



Owner:
Waterford Property Company
(818) 606-2410
Attn: Oren Hill

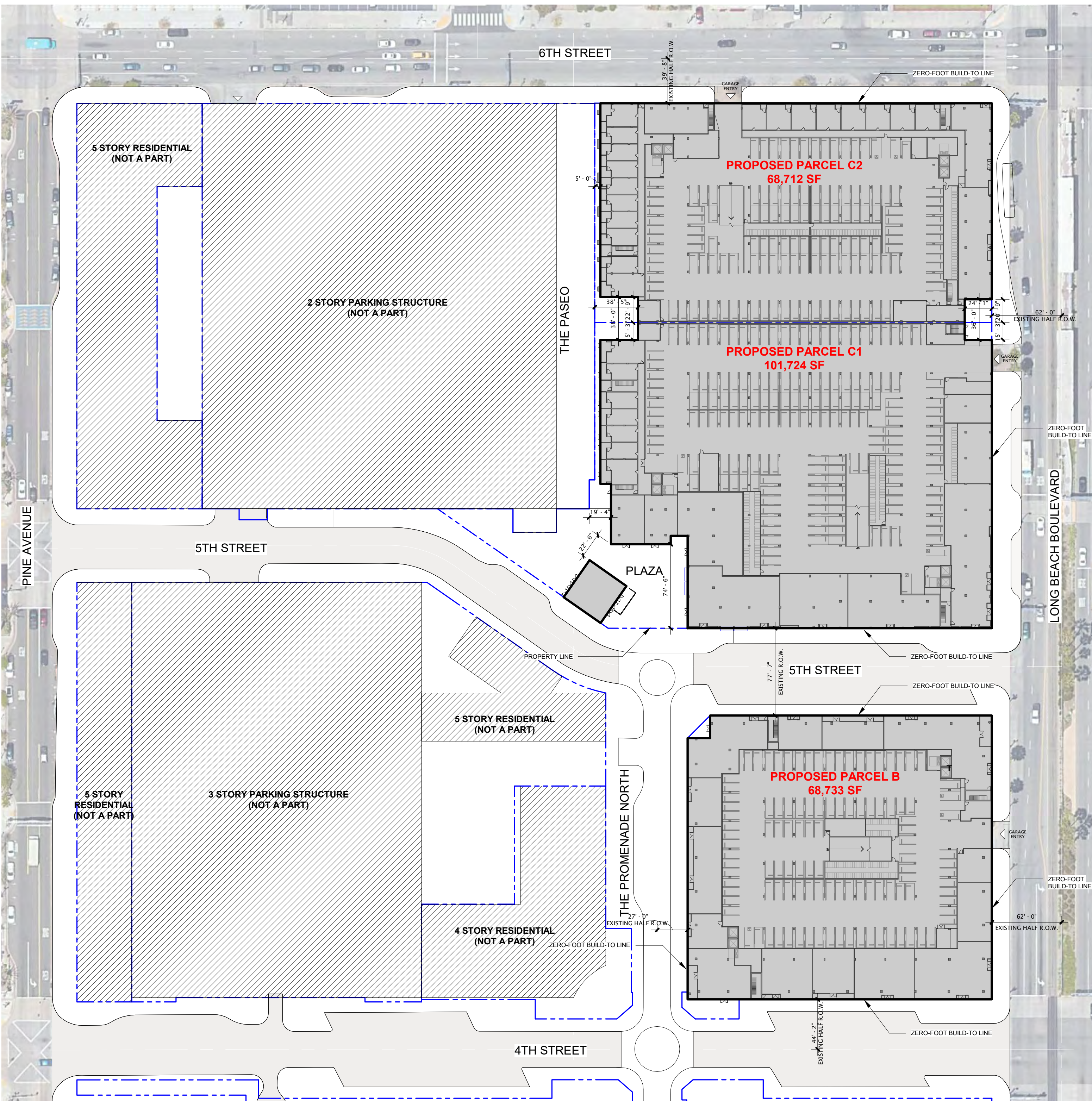
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245 E 3rd St
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(562) 901-1500
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SHEET INDEX

