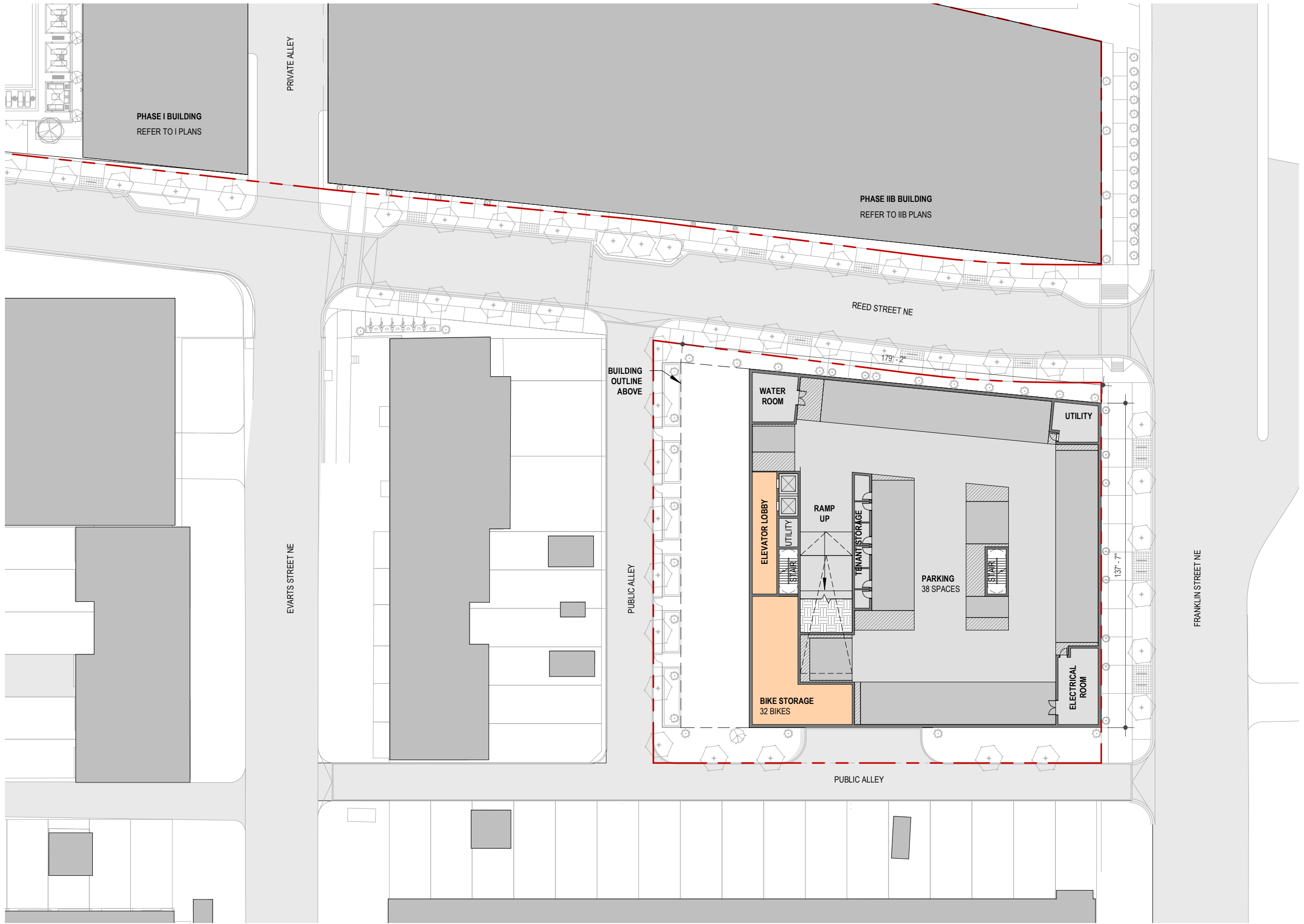


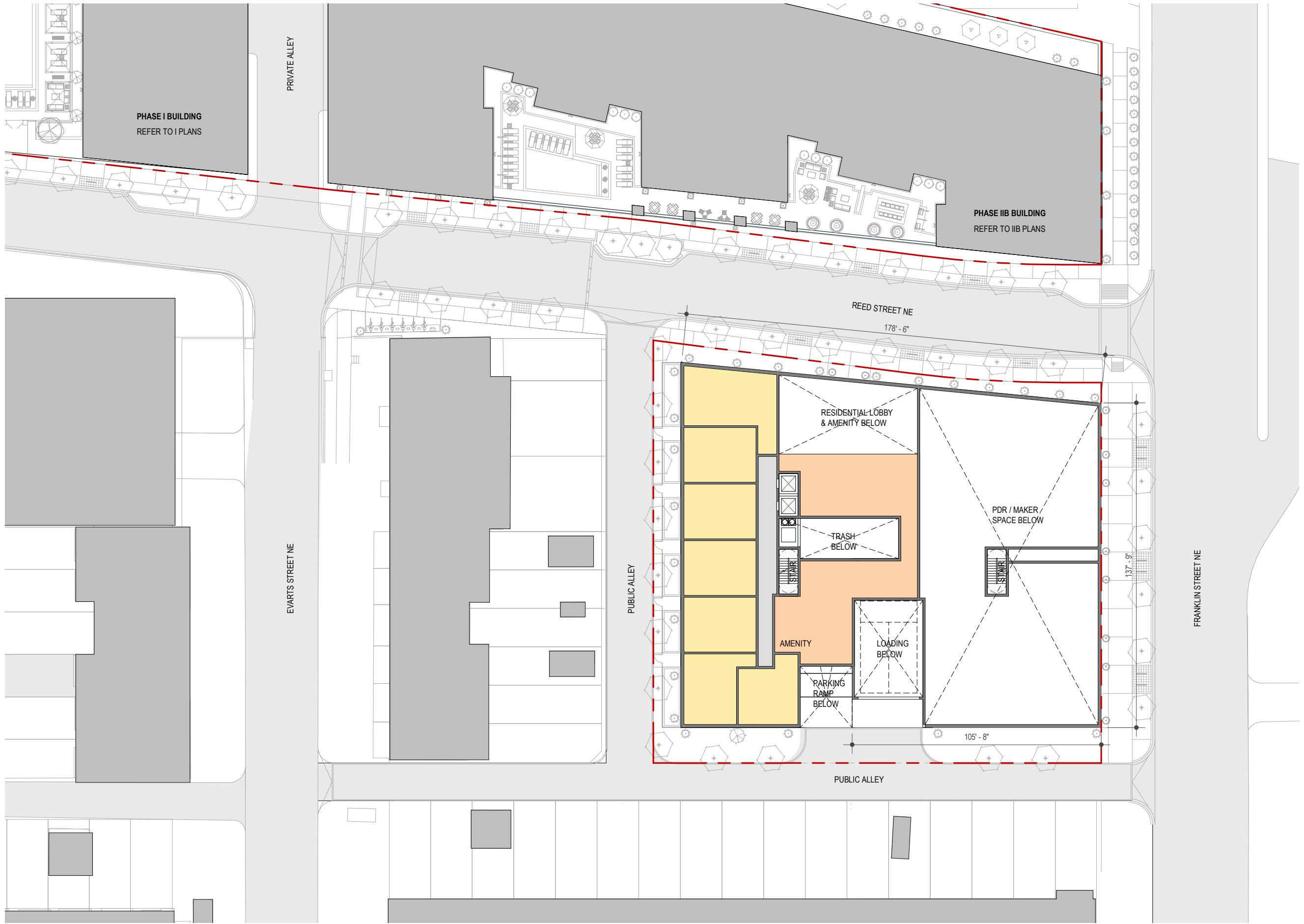
PHASE IIA ARCHITECTURE DRAWINGS



