

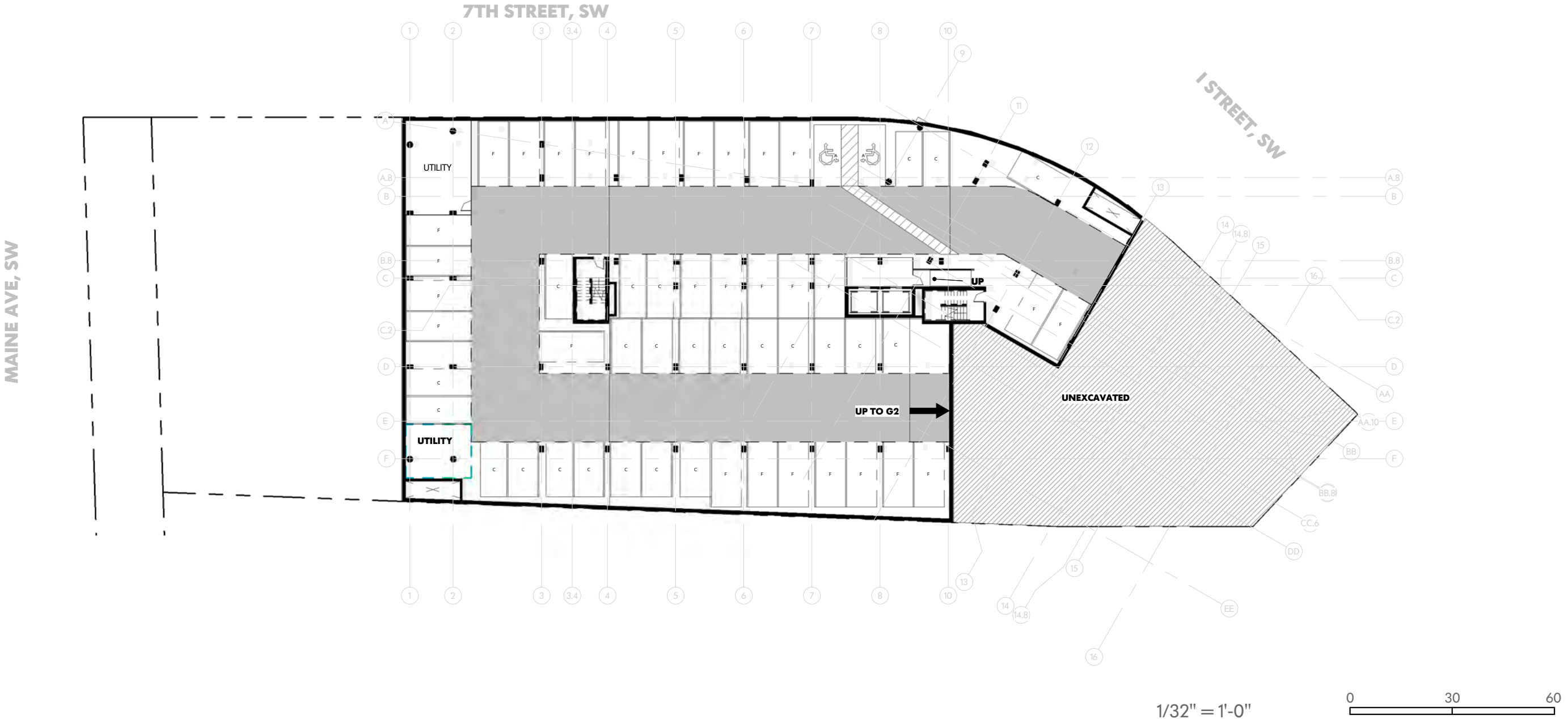
INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL PLANS

PARKING TABULATION

LEVEL	NO. OF PARKING SPACES				TOTAL
	COMP	FULL	VAN	ACCESS.	
G1	22	25	2	1	50
G2	29	33	0	2	64
G3	24	29	0	2	55
	75	87	2	5	169

BICYCLE PARKING TABULATION

LEVEL	NO. OF BICYCLE SPACES	TOTAL
G1	64	64
G2	0	0
G3	0	0
		64



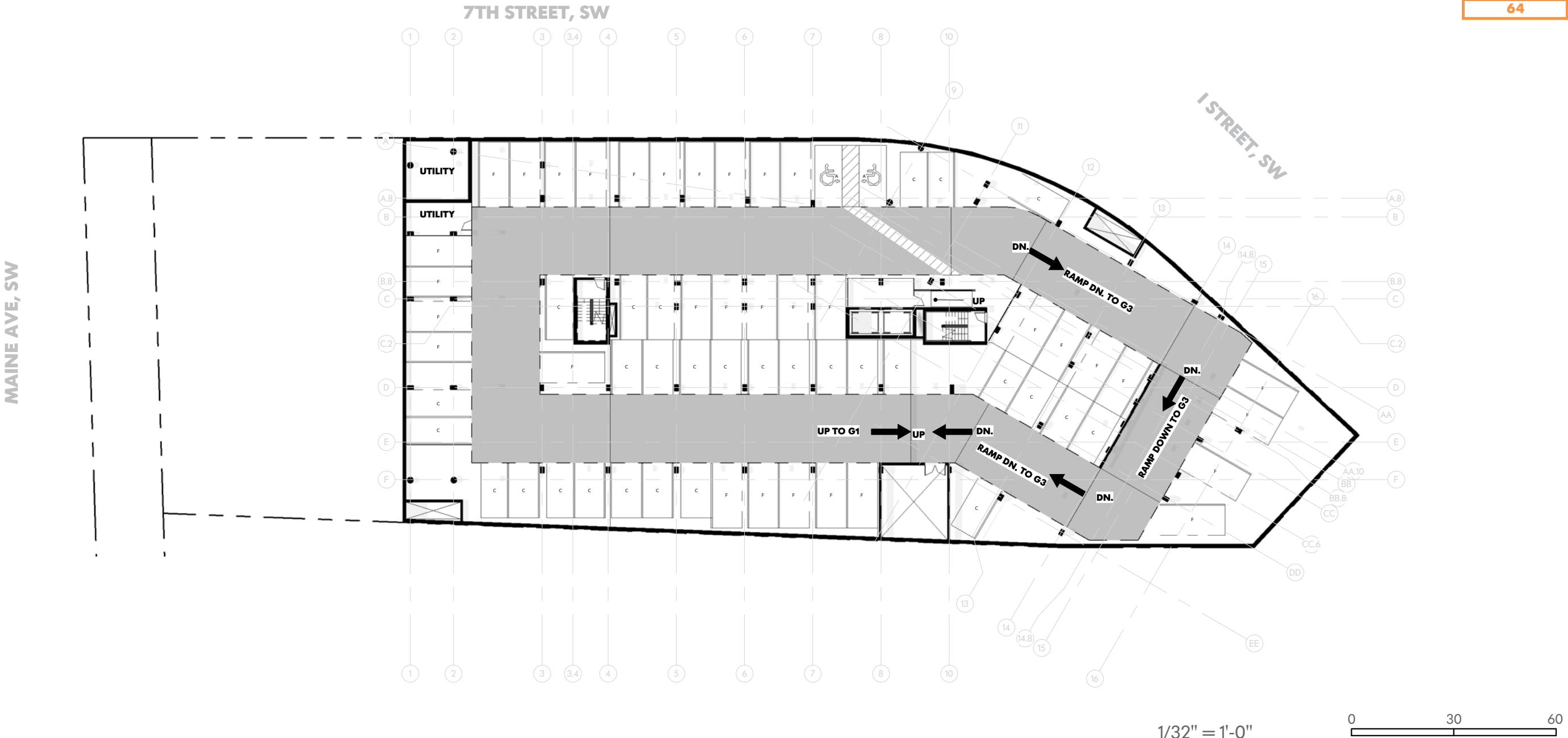
INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL PLANS

PARKING TABULATION

LEVEL	NO. OF PARKING SPACES				TOTAL
	COMP	FULL	VAN	ACCESS.	
G1	22	25	2	1	50
G2	29	33	0	2	64
G3	24	29	0	2	55
	75	87	2	5	169

BICYCLE PARKING TABULATION

LEVEL	NO. OF BICYCLE SPACES	TOTAL
G1	64	64
G2	0	0
G3	0	0
		64



RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

GARAGE LEVEL 2
CONSOLIDATED PUD APPLICATION

March 2015

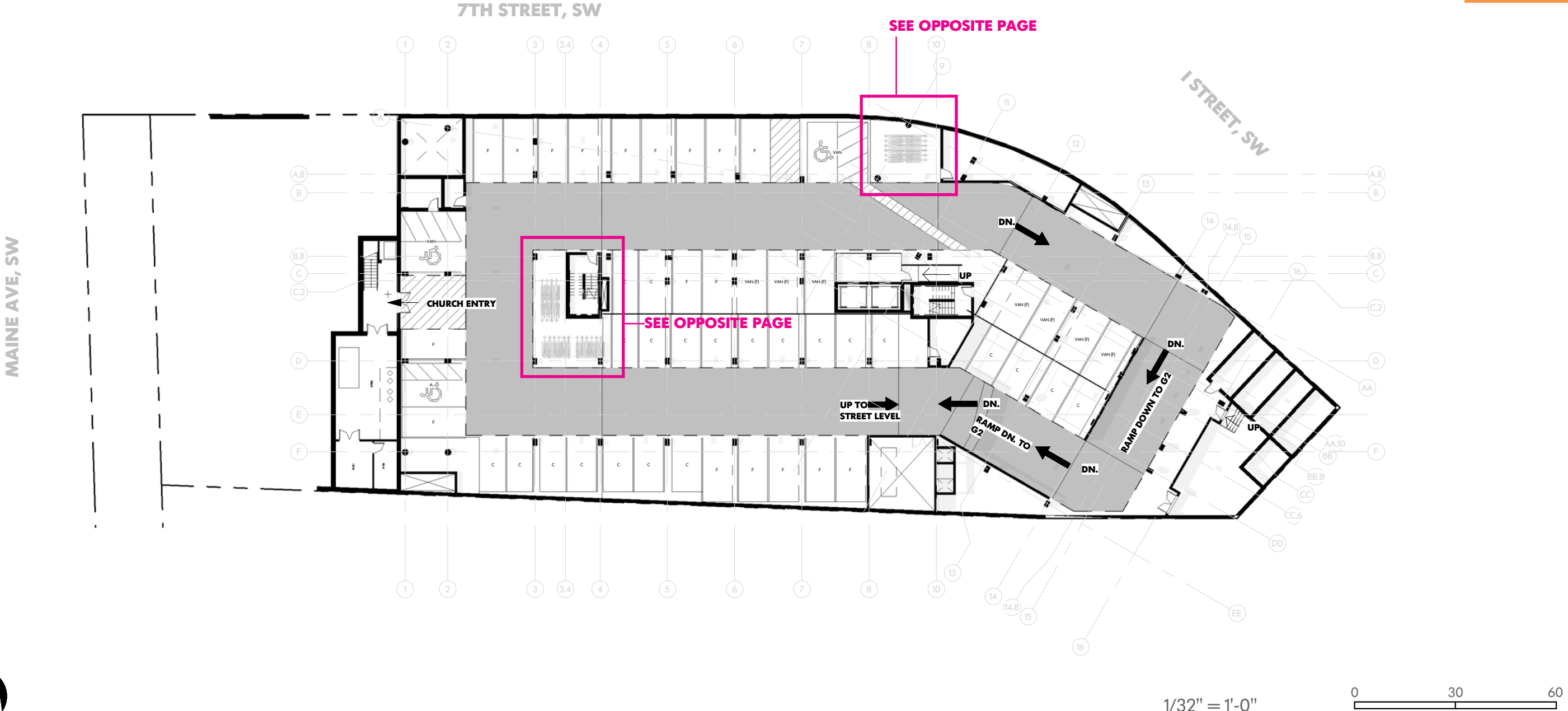
INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL PLANS

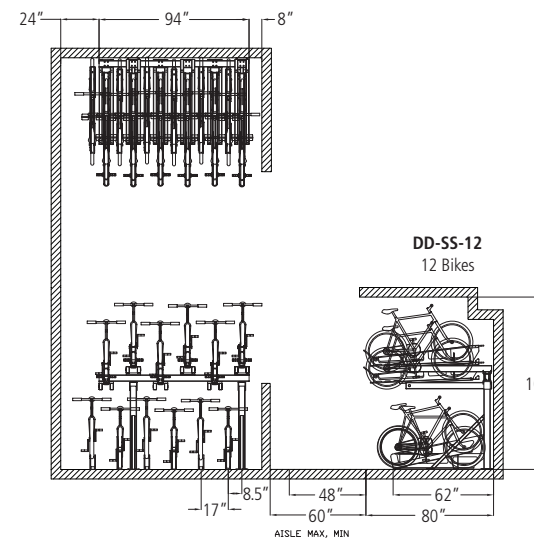
PARKING TABULATION

LEVEL	NO. OF PARKING SPACES				TOTAL
	COMP	FULL	VAN	ACCESS.	
G1	22	25	2	1	50
G2	29	33	0	2	64
G3	24	29	0	2	55
	75	87	2	5	169

