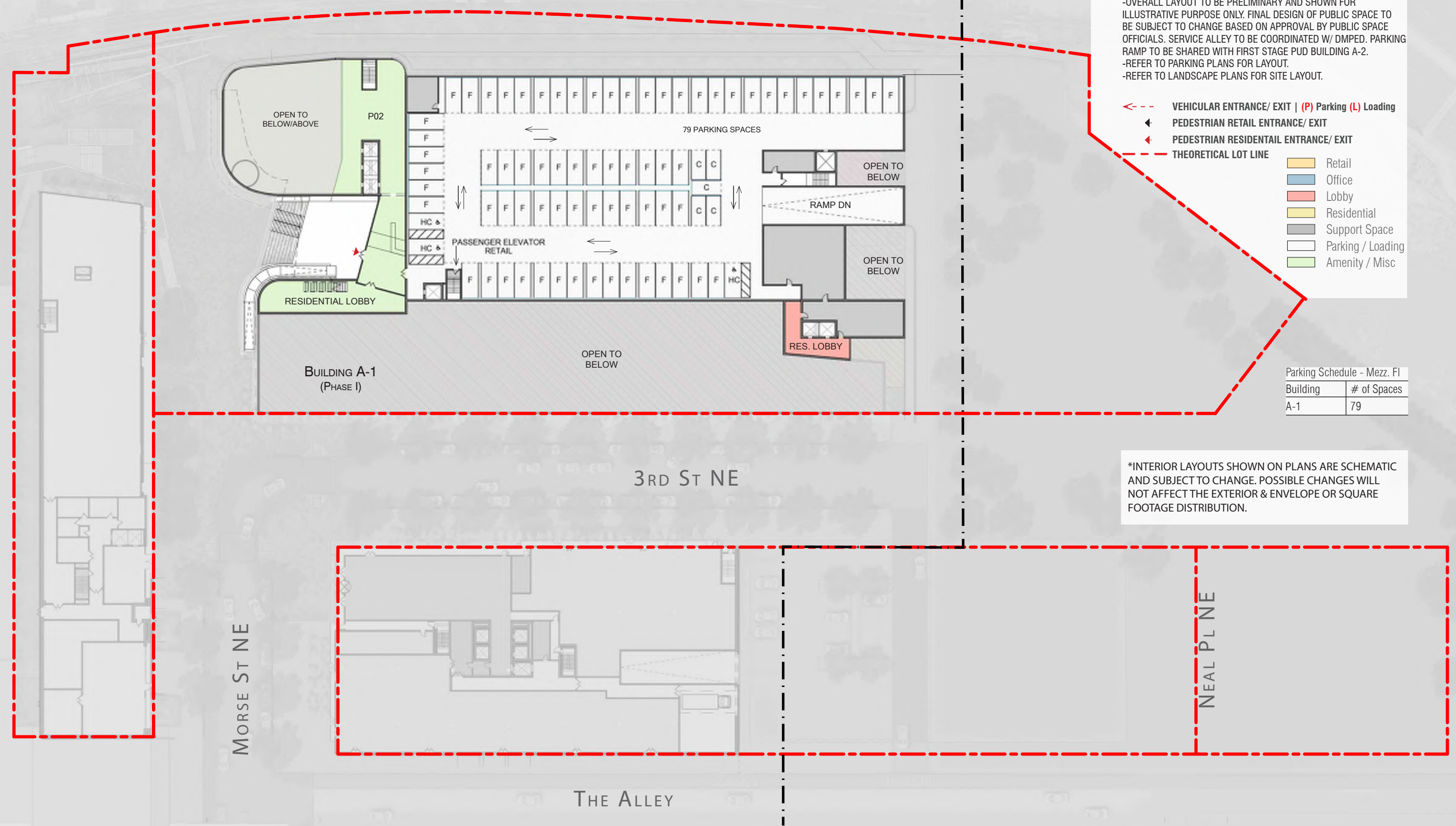
NOTES:
 -OVERALL LAYOUT TO BE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSE ONLY. FINAL DESIGN OF PUBLIC SPACE TO BE SUBJECT TO CHANGE BASED ON APPROVAL BY PUBLIC SPACE OFFICIALS. SERVICE ALLEY TO BE COORDINATED W/ DMPED. PARKING RAMP TO BE SHARED WITH FIRST STAGE PUD BUILDING A-2.
 -REFER TO PARKING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

