

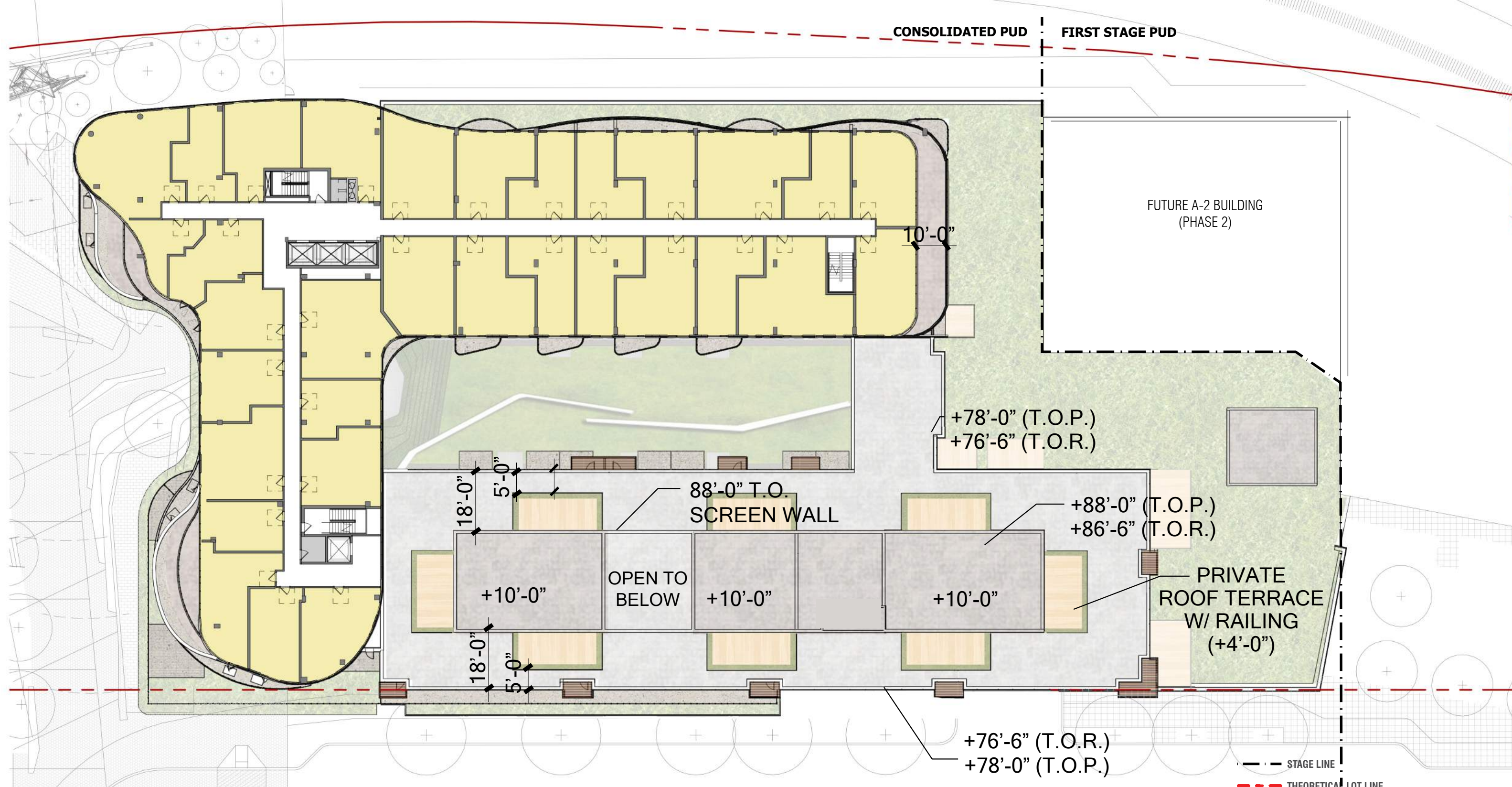
BUILDING A-1

SCALE: 1" = 30'-0"

ENLARGED 7TH FLOOR PLAN - CONSOLIDATED PUD

SEPTEMBER 30, 2016





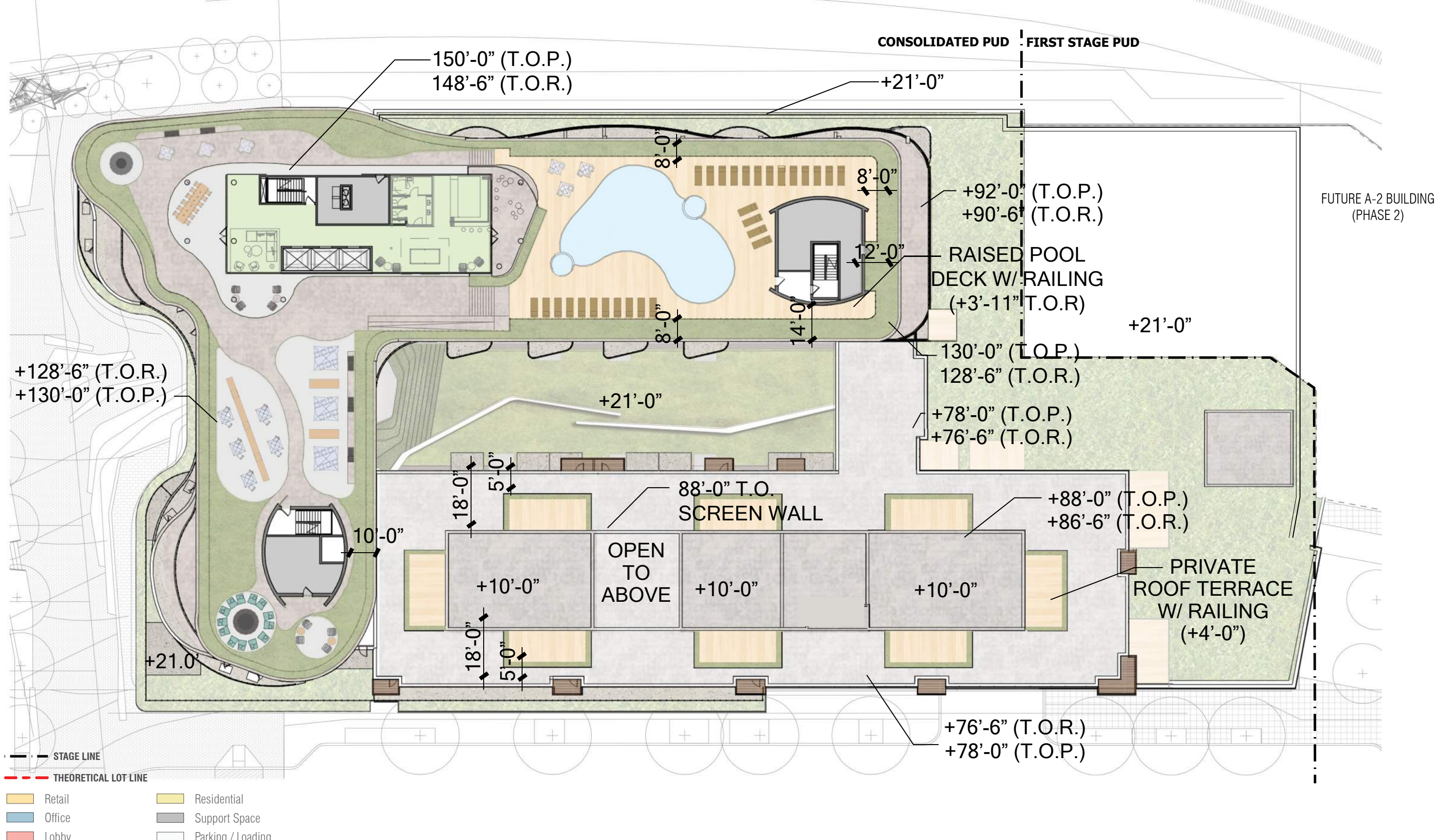
BUILDING A-1

SCALE: 1" = 30'-0"

ENLARGED 8TH -12TH FLOOR PLAN - CONSOLIDATED PUD

SEPTEMBER 30, 2016





FUTURE A-2 BUILDING (PHASE 2)

BUILDING A-1

SCALE: 1" = 30'-0"