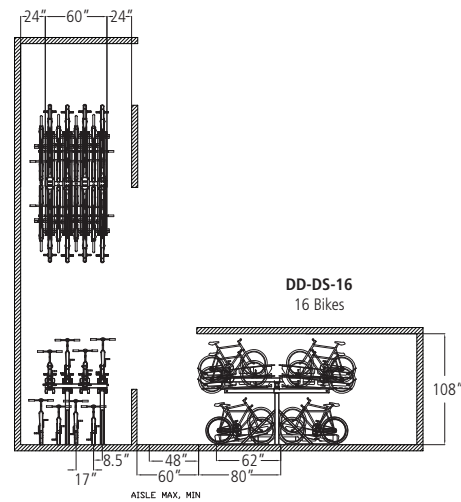
BICYCLE PARKING TABULATION

LEVEL	NO. OF BICYCLE SPACES	TOTAL
G1	64	64
G2	0	0
G3	0	0
		64

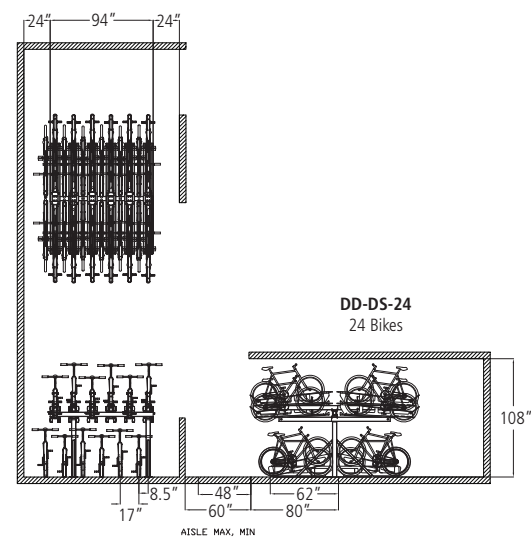




MODULE A

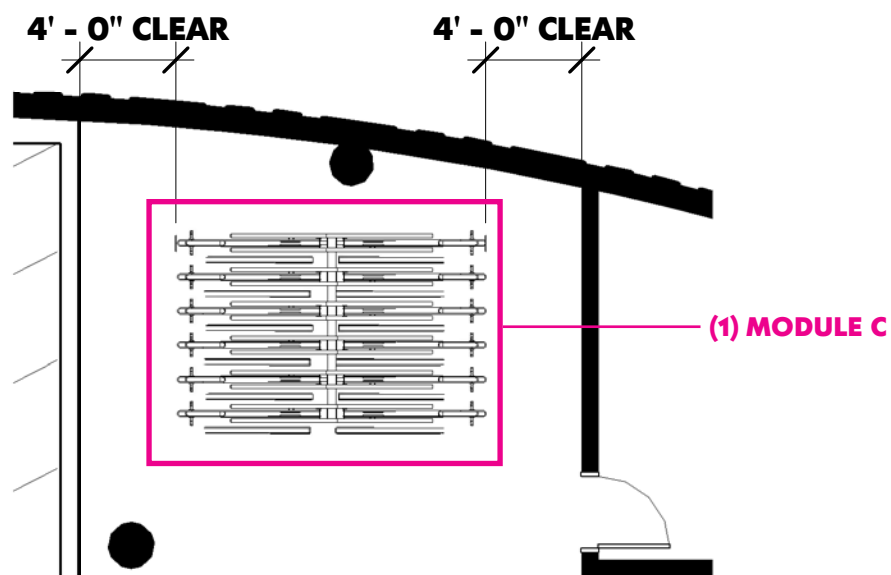


MODULE B

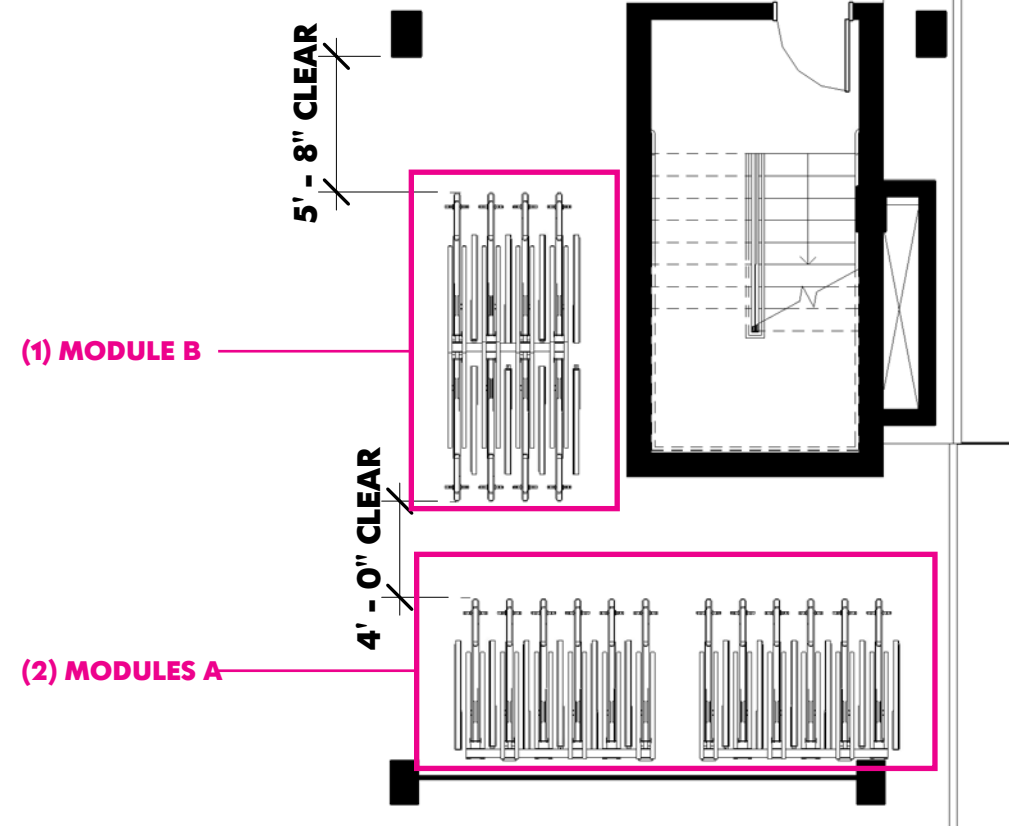


MODULE C

DERO DECKER (OR SIMILAR BIKE RACK DETAIL)
DRAWINGS BY DERO; NOT TO SCALE

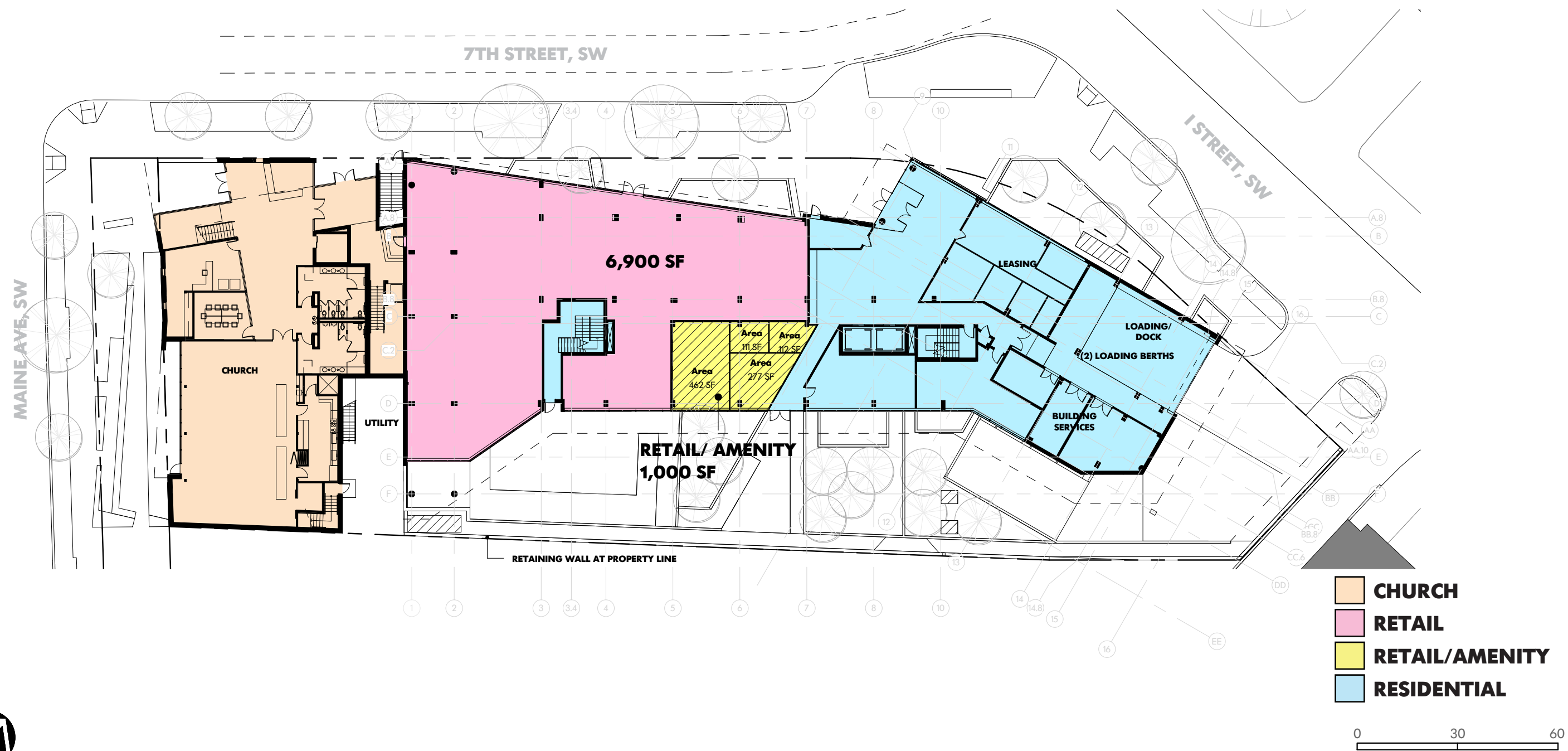


1 | ENLARGED BIKE PARKING PLAN 1
1/8" = 1'-0"



2 | ENLARGED BIKE PARKING PLAN 2
1/8" = 1'-0"