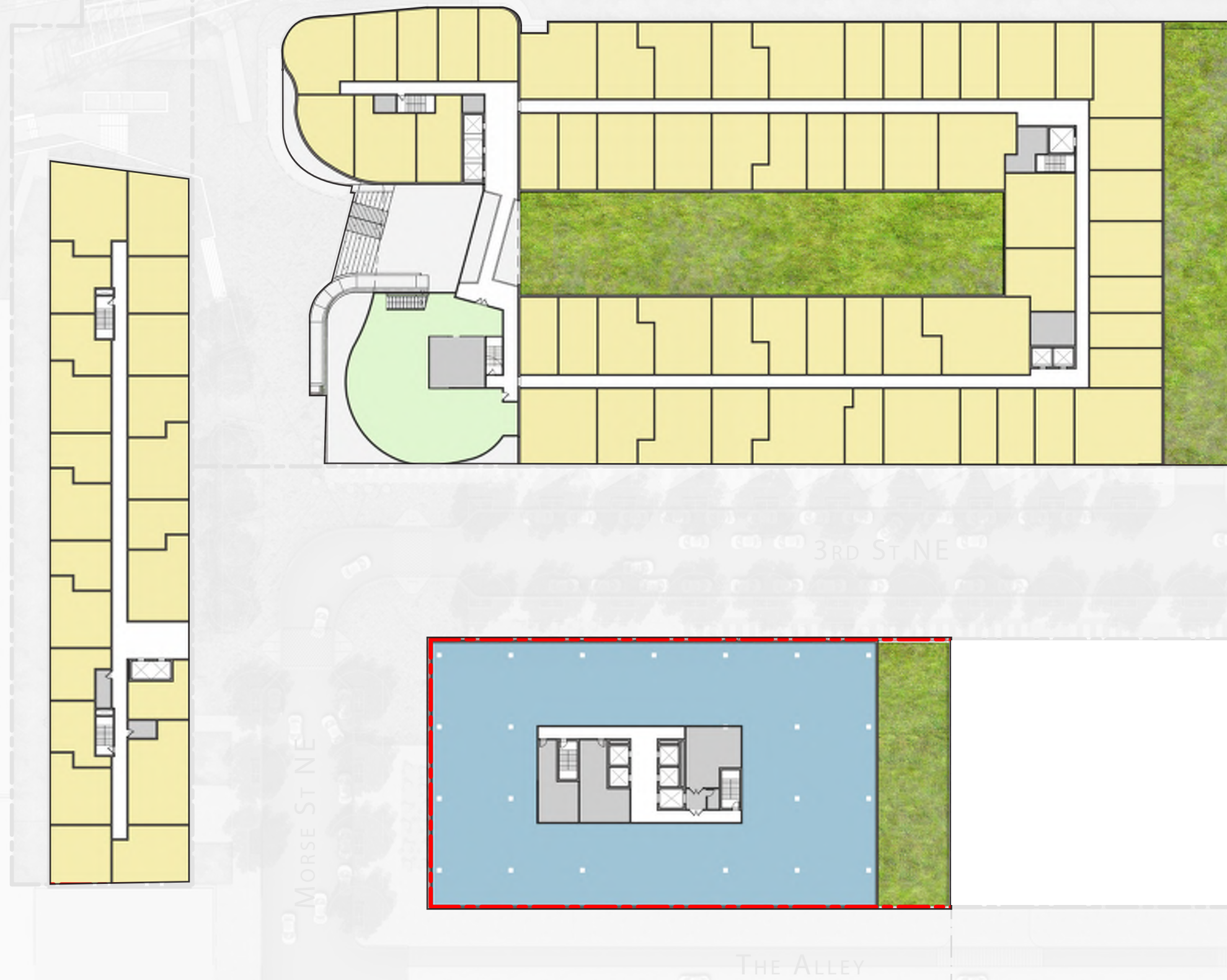
- ← - - - VEHICULAR ENTRANCE/ EXIT | (P) Parking (L) Loading
 - ◀ PEDESTRIAN RETAIL ENTRANCE/ EXIT
 - ◀ PEDESTRIAN RESIDENTIAL ENTRANCE/ EXIT
 - - - THEORETICAL LOT LINE
- Retail
 - Office
 - Lobby
 - Residential
 - Support Space
 - Parking / Loading
 - Amenity / Misc