GEN-0.1	COVERSHEET	A1-3	LEVEL 3 PLAN	A2-9	BUILDING C1 - COURTYARD ELEVATIONS	L1	CONCEPT MAP AND SCOPE	L17	GROUND LEVEL PLANTING PALETTE	L33	LEVEL 8 B1 ILLUSTRATIVE ENLARGEMENT PLAN
A0-1	SITE PLAN	A1-4	LEVEL 4 PLAN	A2-10	BUILDING C1 - COURTYARD ELEVATIONS	L2	PROGRAM DIAGRAM AND NARRATIVE	L18	GROUND LEVEL PLANTING PALETTE	L34	LEVEL 8 C1 ILLUSTRATIVE ENLARGEMENT PLAN
A0-2A	SUN/SHADOW STUDIES - SOLSTICE	A1-5	LEVEL 5 PLAN	A2-11	BUILDING C1 - COURTYARD ELEVATIONS	L3	GROUND LEVEL ILLUSTRATIVE LANDSCAPE PLAN	L19	GROUND LEVEL PLANTING ENLARGEMENT PLAN	L35	LEVEL 8 C2 ILLUSTRATIVE ENLARGEMENT PLAN
A0-2B	SUN/SHADOW STUDIES - EQUINOX	A1-6	LEVEL 6 PLAN	A2-12	BUILDING B - COURTYARD ELEVATIONS	L4	PROMENADE CONCEPT IMAGERY	L20	GROUND LEVEL PLANTING ENLARGEMENT PLAN	L36	ROOF DECK TREE PALETTE
A0-3	FLOOR AREA ANALYSIS CALCULATIONS	A1-7	LEVEL 7 PLAN	A2-13	BUILDING B - COURTYARD ELEVATIONS	L5	GROUND LEVEL ILLUSTRATIVE ENLARGEMENT PLAN	L21	GROUND LEVEL PLANTING ENLARGEMENT PLAN	L37	ROOF DECK PLANTING PALETTE
A0-5A	OPEN SPACE DIAGRAM	A1-8	LEVEL 8 PLAN	A3-1	BUILDING C2 MATERIALS BOARD	L6	NEIGHBORHOOD PLAZA CONCEPT IMAGERY	L22	GROUND LEVEL PLANTING ENLARGEMENT PLAN	L38	ROOF DECK PLANTING ENLARGEMENT PLAN
A0-5B	OPEN SPACE DIAGRAM	A1-9	ROOF PLAN	A3-2	BUILDING C1 MATERIALS BOARD	L7	GROUND LEVEL ILLUSTRATIVE ENLARGEMENT PLAN	L23	GROUND LEVEL PLANTING ENLARGEMENT PLAN	L39	LEVEL 4 B1 PLANTING ENLARGEMENT PLAN
A0-5C	OPEN SPACE DIAGRAM	A2-0	SITE ELEVATIONS	A3-3	BUILDING B MATERIALS BOARD	L8	RETAIL STREET CONCEPT IMAGERY	L24	GROUND LEVEL PLANTING ENLARGEMENT PLAN	L40	LEVEL 4 C1 PLANTING ENLARGEMENT PLAN