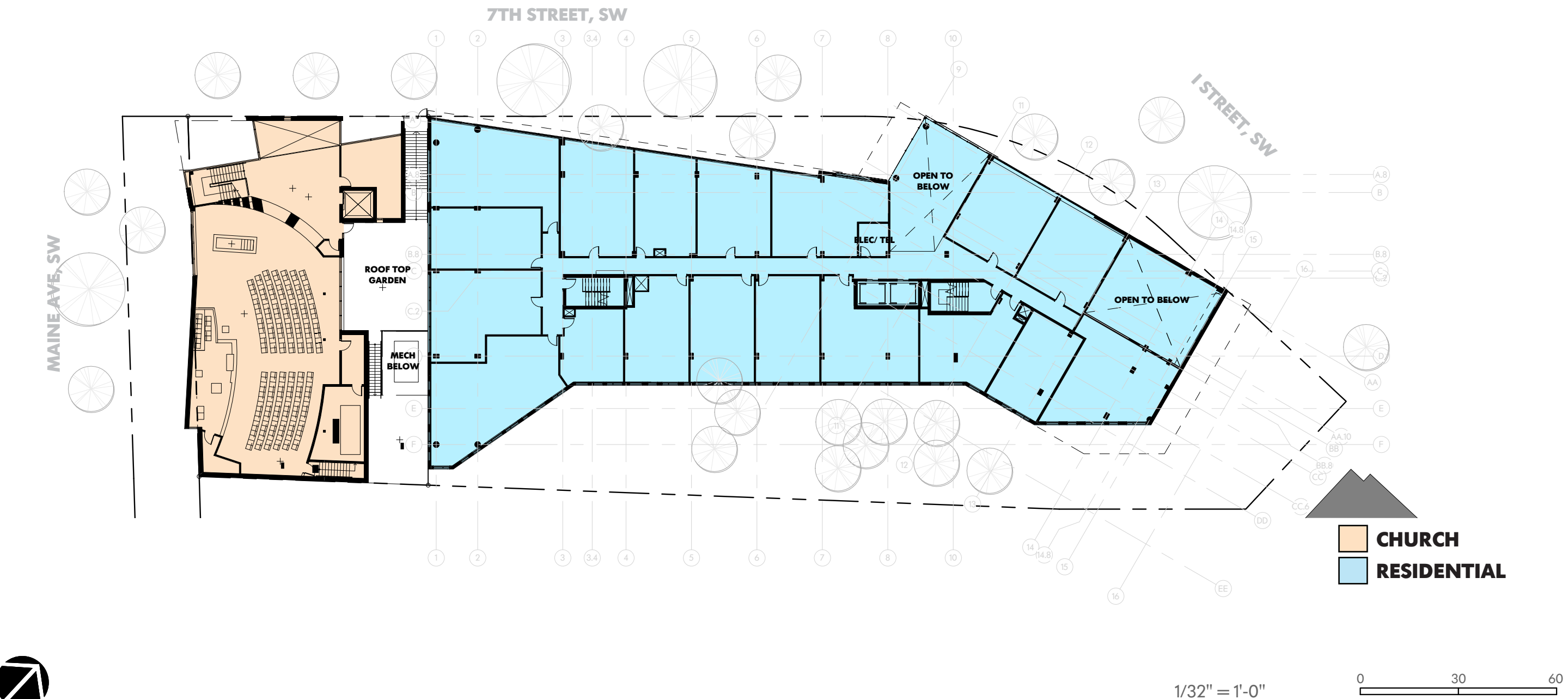
1/8" = 1'-0" 0 1 5 10 20



RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

FLOOR PLAN - GROUND LEVEL
CONSOLIDATED PUD APPLICATION

INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL PLANS

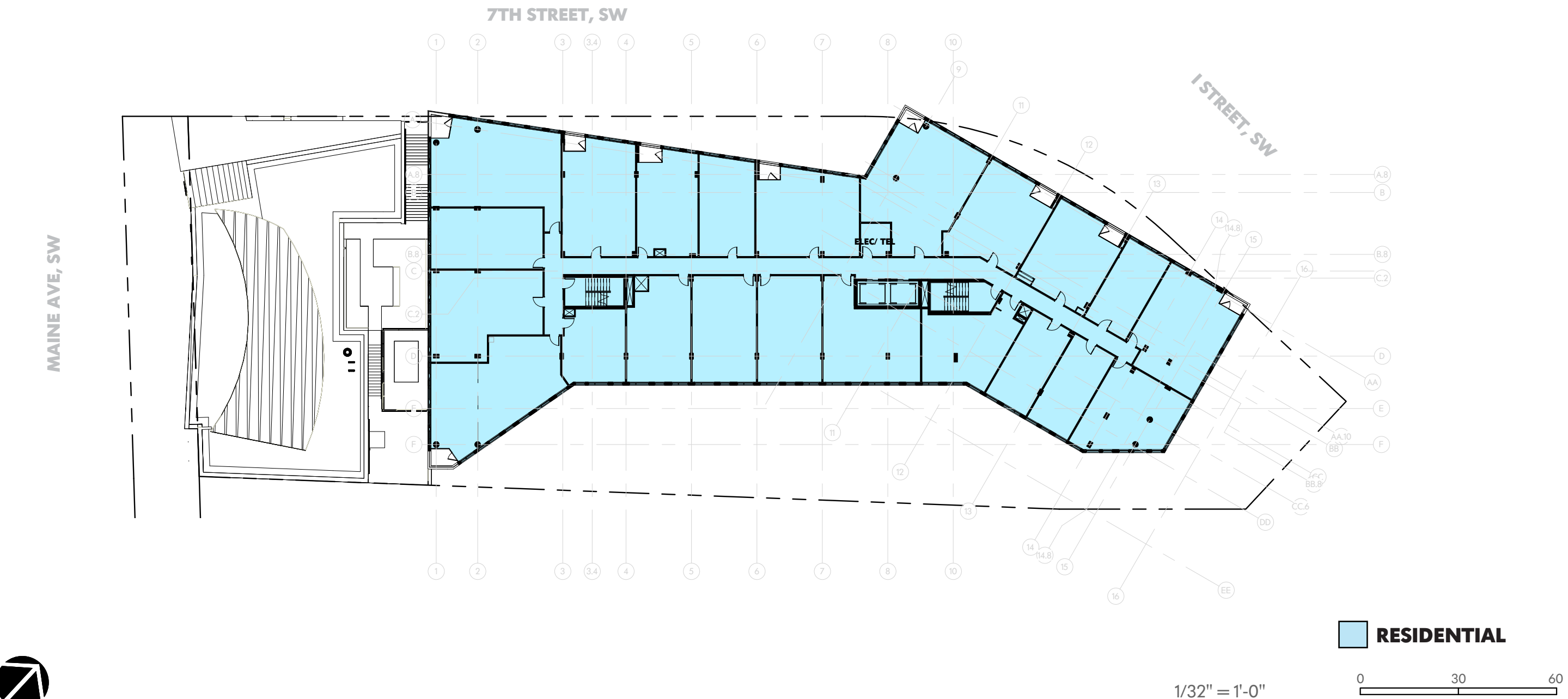


RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

FLOOR PLAN - LEVEL 2
CONSOLIDATED PUD APPLICATION

March 2015

INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL PLANS

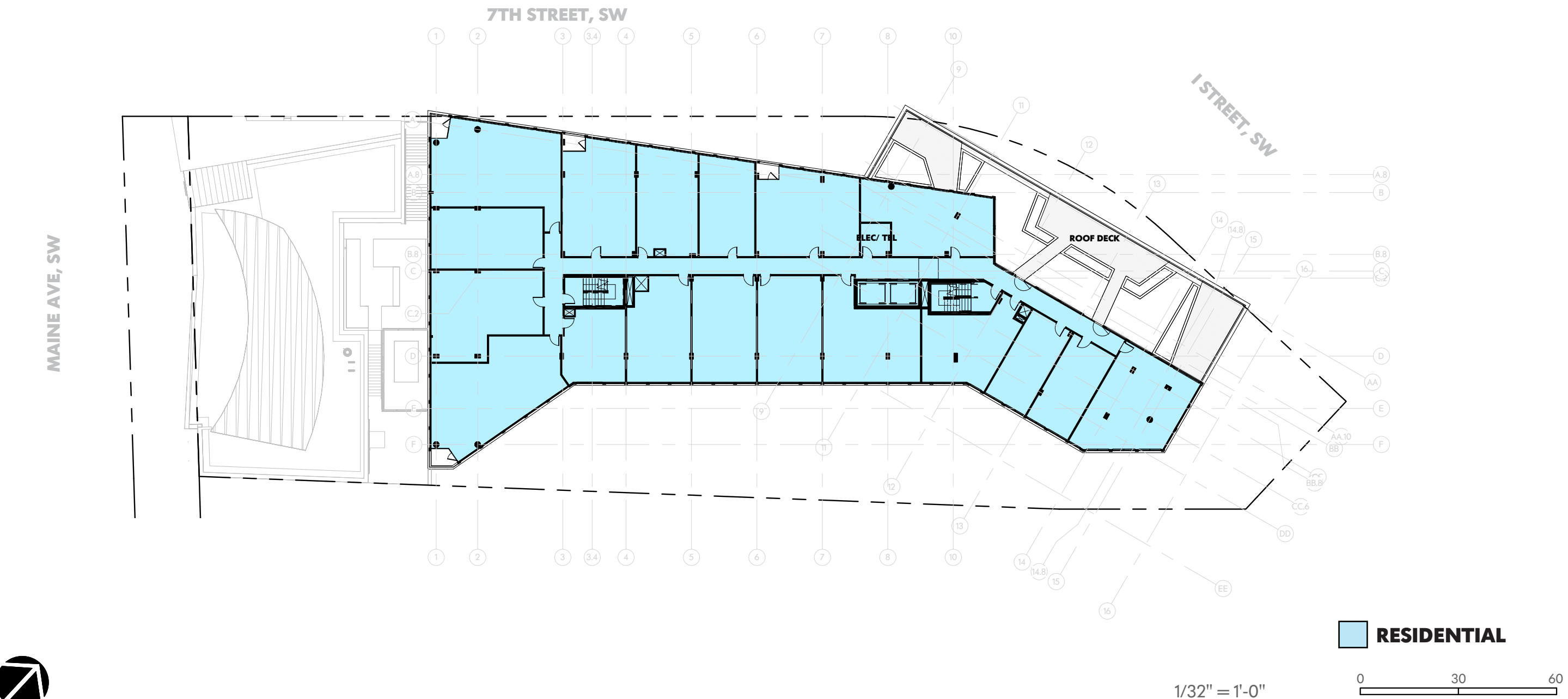


RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

FLOOR PLAN - LEVELS 3-7
CONSOLIDATED PUD APPLICATION

March 2015

INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL PLANS

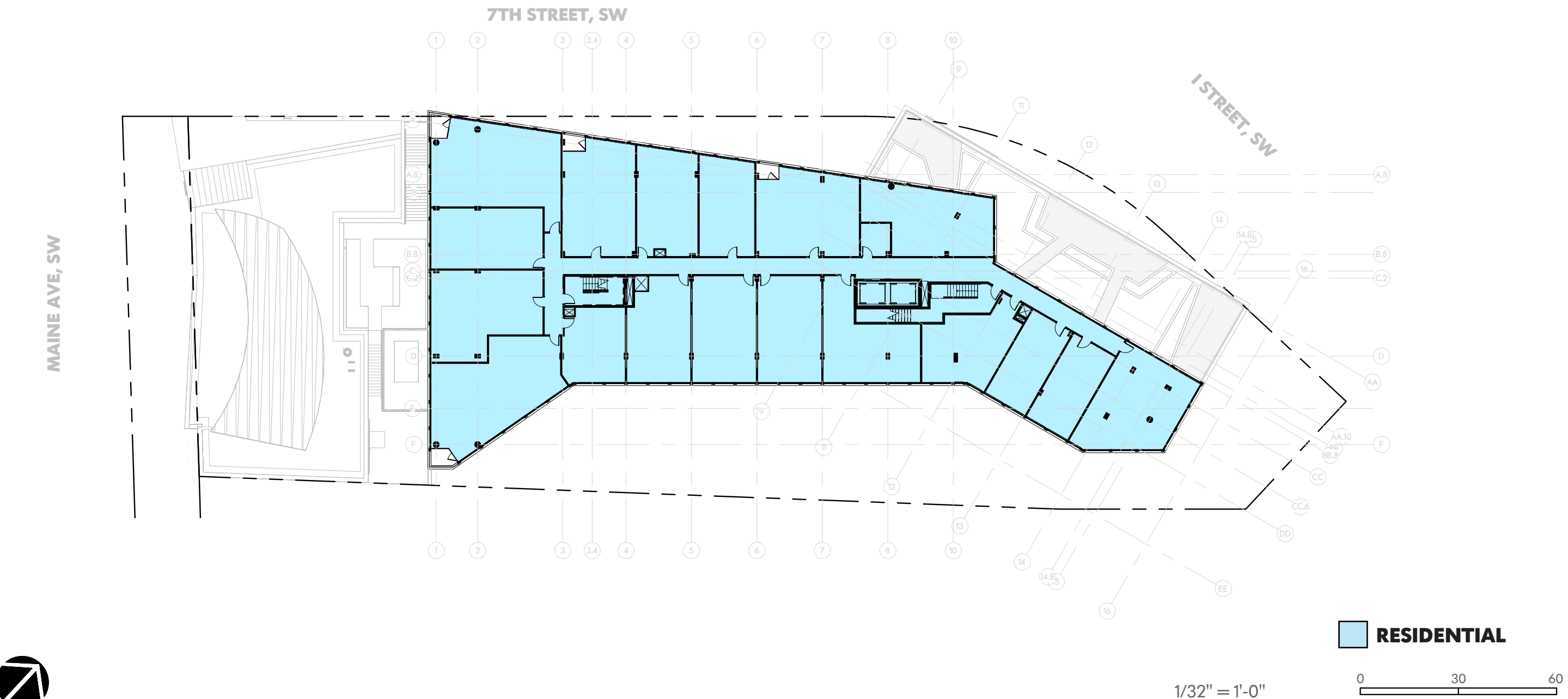


RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

FLOOR PLAN - LEVEL 8
CONSOLIDATED PUD APPLICATION

March 2015

INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL PLANS

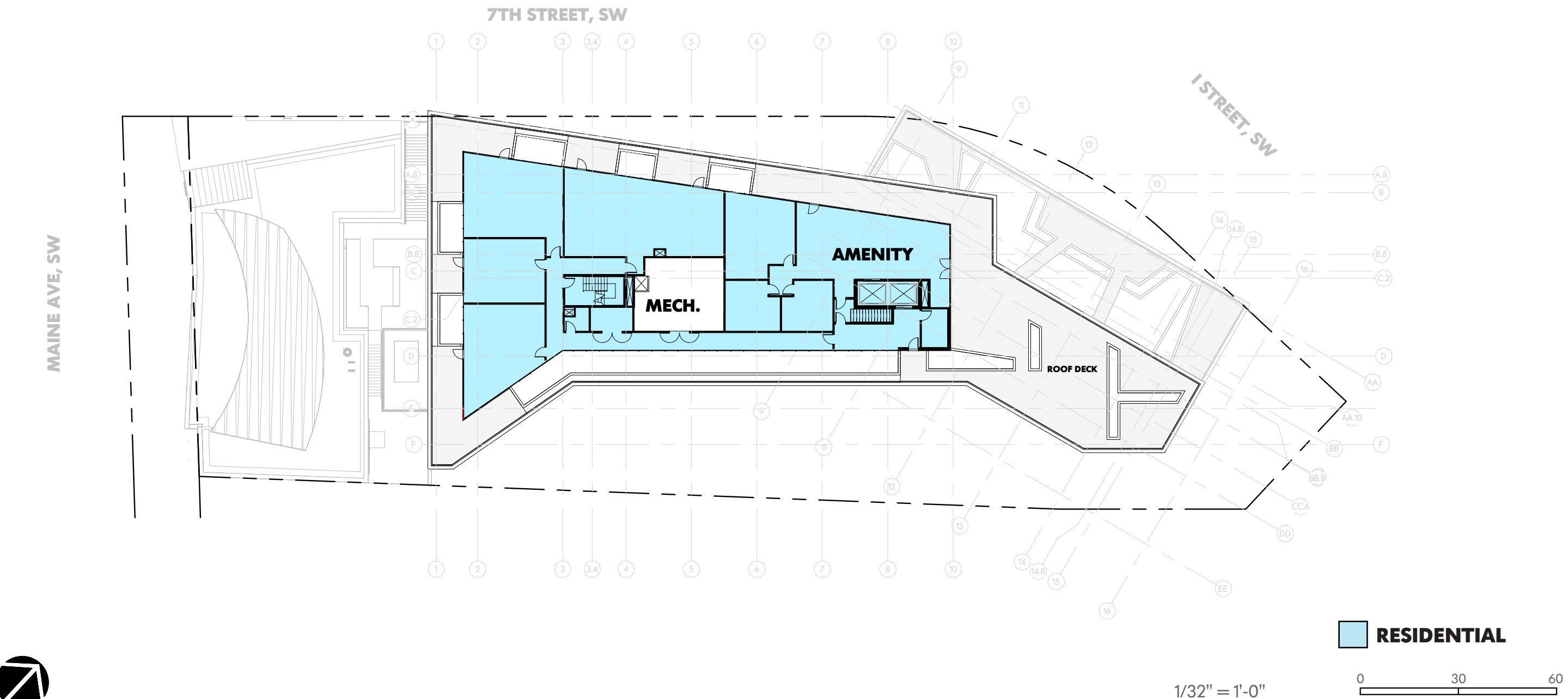


RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

FLOOR PLAN - LEVEL 9
CONSOLIDATED PUD APPLICATION

March 2015

INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL PLANS

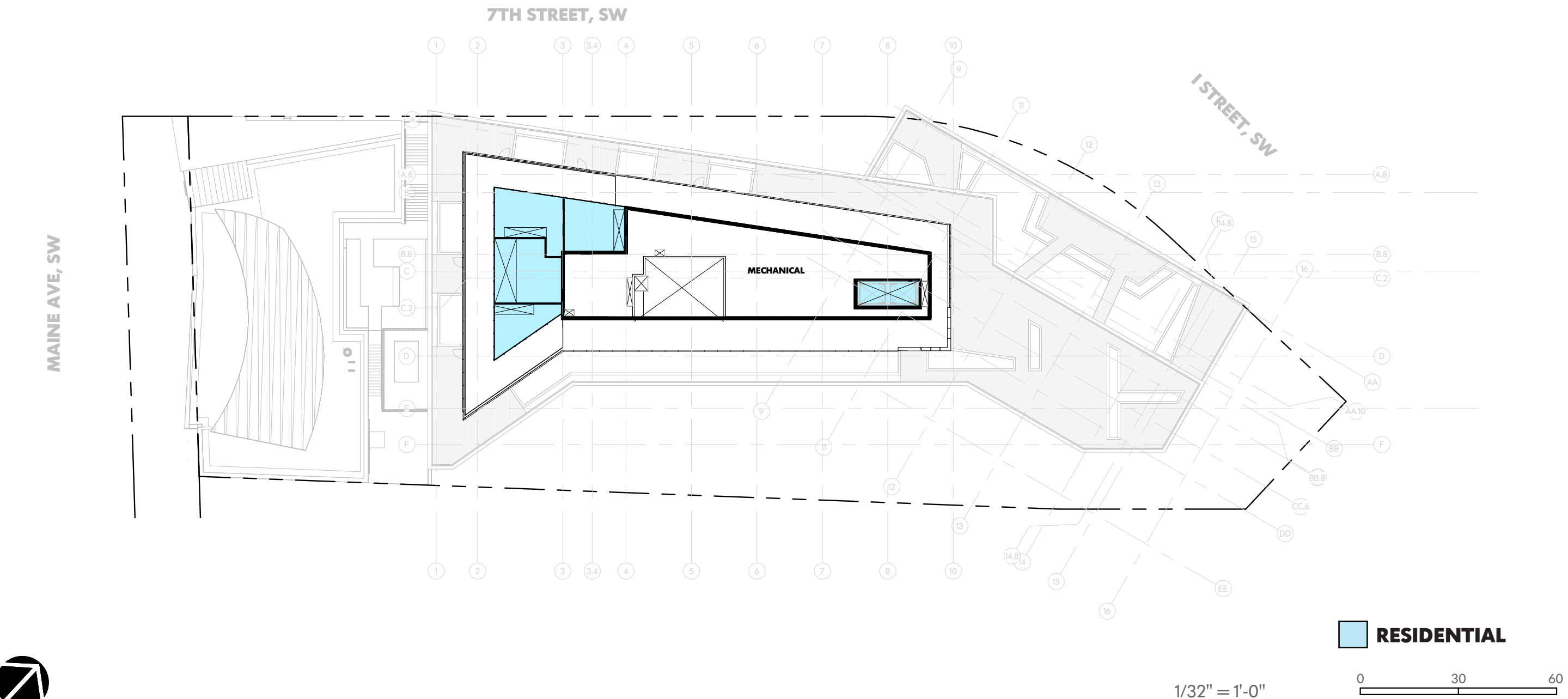


RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

FLOOR PLAN - PENTHOUSE
CONSOLIDATED PUD APPLICATION

March 2015

INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL PLANS

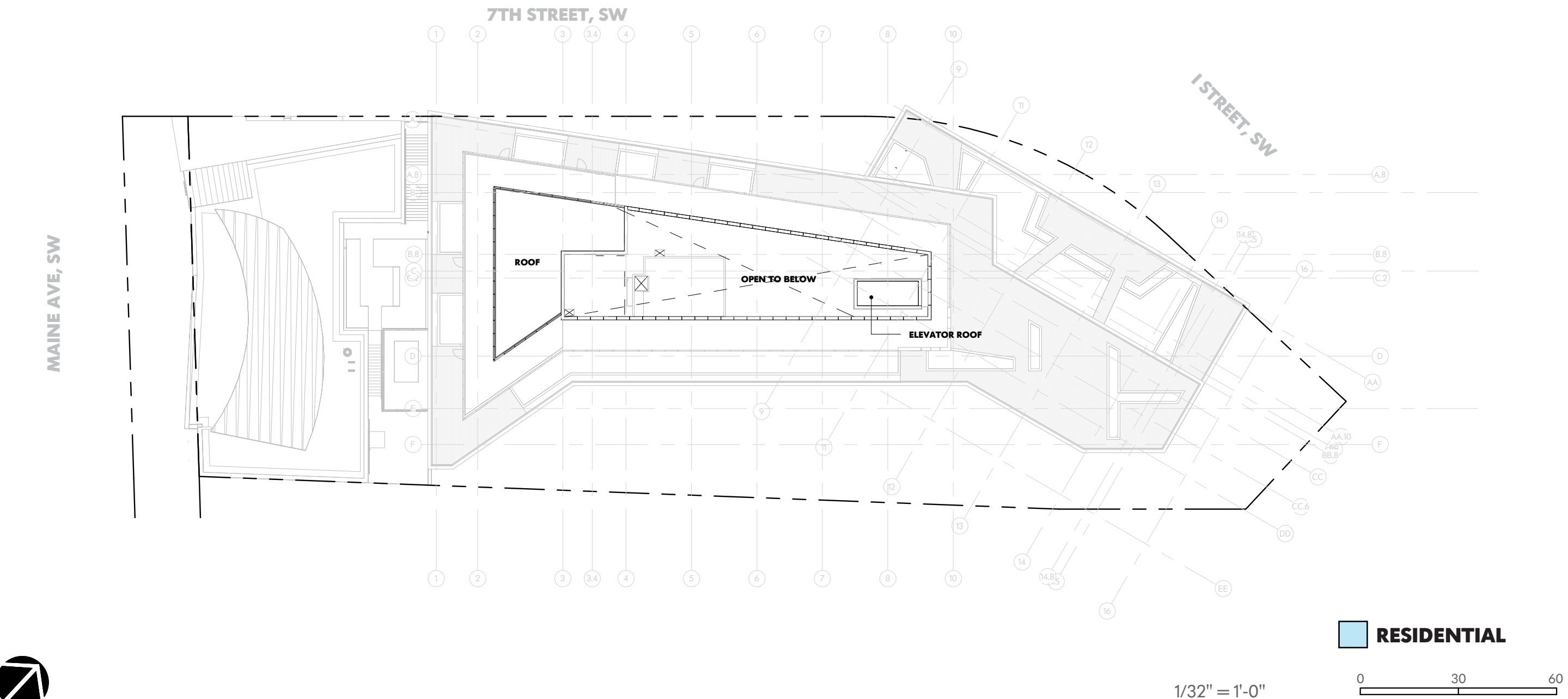


RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

FLOOR PLAN - PENTHOUSE MEZZANINE CONSOLIDATED PUD APPLICATION

March 2015

INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL PLANS



RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

ROOF PLAN
CONSOLIDATED PUD APPLICATION

March 2015



CHURCH - NATURAL FIELD STONE



CHURCH - SLATE WALL CLADDING



CHURCH - STUCCO



CHURCH - WOOD



METAL 1 - MEDIUM BRONZE KYNAR COATING



METAL 2 - LIGHT GREY METAL



PRECAST CONCRETE 1 - BUFF WHITE, TEXTURED



PRECAST CONCRETE 2 - BUFF WHITE, ACID ETCHED

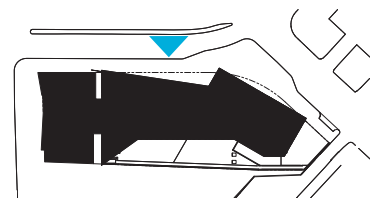


PRECAST CONCRETE 3 - GREY, TEXTURED



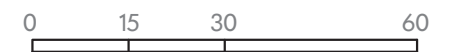
1. PRECAST CONCRETE "1" @ VERTICALS