Parking Schedule - Mezz. Fl

Building	# of Spaces
A-1	79

*INTERIOR LAYOUTS SHOWN ON PLANS ARE SCHEMATIC AND SUBJECT TO CHANGE. POSSIBLE CHANGES WILL NOT AFFECT THE EXTERIOR & ENVELOPE OR SQUARE FOOTAGE DISTRIBUTION.





NOTES:
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 -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

NOTE:
 SECOND STAGE PUD application to be submitted at a later date.

2ND FLOOR DATA (PHASE 1)						
BUILDING	STUDIO	1 BED	1 BED+ DEN	2 BED	2 BED+ DEN	TOTAL # UNITS PER FLOOR
A-1	23	17	7	10	2	59
B	9	5	2	7		23
TOTAL # PER UNIT TYPE	32	22	9	17	2	82

BUILDING	TOTAL GSF	CORE (INCL. AMENITY)	GSF
A-1	54115.00 SF	11829.00 SF	42286.00 SF
B	17766.00 SF	2436.00 SF	15330.00 SF
TOTAL PER FLOOR	71881.00 SF	14265.00 SF	57616.00 SF

UNIT MATRIX BUILDING A-1 (PHASE 1)						
FLOOR	STUDIO	1 BED	1 BED+ DEN	2 BED	2 BED+ DEN	TOTAL # UNITS
2ND	23	17	7	10	2	59
3RD	22	26	6	11	2	67
4TH	22	26	6	11	2	67
5TH	22	26	6	11	2	67
6TH	22	26	6	11	2	67
7TH	4	10	1	2		17
8TH	4	10	1	2		17
9TH	4	10	1	2		17
10TH	4	10	1	2		17
11TH	4	10	1	2		17
TOTAL # PER UNIT TYPE	131	171	36	64	10	412

UNIT MATRIX BUILDING B (PHASE 1)						
FLOOR	STUDIO	1 BED	1 BED+ DEN	2 BED	2 BED+ DEN	TOTAL # UNITS
2ND	9	5	2	7		23
3RD	9	5	2	7		23
4TH	9	5	2	7		23
5TH	9	5	2	7		23
6TH	9	5	2	7		23
TOTAL # PER UNIT TYPE	45	25	10	35		115



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

NOTE:
 SECOND STAGE PUD application to be submitted at a later date.

3RD THRU 6TH FLOOR DATA (PHASE 1)

BUILDING	STUDIO	1 BED	1 BED+ DEN	2 BED	2 BED+ DEN	TOTAL # UNITS PER FLOOR
A-1	22	26	6	11	2	67
B	9	5	2	7		23
TOTAL # PER UNIT TYPE	31	31	8	18	2	90

BUILDING	TOTAL GSF	CORE (INCL. AMENITY)	GSF
A-1	55765.00 SF	7272.00 SF	48493.00 SF
B	17766.00 SF	2436.00 SF	15330.00 SF
TOTAL PER FLOOR	73531.00 SF	9708.00 SF	63823.00 SF



