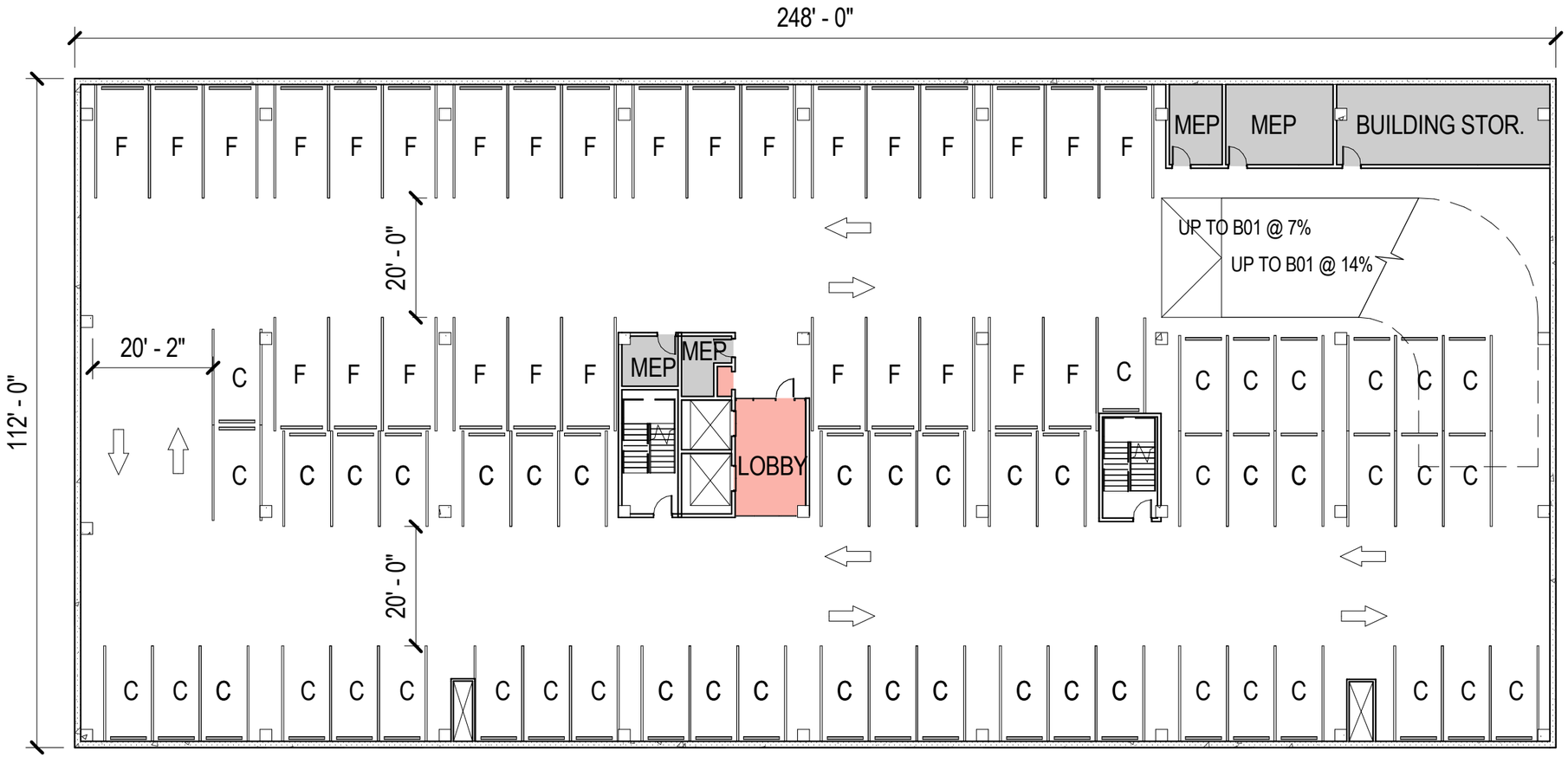

BUILDING C-1 FLOOR PLAN B02

SCALE: 1" = 50'-0"

SEPTEMBER 30, 2016

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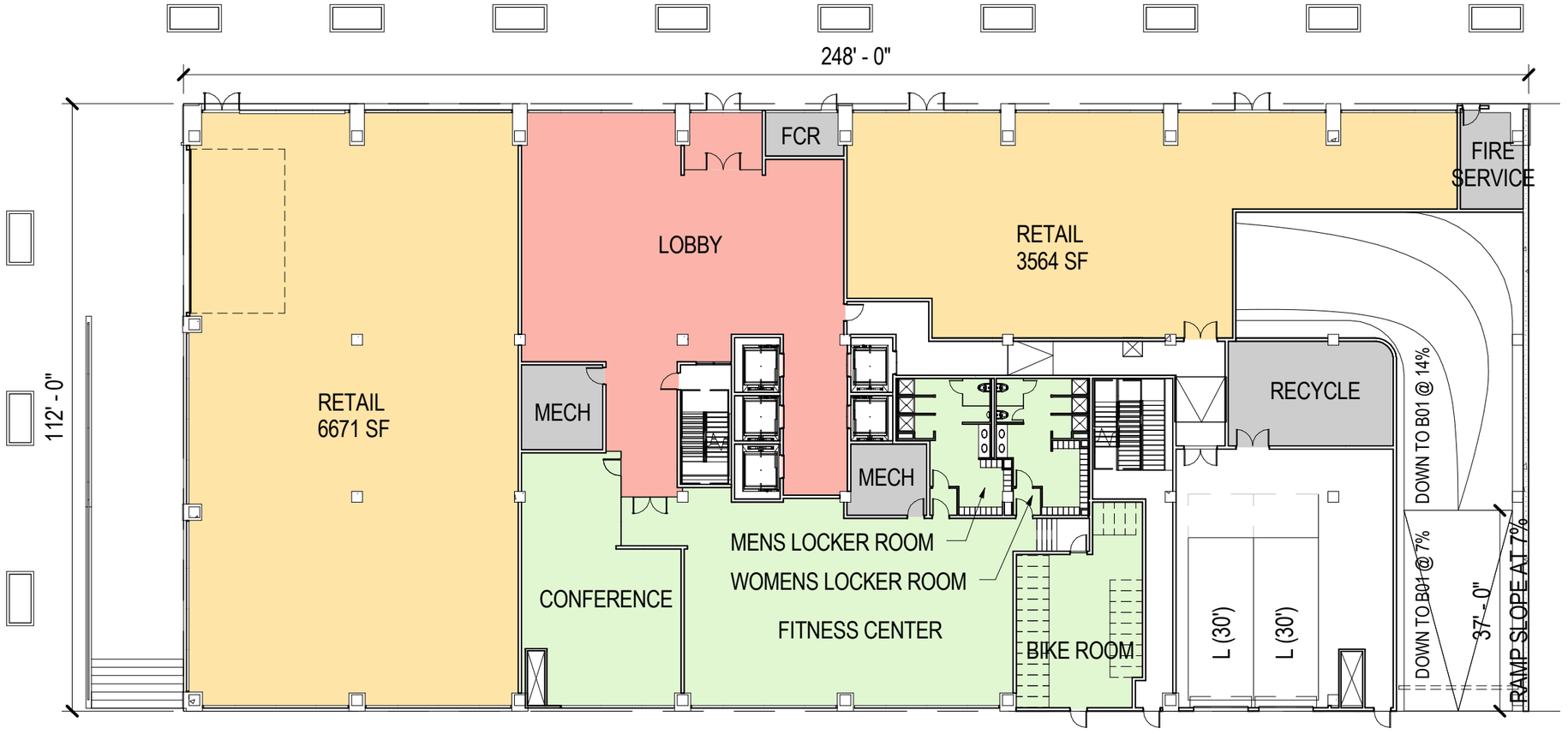
ZONING COMMISSION
District of Columbia
CASE NO.15-27
EXHIBIT NO.37A5



BUILDING C-1 FLOOR PLAN LEVEL 01

SCALE: 1" = 50'-0"

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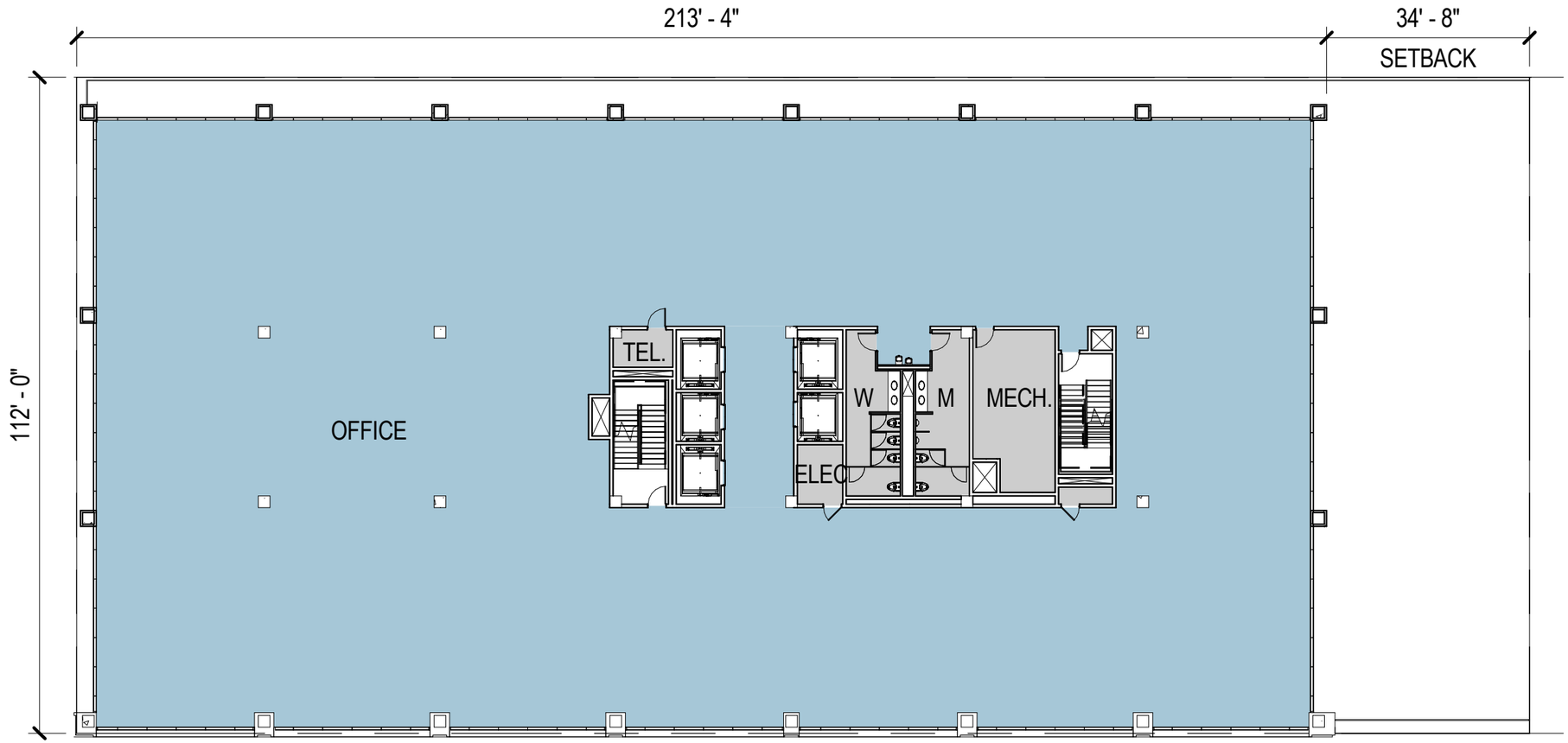