2. PRECAST CONCRETE "2" @ HORIZONTALS
3. PRECAST CONCRETE "3"
4. METAL "2"
5. ALUMINUM WINDOW/STOREFRONT, METAL "1" FINISH
6. ALUMINUM WINDOW/STOREFRONT, METAL "2" FINISH
7. CLEAR GLASS BALCONY RAILING
8. TERRACE, REFER TO LANDSCAPE
9. WATER WALL

10. STUCCO
11. NATURAL FIELD STONE
12. ALUMINUM CURTAIN WALL SYSTEM
13. ALUMINUM STOREFRONT SYSTEM
14. METAL SCREEN/GATE



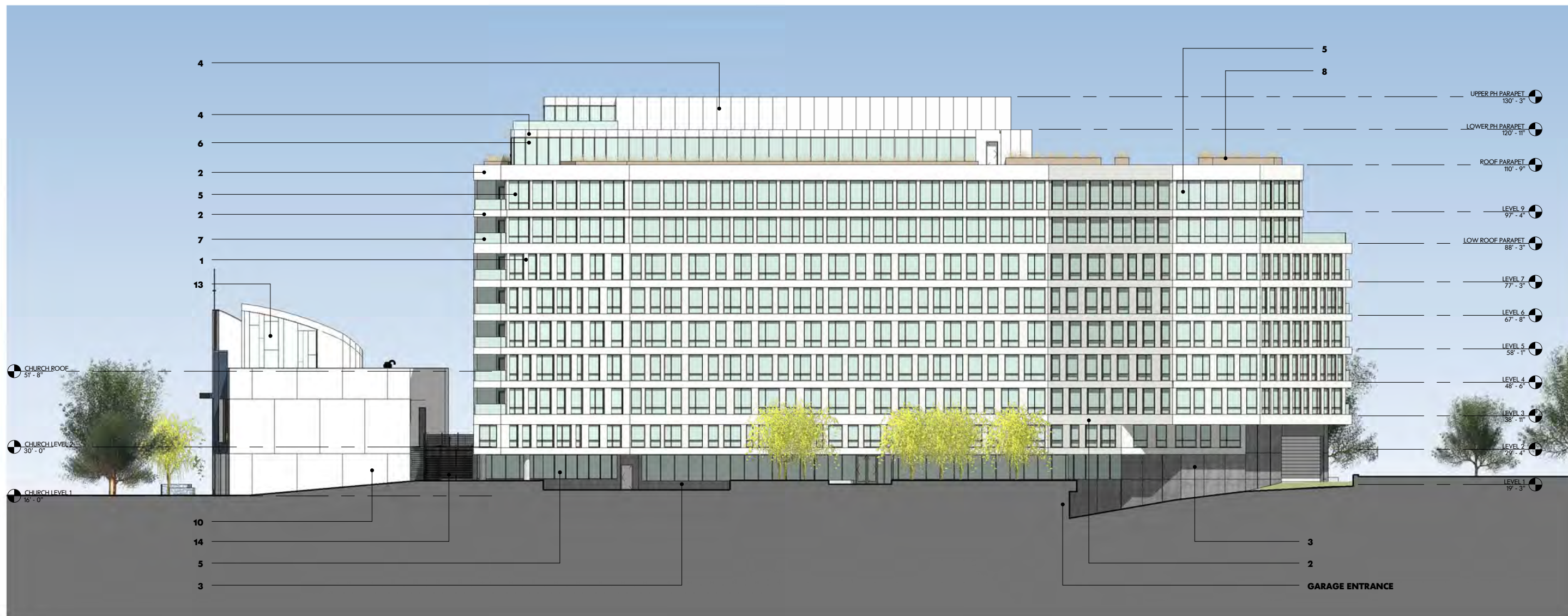
FLEXIBILITY REQUESTED TO MODIFY ELEVATIONS TO ACCOMMODATE RETAIL TENANT LAYOUT AND SIGNAGE REQUIREMENTS.

1" = 30'-0"



RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

7TH STREET ELEVATION
CONSOLIDATED PUD APPLICATION

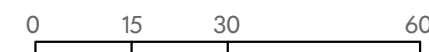


1. PRECAST CONCRETE "1" @ VERTICALS
2. PRECAST CONCRETE "2" @ HORIZONTALS
3. PRECAST CONCRETE "3"
4. METAL "2"
5. ALUMINUM WINDOW/STOREFRONT, METAL "1" FINISH
6. ALUMINUM WINDOW/STOREFRONT, METAL "2" FINISH
7. CLEAR GLASS BALCONY RAILING
8. TERRACE, REFER TO LANDSCAPE
9. WATER WALL

10. STUCCO
11. NATURAL FIELD STONE
12. ALUMINUM CURTAIN WALL SYSTEM
13. ALUMINUM STOREFRONT SYSTEM
14. METAL SCREEN/GATE

FLEXIBILITY REQUESTED TO MODIFY ELEVATIONS TO ACCOMMODATE RETAIL TENANT LAYOUT AND SIGNAGE REQUIREMENTS.

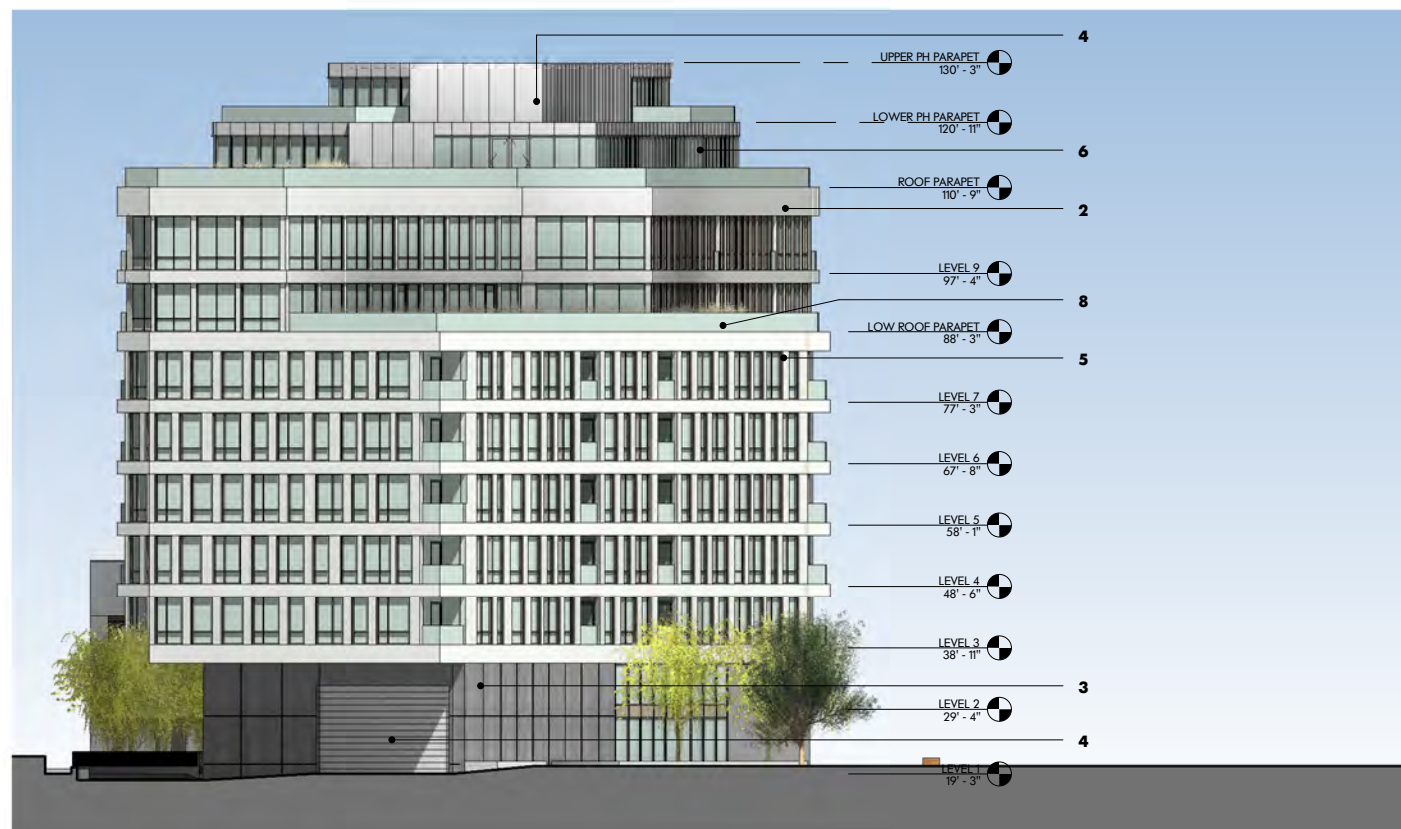
1" = 30'-0"



RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

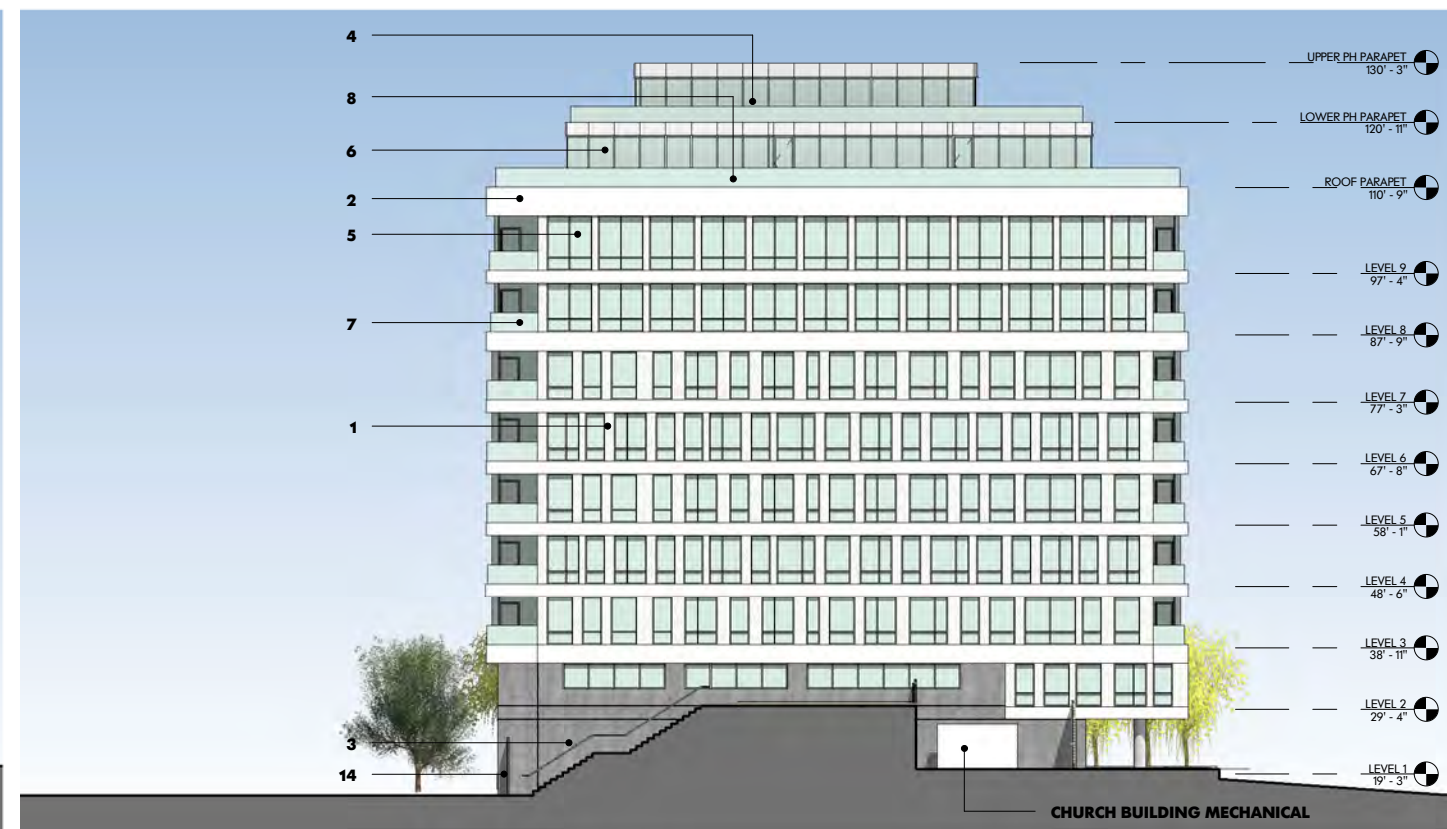
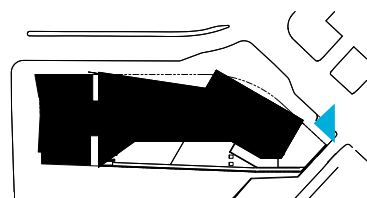
COURTYARD ELEVATION
CONSOLIDATED PUD APPLICATION

March 2015



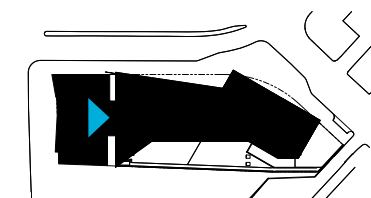
COURTYARD B ELEVATION, LOOKING SOUTHWEST

1. PRECAST CONCRETE "1" @ VERTICALS
2. PRECAST CONCRETE "2" @ HORIZONTALS
3. PRECAST CONCRETE "3"
4. METAL "2"
5. ALUMINUM WINDOW/STOREFRONT, METAL "1" FINISH
6. ALUMINUM WINDOW/STOREFRONT, METAL "2" FINISH
7. CLEAR GLASS BALCONY RAILING
8. TERRACE, REFER TO LANDSCAPE
9. WATER WALL



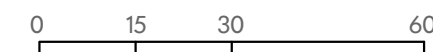
CHURCH COURTYARD ELEVATION, LOOKING TOWARDS RESIDENTIAL BUILDING

10. STUCCO
11. NATURAL FIELD STONE
12. ALUMINUM CURTAIN WALL SYSTEM
13. ALUMINUM STOREFRONT SYSTEM
14. METAL SCREEN/GATE



FLEXIBILITY REQUESTED TO MODIFY ELEVATIONS TO ACCOMMODATE RETAIL TENANT LAYOUT AND SIGNAGE REQUIREMENTS.