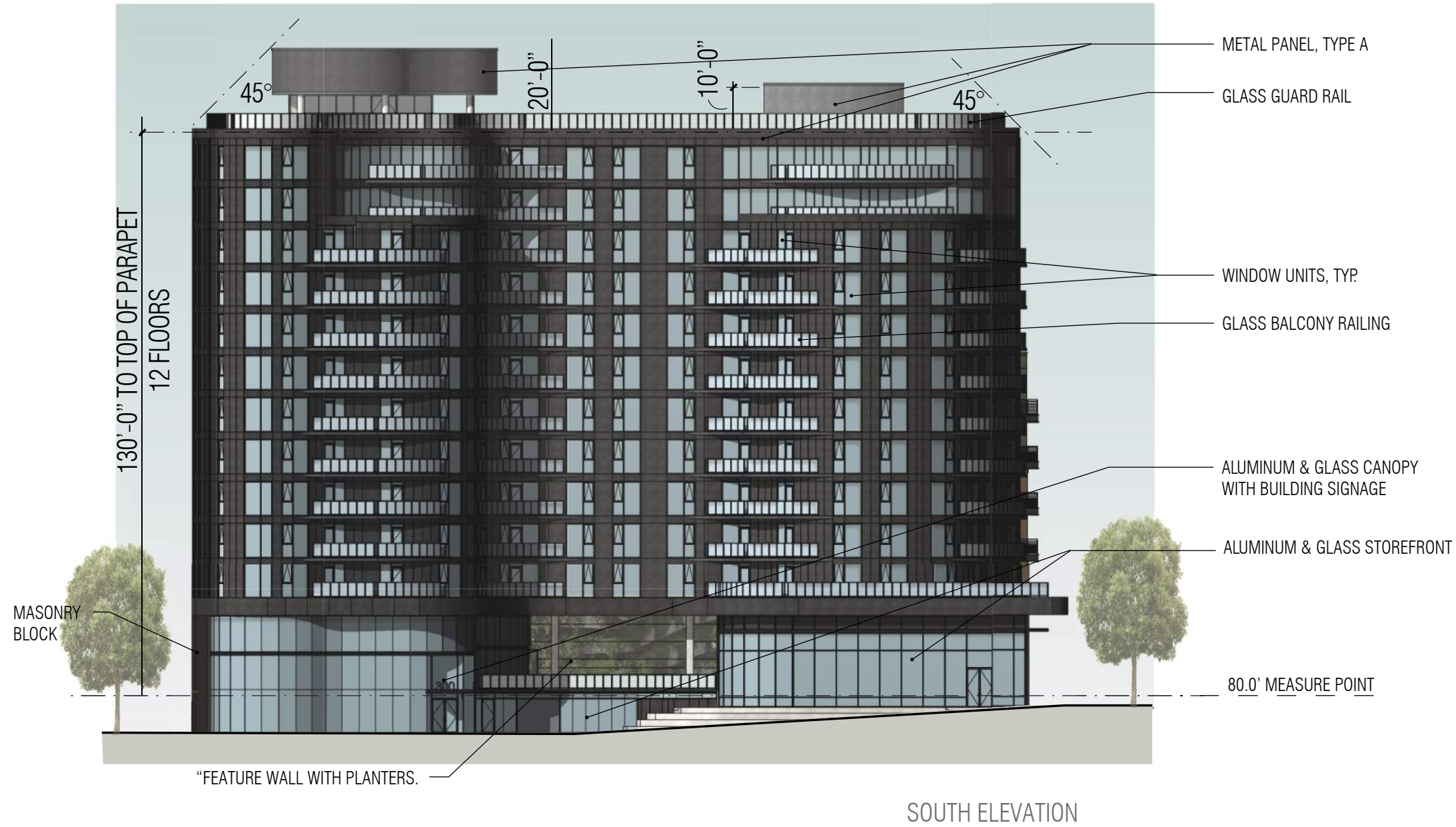
OVERALL ROOF PLAN - CONSOLIDATED PUD



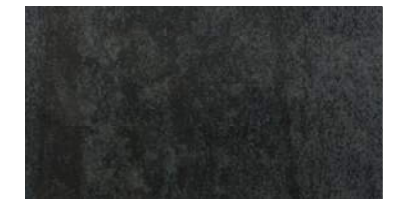
NOTE:
 REFER TO OVERALL ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
 THE EXTERIOR ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSE ONLY
 ALL RETAIL STOREFRONT AND SIGNAGE SUBJECT TO TENANT MODIFICATION
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 REFER TO ENLARGED ELEVATIONS AND DETAIL AXONOMETRICS FOR MATERIALS.