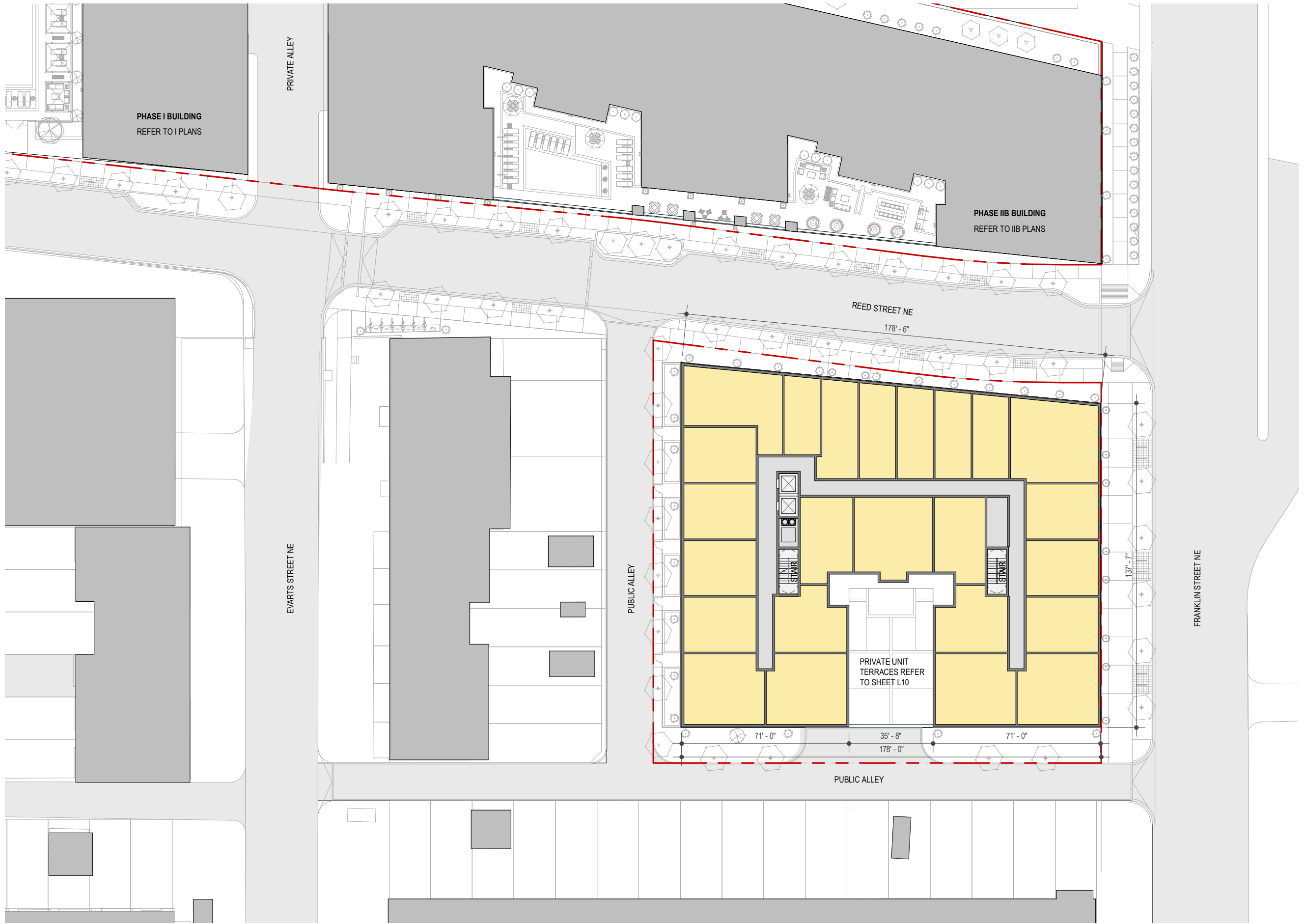
Unit layout and count, garage layout, rooftop mechanical screenwall locations, and rooftop solar panel locations are conceptual and subject to change.