A0-5D	OPEN SPACE DIAGRAM	A2-1	BUILDING C2 - NORTH AND SOUTH ELEVATION	A3-4	COMMERCIAL PAVILION MATERIALS BOARD	L9	GROUND LEVEL ILLUSTRATIVE ENLARGEMENT PLAN	L25	POOL DECKS AND COURTYARDS	L41	LEVEL 4 C1 PLANTING ENLARGEMENT PLAN
A0-6	AFFORDABLE UNITS	A2-2	BUILDING C2 - EAST AND WEST ELEVATION	A4-1	SITE SECTIONS	L10	PASEO CONCEPT IMAGERY	L26	POOL DECK CONCEPT IMAGERY	L42	LEVEL 8 B1 PLANTING ENLARGEMENT PLAN
A0-7	UNIT LESS THAN 600SF	A2-3	BUILDING C1 - NORTH AND SOUTH ELEVATION	A4-2	BUILDING SECTIONS	L11	GROUND LEVEL ILLUSTRATIVE ENLARGEMENT PLAN	L27	RESIDENTIAL COURTYARD CONCEPT IMAGERY	L43	LEVEL 8 C1 PLANTING ENLARGEMENT PLAN
A0-8	ENLARGED UNIT PLANS LESS THAN 600 SF	A2-4	BUILDING C1 - EAST AND WEST ELEVATION	A4-3	BUILDING SECTIONS	L12	GREEN STREETS CONCEPT IMAGERY	L28	LEVEL 4 ILLUSTRATIVE LANDSCAPE PLAN	L44	LEVEL 8 C2 PLANTING ENLARGEMENT PLAN
A0-9	ENLARGED TH UNIT PLANS	A2-5	BUILDING B - NORTH AND SOUTH ELEVATION	A5-1	VIEW FROM E 6TH ST AND LONG BEACH BLVD	L13	GROUND LEVEL ILLUSTRATIVE ENLARGEMENT PLAN	L29	LEVEL 4 B1 ILLUSTRATIVE ENLARGEMENT PLAN	L45	EXISTING TREE INVENTORY PLAN
A0-10	ENLARGED TYPICAL UNIT PLANS	A2-6	BUILDING B - EAST AND WEST ELEVATION	A5-2	VIEW FROM THE PROMENADE & E 5TH ST	L14	LONG BEACH BOULEVARD CONCEPT IMAGERY	L30	LEVEL 4 C1 ILLUSTRATIVE ENLARGEMENT PLAN	L46	GREENSCREEN IMAGERY
A1-1	LEVEL 1 PLAN	A2-7	BUILDING C2 - COURTYARD ELEVATIONS	A5-3	VIEW FROM THE PROMENADE & E 4TH ST	L15	GROUND LEVEL ILLUSTRATIVE ENLARGEMENT PLAN	L31	LEVEL 4 C2 ILLUSTRATIVE ENLARGEMENT PLAN	L47	STREET ART AND ACTIVATION EXHIBIT
A1-2	LEVEL 2 PLAN	A2-8	BUILDING C2 - COURTYARD ELEVATIONS	A5-4	VIEW FROM E 6TH ST & THE PASEO	L16	GROUND LEVEL TREE PALETTE	L32	LEVEL 8 ILLUSTRATIVE LANDSCAPE PLAN	L48	STREET ART AND ACTIVATION EXHIBIT
										L49	STREET ART AND ACTIVATION EXHIBIT



