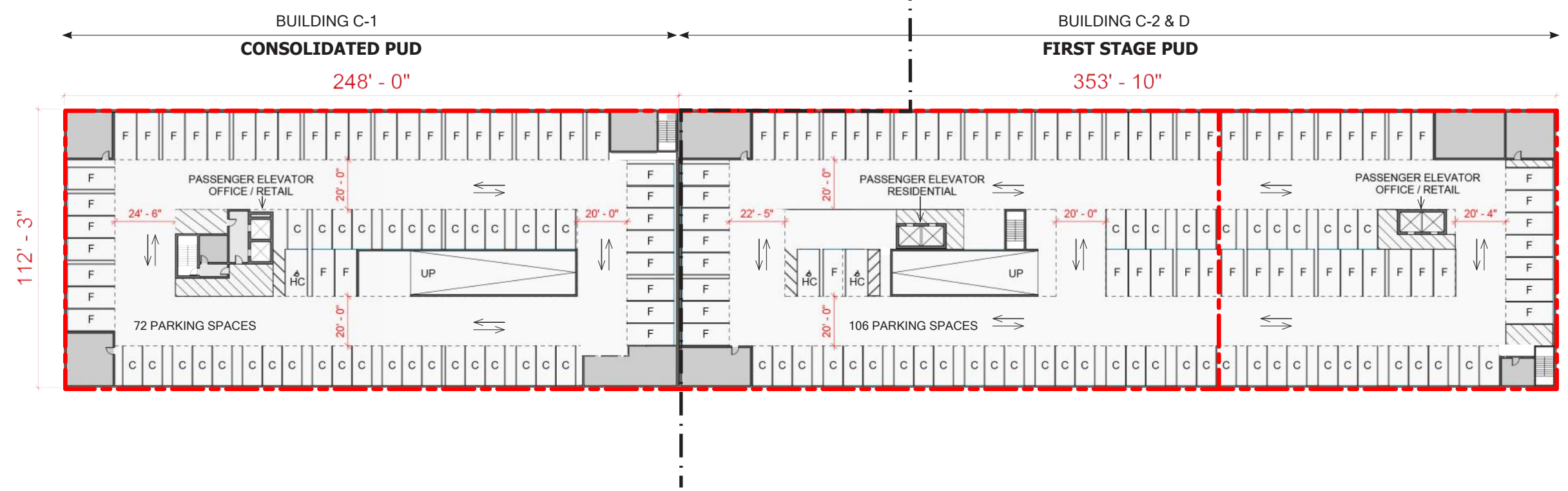


BUILDING PLANS, SECTIONS & ELEVATIONS - PHASE II

- — — — 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
C-2 / D	106
Total	178



*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'
 - 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 B02 - CONSOLIDATED AND FIRST STAGE PUD

SCALE: 1" = 50'-0"

JANUARY 15, 2016



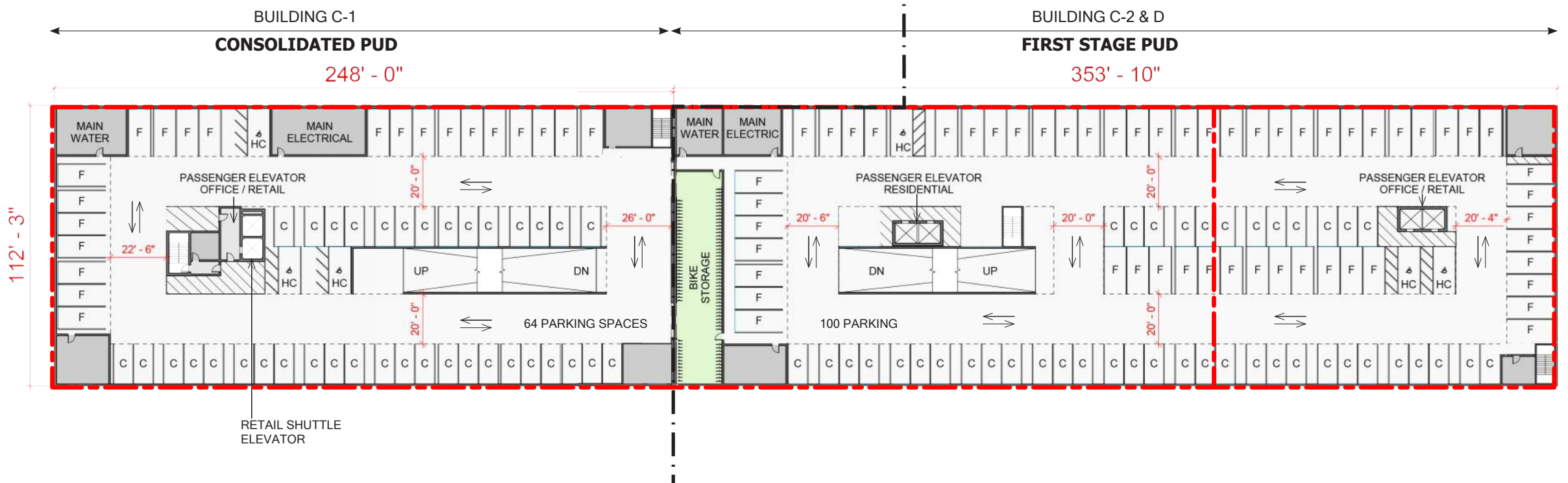


*Parking layout shown is schematic and shown for illustrative purpose only. Final configuration of parking may vary and is subject to change. Applicant may allocate the use of provided parking spaces between the different uses as market conditions warrant.

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'
- 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



SCALE: 1" = 50'-0"

PARKING B01 - CONSOLIDATED AND FIRST STAGE 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/ DMPD. 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.