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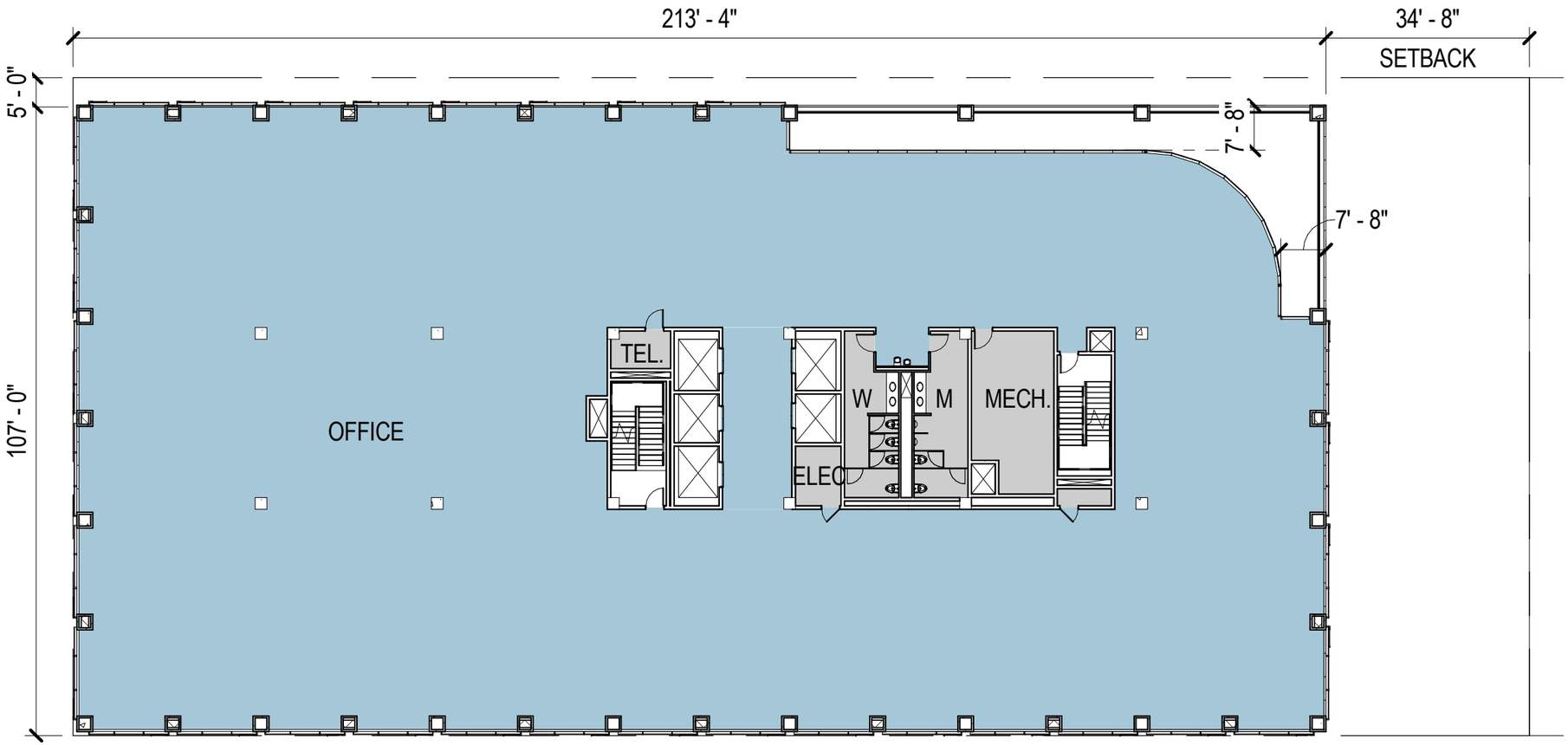

BUILDING C-1 FLOOR PLAN LEVEL 03, 04, 07, 08

SCALE: 1" = 50'-0"

SEPTEMBER 30, 2016

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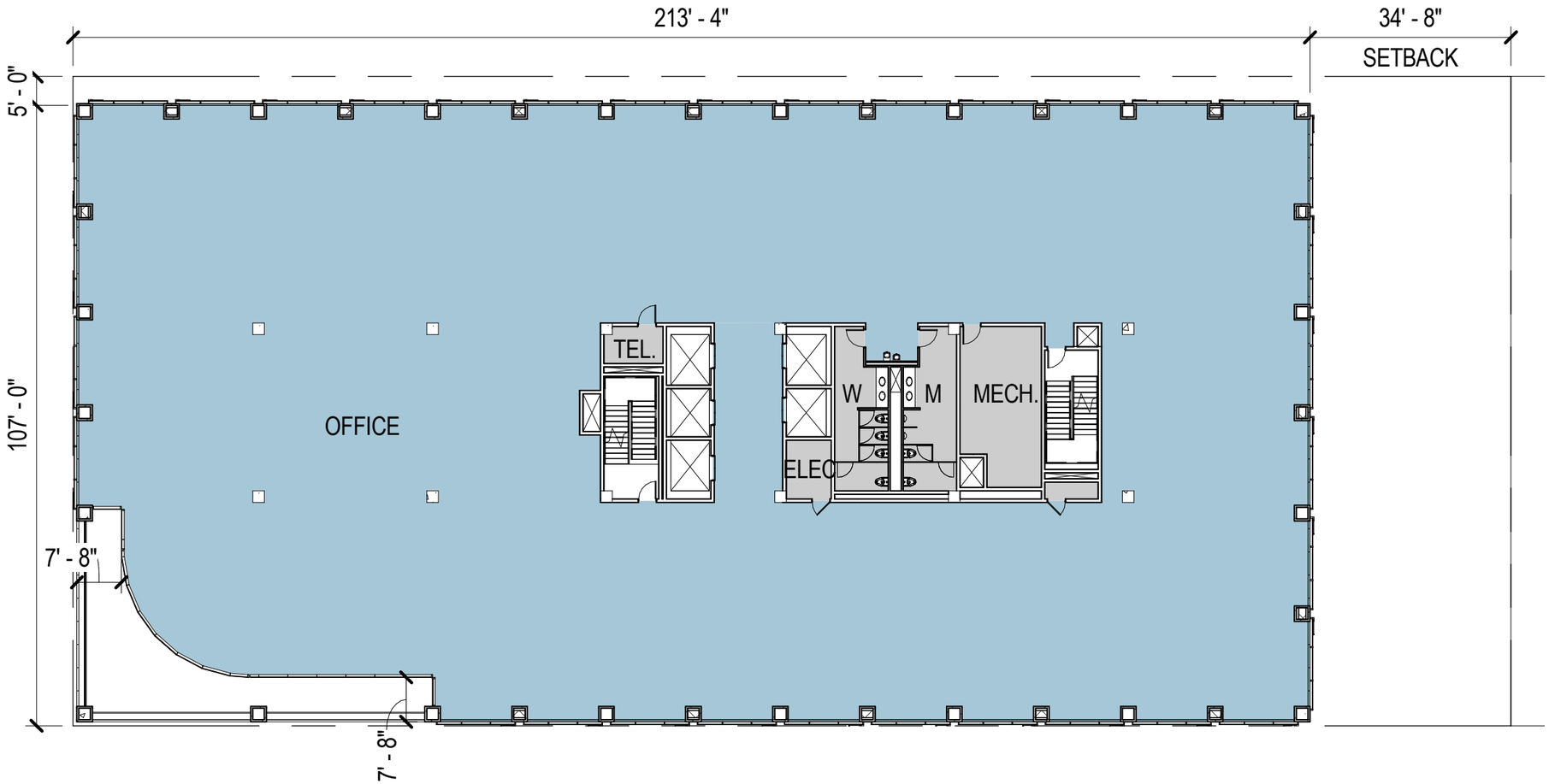

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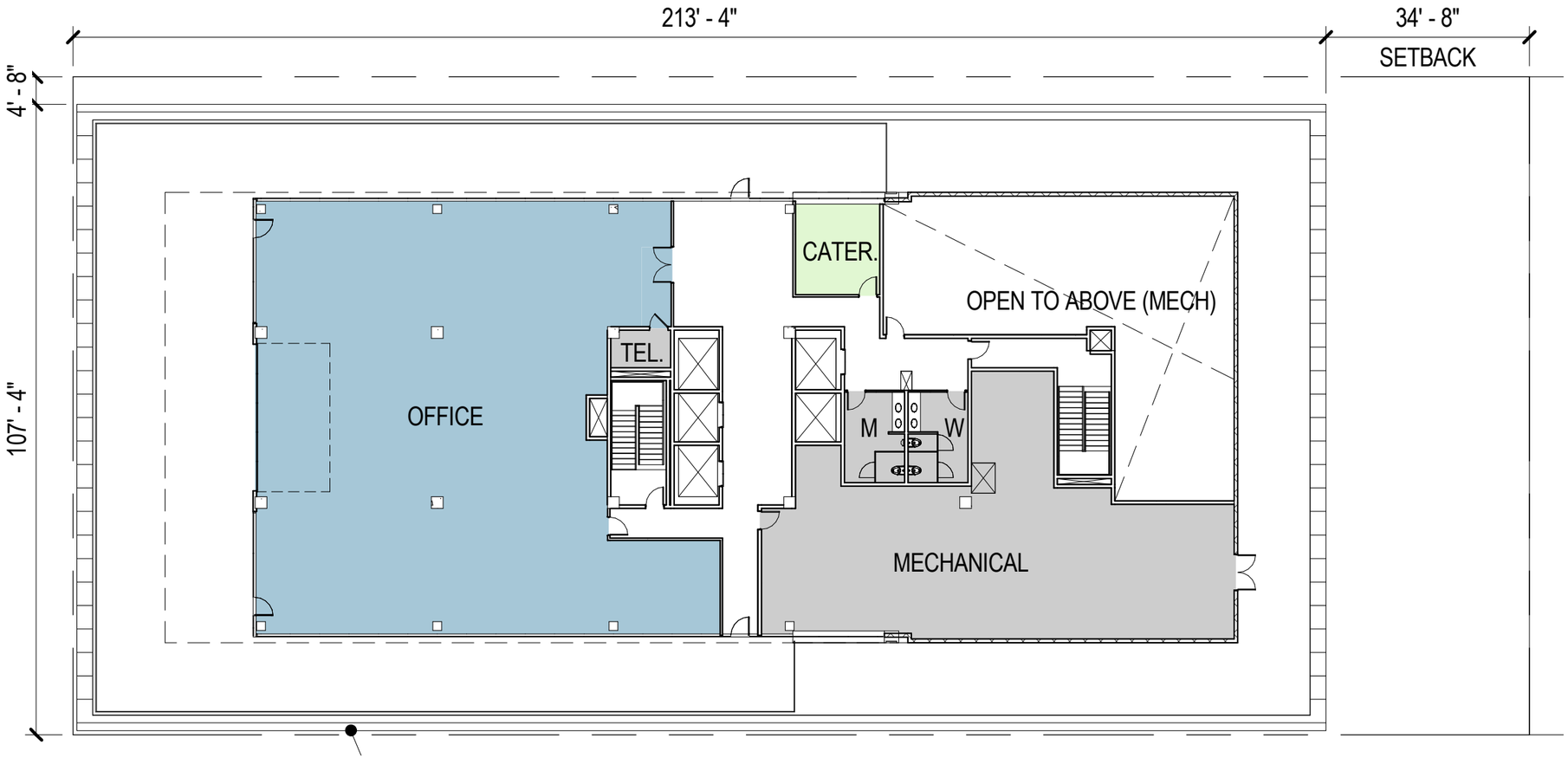

BUILDING C-1 PENTHOUSE PLAN

SCALE: 1" = 50'-0"

SEPTEMBER 30, 2016

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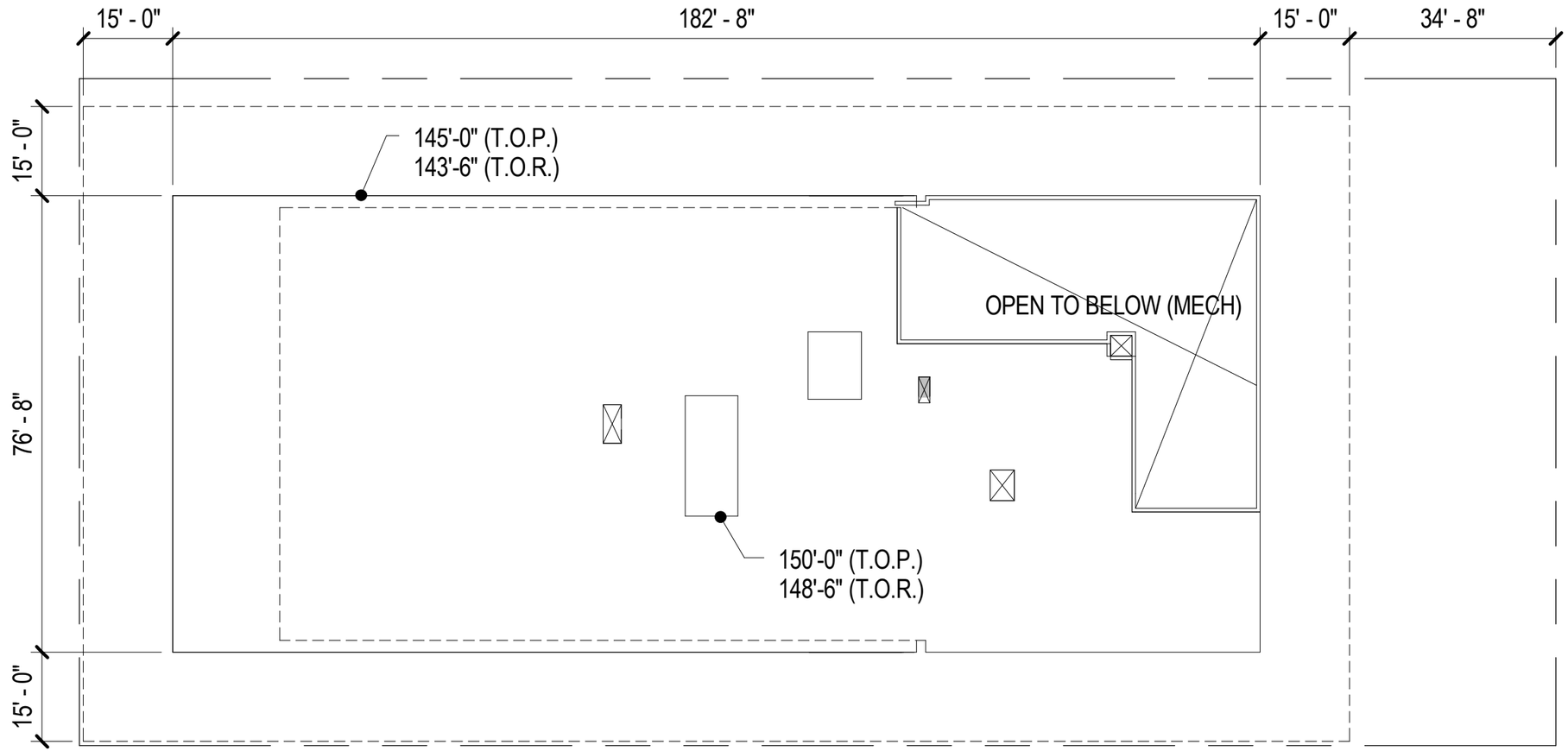