KEY PLAN



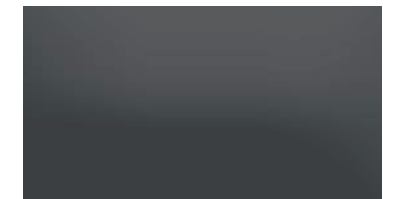
MATERIAL LEGEND



METAL PANEL, TYPE A



MASONRY BLOCK



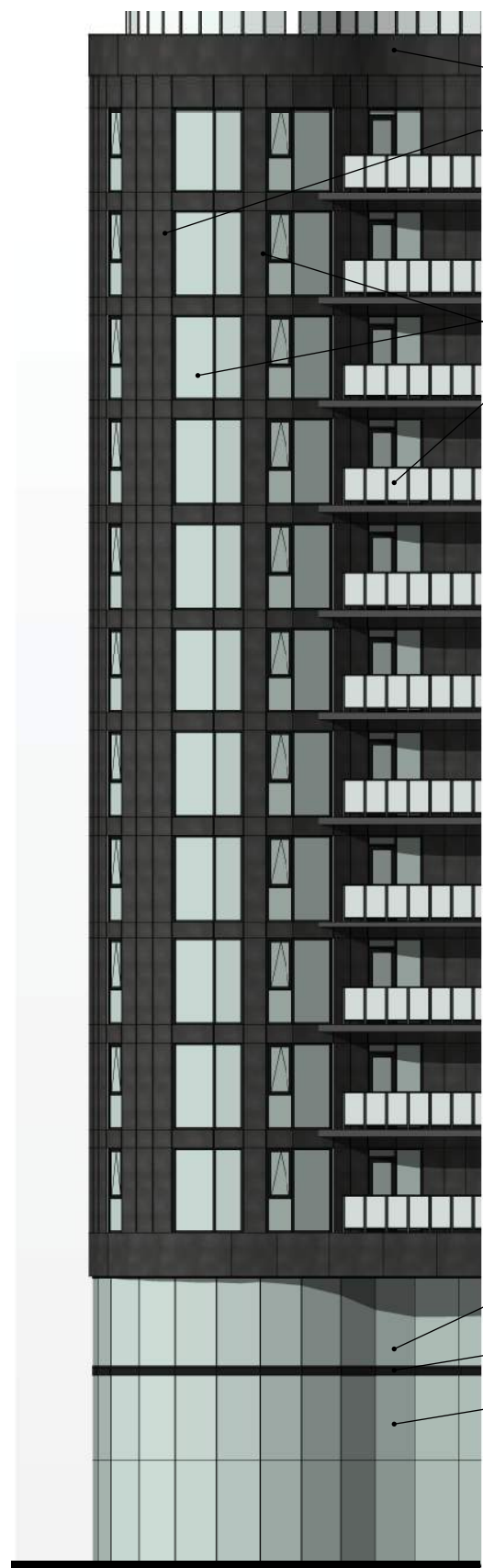
METAL TRIM



GLASS, TYP



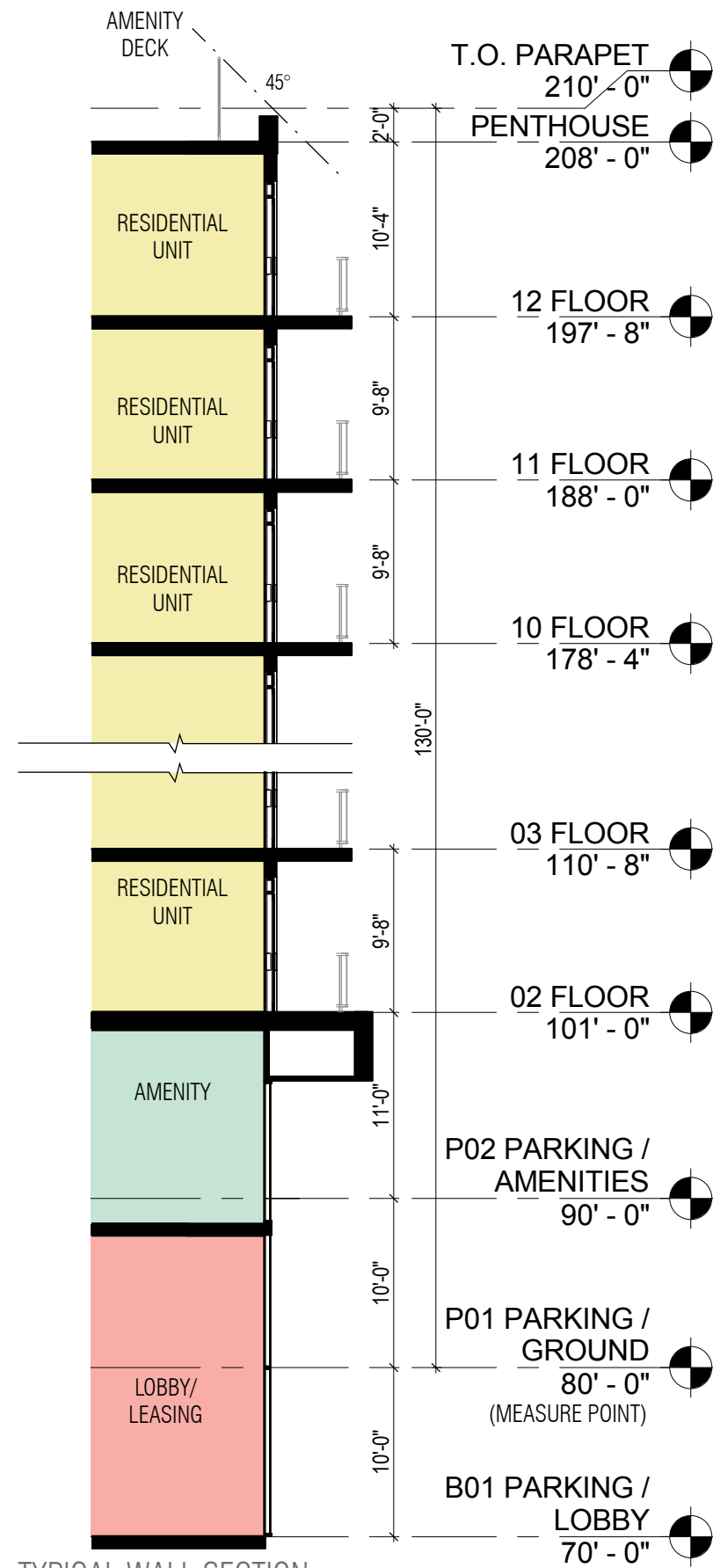
AXONOMETRIC



ENLARGED PARTIAL ELEVATION

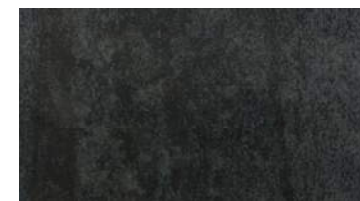
- GLASS GUARD RAIL
- METAL PANEL, TYPE A
- WINDOW UNIT, TYP.
- GLASS BALCONY RAILING, TYP.

- GLASS WINDOW WALL
- METAL TRIM
- GLASS CURTAIN WALL



TYPICAL WALL SECTION

MATERIAL LEGEND



METAL PANEL, TYPE A



MASONRY



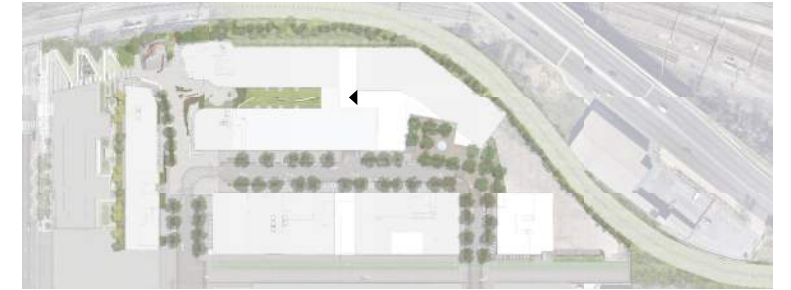
METAL TRIM



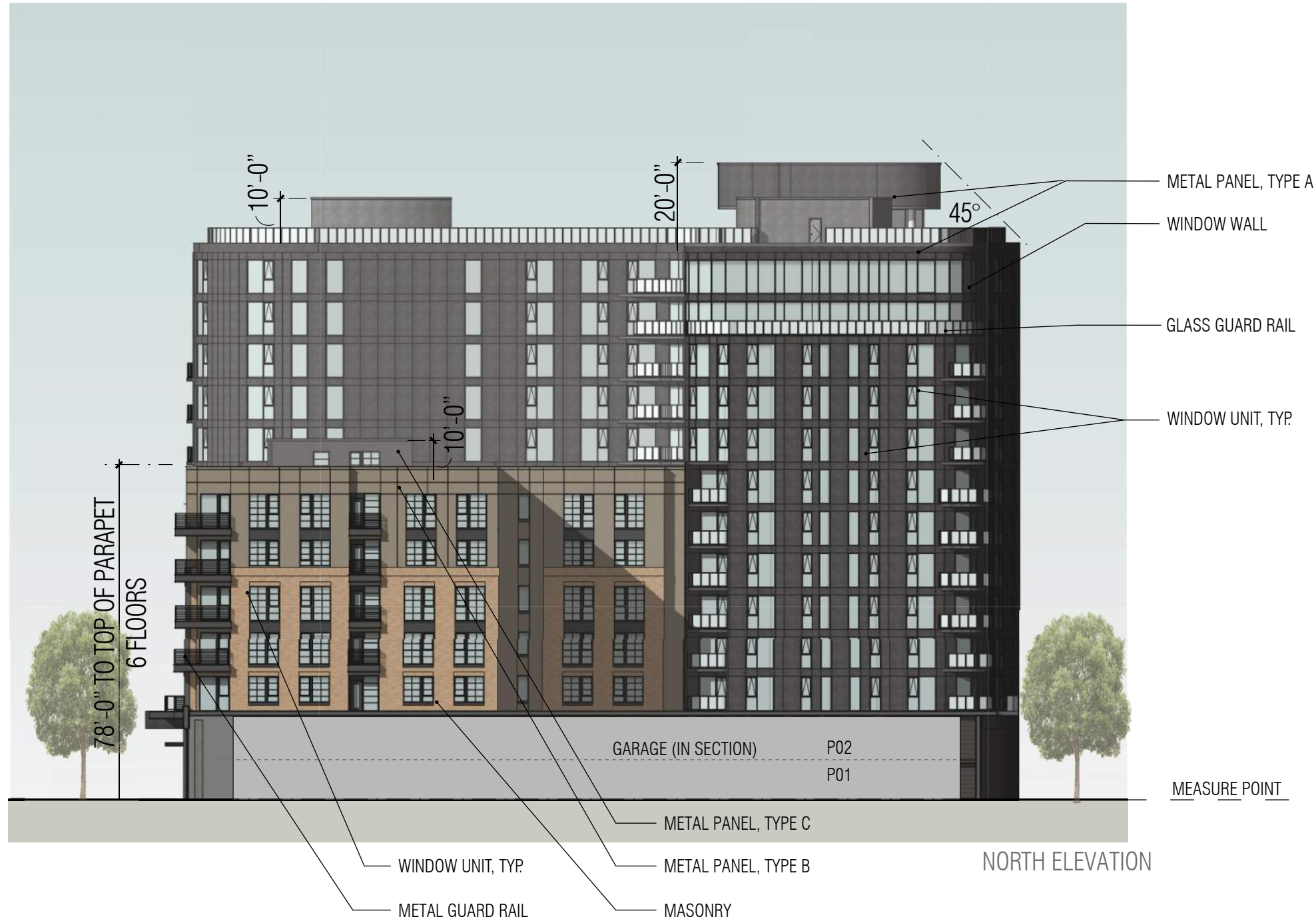
GLASS, TYP.

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REFER TO ENLARGED ELEVATIONS AND DETAIL AXONOMETRICS FOR MATERIALS.