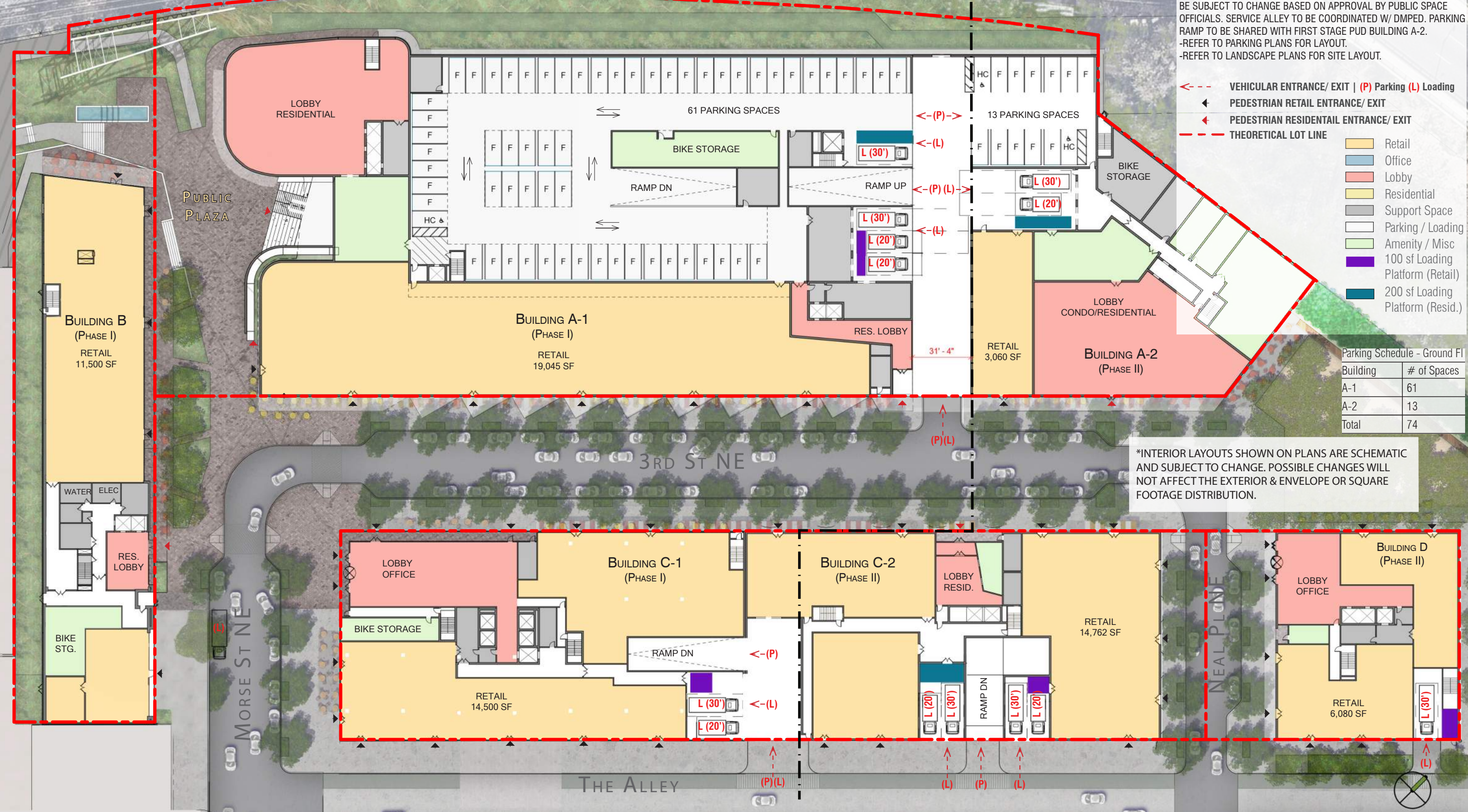
← - - VEHICULAR ENTRANCE/ EXIT | (P) Parking (L) Loading
 ← PEDESTRIAN RETAIL ENTRANCE/ EXIT
 ← PEDESTRIAN RESIDENTIAL ENTRANCE/ EXIT
 - - - THEORETICAL LOT LINE

- 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
A-2	13
Total	74

*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 AND FIRST STAGE PUD

SCALE: 1" = 50'-0"