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NOTE:

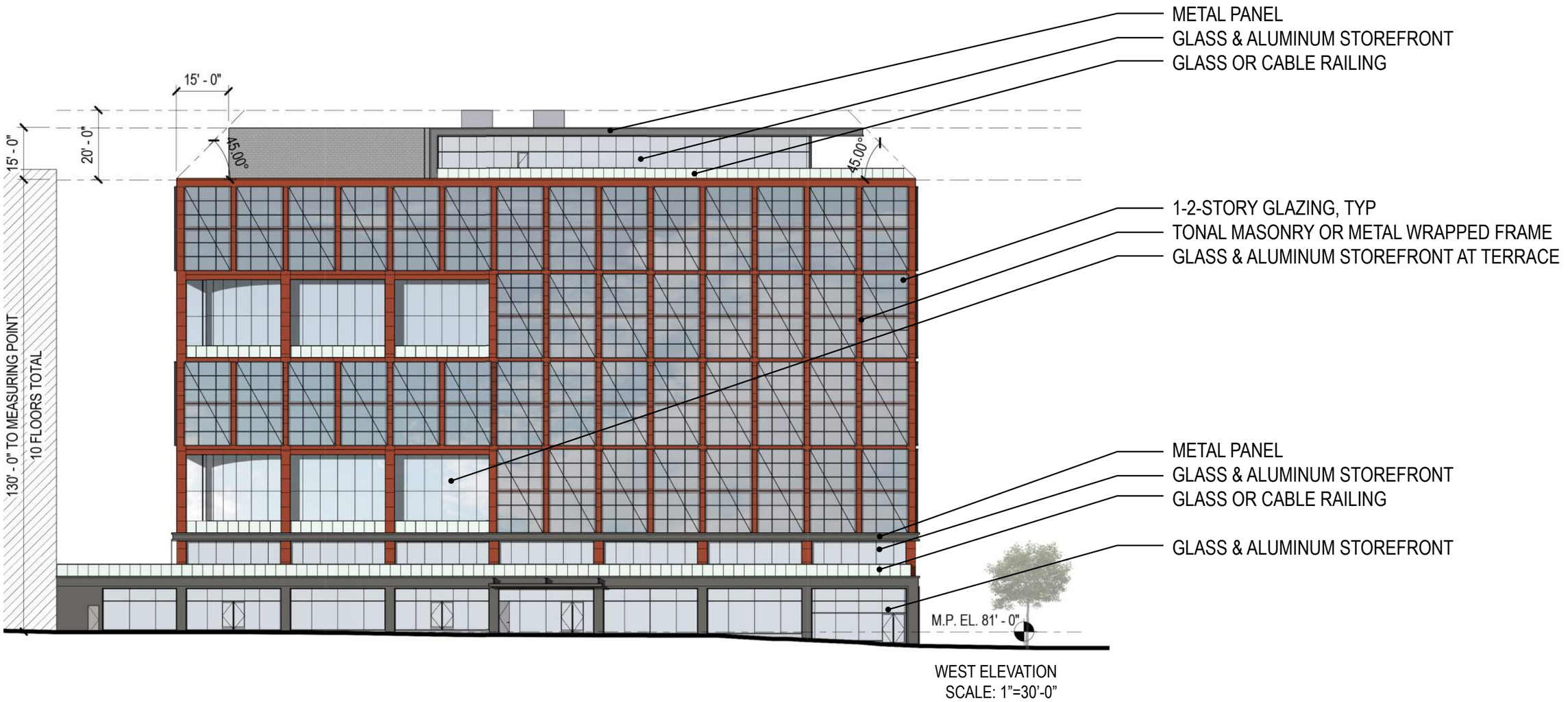
REFER TO OVERALL ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

THE EXTERIOR ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSE ONLY

ALL RETAIL STOREFRONT AND SIGNAGE SUBJECT TO TENANT MODIFICATION

THE APPLICANT REQUESTS FLEXIBILITY TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS, BUT WILL MAINTAIN THE DESIGN INTENT AND GENERAL LEVEL OF QUALITY. COLOR RANGE AND TYPE OF MATERIALS MAY VARY BASED ON AVAILABILITY AT TIME OF CONSTRUCTION AND DESIGN DEVELOPMENT.

KEY PLAN



WEST ELEVATION
SCALE: 1"=30'-0"

ELEVATIONS - BUILDING C-1

SCALE: 1" = 30'-0"

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NOTE:

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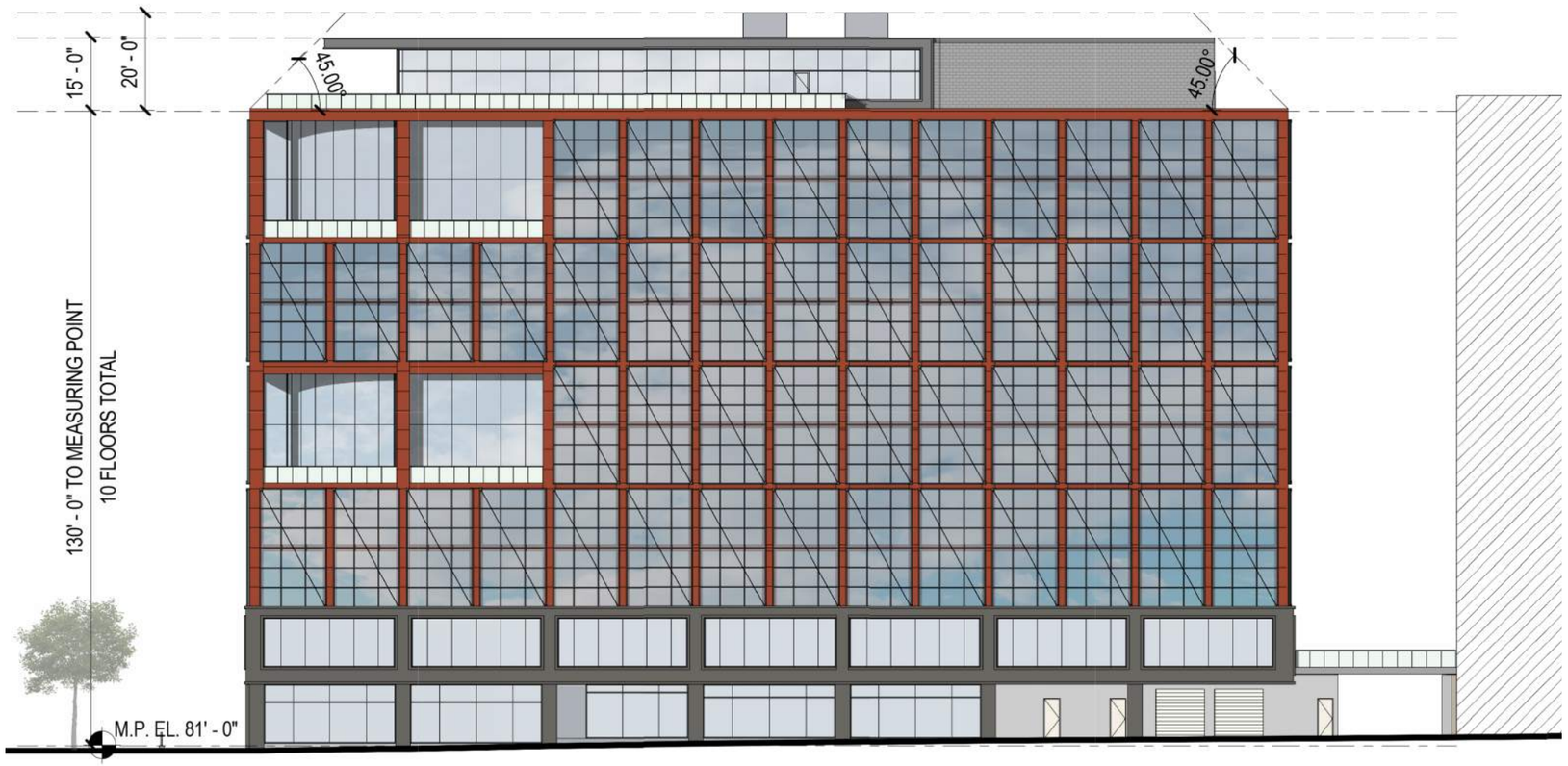
ALL RETAIL STOREFRONT AND SIGNAGE SUBJECT TO TENANT MODIFICATION

THE APPLICANT REQUESTS FLEXIBILITY TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS, BUT WILL MAINTAIN THE DESIGN INTENT AND GENERAL LEVEL OF QUALITY. COLOR RANGE AND TYPE OF MATERIALS MAY VARY BASED ON AVAILABILITY AT TIME OF CONSTRUCTION AND DESIGN DEVELOPMENT.

KEY PLAN



EAST ELEVATION
SCALE: 1"=30'-0"

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NOTE:

REFER TO OVERALL ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

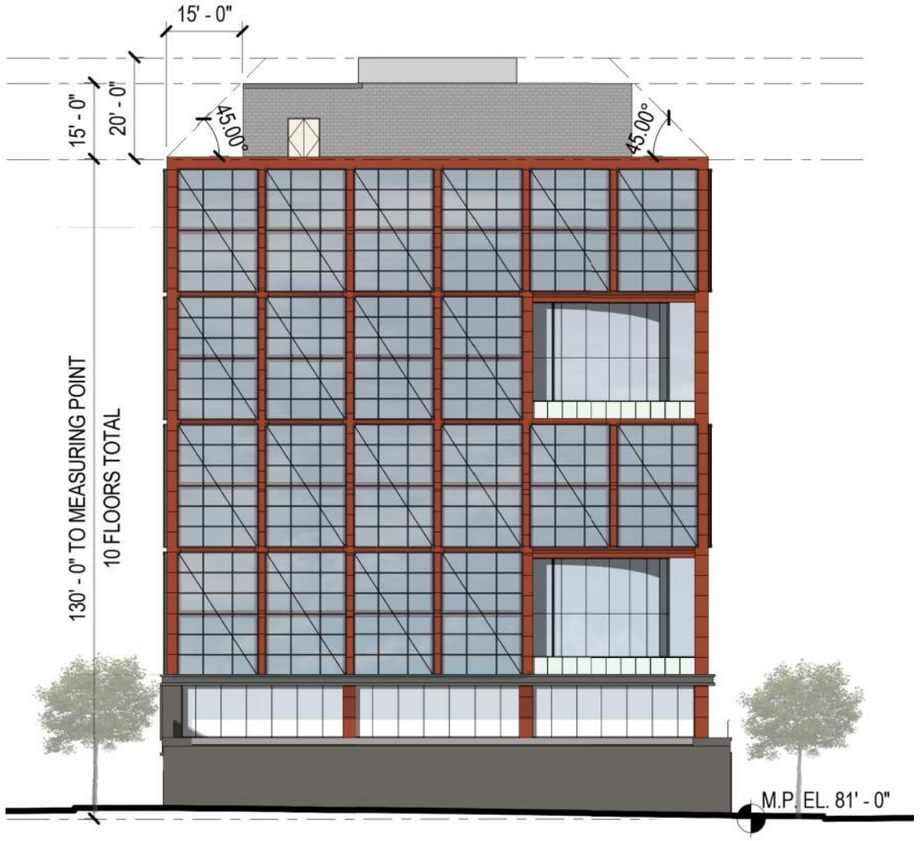
THE EXTERIOR ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSE ONLY

ALL RETAIL STOREFRONT AND SIGNAGE SUBJECT TO TENANT MODIFICATION

THE APPLICANT REQUESTS FLEXIBILITY TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS, BUT WILL MAINTAIN THE DESIGN INTENT AND GENERAL LEVEL OF QUALITY. COLOR RANGE AND TYPE OF MATERIALS MAY VARY BASED ON AVAILABILITY AT TIME OF CONSTRUCTION AND DESIGN DEVELOPMENT.