LEVEL 1 SITE PLAN 1" = 60'-0"

DESCRIPTION

A MIXED-USE PROJECT WITH 900 RESIDENTIAL UNITS, INCLUDING 38,405 SF OF COMMERCIAL. THE PROPOSED PROJECT WILL CONSIST OF THREE PODIUM BUILDINGS AND ONE COMMERCIAL PAVILION. ALL PODIUM BUILDINGS ARE FIVE STORIES OF TYPE III-A CONSTRUCTION OVER THREE STORIES OF TYPE IIA CONSTRUCTION. COMMERCIAL PAVILION IS 1 STORY + MEZZANINE OF TYPE V-B CONSTRUCTION.

ZONE
PD-30 DOWNTOWN PLAN

SETBACKS
4TH STREET 0 FT
5TH STREET 0 FT
6TH STREET 0 FT
LONG BEACH BOULEVARD 0 FT
C1/C2 INTERIOR PROPERTY LINE 0 FT
THE PROMENADE NORTH 0 FT

HEIGHT (ZONING)
ALLOWED 240 FT
PROVIDED 95 FT

HEIGHT (FIRE DEPARTMENT)
75 FT TO HIGHEST OCCUPIABLE FLOOR AS MEASURED FROM LOWEST LEVEL OF FIRE DEPARTMENT VEHICULAR ACCESS AT EACH BUILDING

HEIGHT (BUILDING CODE - CBC SECTION 504.2)
TYPE III-A OVER TYPE IIA CONSTRUCTION MAXIMUM: 85 FT TO TOP OF ROOF STRUCTURE AS MEASURED FROM AVERAGE GRADE PLANE AT EACH BUILDING

LOT SIZE
PARCEL B 68,733 SF
PARCEL C1 101,724 SF
PARCEL C2 68,712 SF
TOTAL 239,169 SF

LOT COVERAGE
PARCEL B 65,846 SF 95.8%
PARCEL C1 90,523 SF 89.0%
PARCEL C2 65,665 SF 95.6%

BUILDING AREA BY FLOOR

AREA SCHEDULE - PARCEL B	
LEVEL 1	31,373 SF
LEVEL 2	5,371 SF
LEVEL 3	30,888 SF
LEVEL 4	54,612 SF
LEVEL 5	49,027 SF
LEVEL 6	48,835 SF
LEVEL 7	48,835 SF
LEVEL 8	37,561 SF
TOTAL	306,501 SF

AREA SCHEDULE - PARCEL C1	
LEVEL 1	35,987 SF
LEVEL 2	12,231 SF
LEVEL 3	31,418 SF
LEVEL 4	71,481 SF
LEVEL 5	61,034 SF
LEVEL 6	61,034 SF
LEVEL 7	59,467 SF
LEVEL 8	59,467 SF
TOTAL	393,685 SF

AREA SCHEDULE - PARCEL C2	
LEVEL 1	24,937 SF
LEVEL 2	17,673 SF
LEVEL 3	23,812 SF
LEVEL 4	48,915 SF
LEVEL 5	43,235 SF
LEVEL 6	42,991 SF
LEVEL 7	42,991 SF
LEVEL 8	41,374 SF
TOTAL	285,929 SF

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FLOOR AREA RATIO
21.31, 235 - FLOOR AREA RATIO
C Garages. The actual garage area up to seven hundred (700) square feet for a single-family dwelling, and all garage area for multi-family dwellings, shall be excluded from the calculation of floor area ratio. GFA above the garage is not excluded.

PARCEL B	GROSS BUILDING AREA (INCLUDES GARAGE)	413,760 SF
	GARAGE AREA	107,259 SF
	FAR GROSS FLOOR AREA	306,501 SF
	LOT AREA =	68,733 SF
	FAR =	4.5:1
PARCEL C1	GROSS BUILDING AREA (INCLUDES GARAGE)	550,432 SF
	GARAGE AREA	156,747 SF
	FAR GROSS FLOOR AREA	393,685 SF
	LOT AREA =	101,712 SF
	FAR =	3.9:1
PARCEL C2	GROSS BUILDING AREA (INCLUDES GARAGE)	406,574 SF
	GARAGE AREA	120,645 SF
	FAR GROSS FLOOR AREA	285,929 SF
	LOT AREA =	68,687 SF
	FAR =	4.2:1