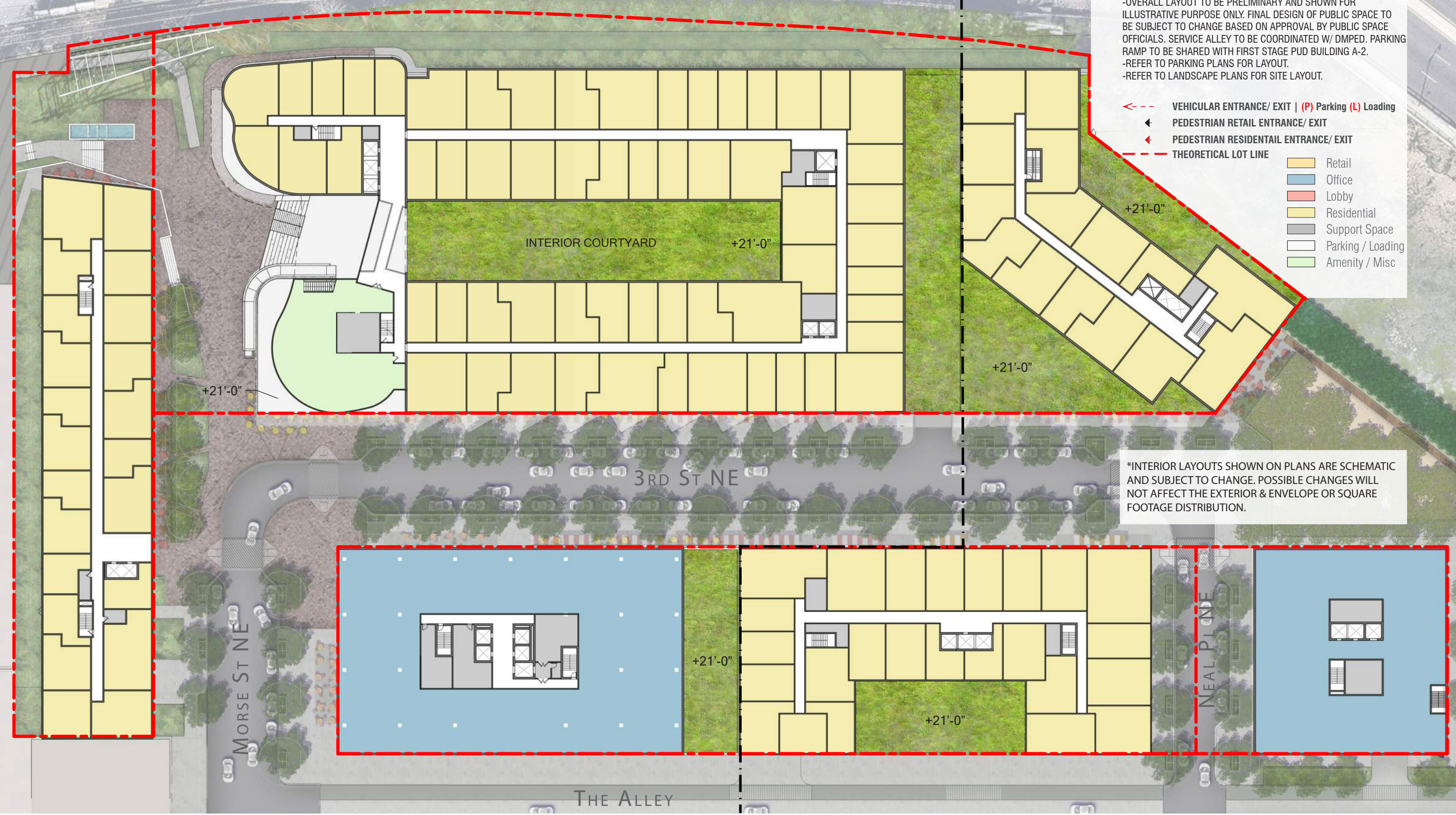
JANUARY 15, 2016



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 |



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

JANUARY 15, 2016

SCALE: 1" = 50'-0"

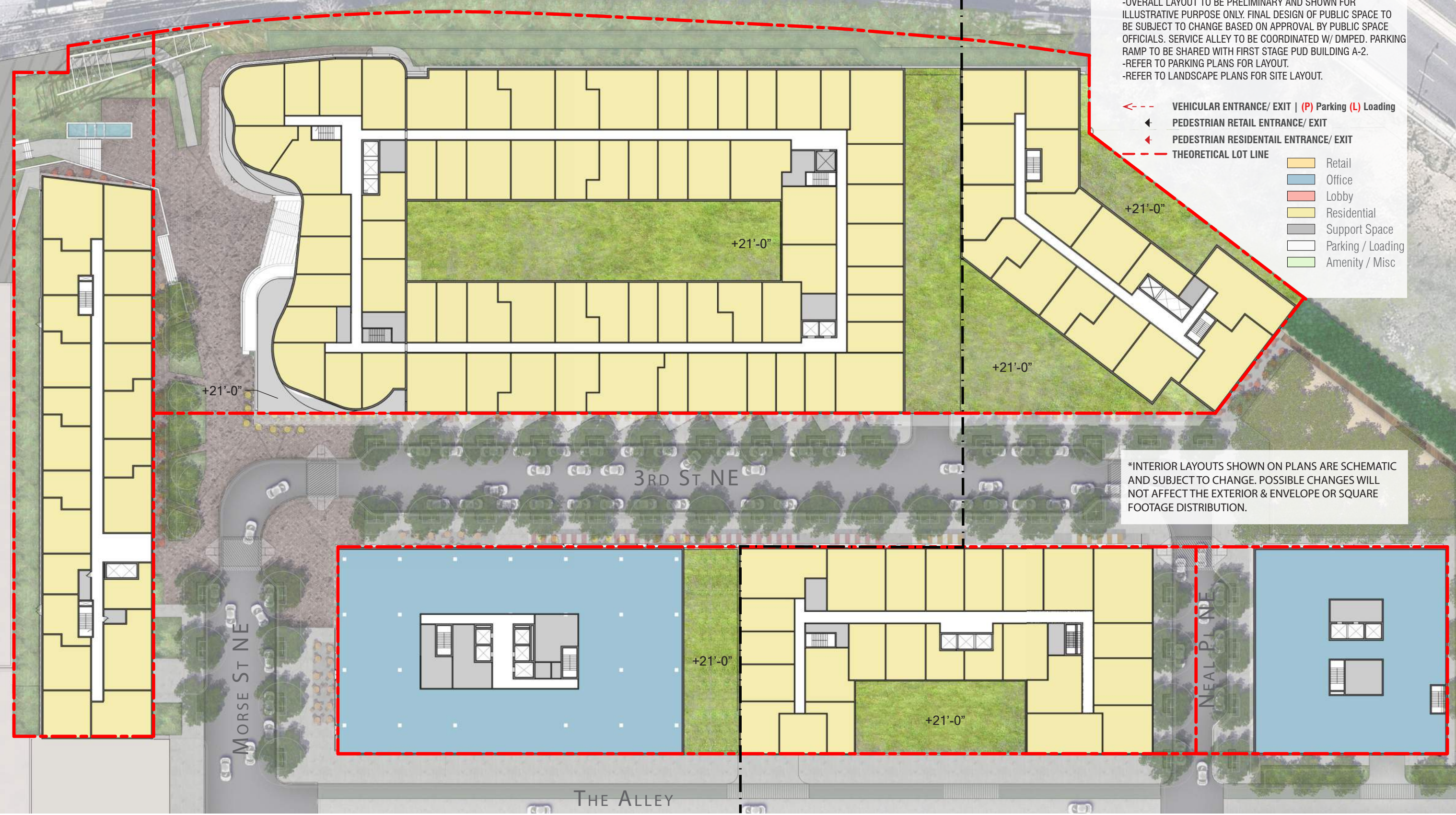
SECOND FLOOR - CONSOLIDATED AND FIRST STAGE PUD



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 |



3RD-6TH FLOOR - CONSOLIDATED AND FIRST STAGE PUD

SCALE: 1" = 50'-0"