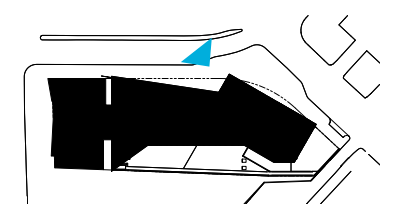
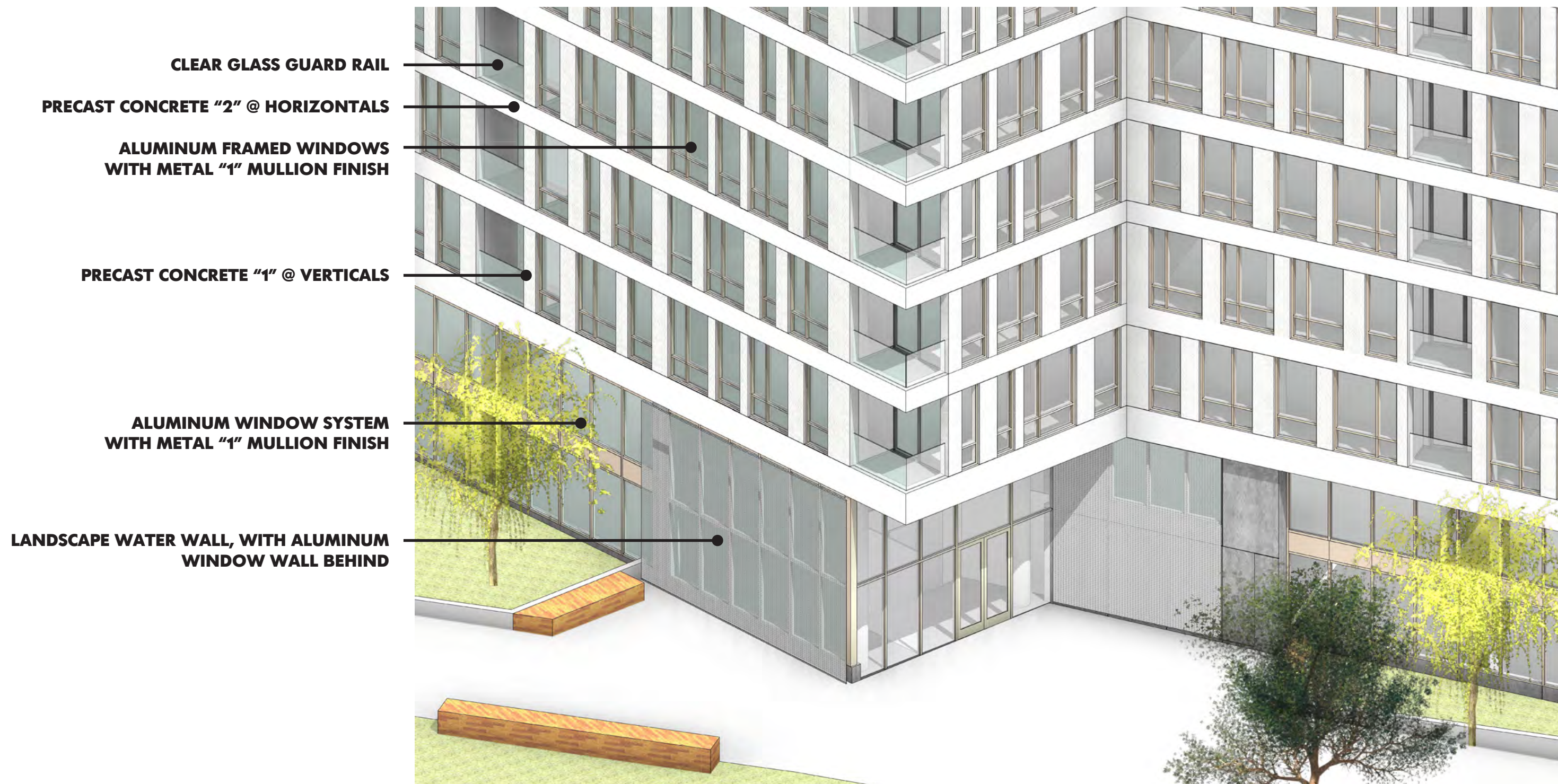
1" = 30'-0"



RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

COURTYARD ELEVATIONS CONSOLIDATED PUD APPLICATION

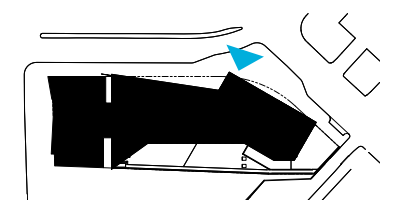
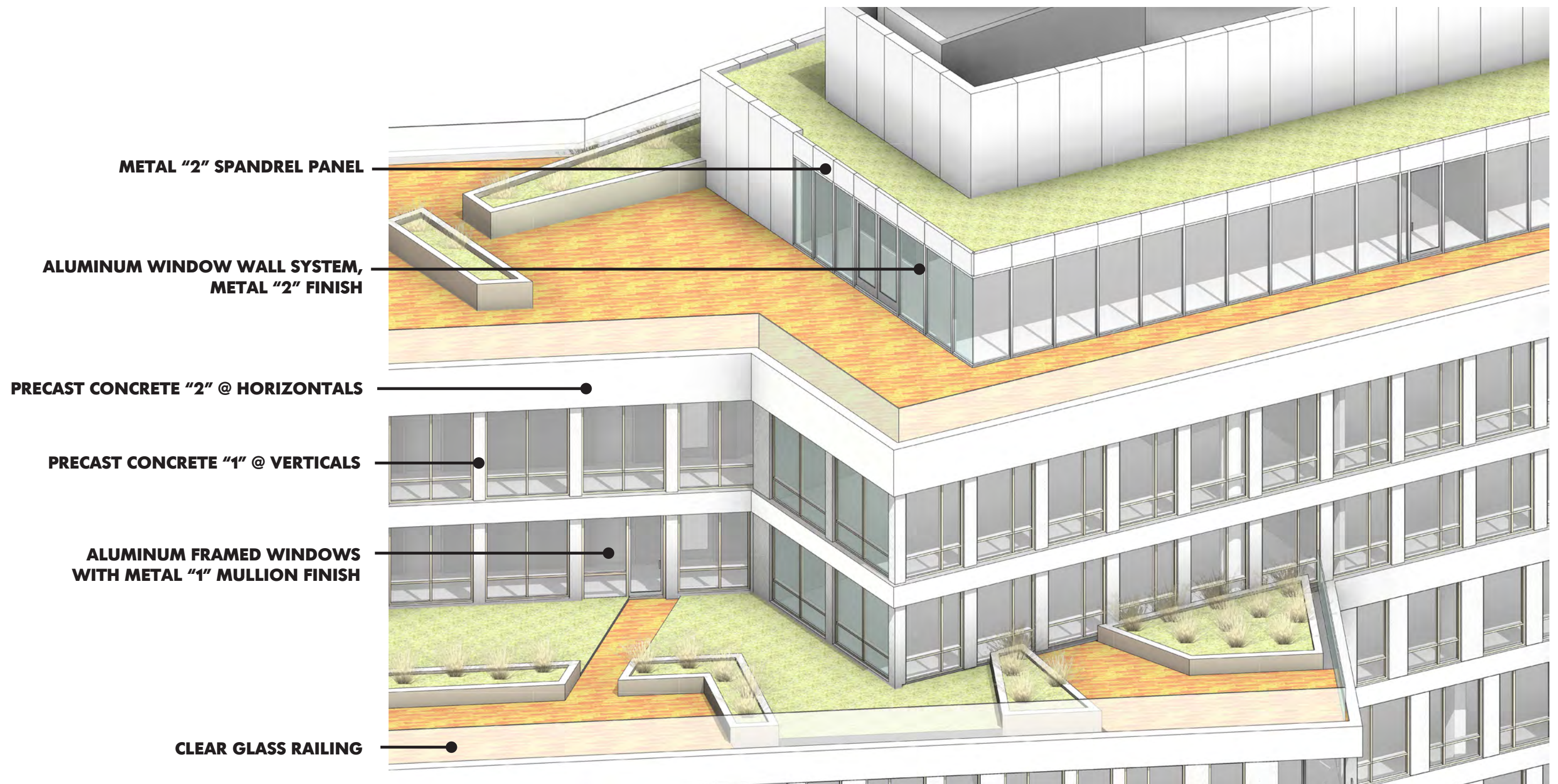
March 2015



FLEXIBILITY REQUESTED TO MODIFY ELEVATIONS TO ACCOMMODATE RETAIL TENANT LAYOUT AND SIGNAGE REQUIREMENTS.

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

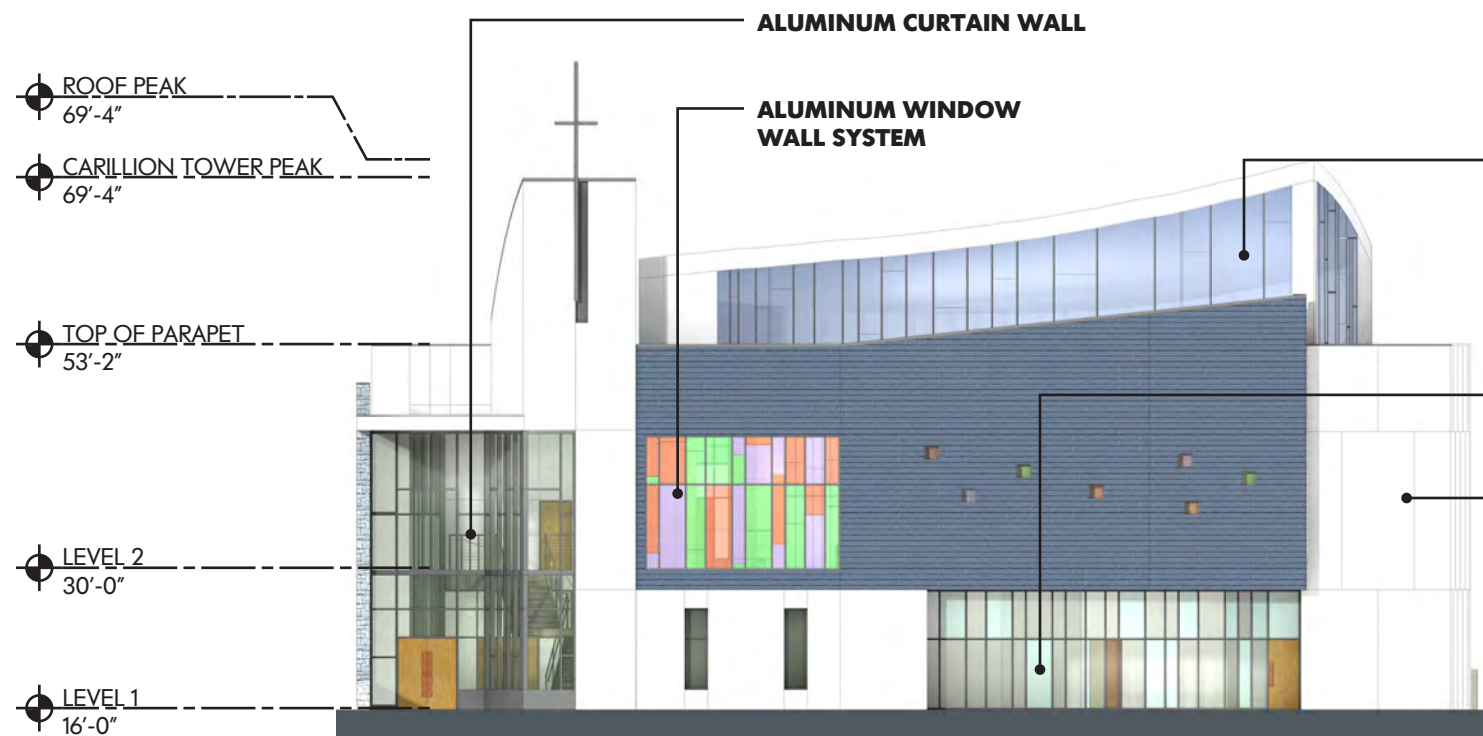
FACADE DETAIL - GROUND FLOOR RESIDENTIAL ENTRANCE CONSOLIDATED PUD APPLICATION



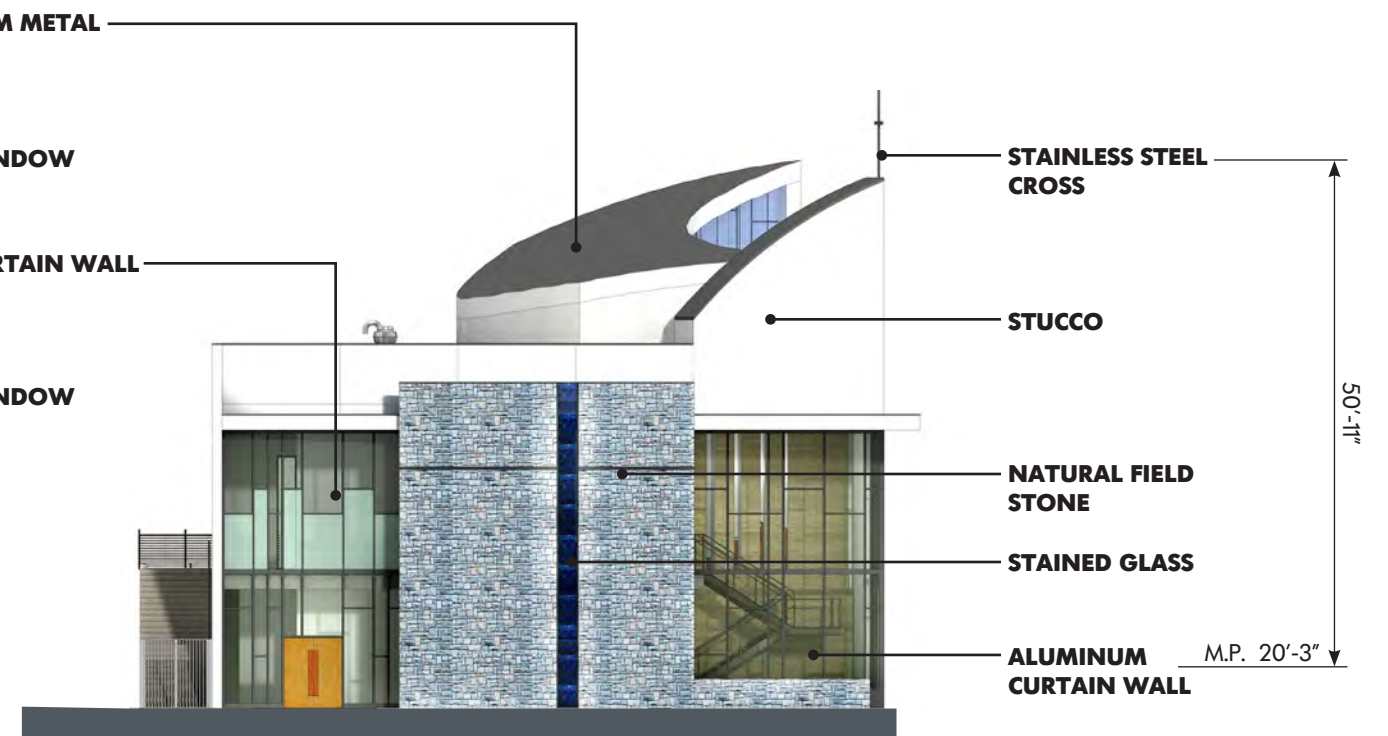
FLEXIBILITY REQUESTED TO MODIFY ELEVATIONS TO ACCOMMODATE RETAIL TENANT LAYOUT AND SIGNAGE REQUIREMENTS.