PROJECT INFORMATION

RESIDENTIAL UNIT SUMMARY

UNIT NAME	UNIT TYPE	NO. OF UNITS	MIX	AVG. NET AREA (SF)	TOTAL NET AREA (SF)
S1	STUDIO	20	7.4%	532	10,640
S2	STUDIO	3	1.1%	490	1,470
S3	STUDIO	4	1.5%	526	2,104
S4	STUDIO	4	1.5%	465	1,860
A1-1	1BD/1BA	41	15.2%	681	27,801
A1-2	1BD/1BA	13	4.8%	652	8,476
A2	1BD/1BA	50	18.4%	647	32,350
A3	1BD/1BA	5	1.8%	552	2,760
A4	1BD/1BA	13	4.8%	680	8,840
A5-1	1BD/1BA	13	4.8%	705	9,165
A6-TH	1BD/1.5BA	20	7.4%	683	13,660
B1-1	2BD/2BA	20	7.4%	1,011	20,220
B1-2	2BD/2BA	25	9.2%	1,042	26,050
B2	2BD/2BA	24	8.9%	1,028	24,672
B3	2BD/2BA	32	11.8%	1,059	33,888
B4-1	2BD/2BA	4	1.5%	1,041	4,164
B4-2	2BD/2BA	4	1.5%	1,089	4,356
B5	2BD/2BA	2	0.8%	1,100	2,200
B6	2BD/2BA	2	0.8%	1,068	2,136
B7-TH	2BD/2.5BA	1	0.4%	1,018	1,018
B8-TH	2BD/2.5BA	1	0.4%	1,100	1,100
C1	3BD/3BA	3	1.1%	1,100	3,300
C2	3BD/2BA	2	0.8%	1,089	2,178
TOTAL		272	100%	804	218,603

PARCEL C1

UNIT NAME	UNIT TYPE	NO. OF UNITS	MIX	AVG. NET AREA (SF)	TOTAL NET AREA (SF)
S1	STUDIO	20	7.4%	532	10,640
S2	STUDIO	3	1.1%	490	1,470
S3	STUDIO	4	1.5%	526	2,104
S4	STUDIO	4	1.5%	465	1,860
A1-1	1BD/1BA	41	15.2%	681	27,801
A1-2	1BD/1BA	13	4.8%	652	8,476
A2	1BD/1BA	50	18.4%	647	32,350
A3	1BD/1BA	5	1.8%	552	2,760
A4	1BD/1BA	13	4.8%	680	8,840
A5-1	1BD/1BA	13	4.8%	705	9,165
A6-TH	1BD/1.5BA	20	7.4%	683	13,660
B1-1	2BD/2BA	20	7.4%	1,011	20,220
B1-2	2BD/2BA	25	9.2%	1,042	26,050
B2	2BD/2BA	24	8.9%	1,028	24,672
B3	2BD/2BA	32	11.8%	1,059	33,888
B4-1	2BD/2BA	4	1.5%	1,041	4,164
B4-2	2BD/2BA	4	1.5%	1,089	4,356
B5	2BD/2BA	2	0.8%	1,100	2,200
B6	2BD/2BA	2	0.8%	1,068	2,136
B7-TH	2BD/2.5BA	1	0.4%	1,018	1,018
B8-TH	2BD/2.5BA	1	0.4%	1,100	1,100
C1	3BD/3BA	3	1.1%	1,100	3,300
C2	3BD/2BA	2	0.8%	1,089	2,178
TOTAL		359	100%	767	275,190

PARCEL C2

UNIT NAME	UNIT TYPE	NO. OF UNITS	MIX	AVG. NET AREA (SF)	TOTAL NET AREA (SF)
S1	STUDIO	22	8.2%	490	10,880
S2	STUDIO	10	3.6%	480	4,800
S3	STUDIO	4	1.5%	526	2,104
S4	STUDIO	2	0.8%	465	930
A1-1	1BD/1BA	35	12.6%	681	23,835
A1-2	1BD/1BA	10	3.6%	652	6,520
A2	1BD/1BA	70	24.6%	647	45,290
A3	1BD/1BA	10	3.6%	552	5,520
A4	1BD/1BA	15	5.2%	680	10,200
A5-1	1BD/1BA	6	2.1%	705	4,230
A6-TH	1BD/1.5BA	5	1.7%	683	3,415
B1-1	2BD/2BA	35	12.6%	1,011	35,385
B1-2	2BD/2BA	4	1.4%	1,042	4,168
B2	2BD/2BA	24	8.5%	1,028	24,672
B3	2BD/2BA	15	5.2%	1,059	15,885
B4-1	2BD/2BA	1	0.3%	1,041	1,041
B4-2	2BD/2BA	1	0.3%	1,089	1,089
B5	2BD/2BA	1	0.3%	1,100	1,100
B6	2BD/2BA	1	0.3%	1,068	1,068
B7-TH	2BD/2.5BA	1	0.3%	1,018	1,018
B8-TH	2BD/2.5BA	1	0.3%	1,100	1,100
C1	3BD/3BA	2	0.7%	1,100	2,200
C2	3BD/2BA	2	0.7%	1,089	2,178
TOTAL		269	100%	770	207,201