KEY PLAN



MATERIAL LEGEND



METAL PANEL, TYPE C



METAL PANEL, TYPE B



MASONRY



METAL TRIM

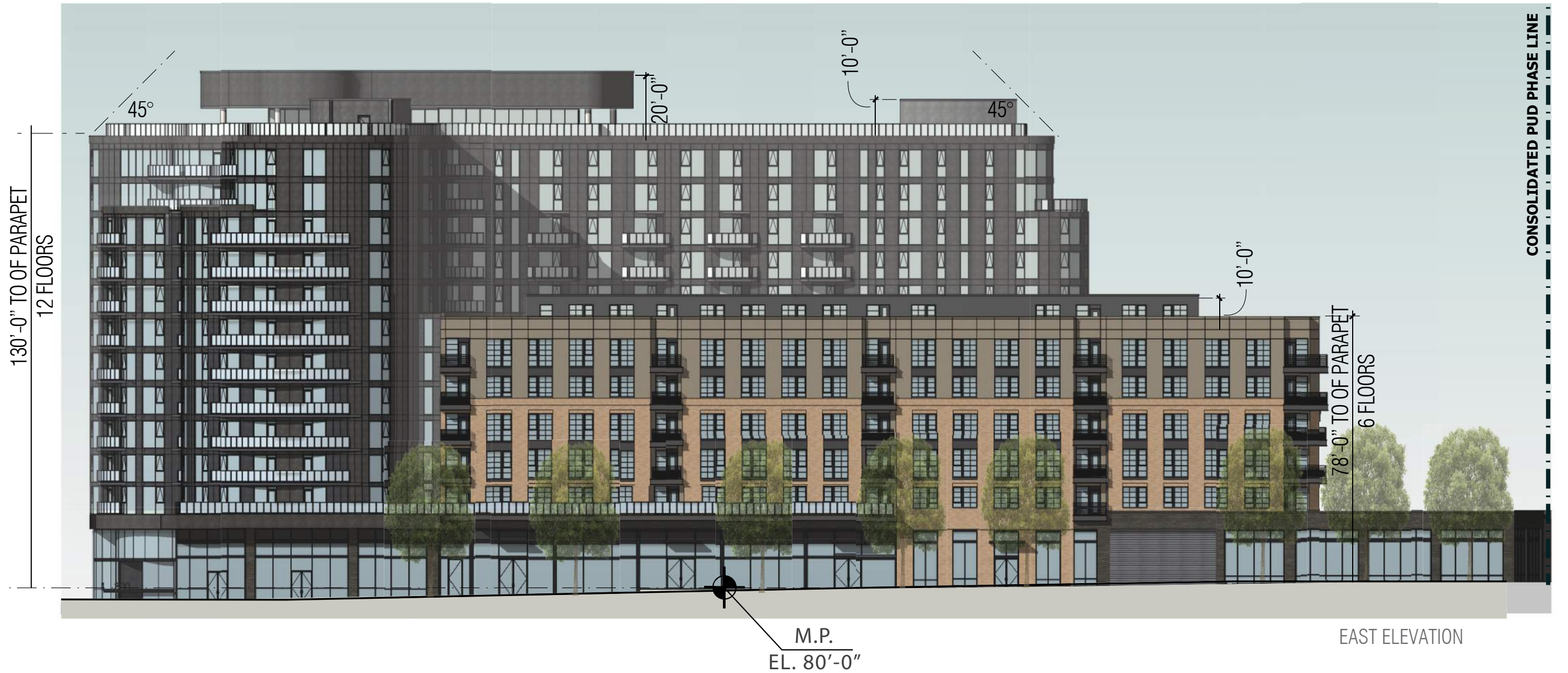


GLASS, TYP.

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KEY PLAN



SEPTEMBER 30, 2016

SCALE: 1" = 30'-0" "