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

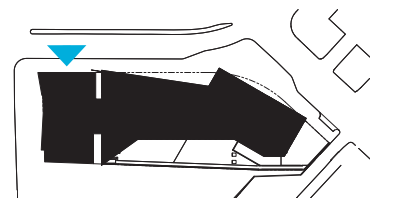
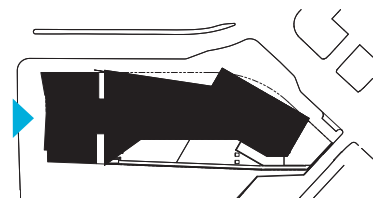
FACADE DETAIL - UPPER LEVELS
CONSOLIDATED PUD APPLICATION



CHURCH ELEVATION ALONG MAINE AVE



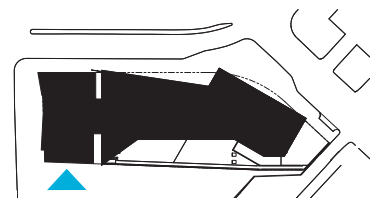
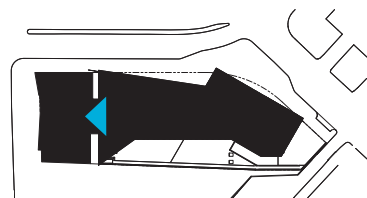
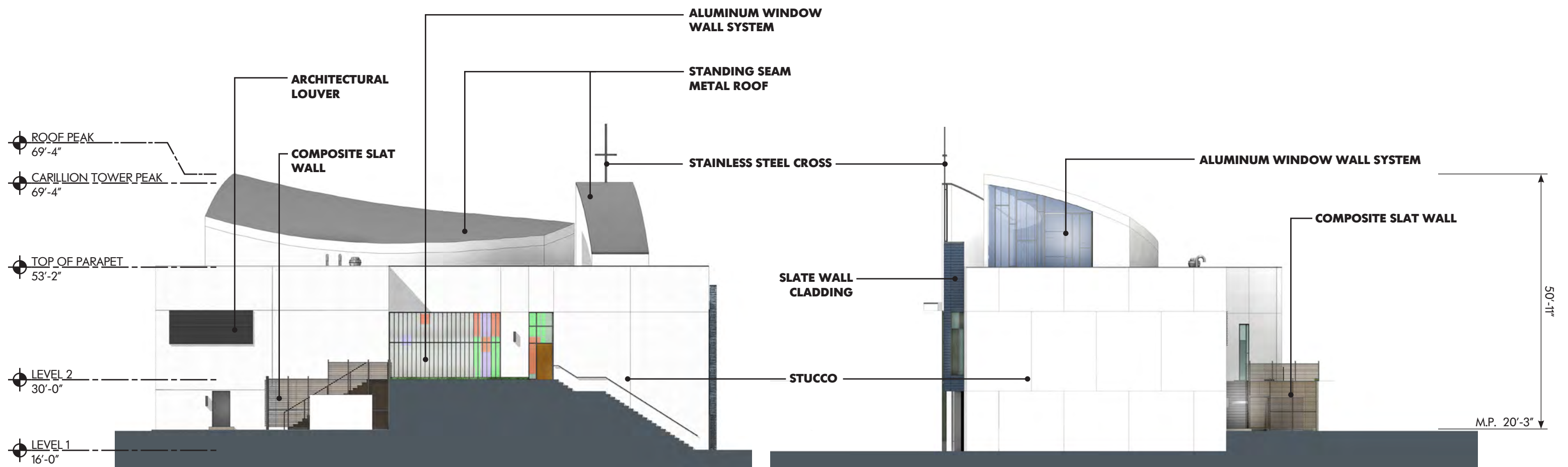
CHURCH ELEVATION ALONG 7TH STREET

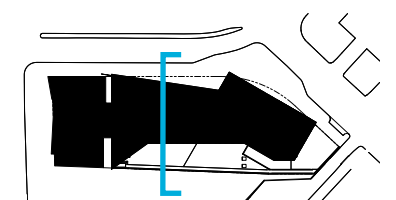
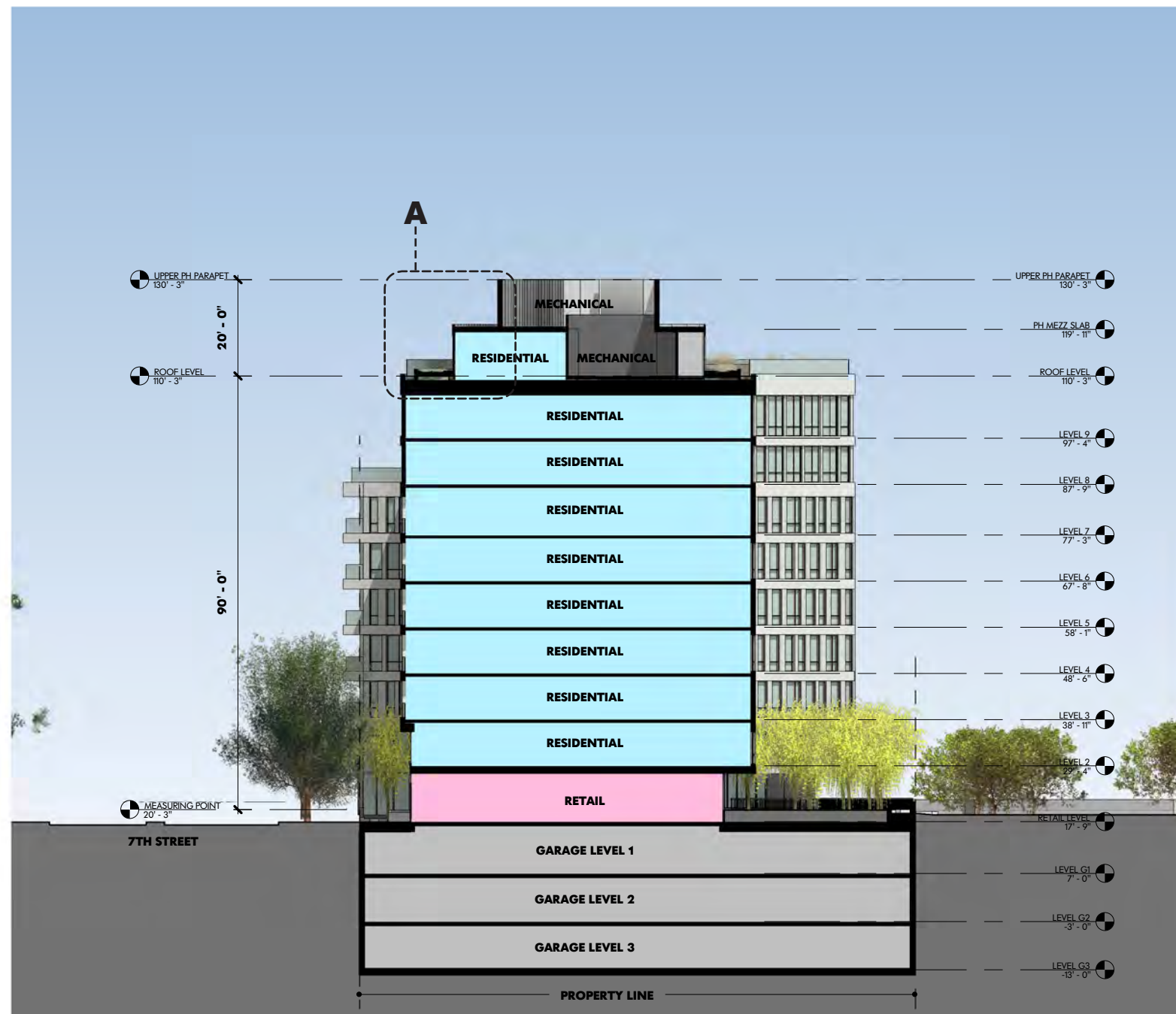


RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

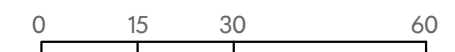
FACADE DETAILS - CHURCH CONSOLIDATED PUD APPLICATION

March 2015





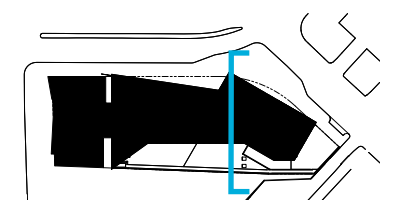
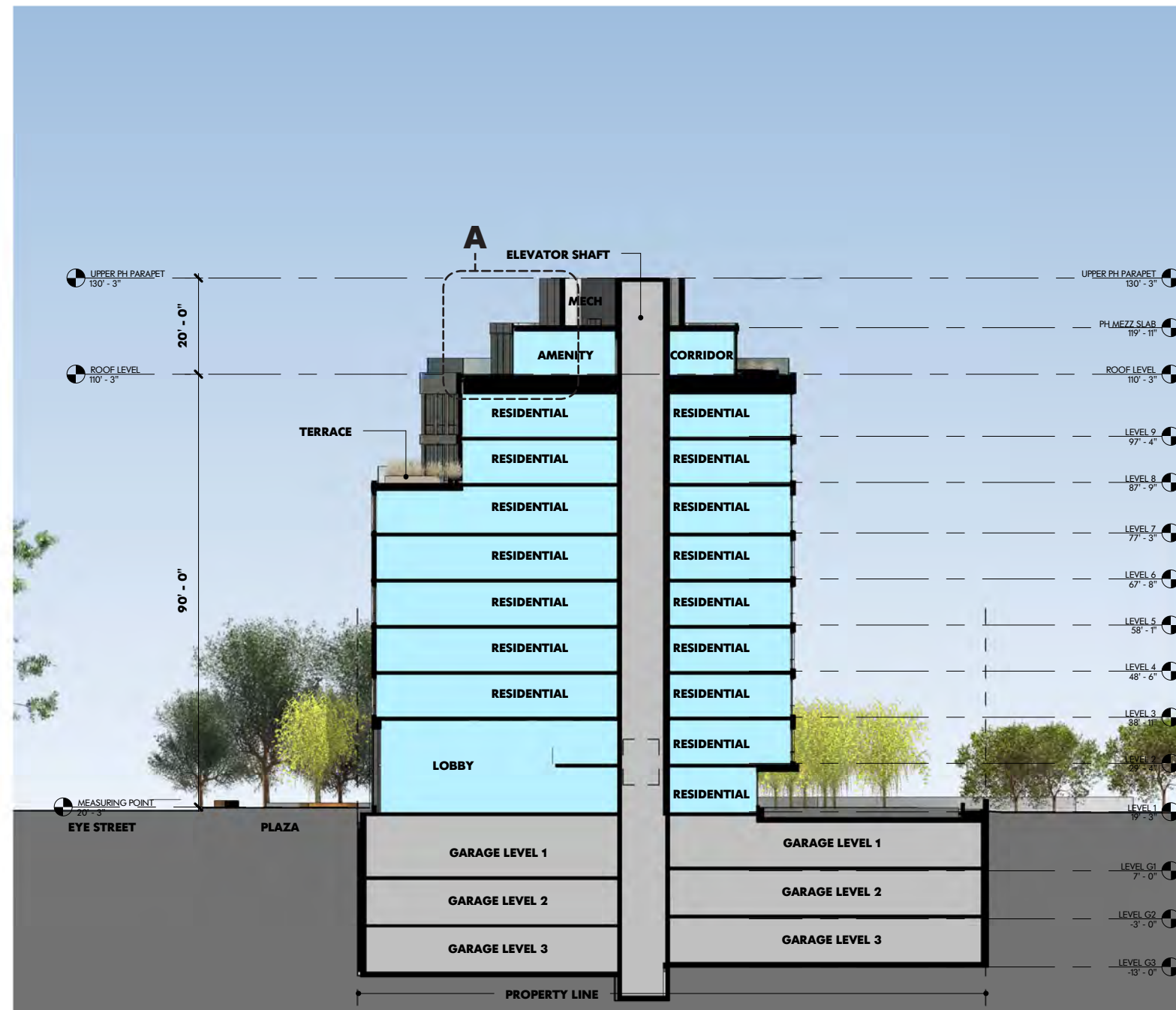
1" = 30'-0"



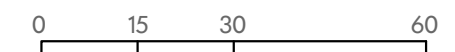
RIVERSIDE BAPTIST CHURCH REDEVELOPMENT BUILDING SECTIONS

BUILDING NORTH/SOUTH SECTION 1 CONSOLIDATED PUD APPLICATION

March 2015

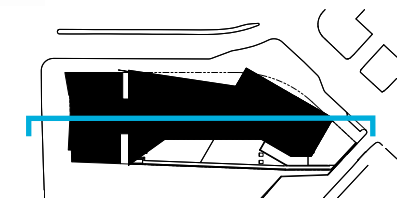
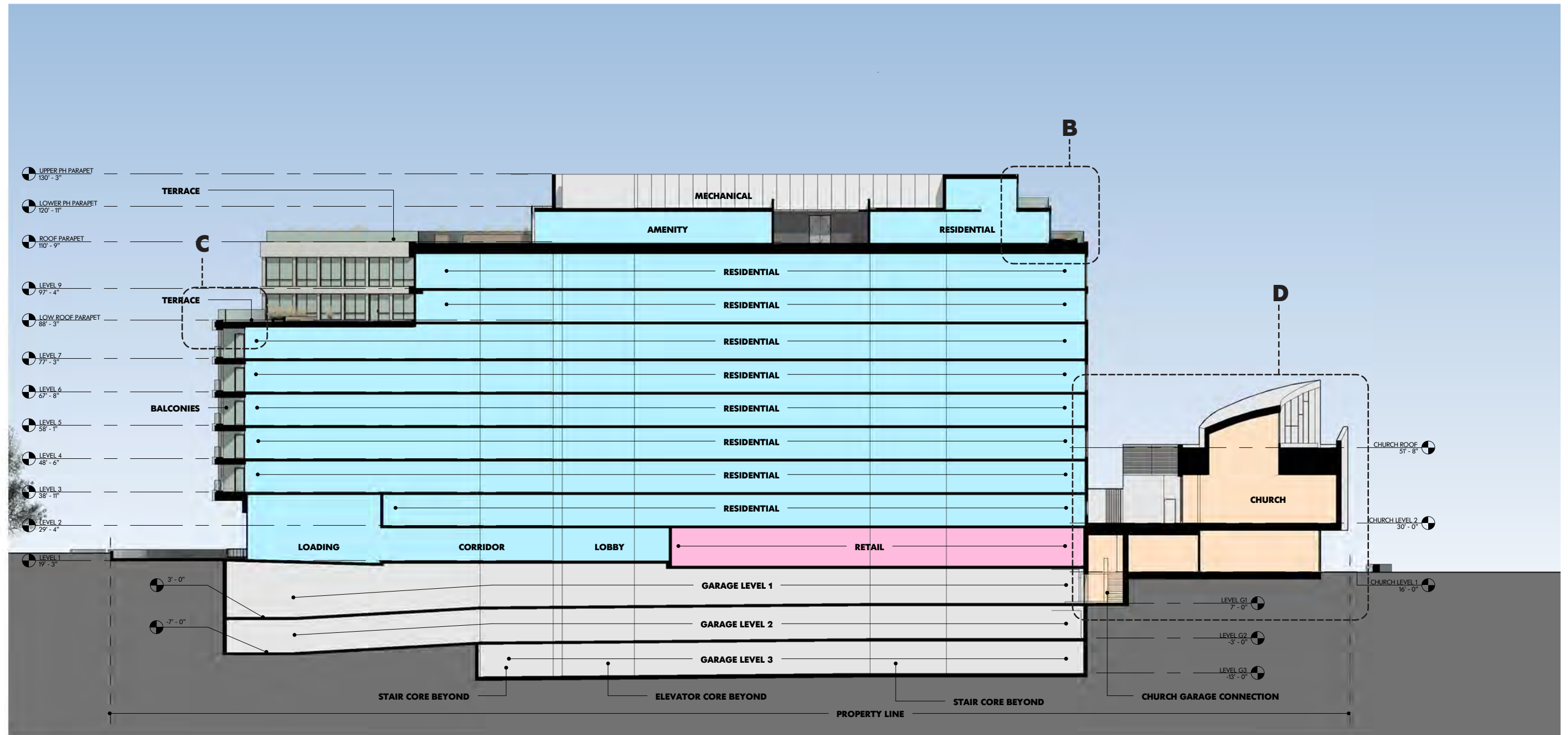