PARKING SUMMARY

PARCEL #	UNIT COUNT	PD-30 REQUIRED RATIO	PD-30 REQUIRED STALLS	PROVIDED STALLS	SURPLUS
272	1,25 STALLS/UNIT		340	940	33
				(153 STANDARD)	(1 COMPACT)
				(155 COMPACT = < 50%)	
				(32 STANDARD FRONT TANDEM)	(32 COMPACT REAR TANDEM)
					375

PARCEL C1

PARCEL #	UNIT COUNT	PD-30 REQUIRED RATIO	PD-30 REQUIRED STALLS	PROVIDED STALLS	SURPLUS
359	1,25 STALLS/UNIT		488	840	127
				(137 STANDARD)	(21 STANDARD)
				(206 COMPACT = < 50%)	
				(106 STANDARD FRONT TANDEM)	(106 COMPACT REAR TANDEM)
					576

PARCEL C2

PARCEL #	UNIT COUNT	PD-30 REQUIRED RATIO	PD-30 REQUIRED STALLS	PROVIDED STALLS	SURPLUS
269	1,25 STALLS/UNIT		337	337	97
				(145 STANDARD)	(13 STANDARD)
				(84 COMPACT = < 50%)	
				(84 COMPACT REAR TANDEM)	
					434

NOTED REAR TANDEM STALLS ABOVE ARE ASSIGNED TO THE SAME RESIDENTIAL UNIT AS THAT OF THE NOTED FRONT TANDEM STALL AND ARE NOT COUNTED TOWARDS MEETING THE PD-30 REQUIRED STALL COUNT.

PARKING SUMMARY BY PARCEL BY TYPE

PARCEL PARKING	STALL TYPE	COUNT
B	ADA RESIDENTIAL 8'-6" X 18'-0"	8
B	COMPACT RESIDENTIAL 8'-0" X 15'-0"	156
B	COMPACT TANDEM RESIDENTIAL 8'-0" X 15'-0"	32
B	STANDARD RESIDENTIAL 8'-6" X 18'-0"	177
B		373
C1	ADA RESIDENTIAL 8'-6" X 18'-0"	12
C1	COMPACT RESIDENTIAL 8'-0" X 15'-0"	206
C1	COMPACT TANDEM RESIDENTIAL 8'-0" X 15'-0"	106
C1	STANDARD RESIDENTIAL 8'-6" X 18'-0"	252
C1		576
C2	ADA RESIDENTIAL 8'-6" X 18'-0"	10
C2	COMPACT RESIDENTIAL 8'-0" X 15'-0"	108
C2	COMPACT TANDEM RESIDENTIAL 8'-0" X 15'-0"	84
C2	STANDARD RESIDENTIAL 8'-6" X 18'-0"	232
C2		434
TOTAL		1383

COMMERCIAL PARKING

EXISTING COMMERCIAL (TO BE REMOVED)	197,523 SF
PROPOSED COMMERCIAL	PARCEL B: 19,782 SF
	PARCEL C1: 18,623 SF
	PARCEL C2: 0 SF
TOTAL:	38,405 SF

REQUIRED COMMERCIAL PARKING (1 SPACES PER 1,000 SF) 39 STALLS
COMMERCIAL PARKING TO BE LOCATED IN ADJACENT CITY OWNED PARKING STRUCTURES PER THE PARKING RIGHTS AGREEMENT 01-1799119.