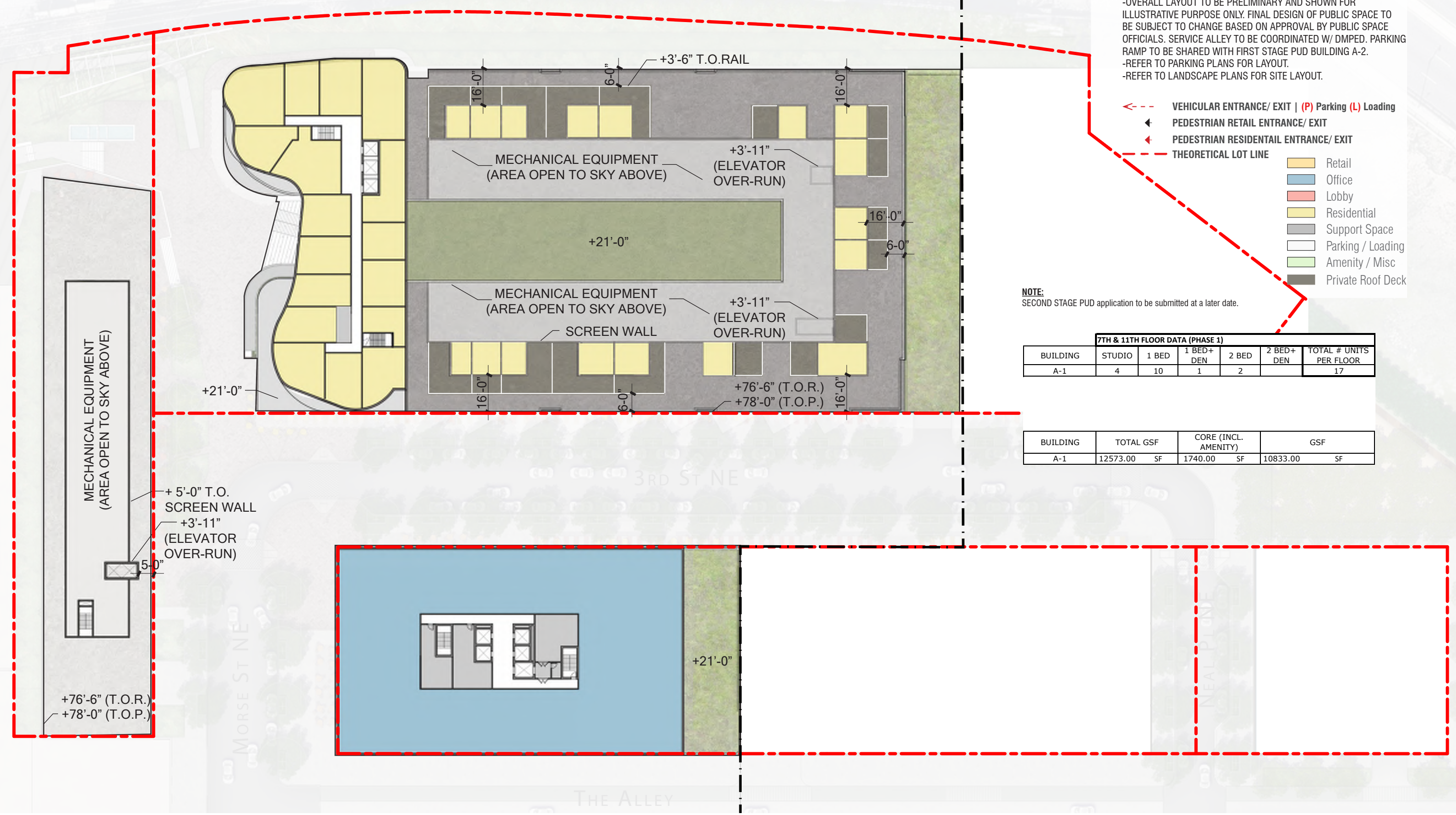
NOTES:
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 -REFER TO PARKING PLANS FOR LAYOUT.
 -REFER TO LANDSCAPE PLANS FOR SITE LAYOUT.

- ← - - - 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
 - Private Roof Deck