KEY PLAN

SOUTH ELEVATION - 1



NORTH ELEVATION - 2

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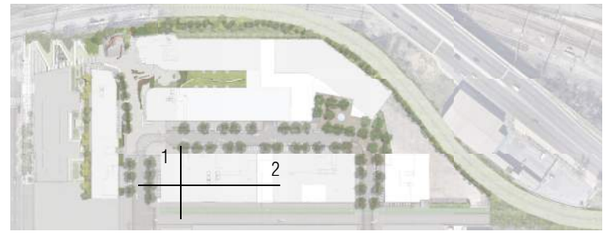
NOTE:

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

THE APPLICANT REQUESTS FLEXIBILITY TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS, BUT WILL MAINTAIN THE DESIGN INTENT AND GENERAL LEVEL OF QUALITY. COLOR RANGE AND TYPE OF MATERIALS MAY VARY BASED ON AVAILABILITY AT TIME OF CONSTRUCTION AND DESIGN DEVELOPMENT.



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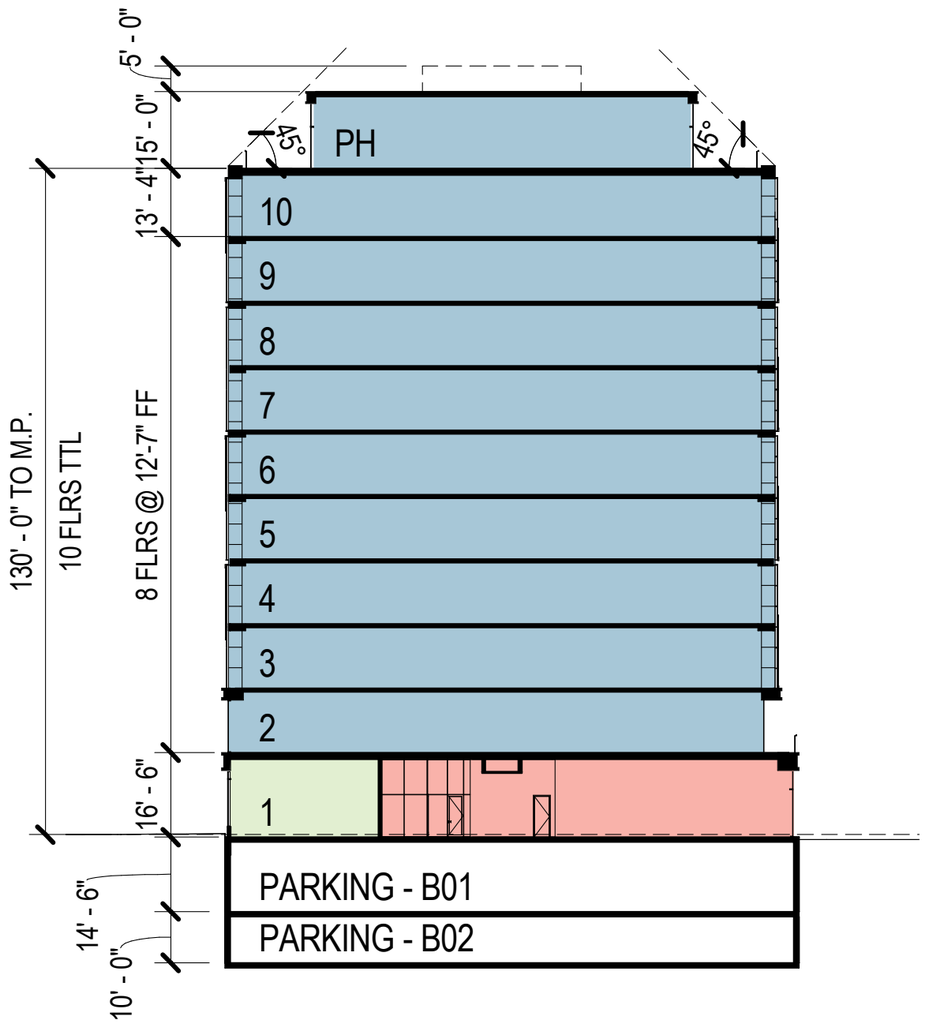
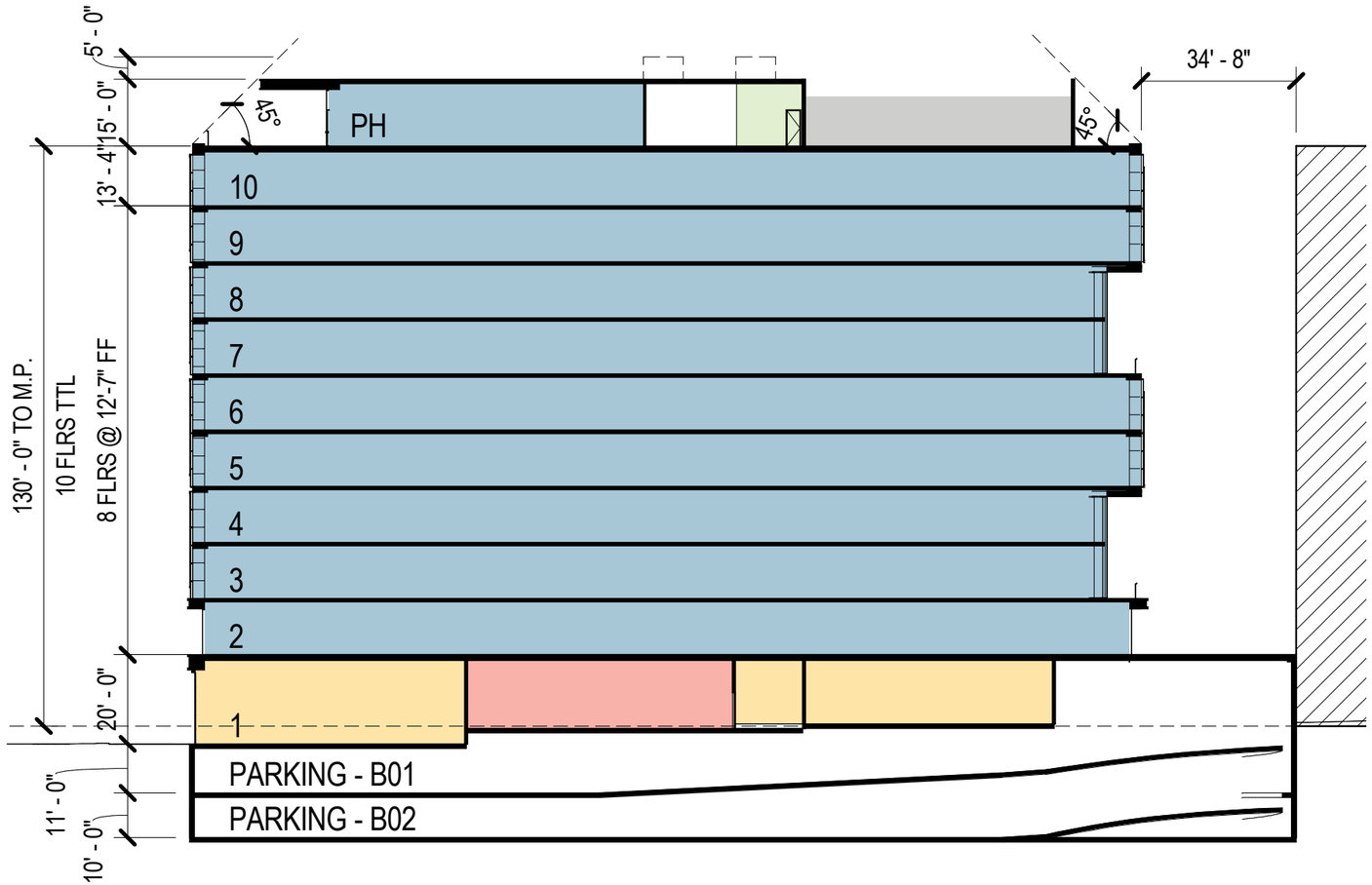


1_CROSS SECTION



2_LONGITUDINAL SECTION

SEPTEMBER 30, 2016

SCALE: 1" = 50'-0"

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LEED 2009 for New Construction and Major Renovations

Project Checklist

Paladino

300 Morse Street: Building A-1

PUD Submission

Sustainable Sites — Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		2	Credit 4.4	Alternative Transportation—Parking Capacity	2
1			Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
	1		Credit 6.2	Stormwater Design—Quality Control	1
	1		Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1

Water Efficiency — Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2		2	Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
4			Credit 3	Water Use Reduction	2 to 4

Energy and Atmosphere — Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
7	2	13	Credit 1	Optimize Energy Performance	1 to 19
	1	6	Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
		2	Credit 4	Enhanced Refrigerant Management	2
1		2	Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

Materials and Resources — Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
		2	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
		1	Credit 6	Rapidly Renewable Materials	1
		1	Credit 7	Certified Wood	1

Indoor Environmental Quality — Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
		1	Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
		NA	Credit 7.2	Thermal Comfort—Verification	1
		1	Credit 8.1	Daylight and Views—Daylight	1
	1		Credit 8.2	Daylight and Views—Views	1

Innovation and Design Process — Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Green Education	1
1			Credit 1.2	Innovation in Design: Walkability	1
1			Credit 1.3	Innovation in Design: Public Transportation	1
1			Credit 1.4	Innovation in Design: Pilot #1	1
1			Credit 1.5	Innovation in Design: Green Power	1
1			Credit 2	LEED Accredited Professional	1

Regional Priority Credits — Possible Points: 4

Y	?	N			
	1		Credit 1.1	Regional Priority: Stormwater Quantity Control	1
1			Credit 1.2	Regional Priority: Protect and Restore Habitat	1
		1	Credit 1.3	Regional Priority: OnSite Renewables	1
		1	Credit 1.4	Regional Priority: Innovative Wastewater Technologies	1

60	8	44	**Total — Possible Points: 110**

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

**Note: This LEED 2009 Project Scorecard for New Construction and Major Renovations has been completed on a preliminary basis. It has not been submitted to USGBC for review.

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LEED 2009 for New Construction and Major Renovations

Project Checklist

Paladino

300 Morse Street: Building B

PUD Submission

Y	?	N			
19	1	6	**Sustainable Sites**	**Possible Points:**	**26**
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		2	Credit 4.4	Alternative Transportation—Parking Capacity	2
	1		Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
		1	Credit 6.2	Stormwater Design—Quality Control	1
		1	Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1
5		5	**Water Efficiency**	**Possible Points:**	**10**
Y			Prereq 1	Water Use Reduction—20% Reduction	
2		2	Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
3		1	Credit 3	Water Use Reduction	2 to 4
10	3	23	**Energy and Atmosphere**	**Possible Points:**	**35**
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
5	2	13	Credit 1	Optimize Energy Performance	1 to 19
	1	6	Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
		2	Credit 4	Enhanced Refrigerant Management	2
1		2	Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2
5	1	8	**Materials and Resources**	**Possible Points:**	**14**
Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
		2	Credit 3	Materials Reuse	1 to 2

Y	?	N			
			Materials and Resources, Continued		
2			Credit 4	Recycled Content	1 to 2
1	1		Credit 5	Regional Materials	1 to 2
		1	Credit 6	Rapidly Renewable Materials	1
		1	Credit 7	Certified Wood	1
7	3	4	**Indoor Environmental Quality**	**Possible Points:**	**15**
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
	1		Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
		1	Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
		1	Credit 5	Indoor Chemical and Pollutant Source Control	1
	1		Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
		NA	Credit 7.2	Thermal Comfort—Verification	1
		1	Credit 8.1	Daylight and Views—Daylight	1
	1		Credit 8.2	Daylight and Views—Views	1
4		2	**Innovation and Design Process**	**Possible Points:**	**6**
1			Credit 1.1	Innovation in Design: Green Education	1
1			Credit 1.2	Innovation in Design: Walkability	1
1			Credit 1.3	Innovation in Design: Public Transportation	1
		1	Credit 1.4	Innovation in Design: TBD	1
		1	Credit 1.5	Innovation in Design: TBD	1
1			Credit 2	LEED Accredited Professional	1
	1	3	**Regional Priority Credits**	**Possible Points:**	**4**
		1	Credit 1.1	Regional Priority: Stormwater Quantity Control	1
	1		Credit 1.2	Regional Priority: Protect and Restore Habitat	1
		1	Credit 1.3	Regional Priority: OnSite Renewables	1
		1	Credit 1.4	Regional Priority: Innovative Wastewater Technologies	1
50	9	51	**Total**	**Possible Points:**	**110**

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

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LEED 2009 for Core and Shell Development

Project Checklist

Paladino

Market-Terminal - Building C-1

PUD Submission

Sustainable Sites — Possible Points: 28

E	M	D			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
2			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	2
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
	1		Credit 4.4	Alternative Transportation—Parking Capacity	2
1			Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
	1		Credit 6.2	Stormwater Design—Quality Control	1
	1		Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1
1			Credit 9	Tenant Design and Construction Guidelines	1

Water Efficiency — Possible Points: 10

Y			Prereq 1	Water Use Reduction—20% Reduction	
2		2	Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
3	1		Credit 3	Water Use Reduction	2 to 4