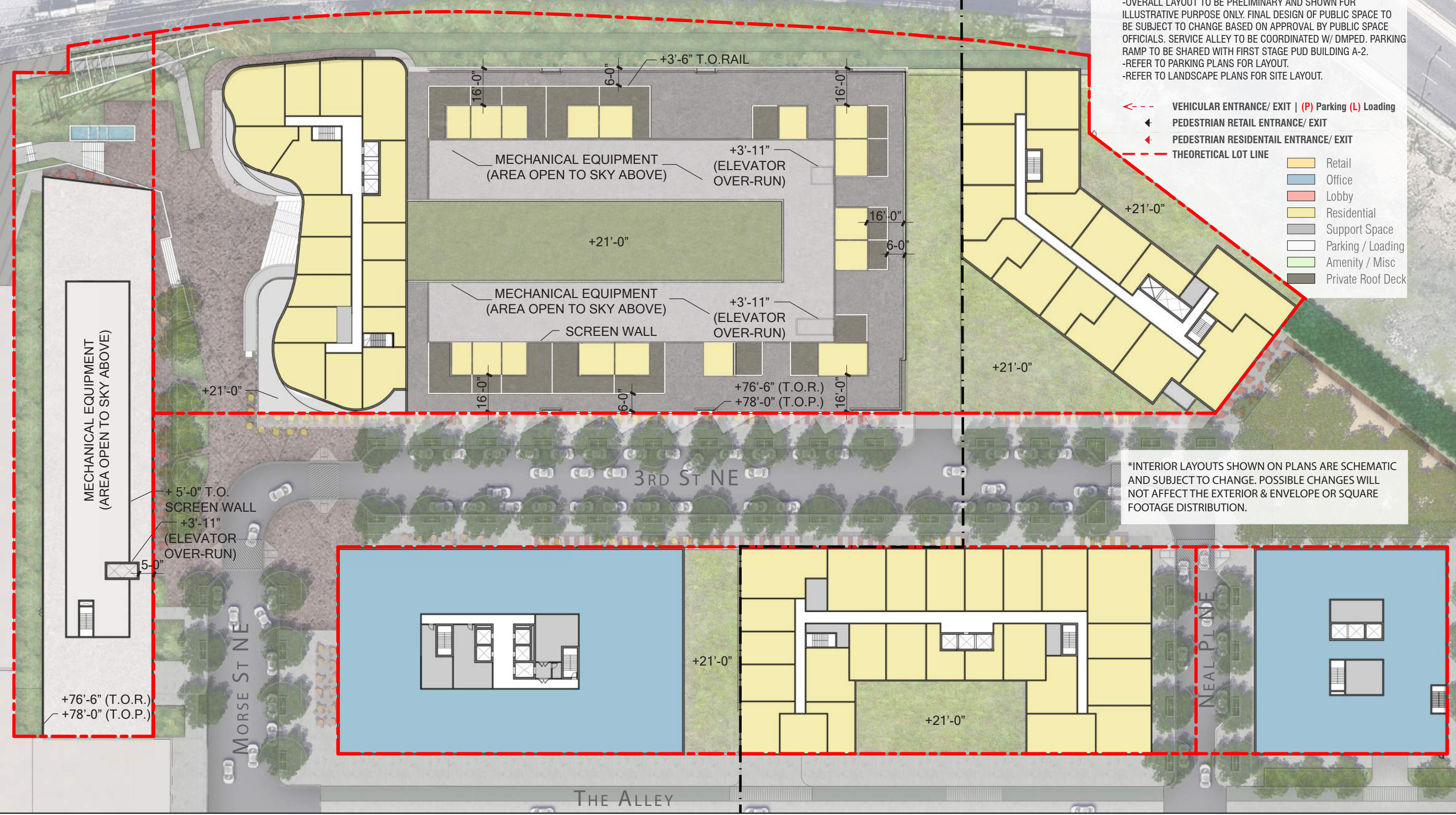
JANUARY 15, 2016



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 |
| Private Roof Deck |



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

JANUARY 15, 2016

SCALE: 1" = 50'-0"

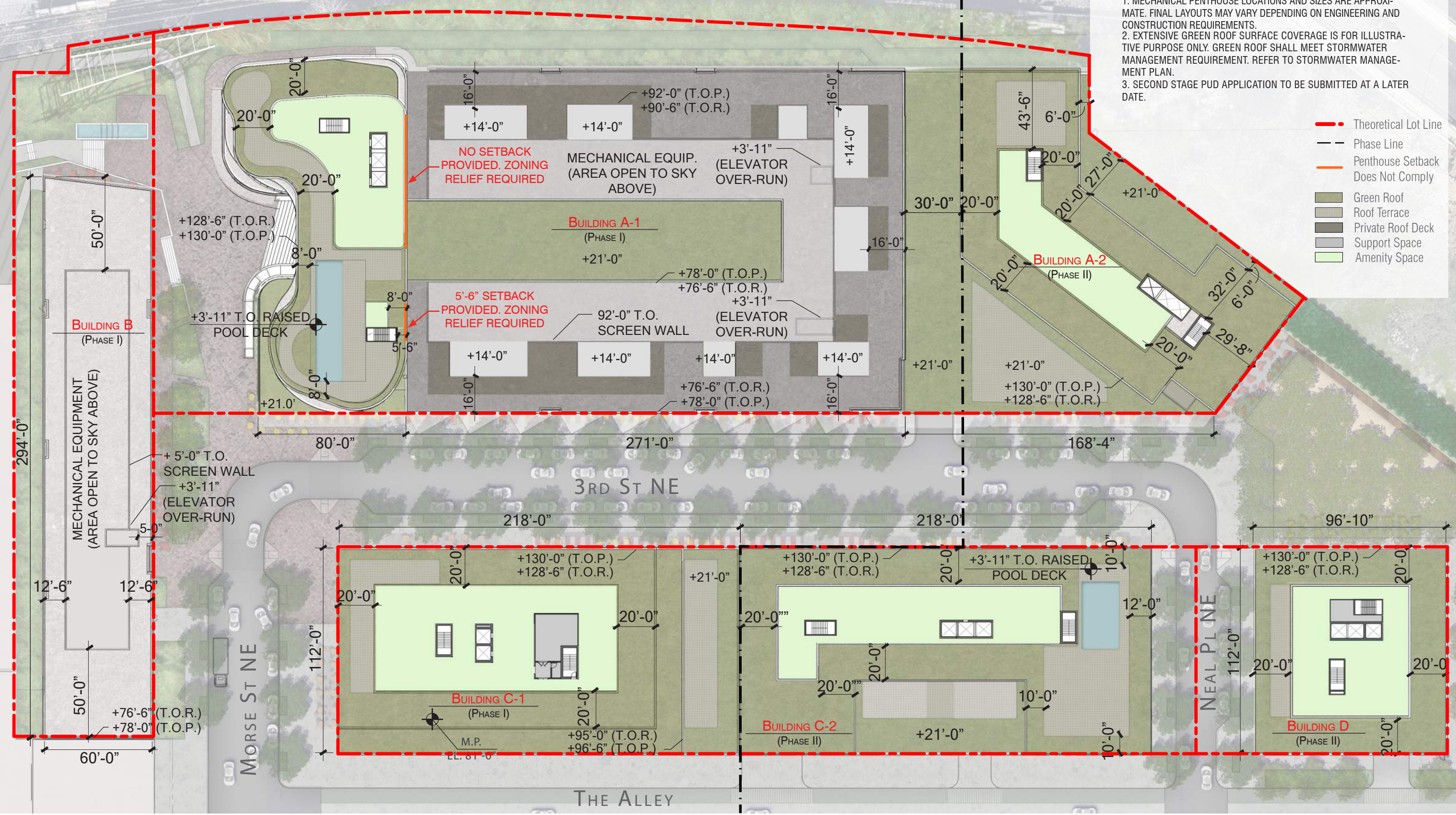
7TH-11TH FLOORS - CONSOLIDATED AND FIRST STAGE PUD