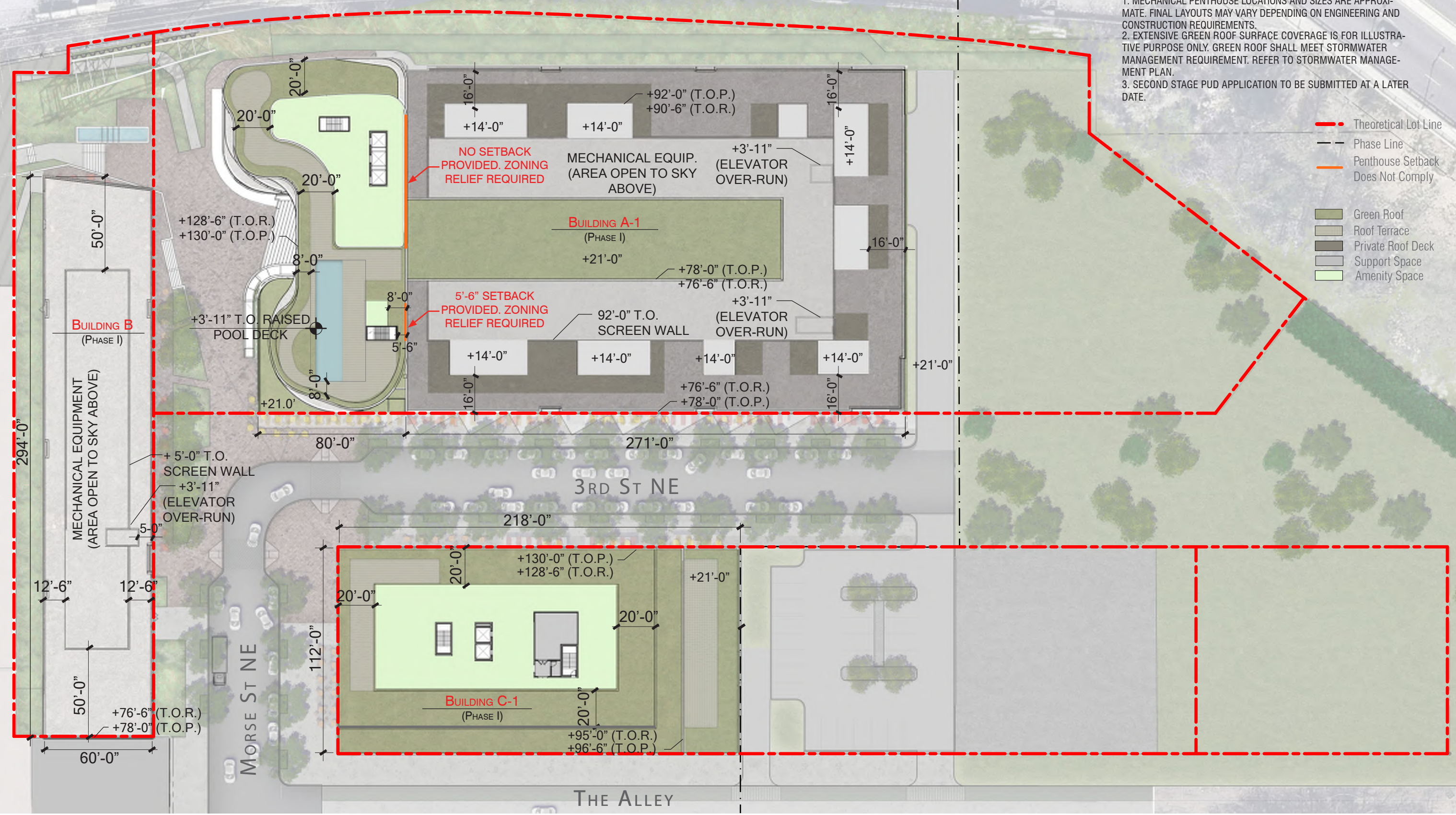
NOTE:
 SECOND STAGE PUD application to be submitted at a later date.

7TH & 11TH FLOOR DATA (PHASE 1)						
BUILDING	STUDIO	1 BED	1 BED+ DEN	2 BED	2 BED+ DEN	TOTAL # UNITS PER FLOOR
A-1	4	10	1	2		17