Energy and Atmosphere — Possible Points: 37

Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
8	2	11	Credit 1	Optimize Energy Performance	3 to 21
		4	Credit 2	On-Site Renewable Energy	4
2			Credit 3	Enhanced Commissioning	2
		2	Credit 4	Enhanced Refrigerant Management	2
3			Credit 5.1	Measurement and Verification—Base Building	3
3			Credit 5.2	Measurement and Verification—Tenant Submetering	3
2			Credit 6	Green Power	2

Materials and Resources — Possible Points: 13

E	M	D			
Y			Prereq 1	Storage and Collection of Recyclables	
		5	Credit 1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 5
2			Credit 2	Construction Waste Management	1 to 2
		1	Credit 3	Materials Reuse	1
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
	1		Credit 6	Certified Wood	1

Indoor Environmental Quality — Possible Points: 12

Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
	1		Credit 2	Increased Ventilation	1
1			Credit 3	Construction IAQ Management Plan—During Construction	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
	1		Credit 6	Controllability of Systems—Thermal Comfort	1
1			Credit 7	Thermal Comfort—Design	1
	1		Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

Innovation and Design Process — Possible Points: 6

1			Credit 1.1	Innovation in Design: Green Education	1
	1		Credit 1.2	Innovation in Design: Walkability	1
1			Credit 1.3	Innovation in Design: Transportation Access	1
		1	Credit 1.4	Innovation in Design: TBD	1
		1	Credit 1.5	Innovation in Design: TBD	1
1			Credit 2	LEED Accredited Professional	1

Regional Priority Credits — Possible Points: 4

		1	Credit 1.1	Regional Priority:	1
		1	Credit 1.2	Regional Priority:	1
		1	Credit 1.3	Regional Priority:	1
		1	Credit 1.4	Regional Priority:	1

Total — Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

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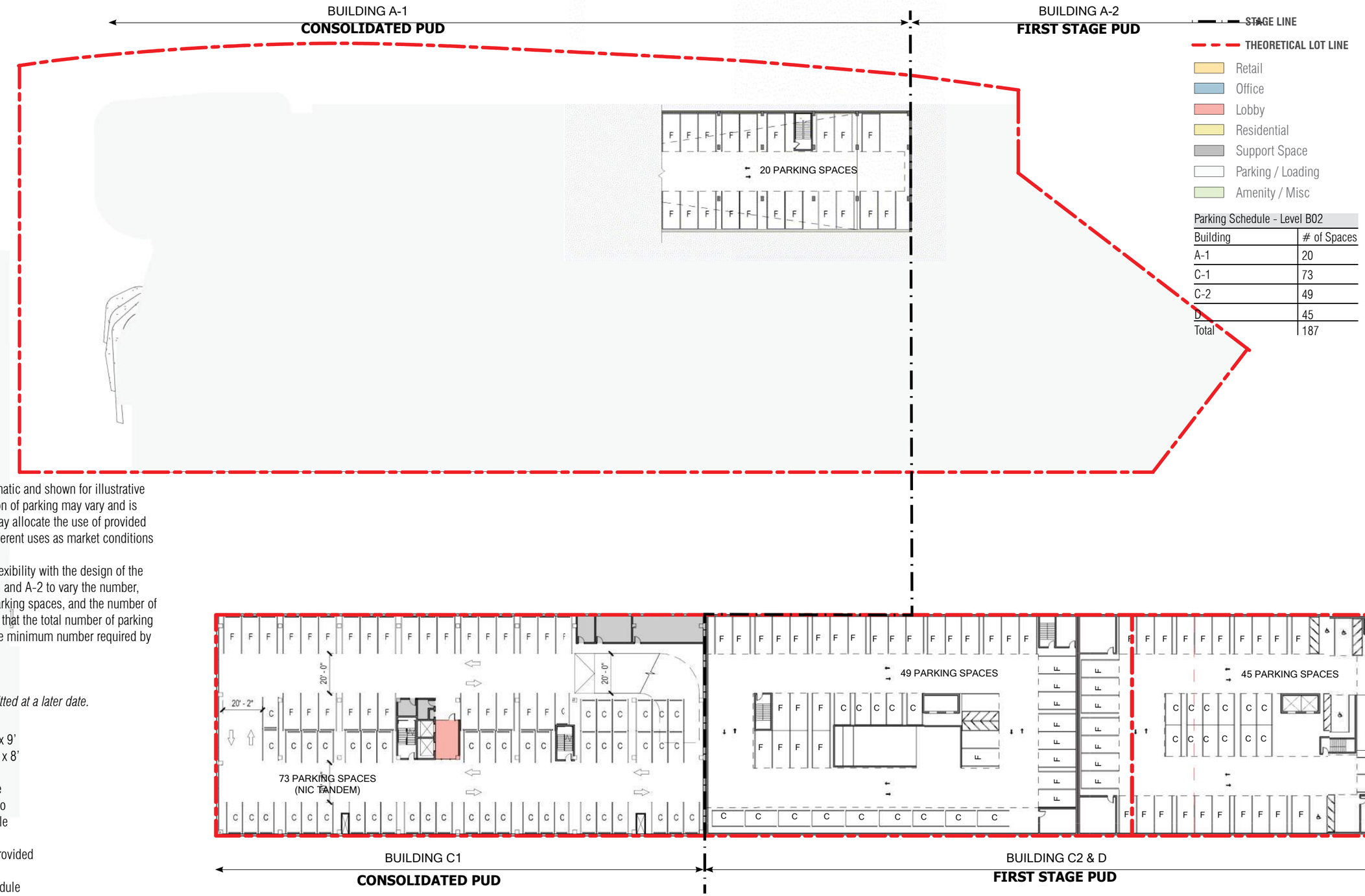
Building Plans, Sections & Elevations - Phase II



Parking Schedule - Level B02	
Building	# of Spaces
A-1	20
C-1	73
C-2	49
D	45
Total	187

*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.

The Applicant shall also have flexibility with the design of the PUD for parking in Building A-1 and A-2 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'
- 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"

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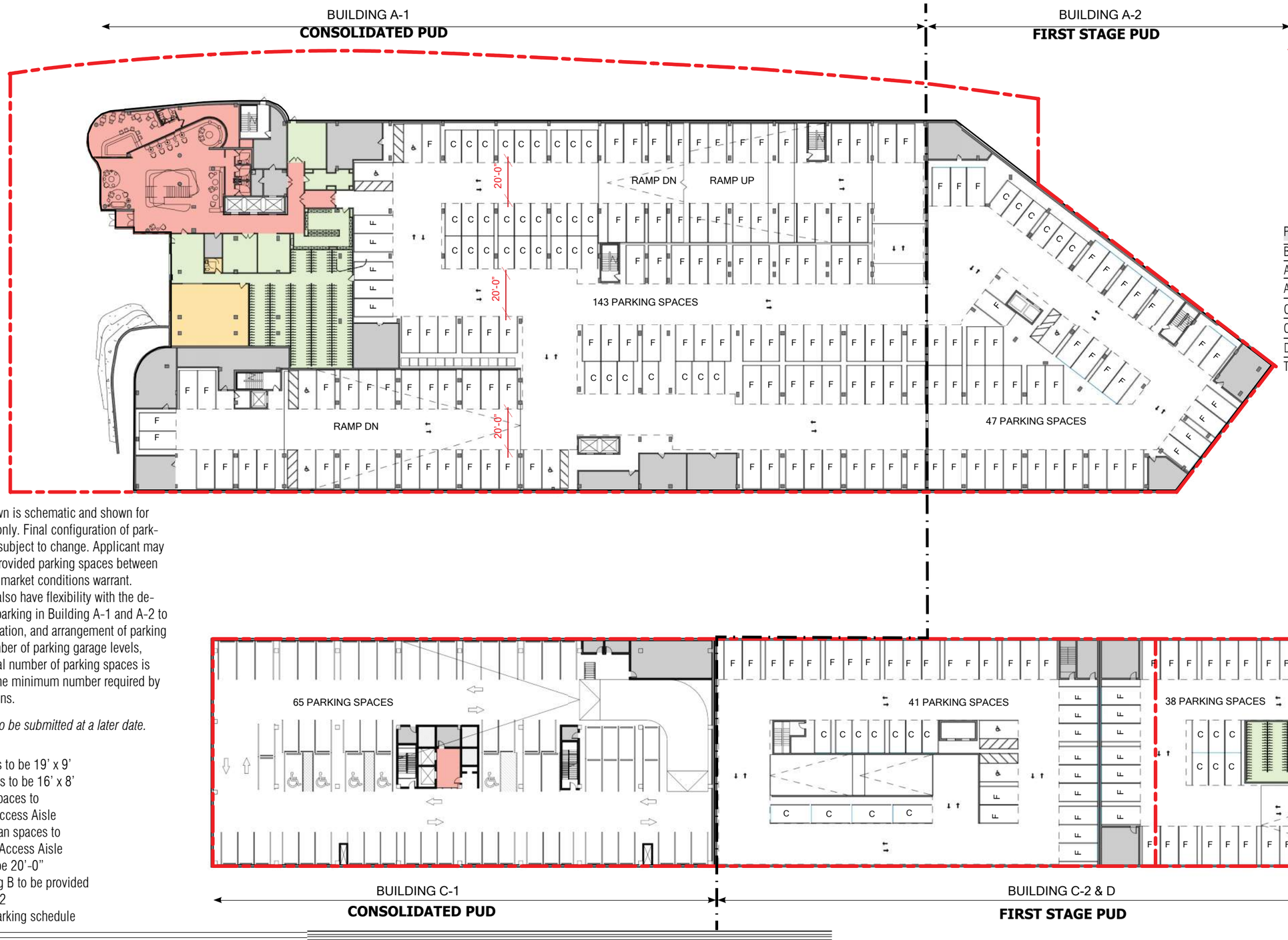

Parking Schedule - Level B01

Building	# of Spaces
A-1	136
A-2	47
C-1	65
C-2	41
D	38
Total	327

*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. The Applicant shall also have flexibility with the design of the PUD for parking in Building A-1 and A-2 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:
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- All Compact spaces to be 16' x 8'
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- 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

SEPTEMBER 30, 2016

SCALE: 1" = 50'-0"

PARKING B01 - CONSOLIDATED AND FIRST STAGE PUD

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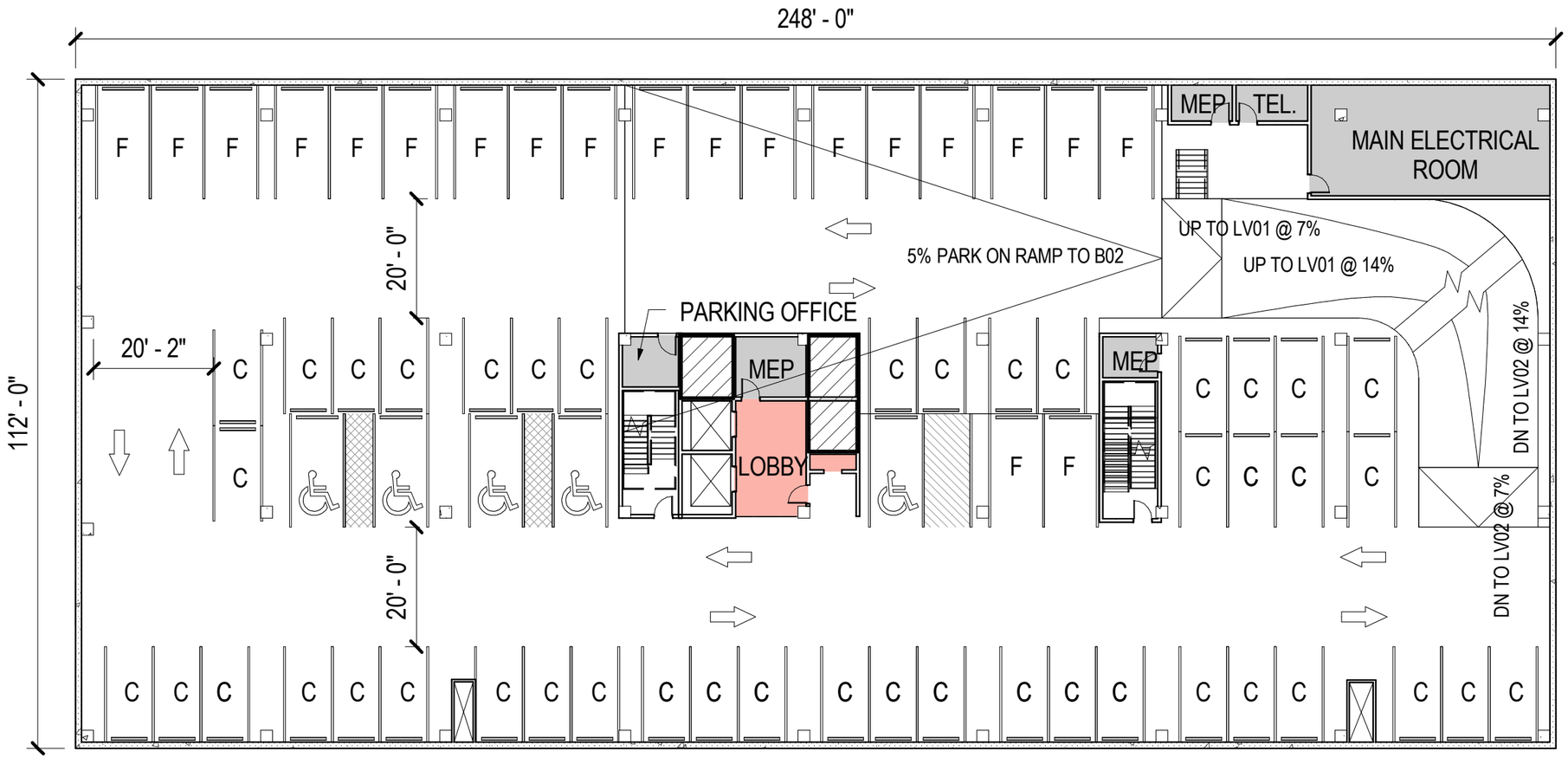

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*INTERIOR LAYOUTS SHOWN ON PLANS ARE SCHEMATIC AND SUBJECT TO CHANGE. POSSIBLE CHANGES WILL NOT AFFECT THE EXTERIOR & ENVELOPE OR SQUARE FOOTAGE DISTRIBUTION.