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 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 AND FIRST STAGE PUD

SCALE: 1" = 50'-0"

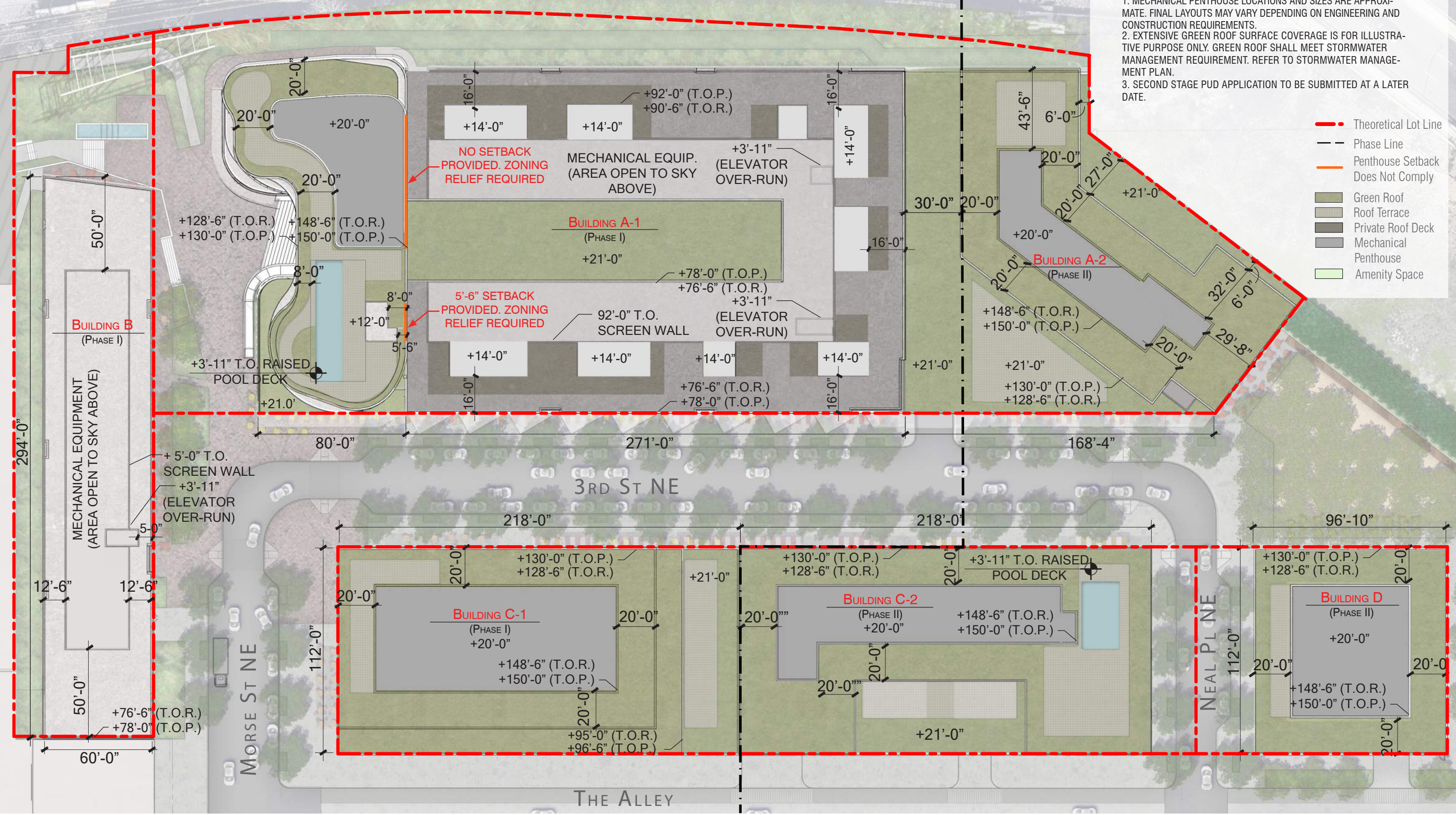
JANUARY 15, 2016



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
- Penthouse Setback Does Not Comply
- Green Roof
- Roof Terrace
- Private Roof Deck
- Mechanical Penthouse
- Amenity Space



JANUARY 15, 2016

SCALE: 1" = 50'-0"