ELEVATIONS - BUILDING A1

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KEY PLAN



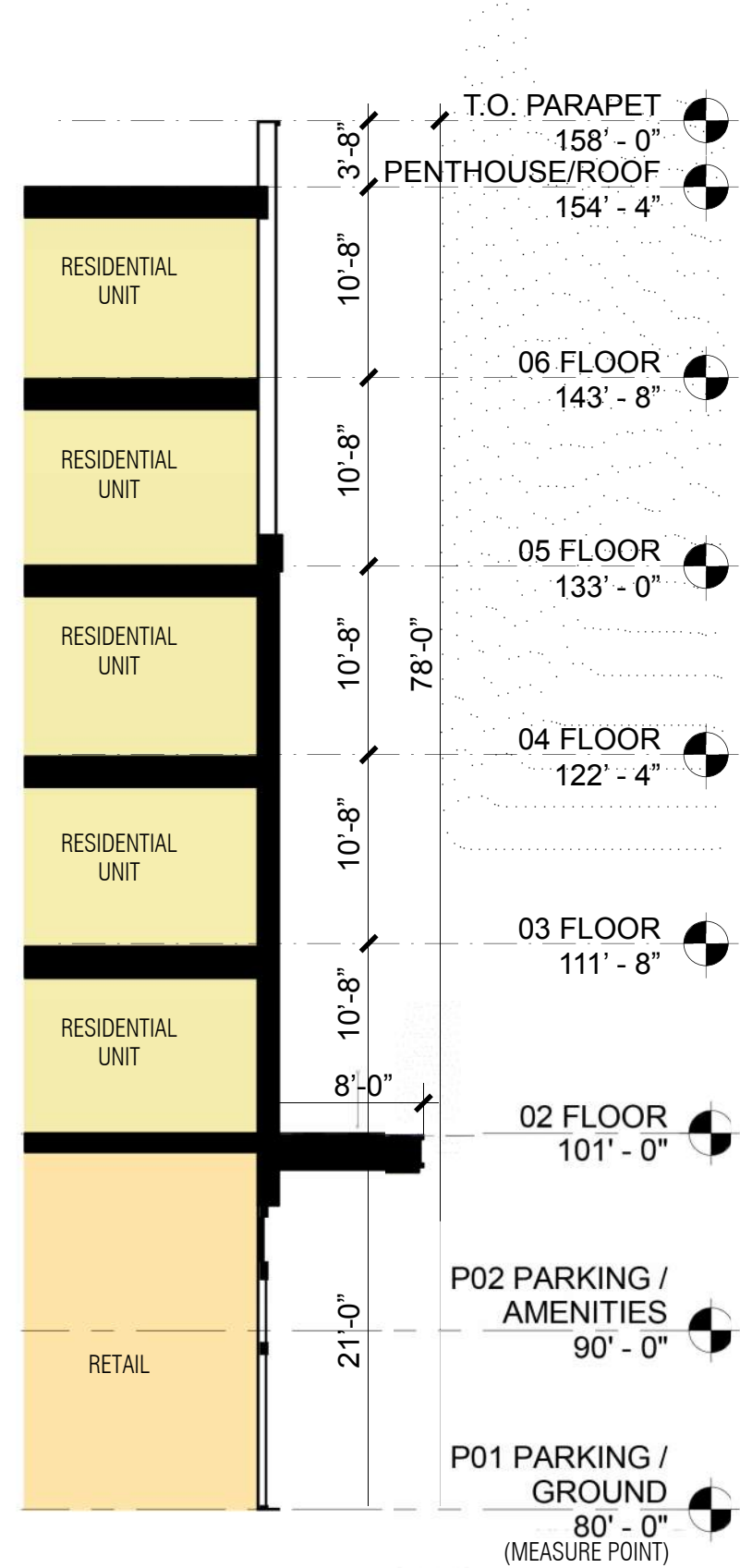
WEST ELEVATION



AXONOMETRIC



ENLARGED PARTIAL ELEVATION



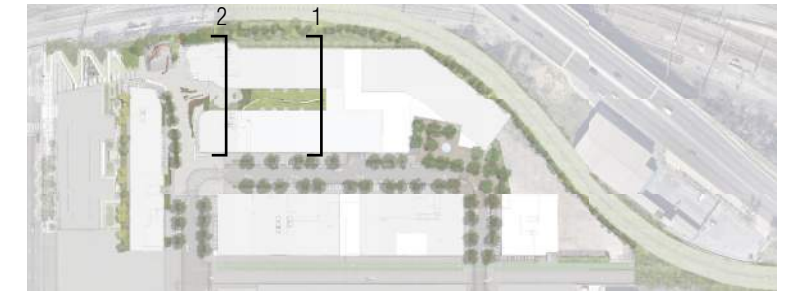
TYPICAL WALL SECTION

MATERIAL LEGEND

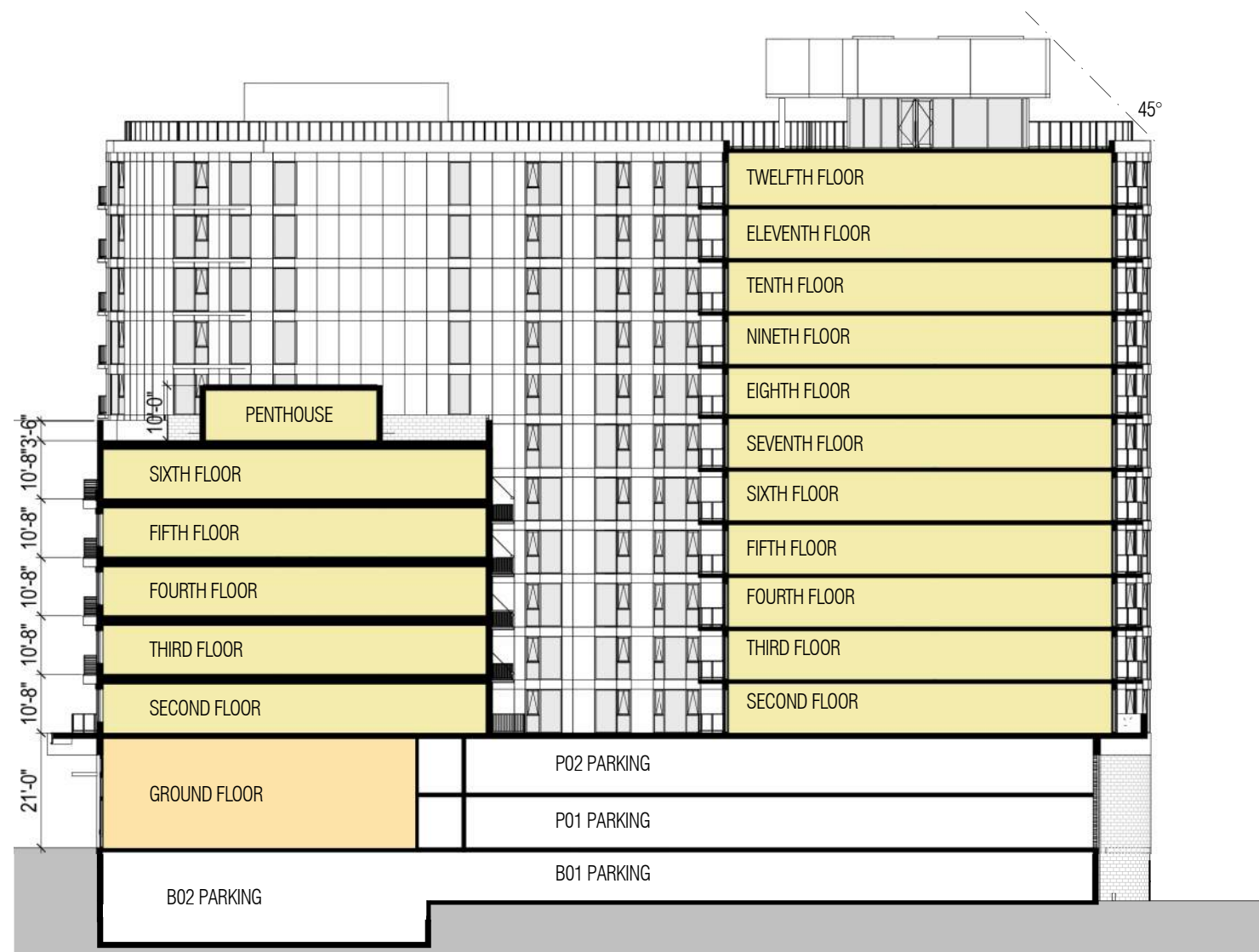
- METAL PANEL, TYPE C
- METAL PANEL, TYPE B
- MASONRY
- METAL TRIM
- GLASS, TYP.

DIAGRAM KEY

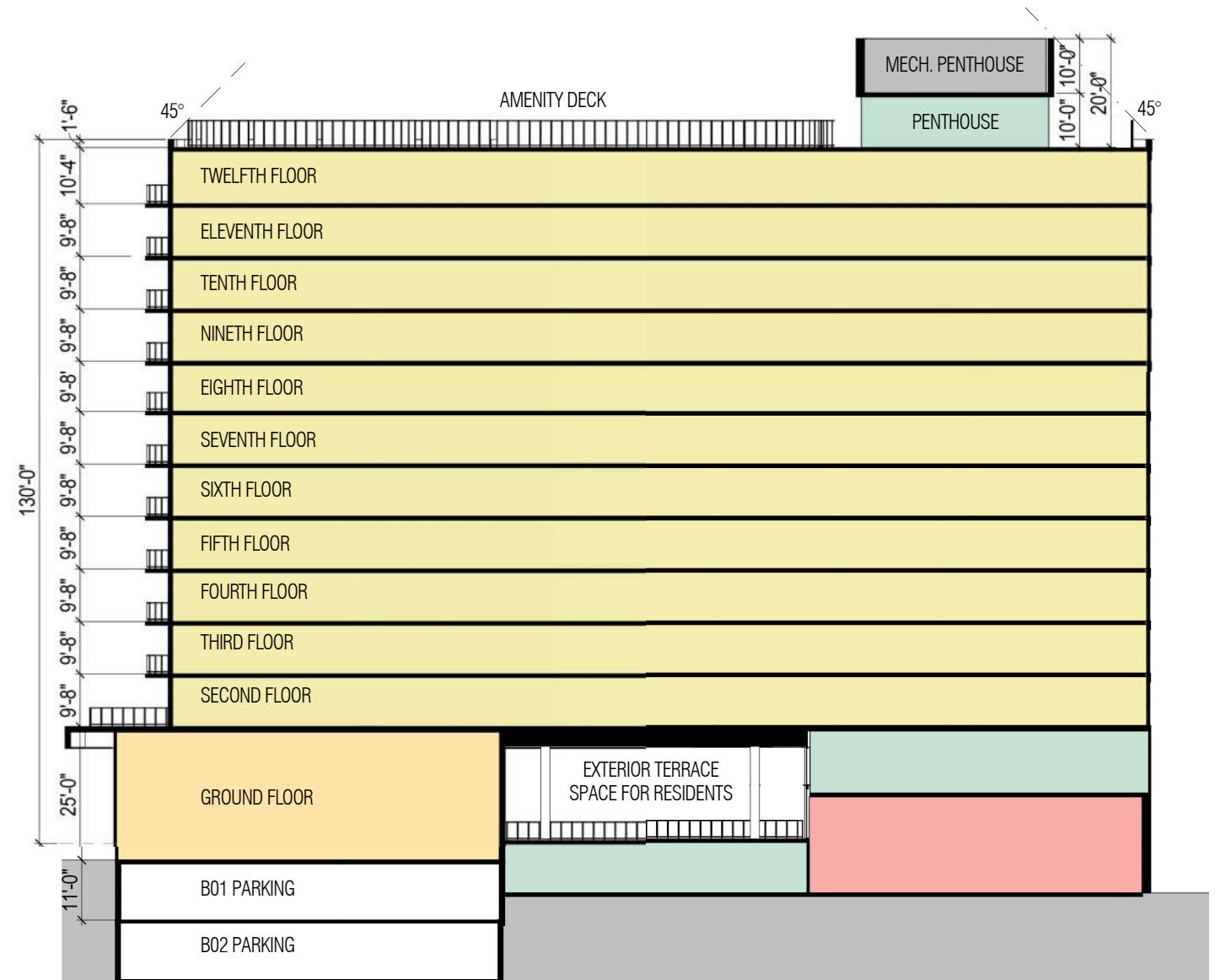
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL/SUPPORT SPACE
- LOBBY