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 RESIDENTAIL ENTRANCE/ EXIT
THEORETICAL LOT LINE

- Retail
- Office
- Lobby
- Residential
- Support Space
- Parking / Loading
- Amenity / Misc
- 100sf Loading

LOBBY RESIDENTIAL (OPEN TO BELOW)
PUBLIC PLAZA
20'-0"
RAMP DN TO B01
RAMP UP TO P02
77 PARKING SPACES
8 PARKING SPACES
BUILDING B (PHASE I)
BUILDING A-1 (PHASE I)
BUILDING A-2 (PHASE 2)
L (30')
L (20')
3RD ST NE
(P)(L)
ELEC
MORSE ST NE
BUILDING C-1 (PHASE I)
BUILDING C-2 (PHASE 2)
BUILDING D (PHASE 2)
THE ALLEY
(L)
(P)

Parking Schedule - Level P01	
Building	# of Spaces
A-1	77
A-2	8
Total	85

PARKING P01 - CONSOLIDATED AND FIRST STAGE PUD

SCALE: 1" = 50'-0"

SEPTEMBER 30, 2016

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

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 RESIDENTAIL ENTRANCE/ EXIT
THEORETICAL LOT LINE

- Retail
- Office
- Lobby
- Residential
- Support Space
- Parking / Loading
- Amenity / Misc
- 100sf Loading

20'-0"
RAMP DN
RAMP UP
8 PARKING SPACES
75 PARKING SPACES
PUBLIC PLAZA
BUILDING B (PHASE I)
OPEN TO BELOW
BUILDING A-1 (PHASE I)
OPEN TO BELOW
OPEN TO BELOW
OPEN TO BELOW
BUILDING A-2 (PHASE 2)
OPEN TO BELOW
3RD ST NE
BUILDING C-1 (PHASE I)
BUILDING C-2 (PHASE 2)
BUILDING D (PHASE 2)
MORSE ST NE
THE ALLEY

Parking Schedule - Level P02

Building	# of Spaces
A-1	75
A-2	8
Total	83

SEPTEMBER 30, 2016

SCALE: 1" = 50'-0"

PARKING P02 - CONSOLIDATED AND FIRST STAGE PUD

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

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 RESIDENTAIL ENTRANCE/ EXIT
THEORETICAL LOT LINE

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

+21'-0"
+21'-0"
+21'-0"
+21'-0"
+21'-0"
+21'-0"
+21'-0"

3RD ST NE
MORSE ST NE
NEAL PL NE
THE ALLEY

2ND-6TH FLOOR - CONSOLIDATED AND FIRST STAGE PUD

SCALE: 1" = 50'-0"

SEPTEMBER 30, 2016

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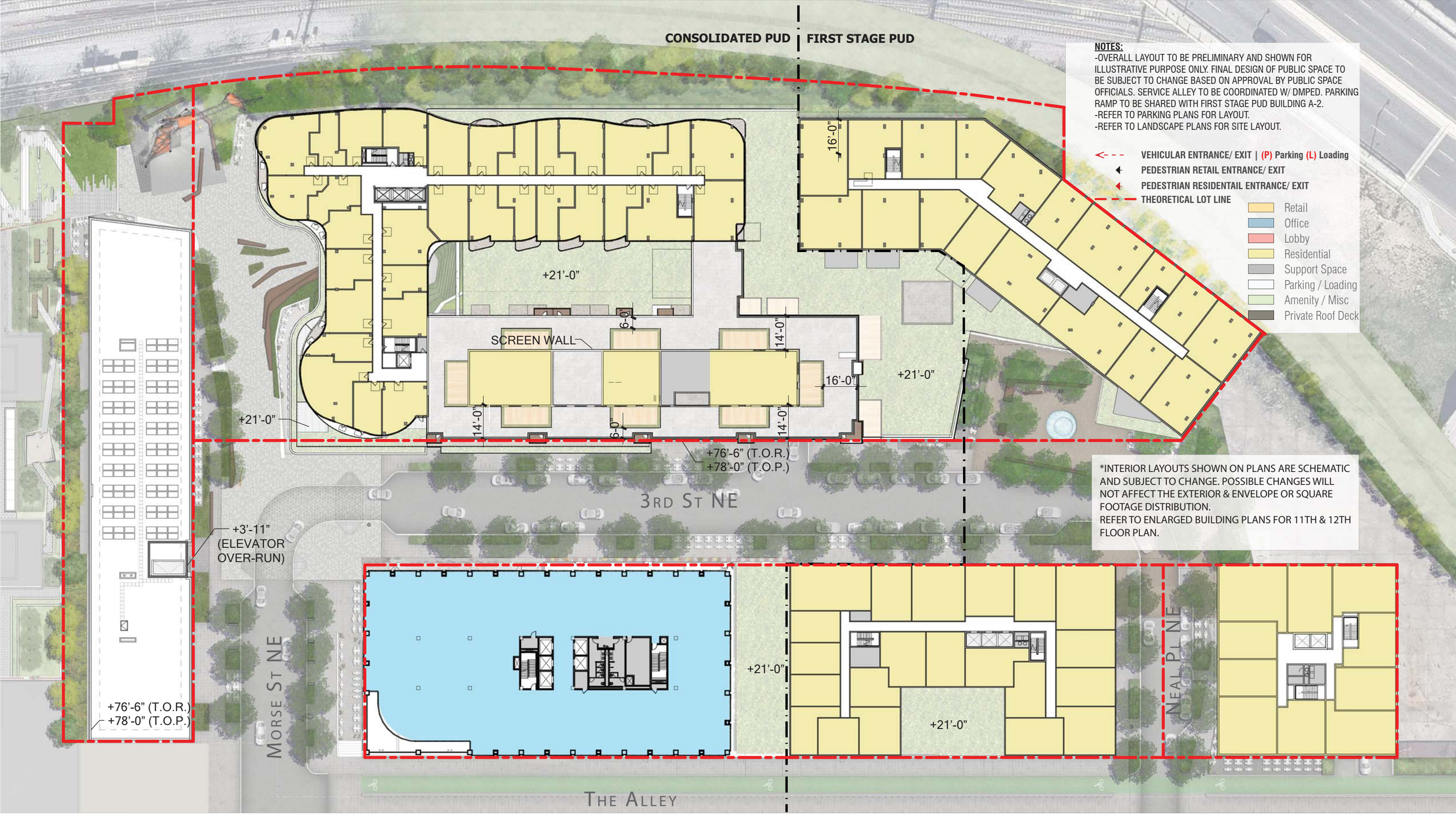

SEPTEMBER 30, 2016

SCALE: 1" = 50'-0"

7TH THRU 12TH FLOORS - CONSOLIDATED AND FIRST STAGE PUD

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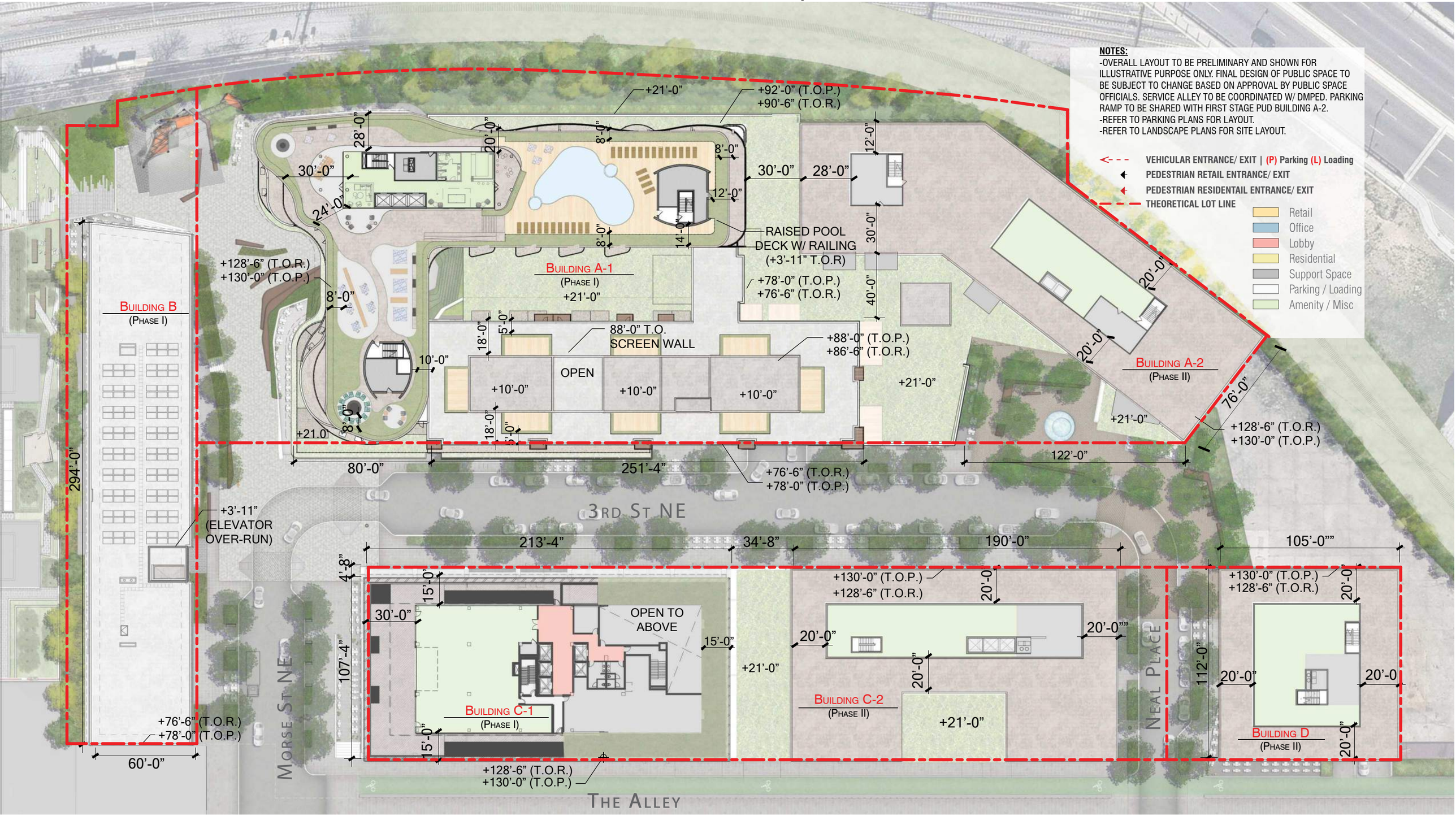

ROOF PLAN - CONSOLIDATED AND FIRST STAGE PUD

SCALE: 1" = 50'-0"

SEPTEMBER 30, 2016

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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