UPPER ROOF PLAN - CONSOLIDATED AND FIRST STAGE PUD

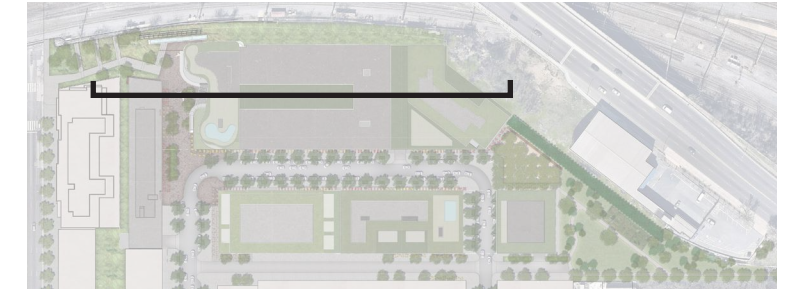


DIAGRAM KEY

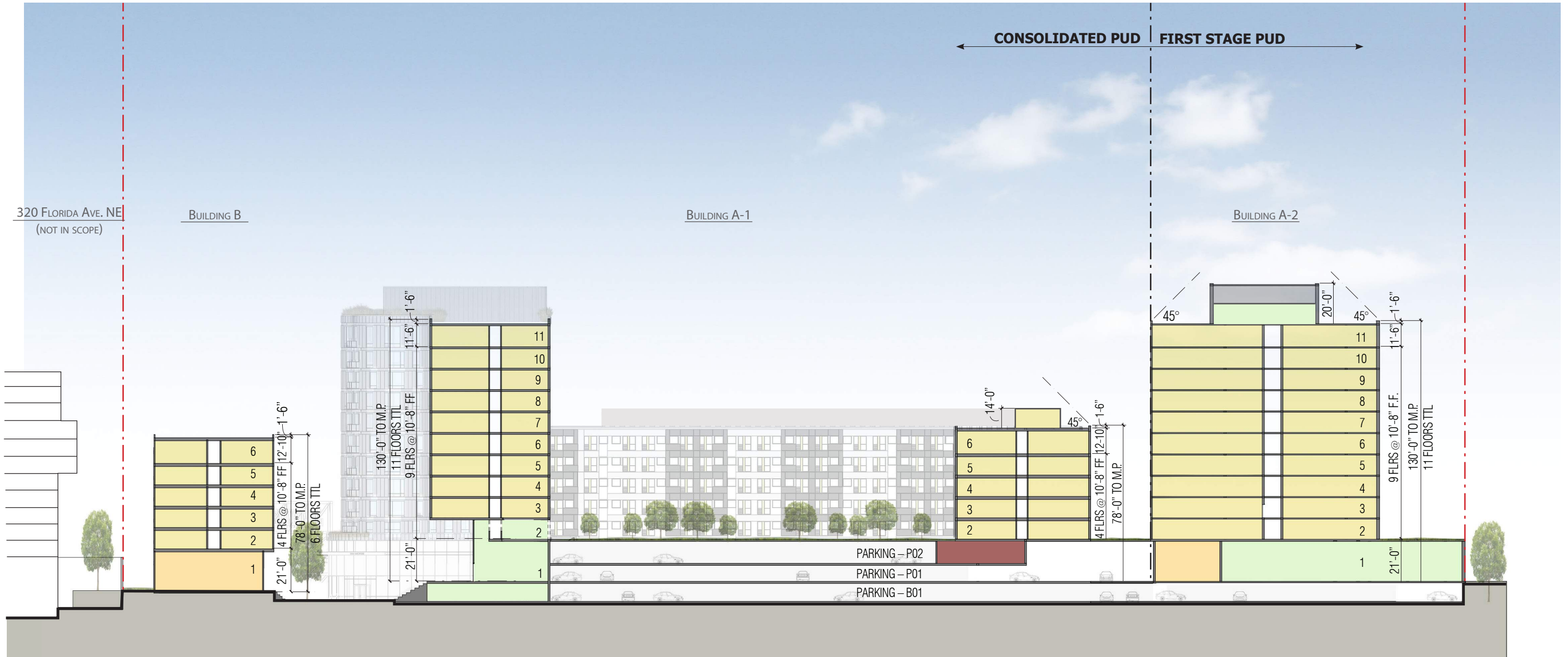
- - - LOT LINE
- - - PHASE LINE
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL
- LOBBY
- LOADING/SUPPORT SPACE

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



KEY PLAN



OVERALL N-S SECTION 1

SCALE: 1" = 50'-0"

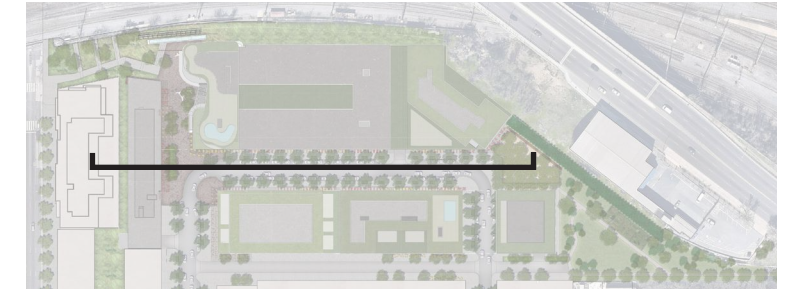
JANUARY 15, 2016

DIAGRAM KEY

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

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



KEY PLAN



JANUARY 15, 2016

SCALE: 1" = 50'-0"