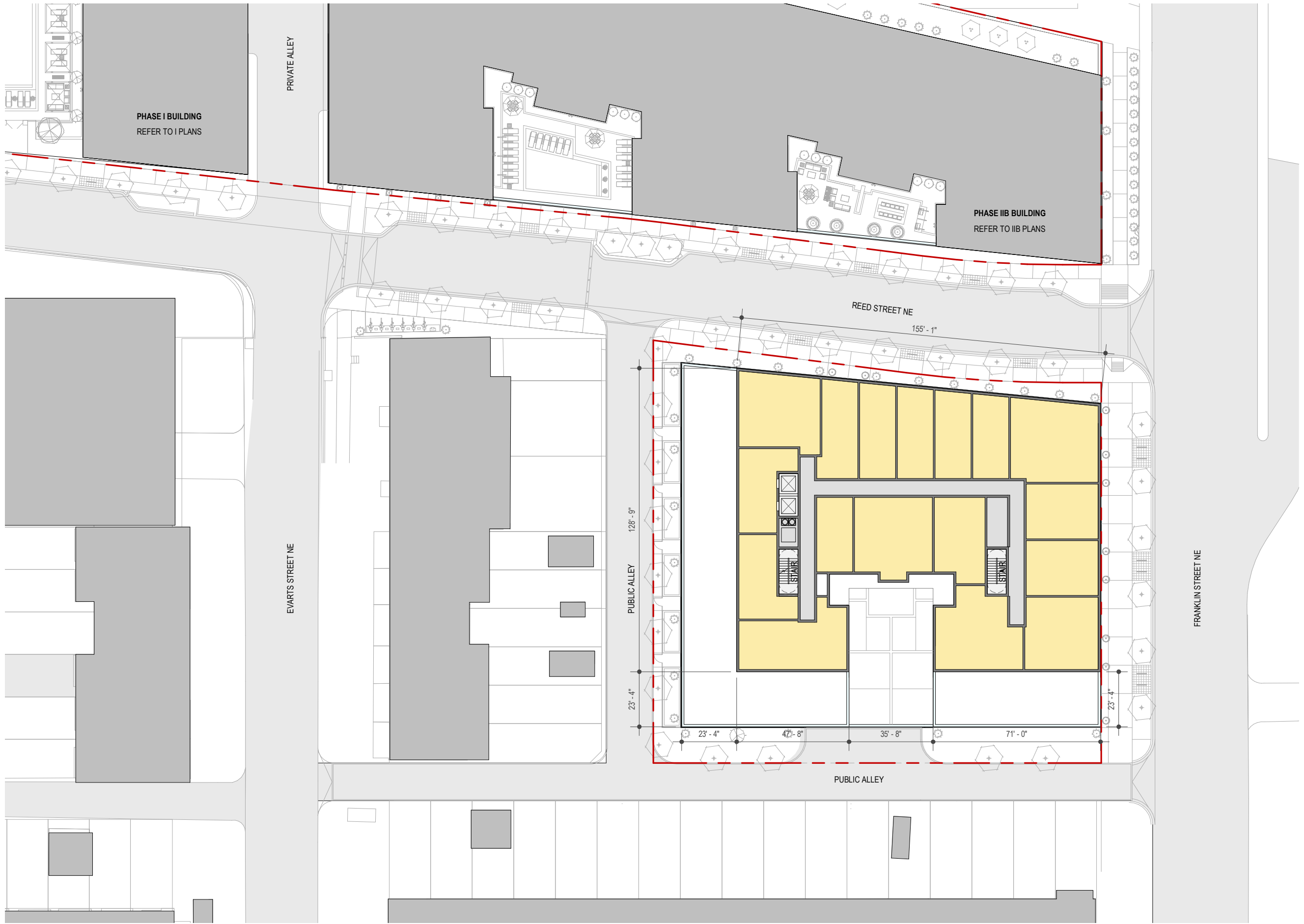
Unit layout and count, garage layout, rooftop mechanical screenwall locations, and rooftop solar panel locations are conceptual and subject to change.



Unit layout and count, garage layout, rooftop mechanical screenwall locations, and rooftop solar panel locations are conceptual and subject to change.

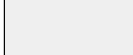


Unit layout and count, garage layout, rooftop mechanical screenwall locations, and rooftop solar panel locations are conceptual and subject to change.



Unit layout and count, garage layout, rooftop mechanical screenwall locations, and rooftop solar panel locations are conceptual and subject to change.

The site plan illustrates the proposed development at 1000 Reed Street NE. The plan is bounded by Reed Street NE to the north, Public Alley to the east, and Public Alley to the south. To the west, the site is adjacent to a large existing building and a parking area. The proposed building footprint is shown in a light gray color, with a central courtyard area labeled "COURTYARD BELOW". The building is surrounded by a green area, likely landscaping or a roof garden, with dimensions of 216' - 0" and 228' - 0" indicated. A "MECHANICAL ZONE" is also shown within the building footprint. The plan includes various setbacks and dimensions, such as 12' - 0" and 12' - 8". A "PRIVATE ALLEY" is shown to the west of the site. The plan also shows existing structures and parking areas to the west and south of the site.

	GREEN ROOF
	BIORETENTION (AT-GRADE & ELEVATED)
	SCREENED MECHANICAL ZONE
	POTENTIAL EXTENT OF SOLAR PANELS
	STAIR / ELEVATOR OVERRUN



IIA - WEST ELEVATION



IIA - SOUTH ELEVATION

ELEVATION KEYNOTES	
3.1	EXPOSED CONCRETE COLUMNS
4.1	BRICK VENEER
5.1	METAL PANEL
5.2	PREFINISHED ALUMINUM RAILING SYSTEM
5.3	PREFINISHED METAL CANOPY
5.4	METAL FRAME CANVAS CANOPY
5.5	PREFINISHED METAL SCREEN
5.6	JULIET BALCONY
5.7	PREFABRICATED METAL BALCONY
7.1	FIBER CEMENT PANEL
8.1	WINDOW SYSTEM
8.2	STOREFRONT SYSTEM
8.3	OVERHEAD ROLLING DOOR
10.1	BUILDING SIGNAGE & GRAPHICS

Rendered signage is illustrative and meant to convey character. Refer to Signage Guidelines submitted separately.
Material selections are illustrative and meant to convey desired color range and character. Final material selections may vary slightly.