+148'-6" (T.O.R.)
+150'-0" (T.O.P.)
MECHANICAL EQUIP (AREA OPEN TO SKY)
PH2
8'-0"
PH3
12'-0"
14'-0"
+92'-0" (T.O.P.)
+90'-6" (T.O.R.)
30'-0"
28'-0"
12'-0"
PH1
+138'-6" (T.O.R.)
+140'-0" (T.O.P.)
RAISED POOL DECK W/ RAILING (+3'-11" T.O.R)
30'-0"
+21'-0"
+148'-6" (T.O.R.)
+150'-0" (T.O.P.)
PH2
20'-0"
20'-0"
+128'-6" (T.O.R.)
+130'-0" (T.O.P.)
BUILDING A-1
(PHASE I)
+21'-0"
+78'-0" (T.O.P.)
+76'-6" (T.O.R.)
40'-0"
BUILDING B
(PHASE I)
18'-0"
5'-0"
88'-0" T.O. SCREEN WALL
+88'-0" (T.O.P.)
+86'-6" (T.O.R.)
PH1
10'-0"
OPEN
+10'-0"
+10'-0"
+10'-0"
BUILDING A-2
(PHASE 2)
+21.0'
+128'-6" (T.O.R.)
+130'-0" (T.O.P.)
294'-0"
80'-0"
251'-4"
122'-0"
+76'-6" (T.O.R.)
+78'-0" (T.O.P.)
3RD ST NE
+3'-11" (ELEVATOR OVER-RUN)
15'-0"
182'-8"
34'-8"
190'-0"
105'-0"
+148'-6" (T.O.R.)
+150'-0" (T.O.P.)
OPEN TO BELOW
15'-0"
112'-0"
BUILDING C-1
(PHASE I)
+130'-0" (T.O.P.)
+128'-6" (T.O.R.)
20'-0"
+148'-6" (T.O.R.)
+150'-0" (T.O.P.)
20'-0"
20'-0"
+21'-0"
BUILDING C-2
(PHASE II)
+21'-0"
NEAL PLACE
BUILDING D
(PHASE II)
+143'-6" (T.O.R.)
+145'-0" (T.O.P.)
+76'-6" (T.O.R.)
+78'-0" (T.O.P.)
60'-0"
MORSE ST NE
+128'-6" (T.O.R.)
+130'-0" (T.O.P.)
THE ALLEY

SEPTEMBER 30, 2016

SCALE: 1" = 50'-0"

UPPER ROOF PLAN - CONSOLIDATED AND FIRST STAGE PUD

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DIAGRAM KEY

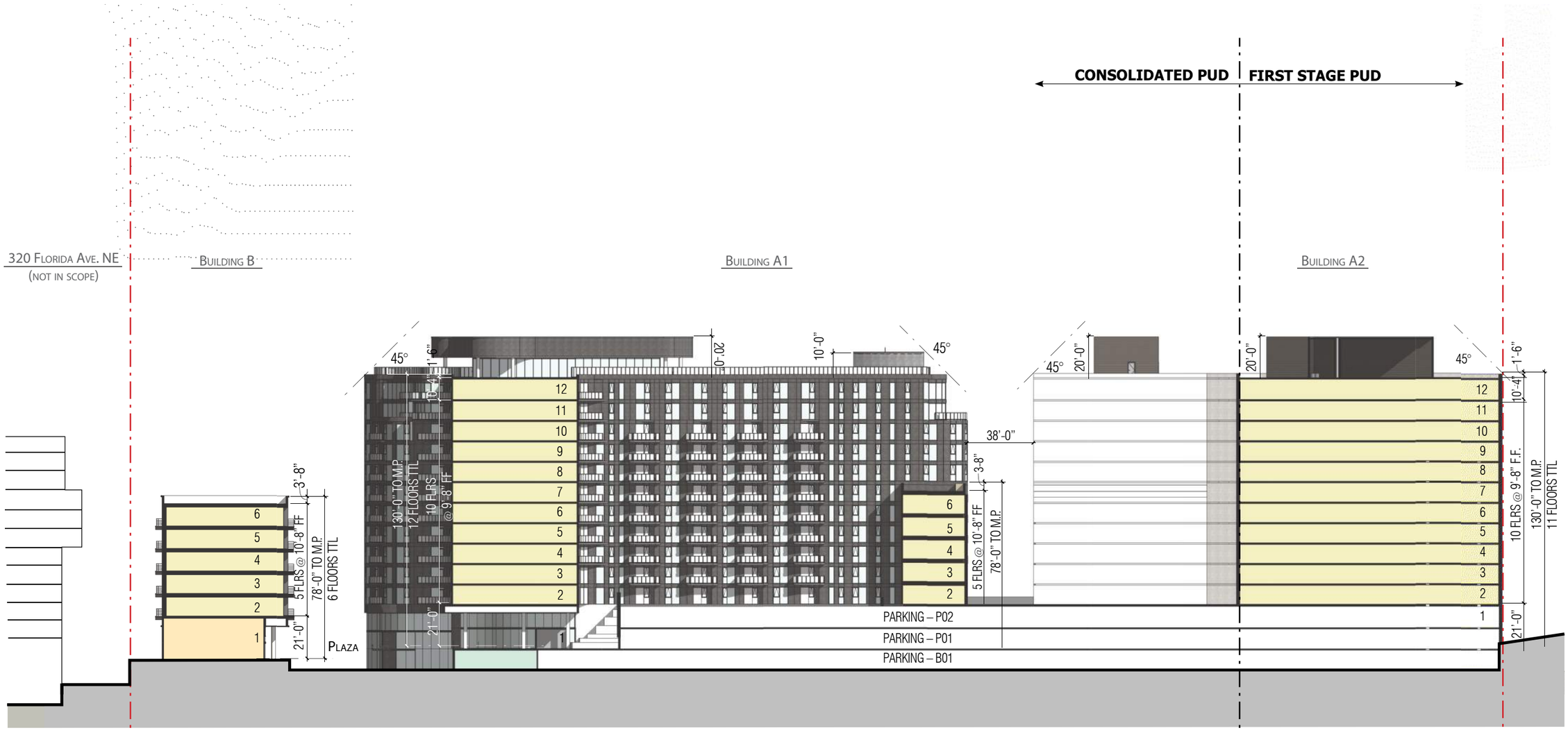
- LOT LINE
- PHASE LINE
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL/SUPPORT SPACE
- LOBBY

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: 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)

REFER TO FLOOR PLAN FOR LOCATION OF PHASE LINE ABOVE PODIUM

KEY PLAN



OVERALL N-S SECTION 1

SCALE: 1" = 50'-0"

SEPTEMBER 30, 2016

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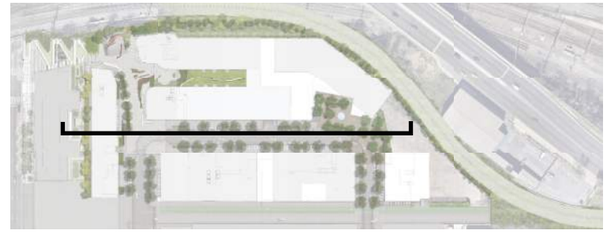
DIAGRAM KEY

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

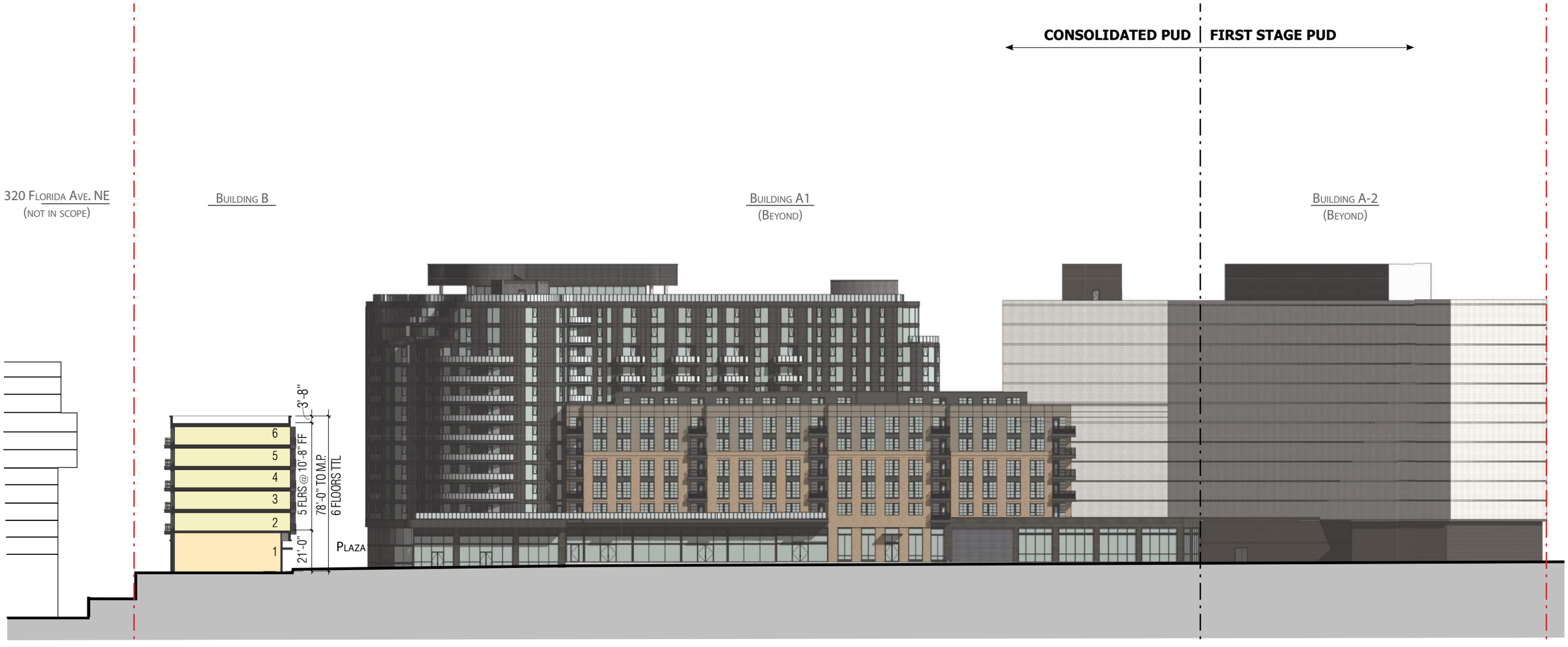
NOTE:
REFERE TO ZONING DIAGRAMS FOR LOCATION OF MEASURING POINTS.
SPOT ELEVATIONS FOR THOSE DRAWINGS ARE ASSUMED TO BE +0.00' AND TAKEN FROM THE FOLLOWING MEASURING POINTS

BUILDINGS A-1 & A-2: 80.0' (THIRD STREET NE)
BUILDING B: 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)

REFER TO FLOOR PLAN FOR LOCATION OF PHASE LINE ABOVE PODIUM



KEY PLAN



SEPTEMBER 30, 2016

SCALE: 1" = 50'-0"

OVERALL N-S SECTION 2

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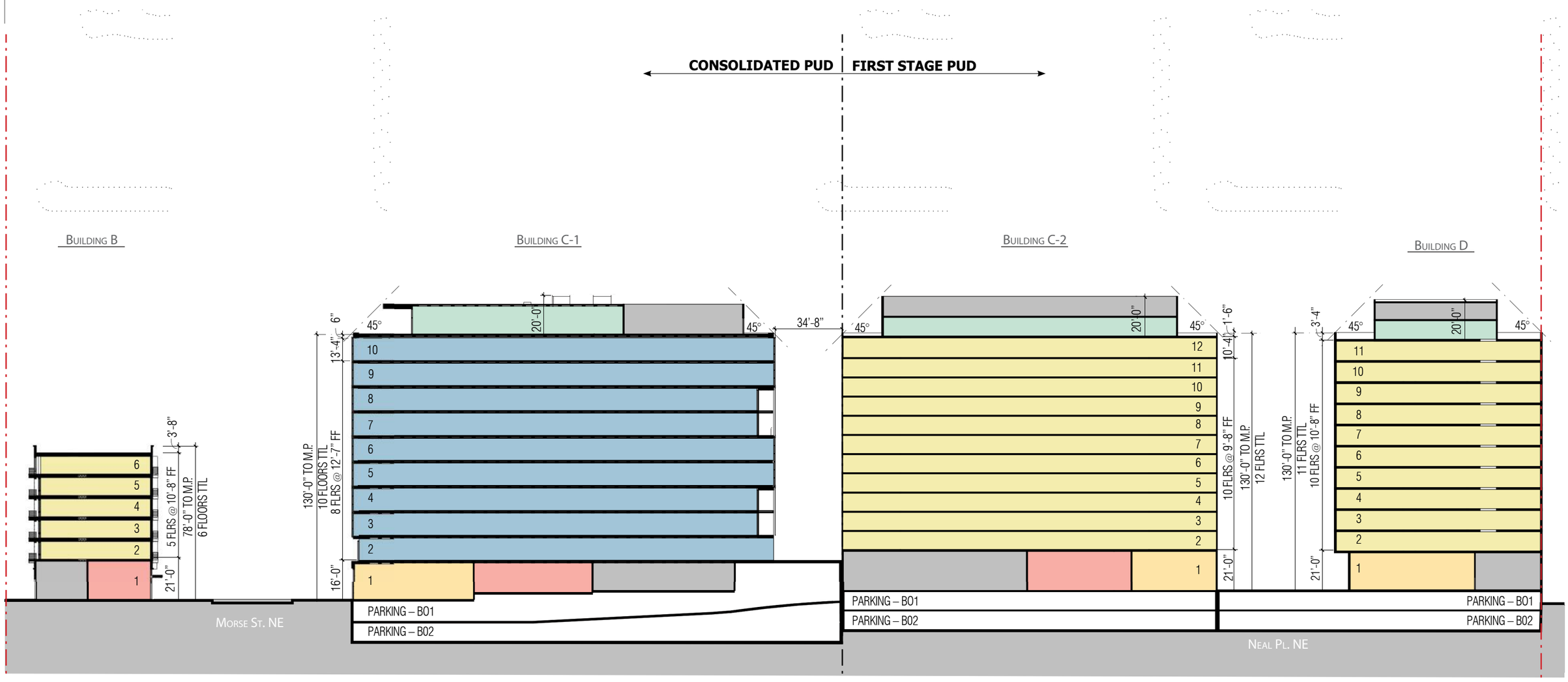
DIAGRAM KEY