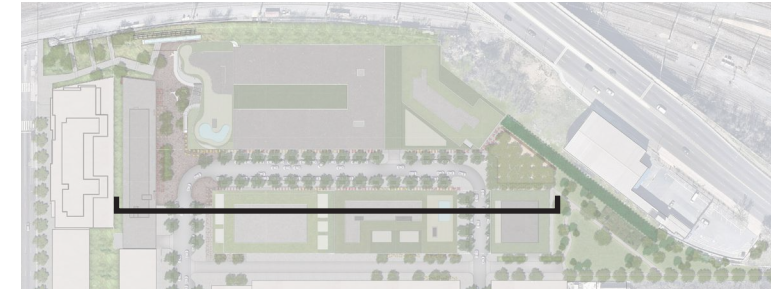
OVERALL N-S SECTION 2

DIAGRAM KEY

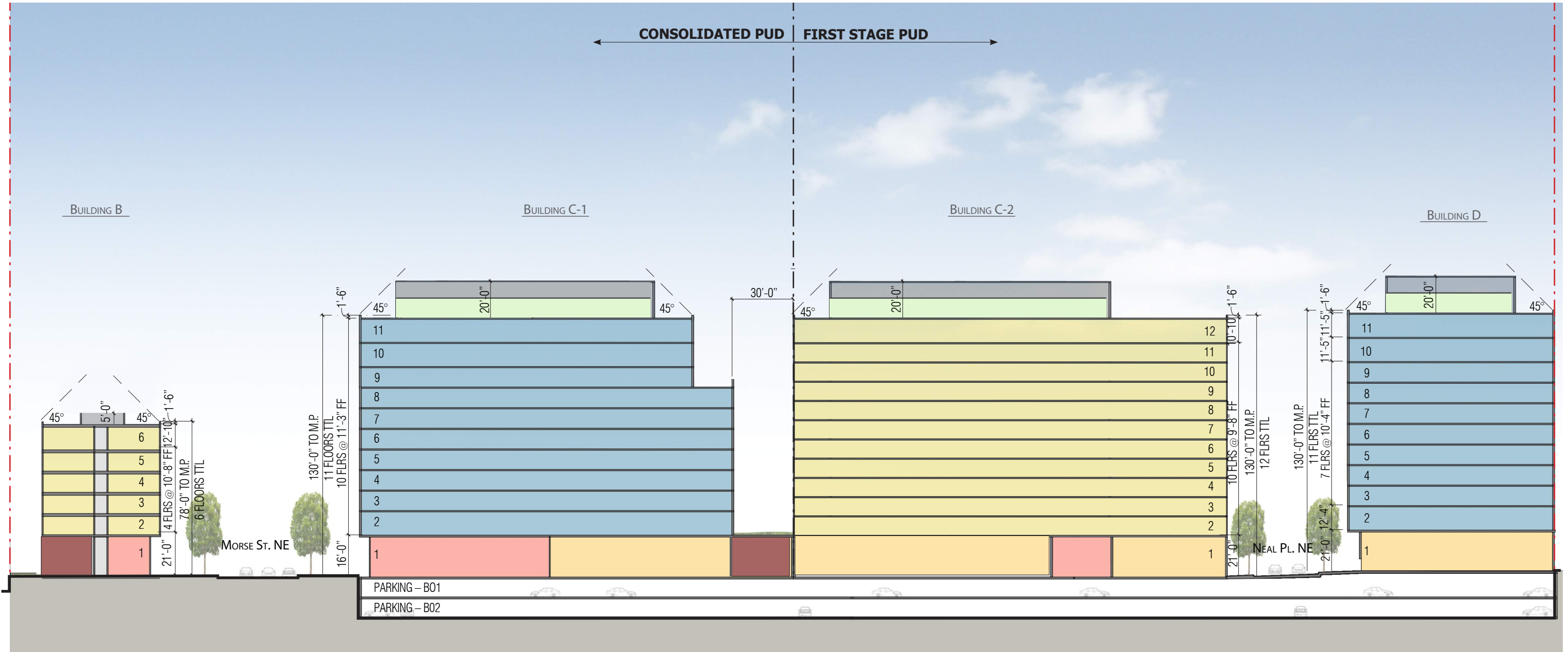
- - - LOT LINE
- - - PHASE LINE
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL
- LOBBY
- LOADING/SUPPORT SPACE

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



KEY PLAN



OVERALL N-S SECTION 3

SCALE: 1" = 50'-0"

JANUARY 15, 2016

DIAGRAM KEY

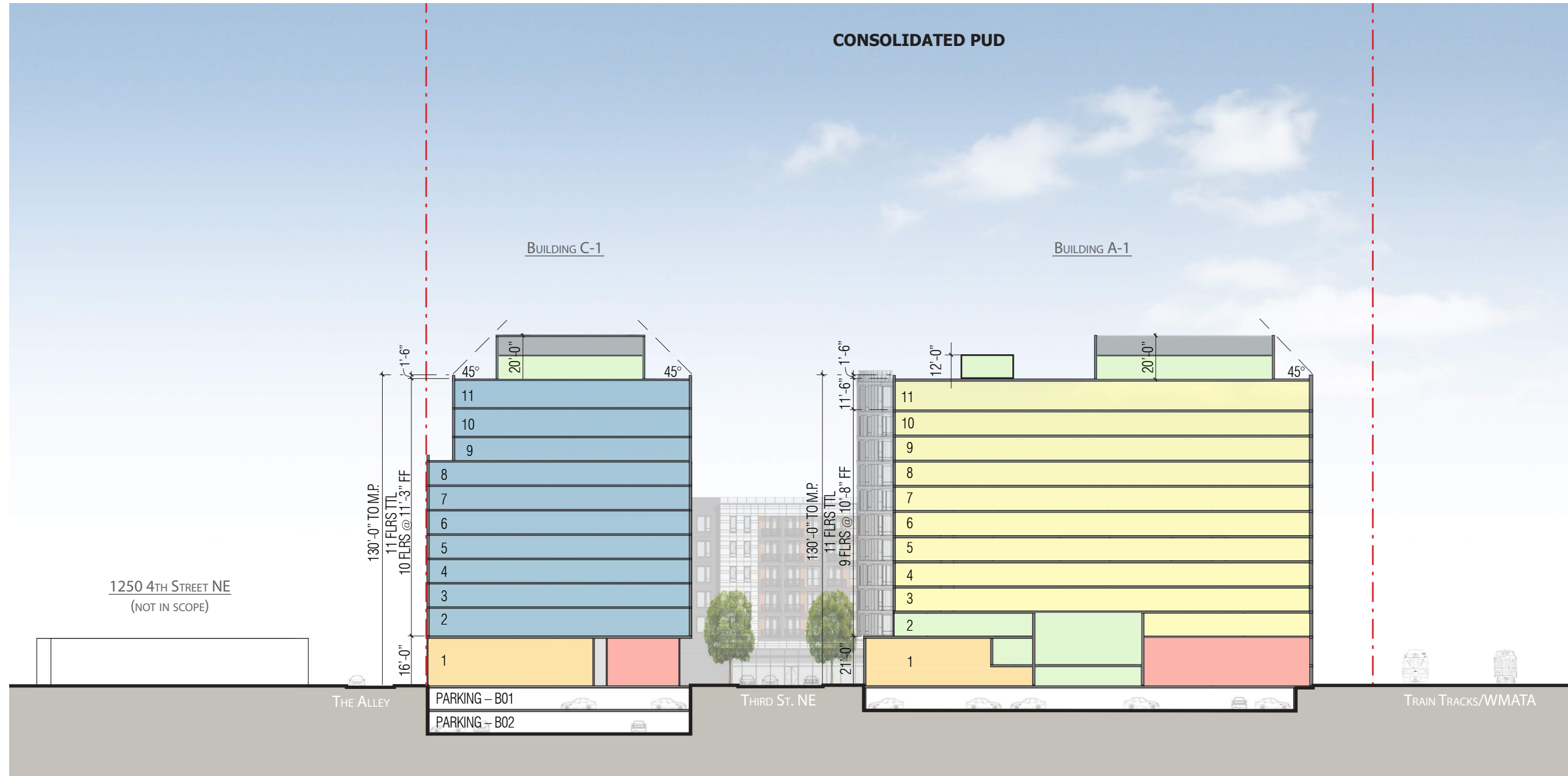
- - - LOT LINE
- - - PHASE LINE
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL
- LOBBY
- LOADING/SUPPORT SPACE