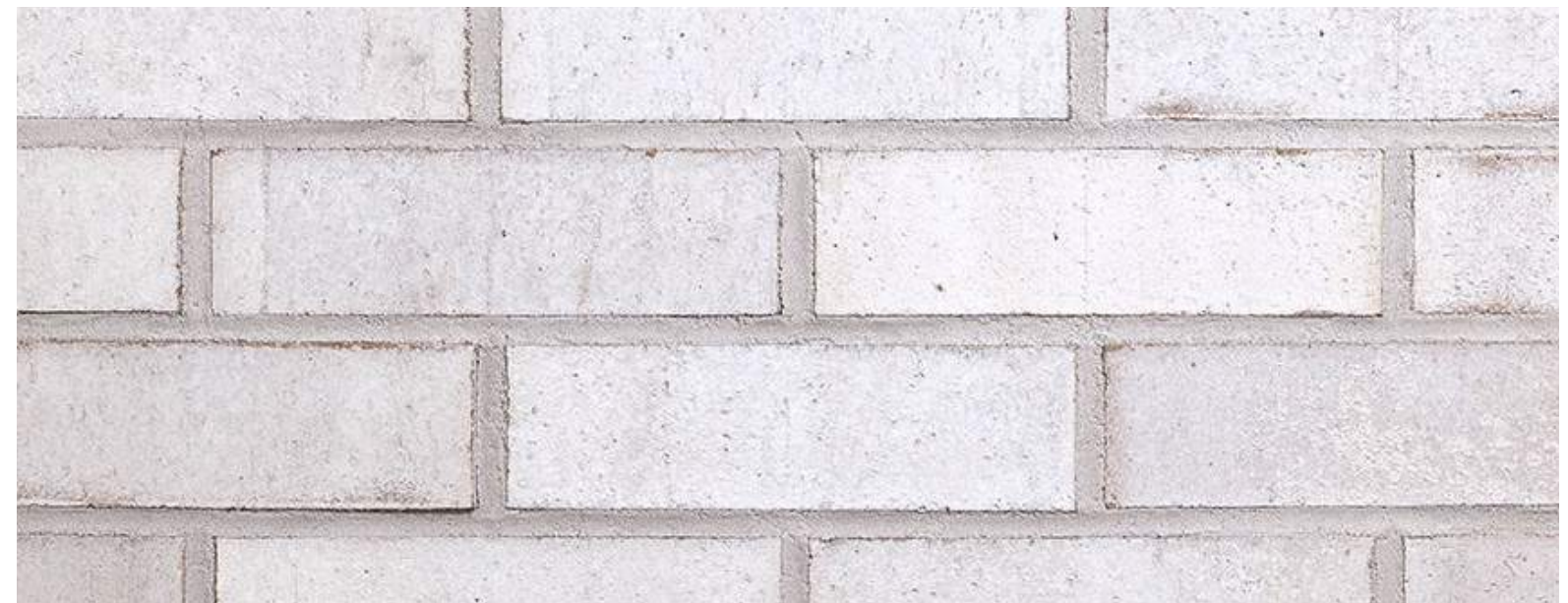
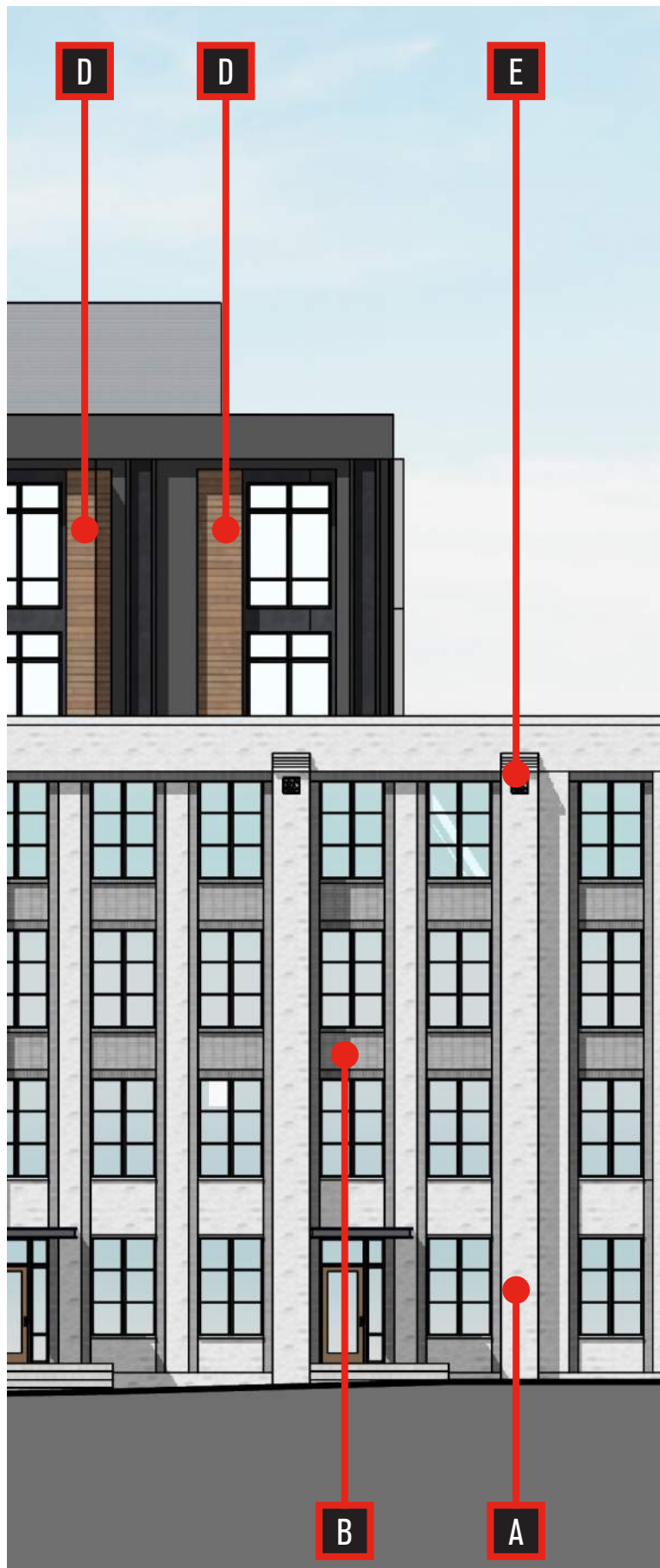