KEY PLAN



EAST-WEST SECTION 1



EAST-WEST SECTION 2

DIAGRAM KEY

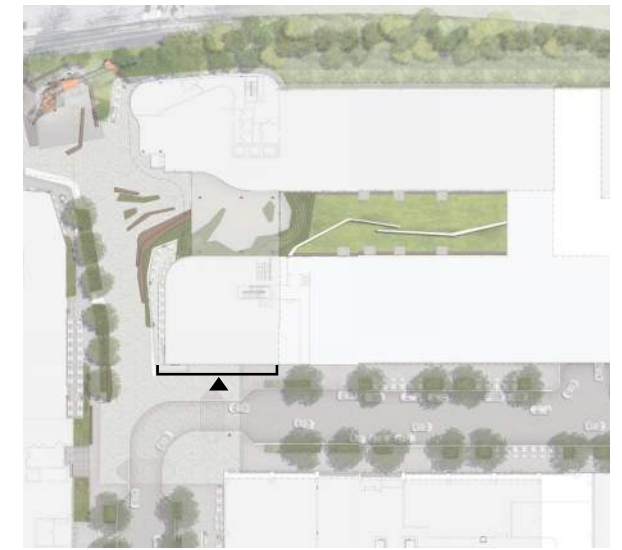


KEY PLAN



MORSE STREET PLAZA / RETAIL ENVIRONMENT - BUILDING A1





KEY PLAN

METAL PANEL FASCIA WITH BALCONIES FOR RESIDENTS
 PROPOSE RETAIL STOREFRONT WITH OUTDOOR SEATING AREA

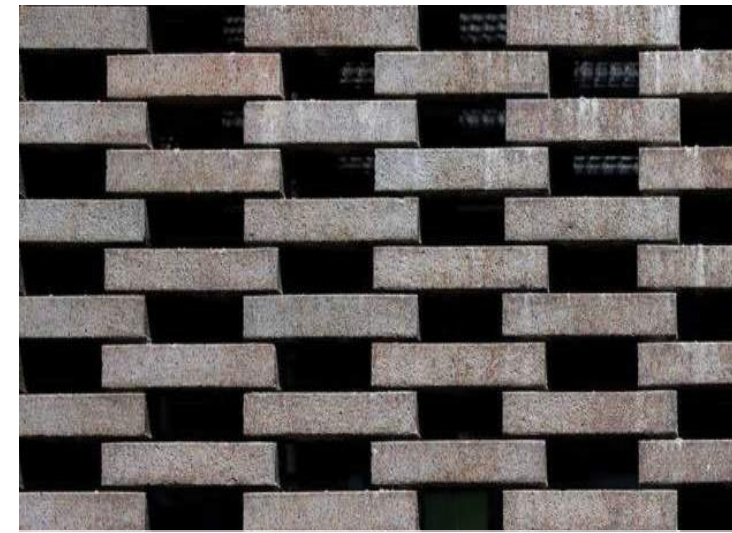




NEIGHBORHOOD IDENTITY



PAINTED ART



PERFORATED MASONRY



DARK MASONRY BLOCK



WEST ELEVATION



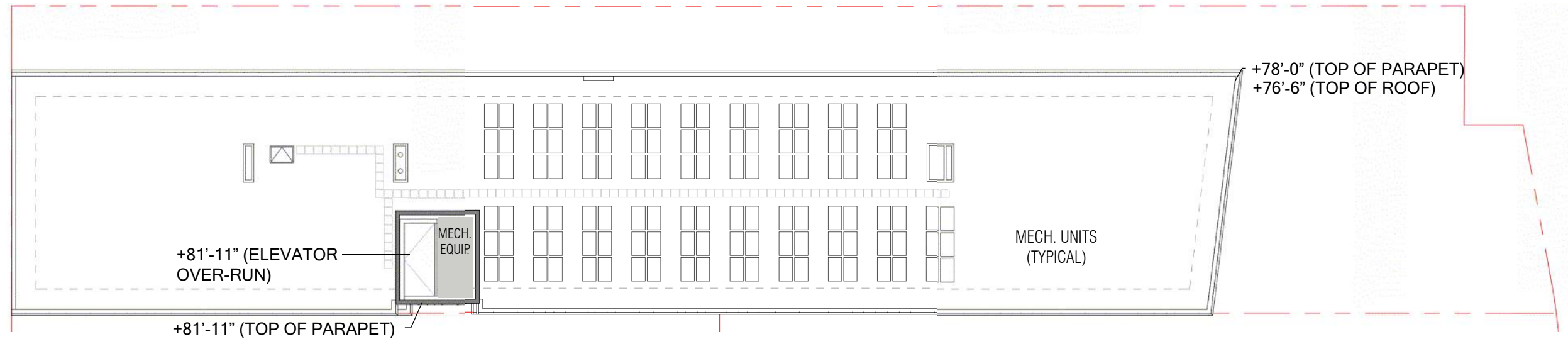
ELEVATION BLOW-UP

PERFORATED BRICK PATTERN

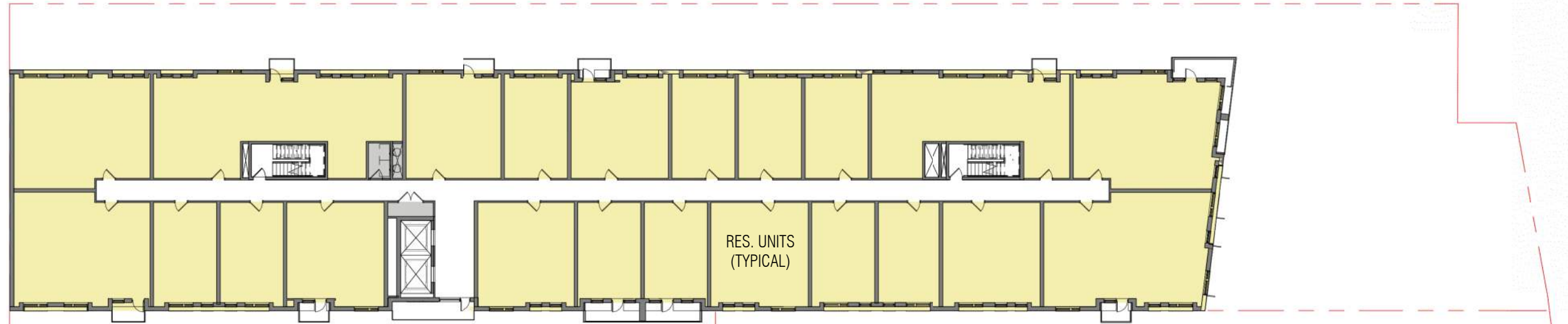
DARK MASONRY BLOCK

DIAGRAM KEY

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



ROOF PLAN



TYP. (2ND-6TH) FLOORS PLAN



FLOOR PLANS - BUILDING B

SEPTEMBER 30, 2016

SCALE: 1" = 30'-0"





KEY PLAN

NOTE:

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MATERIAL LEGEND



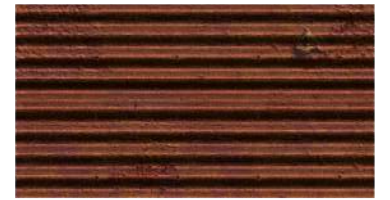
METAL PANEL, TYPE A



MASONRY



METAL PANEL, TYPE B



METAL PANEL, TYPE C



METAL TRIM



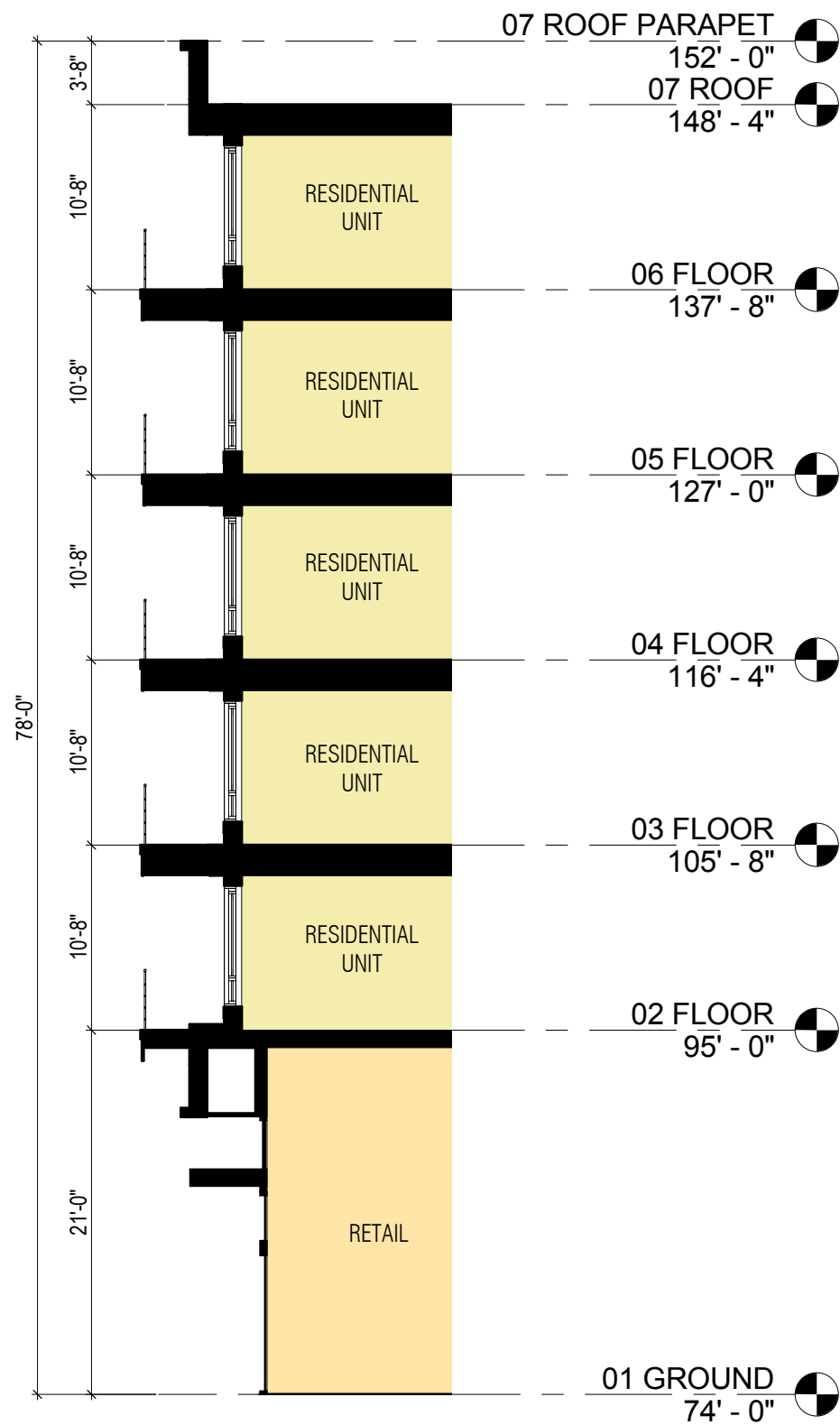
GLASS, TYP



NORTH ELEVATION



2 – DETAIL AXONOMETRIC



1 – DETAIL SECTION

MATERIAL LEGEND



METAL PANEL, TYPE A



MASONRY



METAL PANEL, TYPE B



METAL PANEL, TYPE C



METAL TRIM



GLASS, TYP.

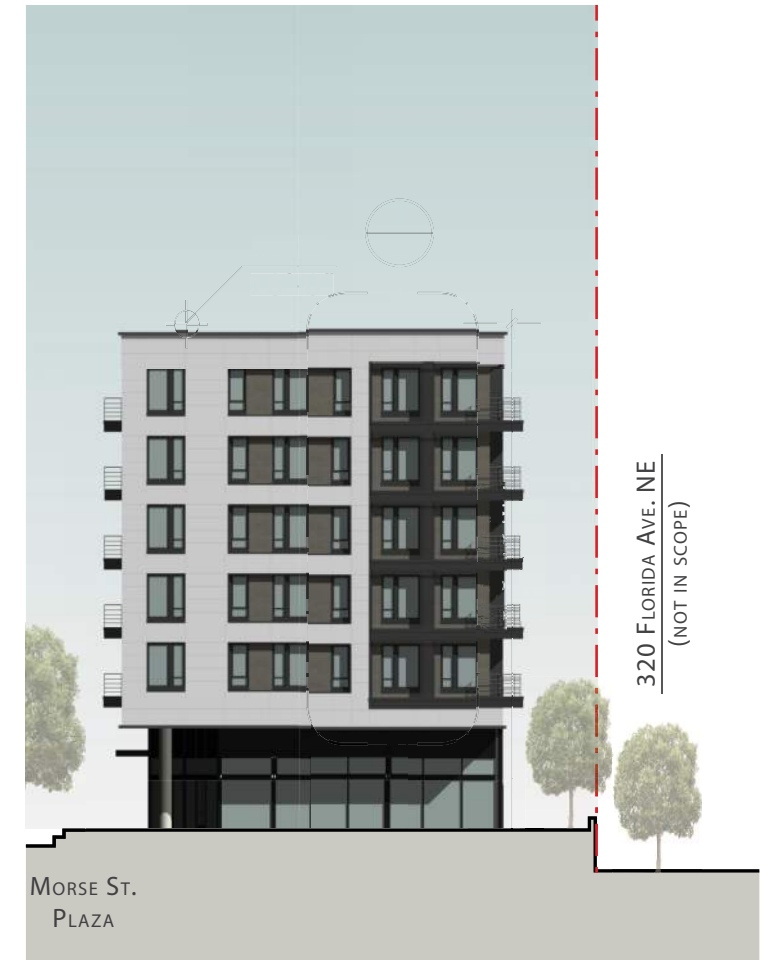
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KEY PLAN