BUILDING	TOTAL GSF	CORE (INCL. AMENITY)	GSF
A-1	12573.00 SF	1740.00 SF	10833.00 SF



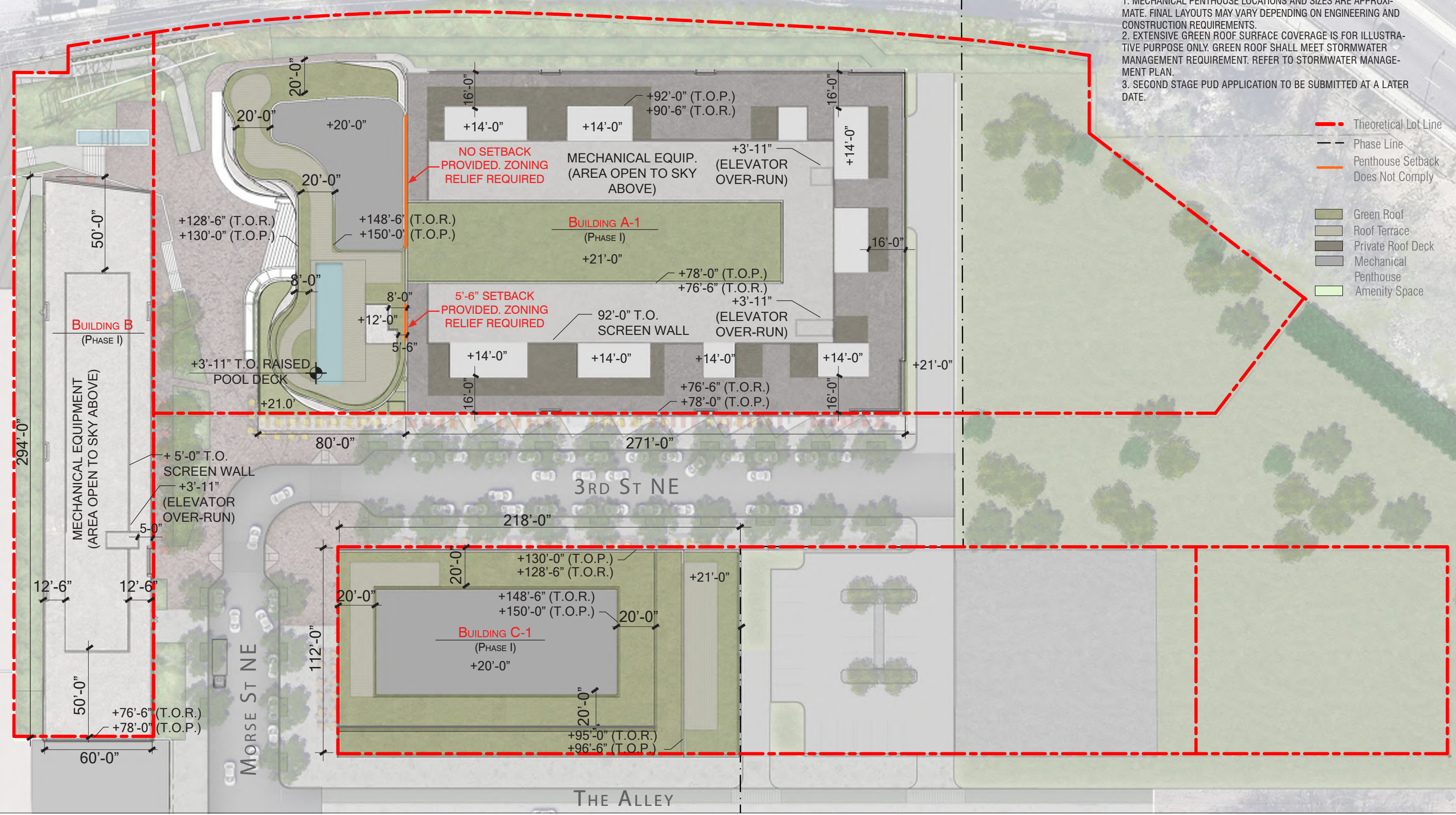
NOTES:
 1. MECHANICAL PENTHOUSE LOCATIONS AND SIZES ARE APPROXIMATE. FINAL LAYOUTS MAY VARY DEPENDING ON ENGINEERING AND CONSTRUCTION REQUIREMENTS.
 2. EXTENSIVE GREEN ROOF SURFACE COVERAGE IS FOR ILLUSTRATIVE PURPOSE ONLY. GREEN ROOF SHALL MEET STORMWATER MANAGEMENT REQUIREMENT. REFER TO STORMWATER 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



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.



UPPER ROOF PLAN - CONSOLIDATED PUD

SCALE: 1" = 50'-0"

JANUARY 15, 2016