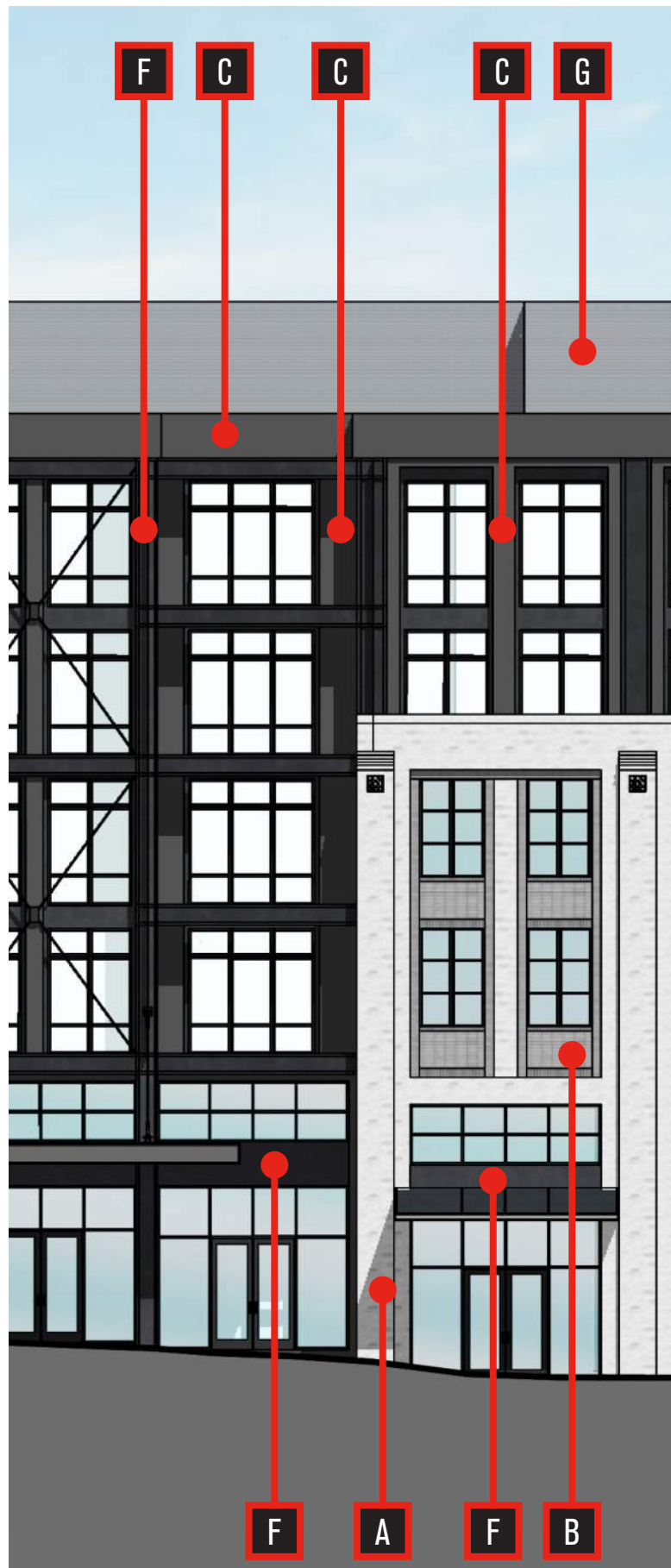
IIA - EAST ELEVATION