2 – SOUTH ELEVATION

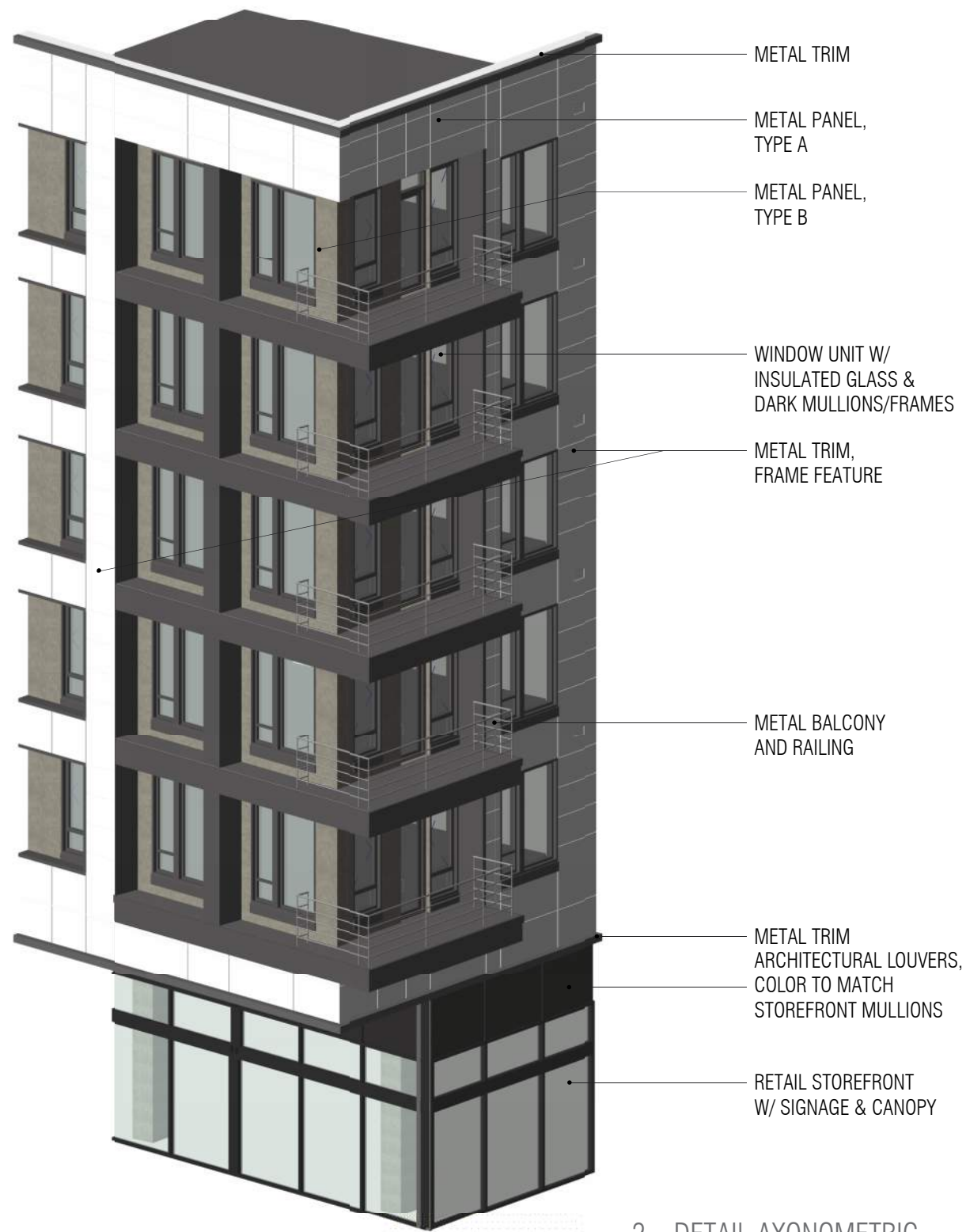


1 – WEST ELEVATION

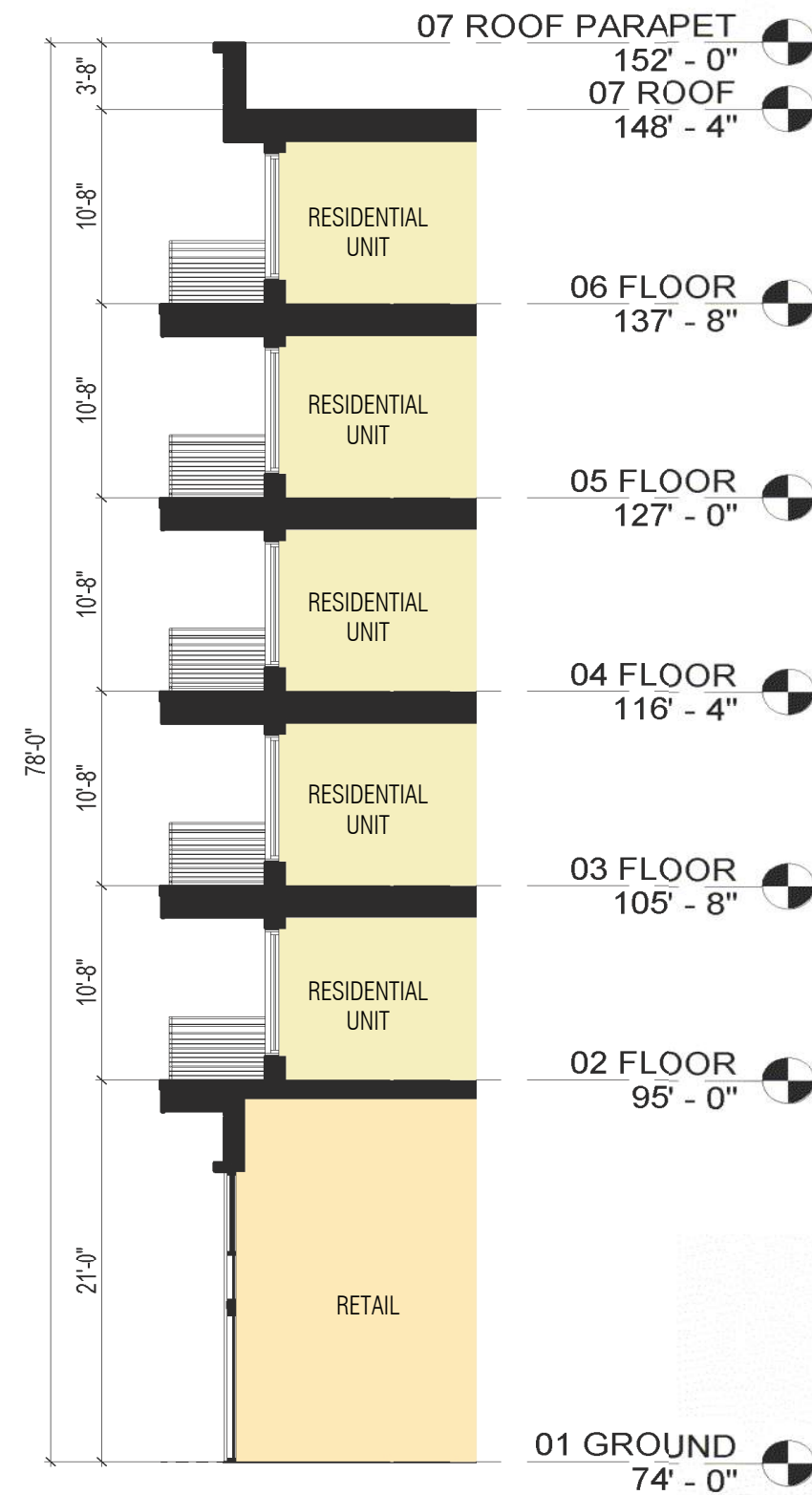
ELEVATIONS - BUILDING B

SCALE: 1" = 30'-0"

SEPTEMBER 30, 2016



2 – DETAIL AXONOMETRIC



1 – DETAIL SECTION

MATERIAL LEGEND



METAL PANEL, TYPE A



MASONRY



METAL PANEL, TYPE B



METAL PANEL, TYPE C



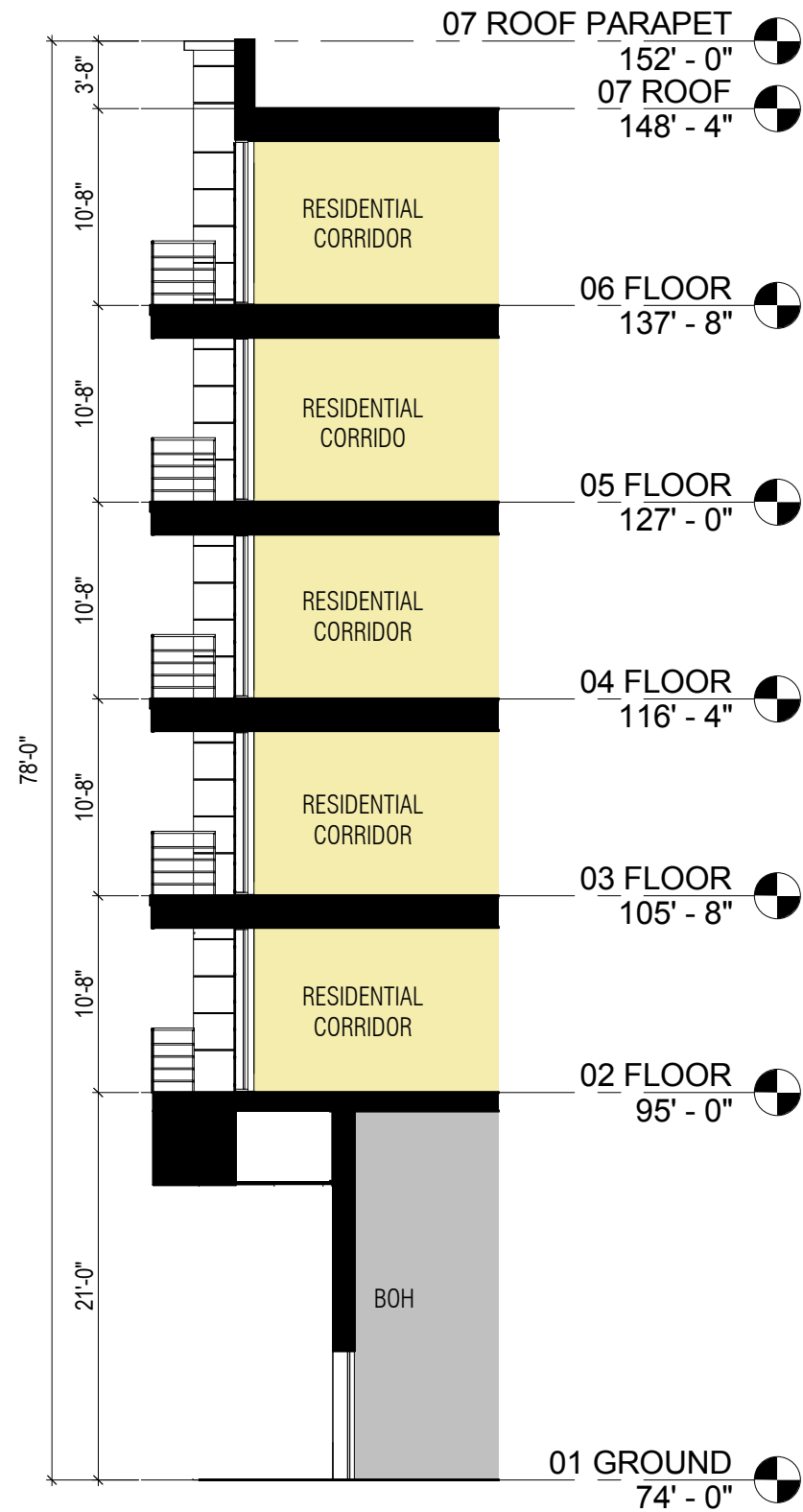
METAL TRIM



GLASS, TYP.



2 – DETAIL AXONOMETRIC



1 – DETAIL SECTION

MATERIAL LEGEND



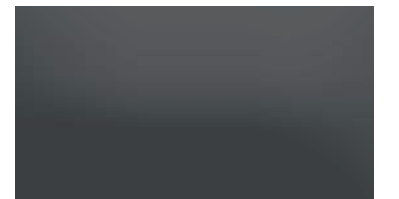
METAL PANEL, TYPE A



MASONRY UTILITY BRICK



METAL PANEL, TYPE B



METAL TRIM



GLASS, TYP.



MAKER SPACE CONCEPTS

OVERHEAD CANOPIES



1 – RETAIL ELEVATION



BUILDING C-1 AERIAL

SCALE: 1" = 50'-0"

SEPTEMBER 30, 2016





SEPTEMBER 30, 2016

SCALE: 1" = 50'-0"

BUILDING C-1 INTERIOR VIEW





BUILDING C-1 SOUTHWEST EYE-LEVEL

SCALE: 1" = 50'-0"

SEPTEMBER 30, 2016