1" = 30'-0"

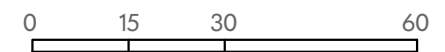


RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

BUILDING NORTH/SOUTH SECTION 2 CONSOLIDATED PUD APPLICATION



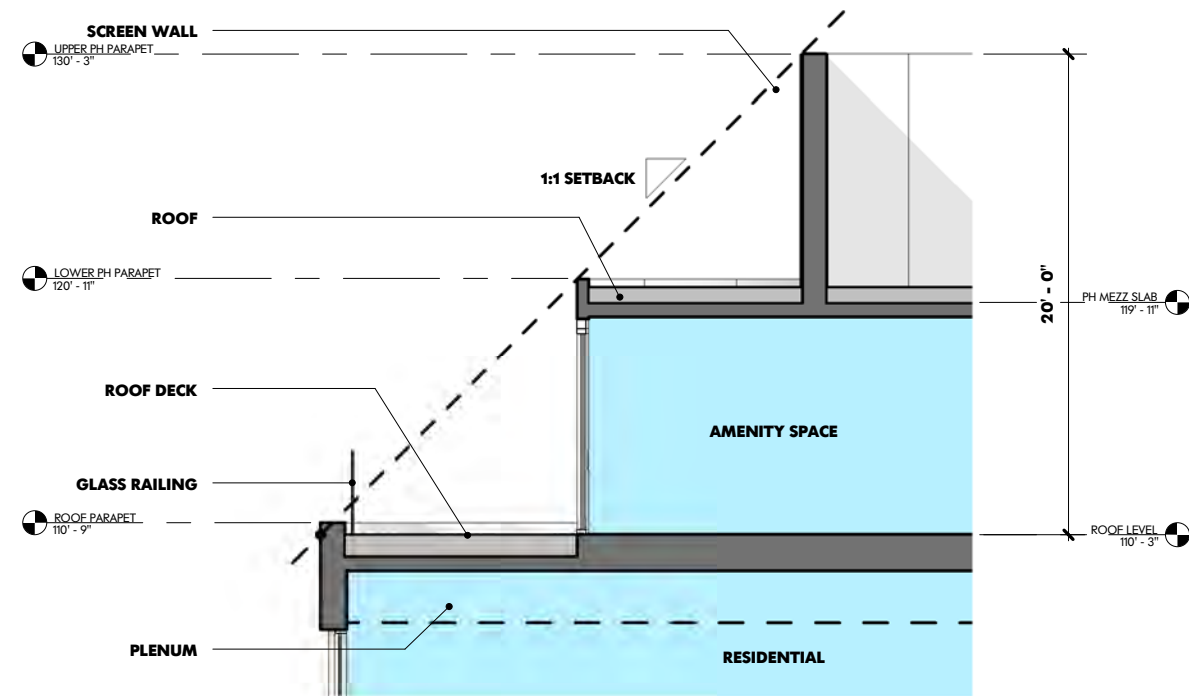
1" = 30'-0"



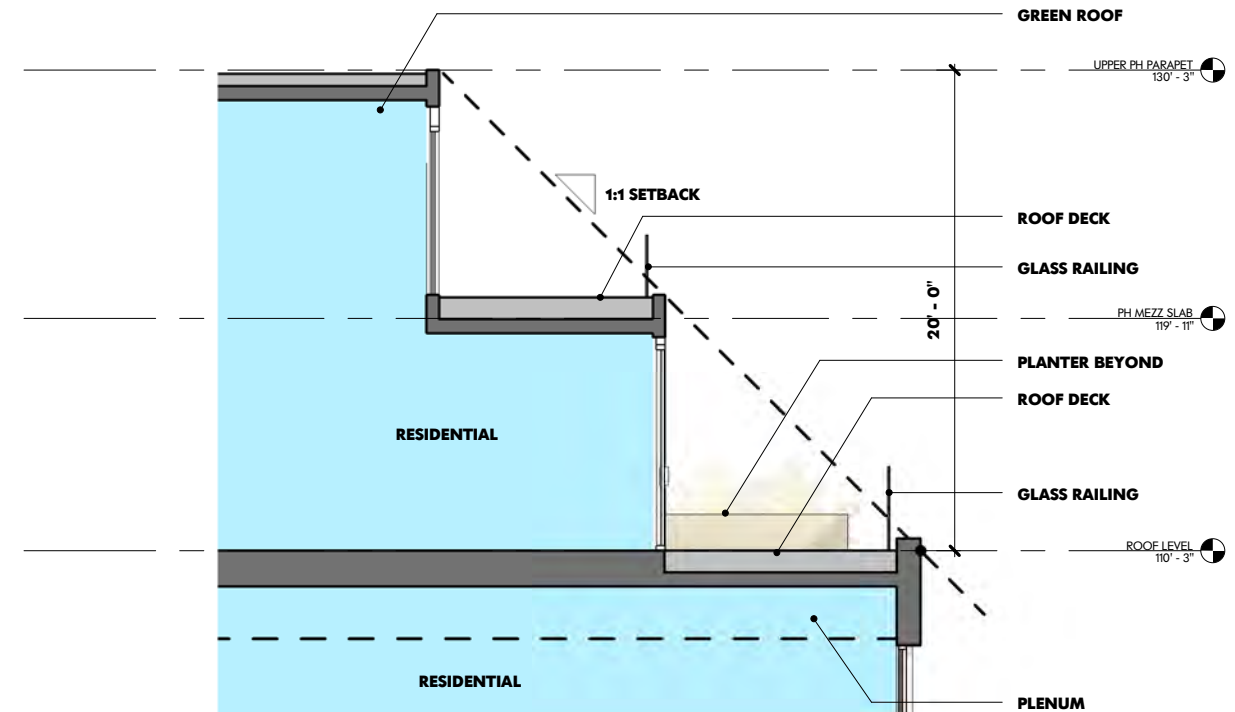
RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

BUILDING EAST/WEST SECTION CONSOLIDATED PUD APPLICATION

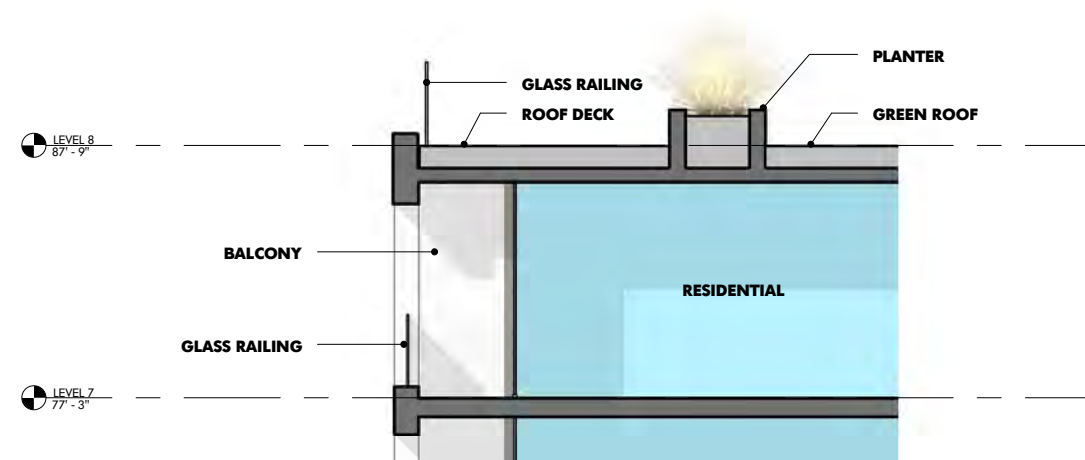
March 2015



A | ENLARGED SECTION @ ROOFTOP AMENITY
1/8" = 1'-0"

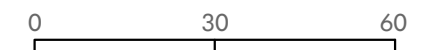


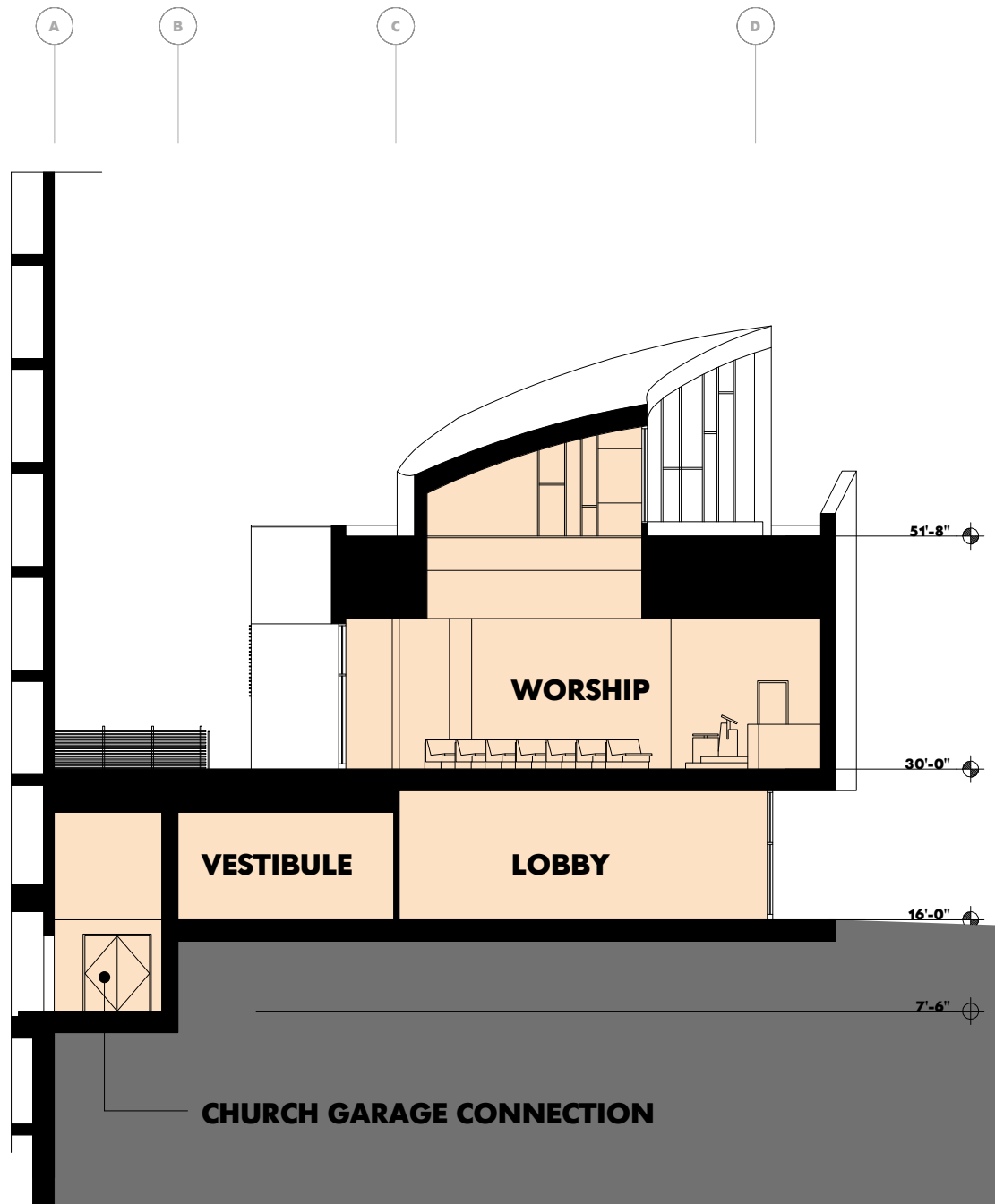
B | ENLARGED SECTION @ ROOFTOP UNITS
1/8" = 1'-0"



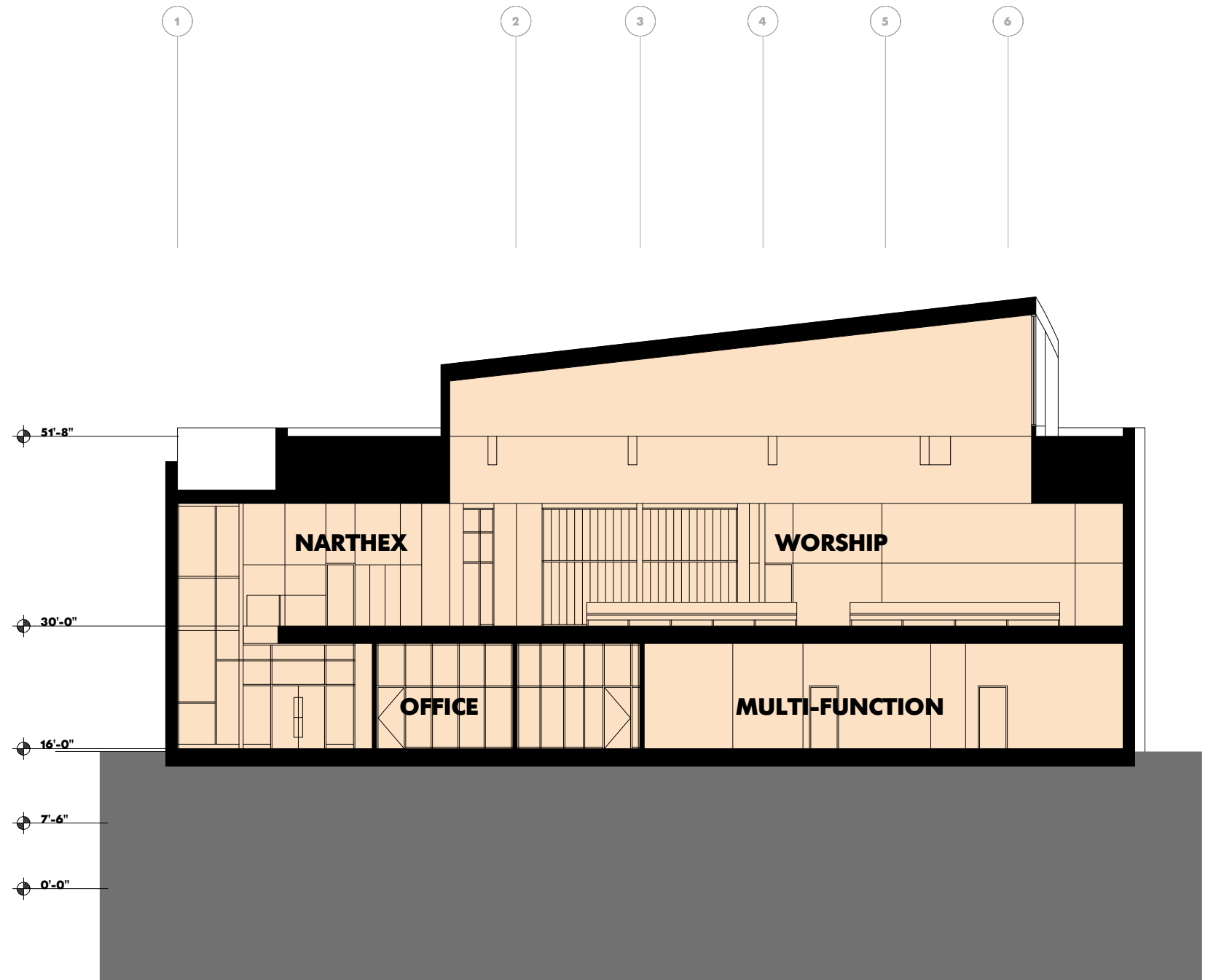
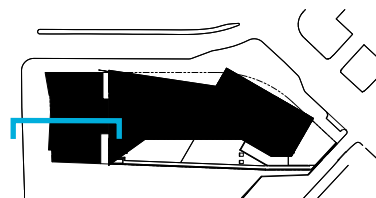
C | ENLARGED SECTION @ LOW ROOF DECK
1/8" = 1'-0"