ELEVATION KEYNOTES	
3.1	EXPOSED CONCRETE COLUMNS
4.1	BRICK VENEER
5.1	METAL PANEL
5.2	PREFINISHED ALUMINUM RAILING SYSTEM
5.3	PREFINISHED METAL CANOPY
5.4	METAL FRAME CANVAS CANOPY
5.5	PREFINISHED METAL SCREEN
5.6	JULIET BALCONY
5.7	PREFABRICATED METAL BALCONY
7.1	FIBER CEMENT PANEL
8.1	WINDOW SYSTEM
8.2	STOREFRONT SYSTEM
8.3	OVERHEAD ROLLING DOOR
10.1	BUILDING SIGNAGE & GRAPHICS



IIA - NORTH ELEVATION

Rendered signage is illustrative and meant to convey character. Refer to Signage Guidelines submitted separately.
Material selections are illustrative and meant to convey desired color range and character. Final material selections may vary slightly.



A - Brick 03



B - Brick 04 - Stacked Bond Accent



C - Fiber Cement Panel - Cloak Grey



D - Wood Panel Siding



E - Cast Stone Accent Medallions

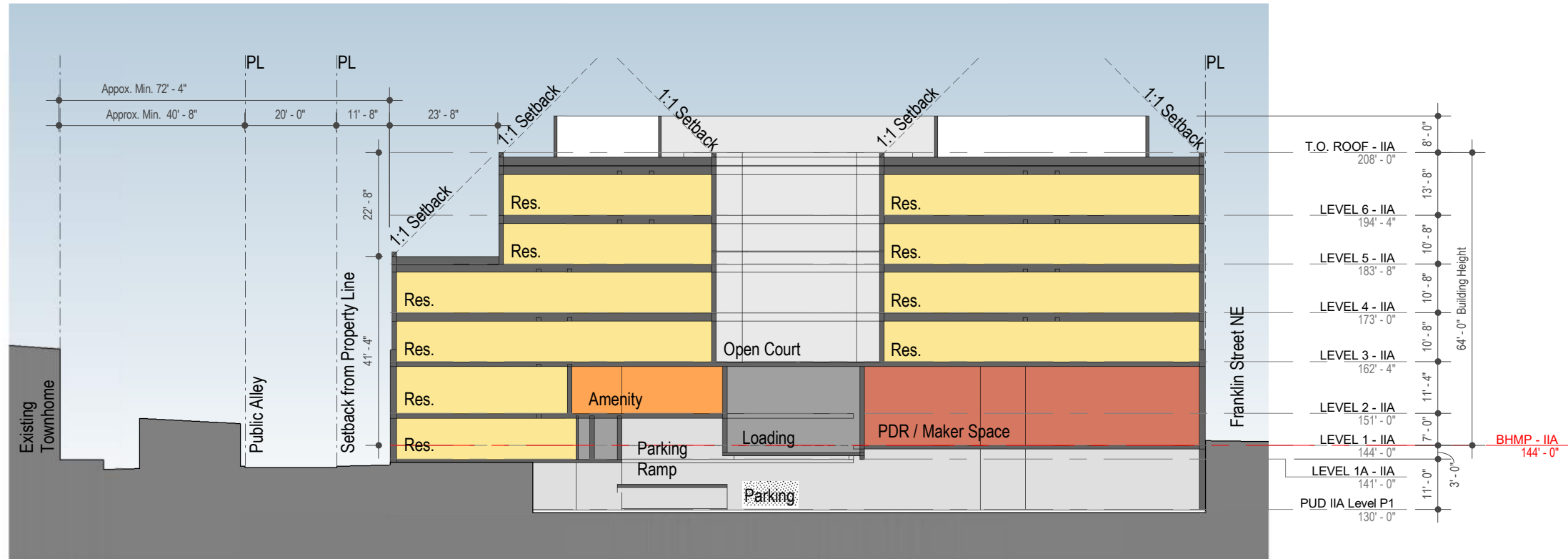


F - Metal Panel - Black

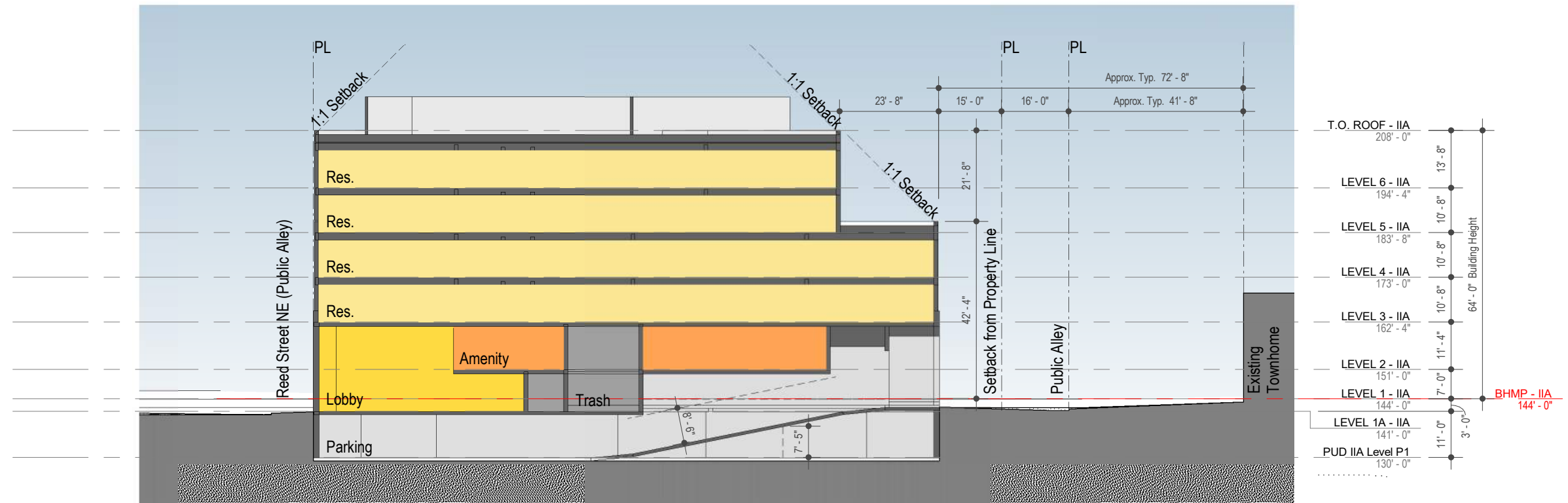


G - Prefinished Perforated Metal Screen

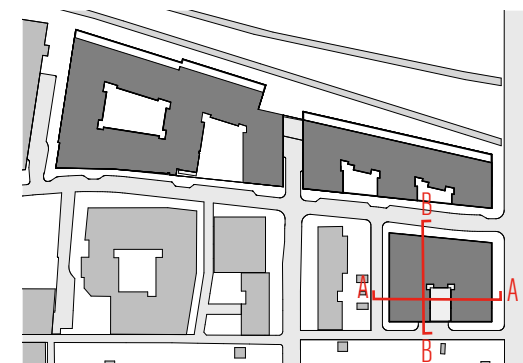
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BUILDING SECTION A-A



BUILDING SECTION B-B



PHASE IIA BUILDING SECTIONS : A54