- 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: 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"

SEPTEMBER 30, 2016

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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: 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

CONSOLIDATED PUD

Building C1

Building A1

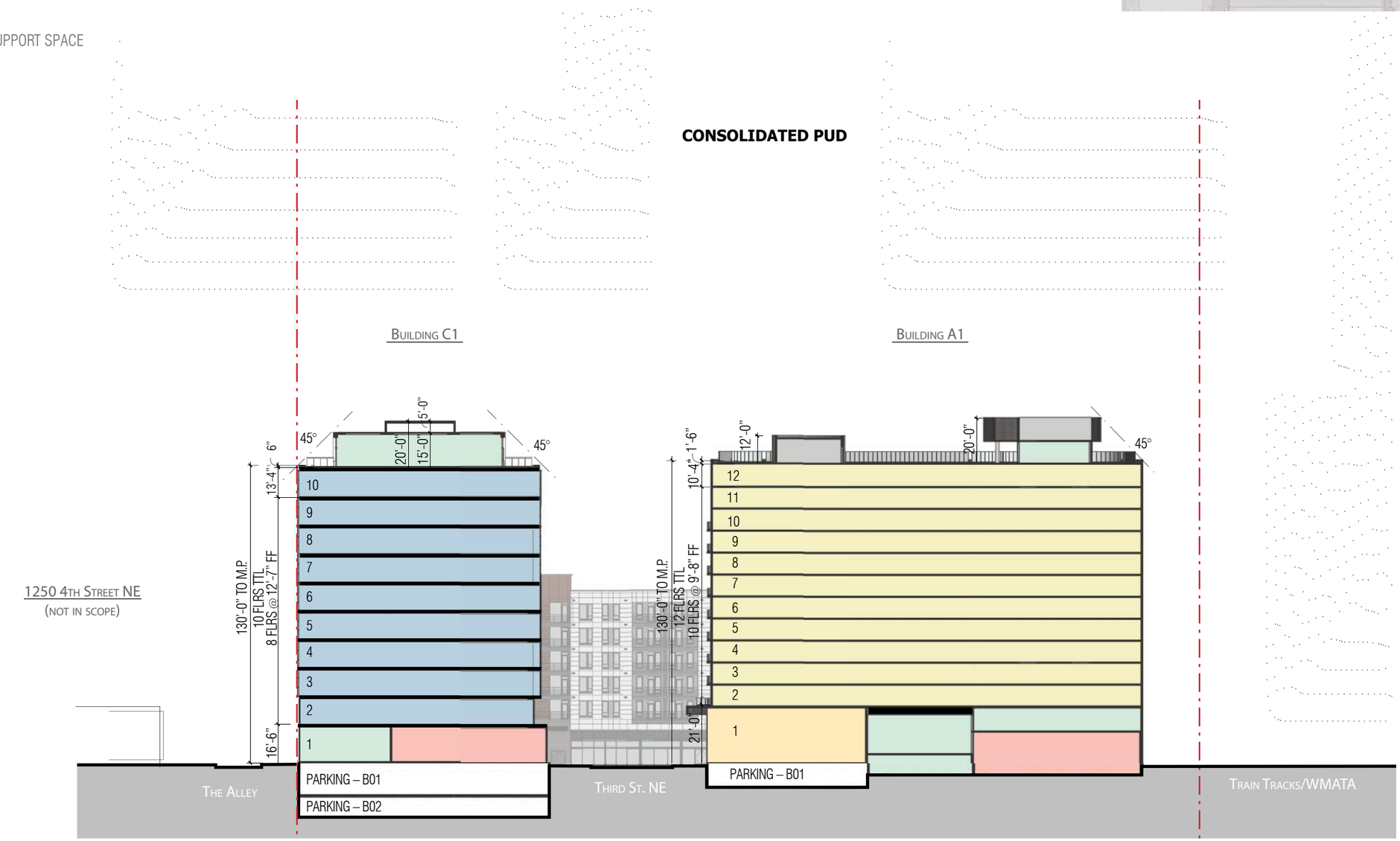

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DIAGRAM KEY

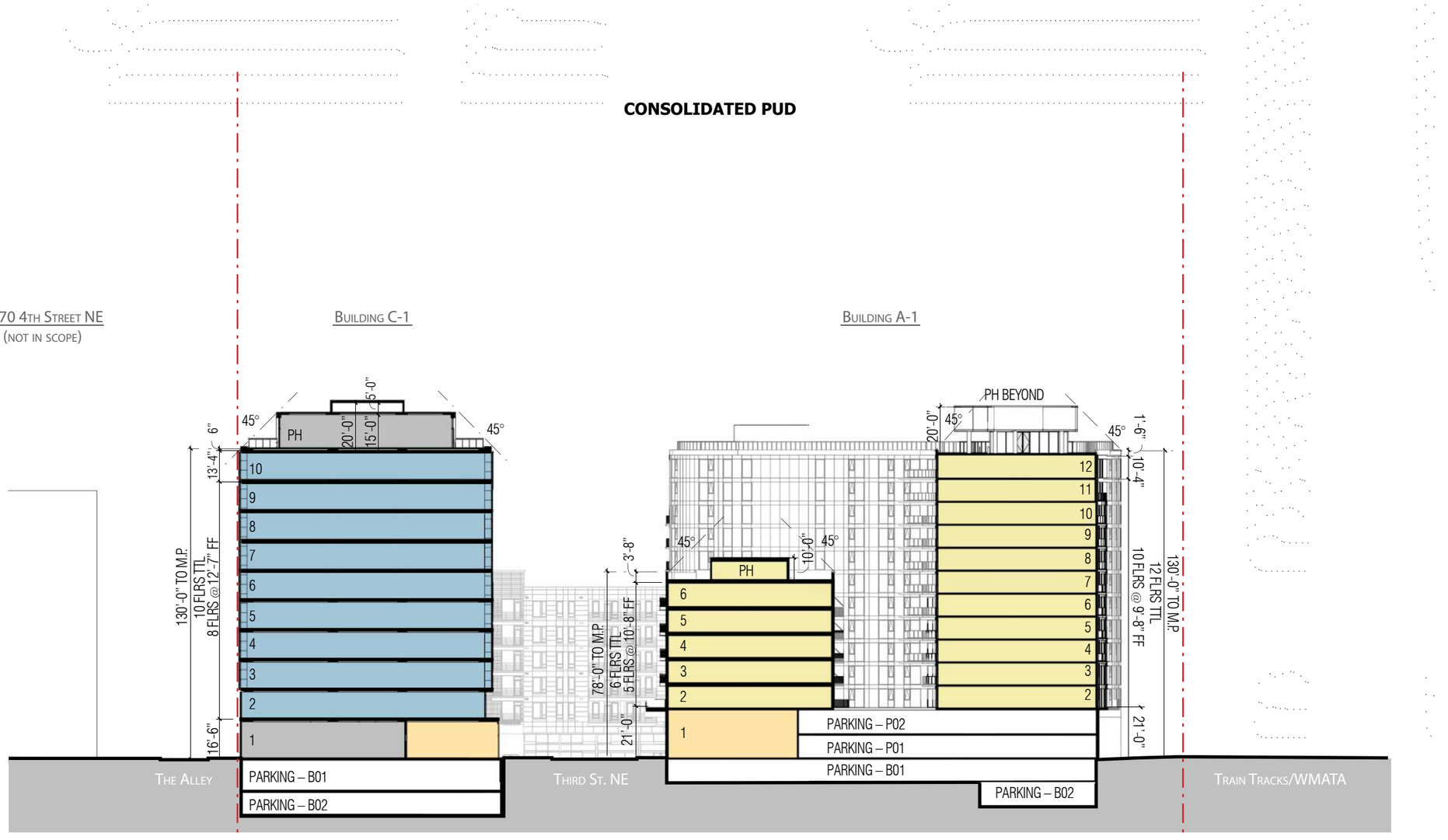
- LOT LINE
- PHASE LINE
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL/SUPPORT SPACE
- LOBBY

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: 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

CONSOLIDATED PUD



OVERALL E-W SECTION 2

SCALE: 1" = 50'-0"

SEPTEMBER 30, 2016

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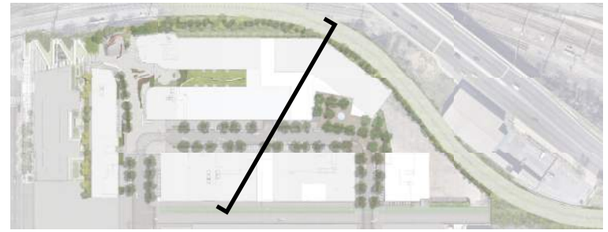
DIAGRAM KEY

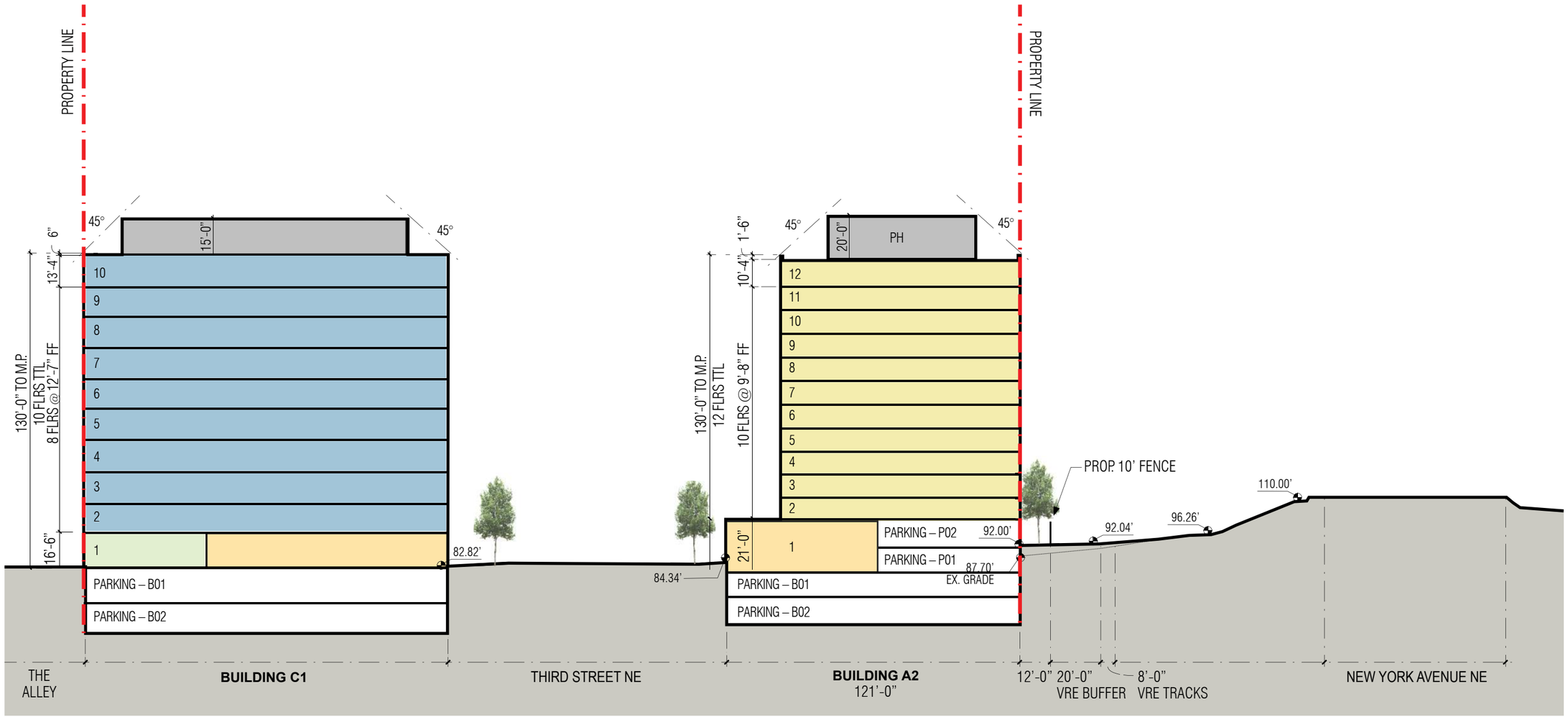
- LOT LINE
- PHASE LINE
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL/SUPPORT SPACE
- LOBBY

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: 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



September 30, 2016

Scale: 1" = 50'-0"

Section Thru VRE Tracks

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