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



KEY PLAN



JANUARY 15, 2016

SCALE: 1" = 50'-0"

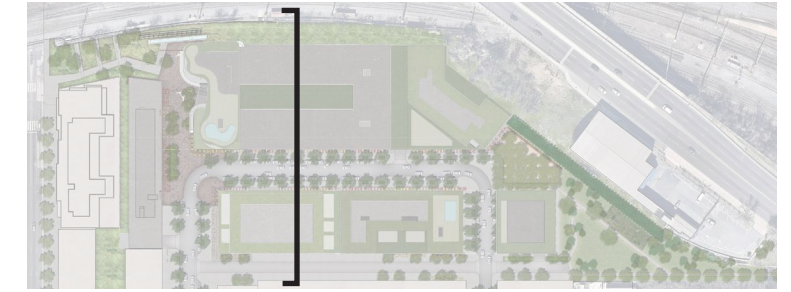
OVERALL E-W SECTION 1

DIAGRAM KEY

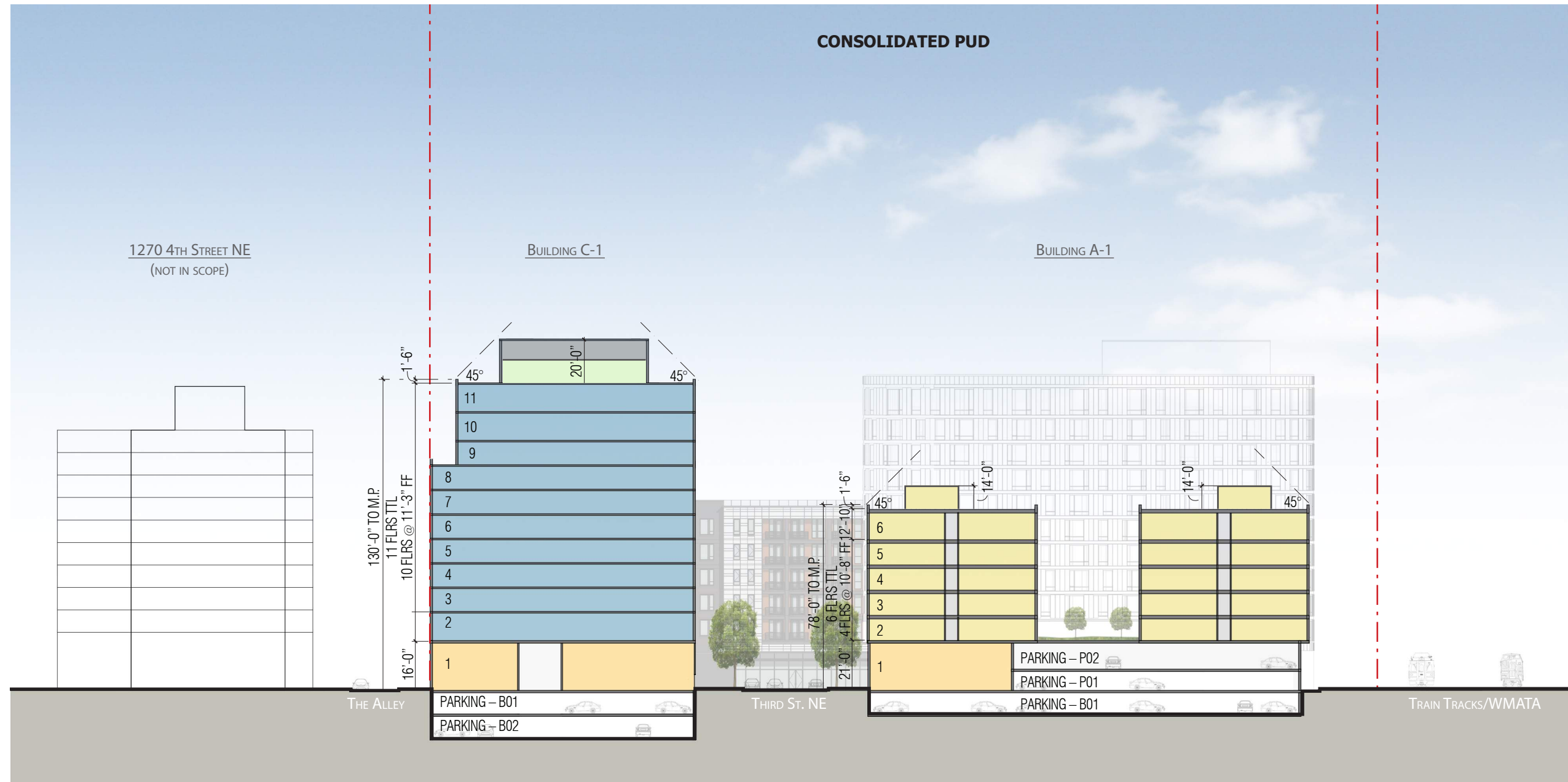
- - - LOT LINE
- - - PHASE LINE
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL
- LOBBY
- LOADING/SUPPORT SPACE

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



KEY PLAN



OVERALL E-W SECTION 2

SCALE: 1" = 50'-0"

JANUARY 15, 2016