OPEN SPACE

PARCEL B
COMMON INDOOR OPEN SPACE
REQUIRED: 500 SF COMMUNITY ROOM

COMMON OUTDOOR OPEN SPACE
REQUIRED: 20% OF SITE AREA (68,733) = 13,746 SF

PRIVATE OPEN SPACE
REQUIRED: 36 SF BALCONY, PATIO OR TERRACE FOR 50% OF ALL DWELLING UNITS
272 DWELLING UNITS X 50% = 136 COUNT @ 36 SF/EA.

PARCEL C1
COMMON INDOOR OPEN SPACE
REQUIRED: 500 SF COMMUNITY ROOM

COMMON OUTDOOR OPEN SPACE
REQUIRED: 20% OF SITE AREA (101,712) = 20,342 SF

PRIVATE OPEN SPACE
REQUIRED: 36 SF BALCONY, PATIO OR TERRACE FOR 50% OF ALL DWELLING UNITS
359 DWELLING UNITS X 50% = 180 COUNT @ 36 SF/EA.

PARCEL C2
COMMON INDOOR OPEN SPACE
REQUIRED: 500 SF COMMUNITY ROOM

COMMON OUTDOOR OPEN SPACE
REQUIRED: 20% OF SITE AREA (68,687) = 13,737 SF

PRIVATE OPEN SPACE
REQUIRED: 36 SF BALCONY, PATIO OR TERRACE FOR 50% OF ALL DWELLING UNITS
269 DWELLING UNITS X 50% = 135 COUNT @ 36 SF/EA.

TOTAL OPEN SPACE PROVIDED PER BUILDING

Name	Area
B COMMON INDOOR OPEN SPACE	11,464 SF
B COMMON OUTDOOR OPEN SPACE	17,791 SF
B PRIVATE OPEN SPACE (COUNT: 136)	9,158 SF
	38,414 SF
C1 COMMON INDOOR OPEN SPACE	10,527 SF
C1 COMMON OUTDOOR OPEN SPACE	29,604 SF
C1 PRIVATE OPEN SPACE (COUNT: 180)	11,841 SF
	51,971 SF
C2 COMMON INDOOR OPEN SPACE	9,204 SF
C2 COMMON OUTDOOR OPEN SPACE	14,632 SF
C2 PRIVATE OPEN SPACE (COUNT: 135)	8,748 SF
	32,584 SF
	122,969 SF

NOTE: PROVIDED OPEN SPACE TOTALS ARE SHOWN ONLY FOR COMPLIANCE WITH REQUIRED MINIMUMS AND SHOULD NOT BE INTERPRETED AS REQUIREMENTS BEYOND THOSE MINIMUMS.

BICYCLE PARKING

PARCEL B
REQUIRED
RESIDENTIAL (1 PER 5 UNITS) 55 SPACES
COMMERCIAL (1 SPACE PER 7,500 SF) 3 SPACES

PROVIDED 58 SPACES

PARCEL C1
REQUIRED
RESIDENTIAL (1 PER 5 UNITS) 72 SPACES
COMMERCIAL (1 SPACE PER 7,500 SF) 3 SPACES

PROVIDED 75 SPACES

PARCEL C2
REQUIRED
RESIDENTIAL (1 PER 5 UNITS) 54 SPACES

PROVIDED 54 SPACES

NOTE: OUTDOOR RACKS WILL BE PROVIDED FOR COMMERCIAL BIKE PARKING. SEE LANDSCAPE PLAN FOR GENERAL LOCATIONS.

RESIDENTIAL STORAGE

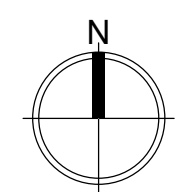
REQUIRED STORAGE
Residential developments consisting of 21 units or more shall provide storage space subject to the discretion of the Site Plan Review Committee. Each storage space shall be a minimum of 25 sq. ft. in area and shall contain not less than 175 cubic feet.