1/8" = 1'-0"

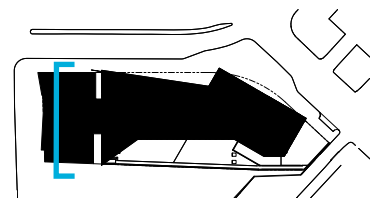




D | CHURCH SECTION THRU MAINE AVE & WORSHIP
1/16" = 1'-0"



E | CHURCH SECTION THRU 7TH STREET & WORSHIP
1/16" = 1'-0"

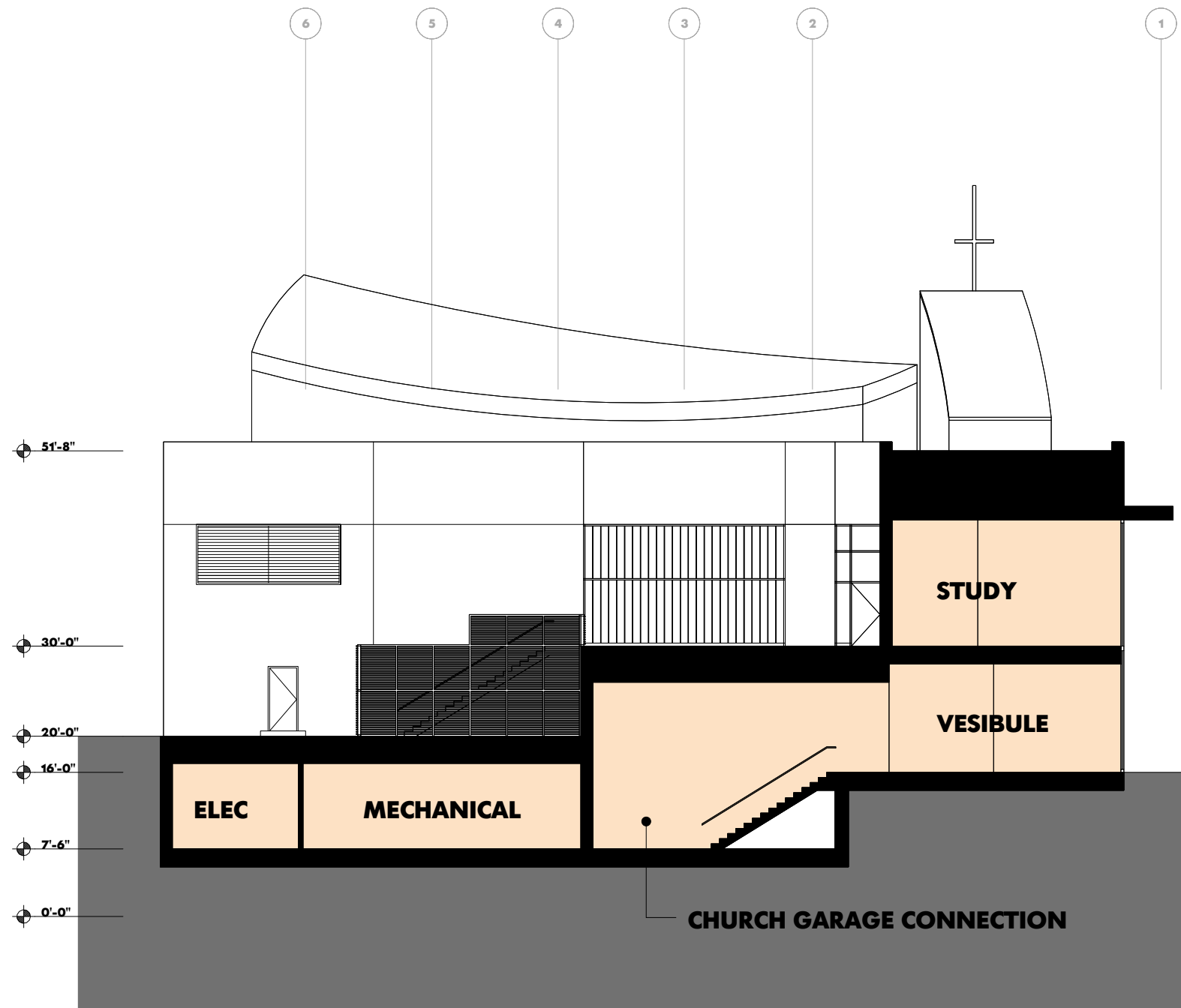


1/16" = 1'-0" 0 16 40

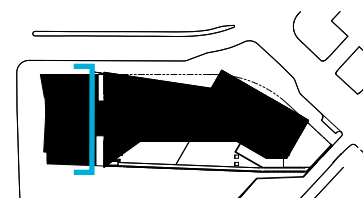
RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

CHURCH BUILDING NORTH/SOUTH SECTION CONSOLIDATED PUD APPLICATION

March 2015

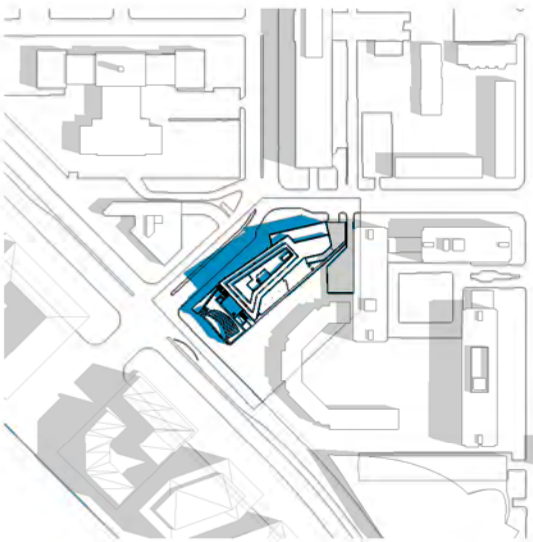


F | CHURCH SECTION THRU 7TH STREET & COURTYARD
 1/16" = 1'-0"

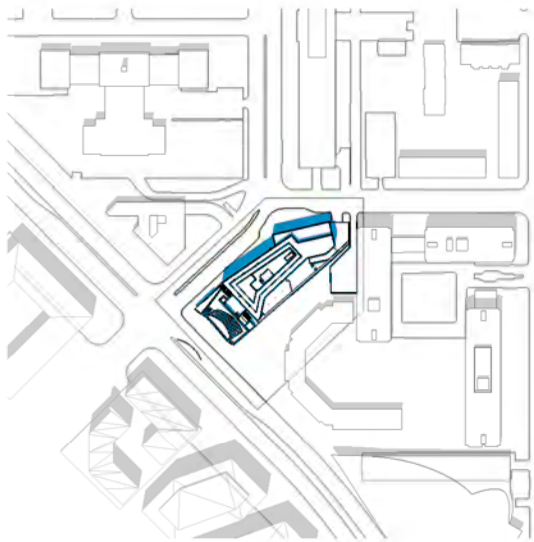


1/16" = 1'-0" 0 16 40

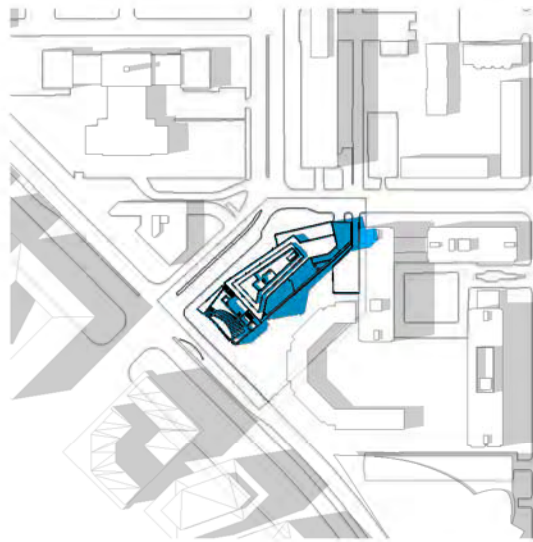
JUNE 21



9:00 AM

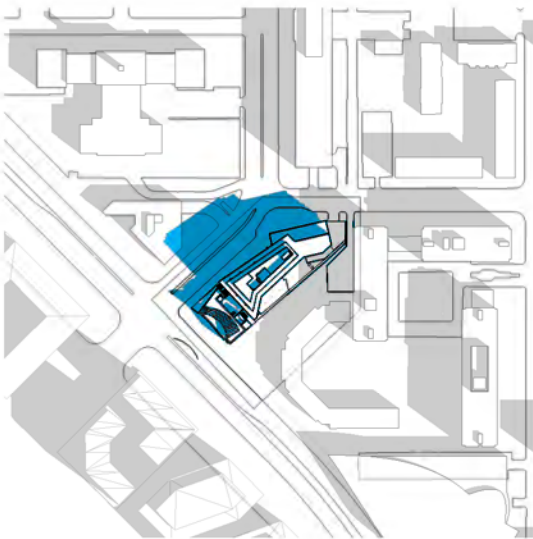


NOON

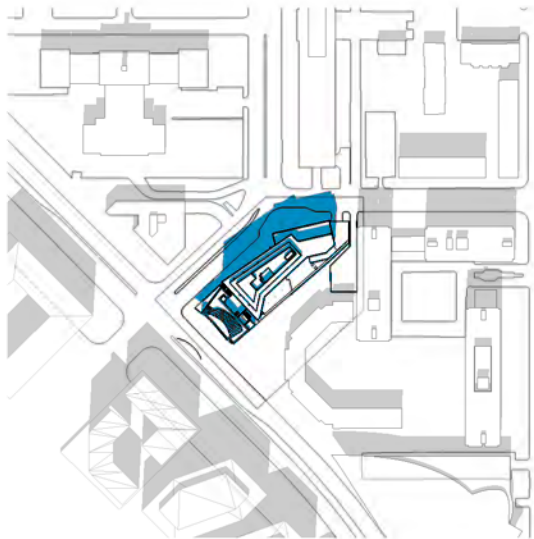


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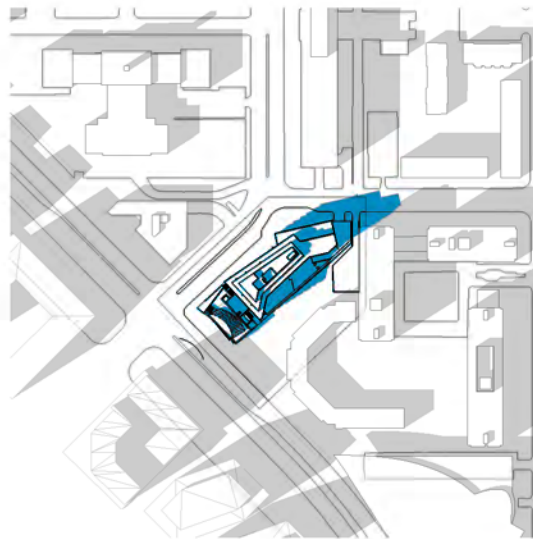
MAR/SEPT 21



9:00 AM

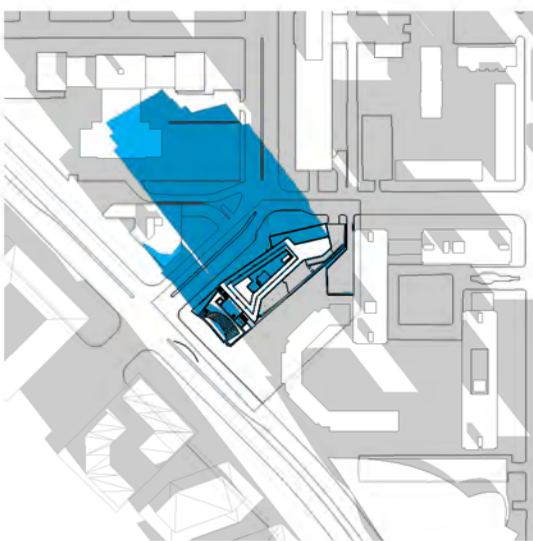


NOON

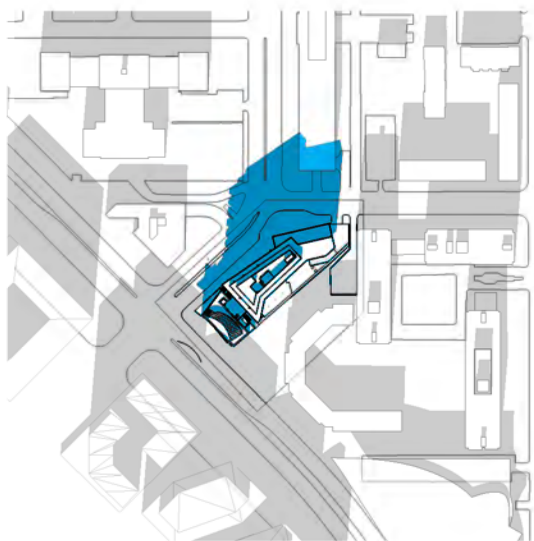


3:00 PM

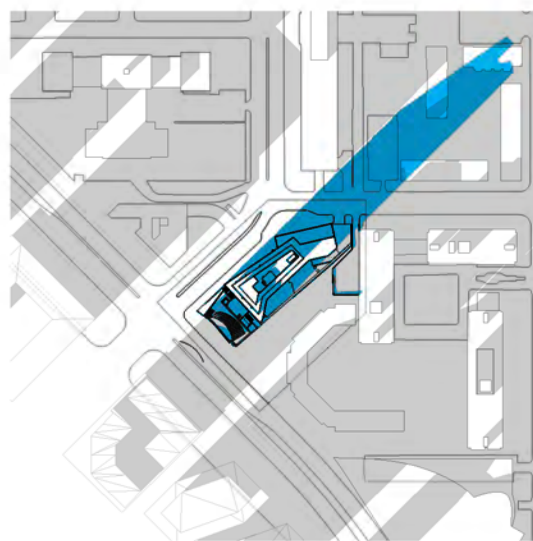
DEC 21



9:00 AM



NOON



3:00 PM

1" = 500'-0"

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

**SHADOW STUDIES
CONSOLIDATED PUD APPLICATION**

March 2015

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