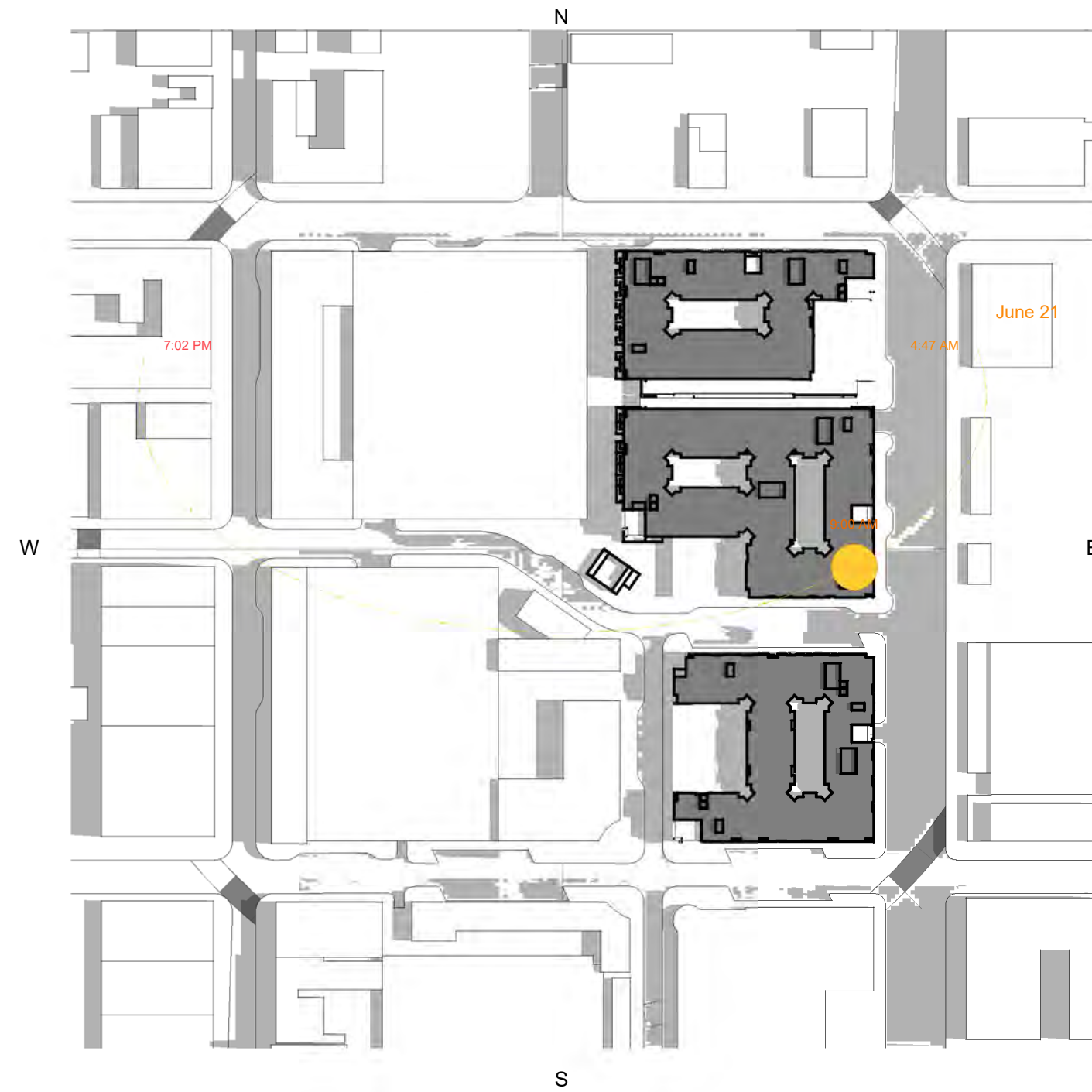
PROPOSED STORAGE
1 storage space (25 sf + 175 cubic ft.) per every 5 units

PARCEL B
272 DWELLING UNITS/ 5 = 55 STORAGE UNITS

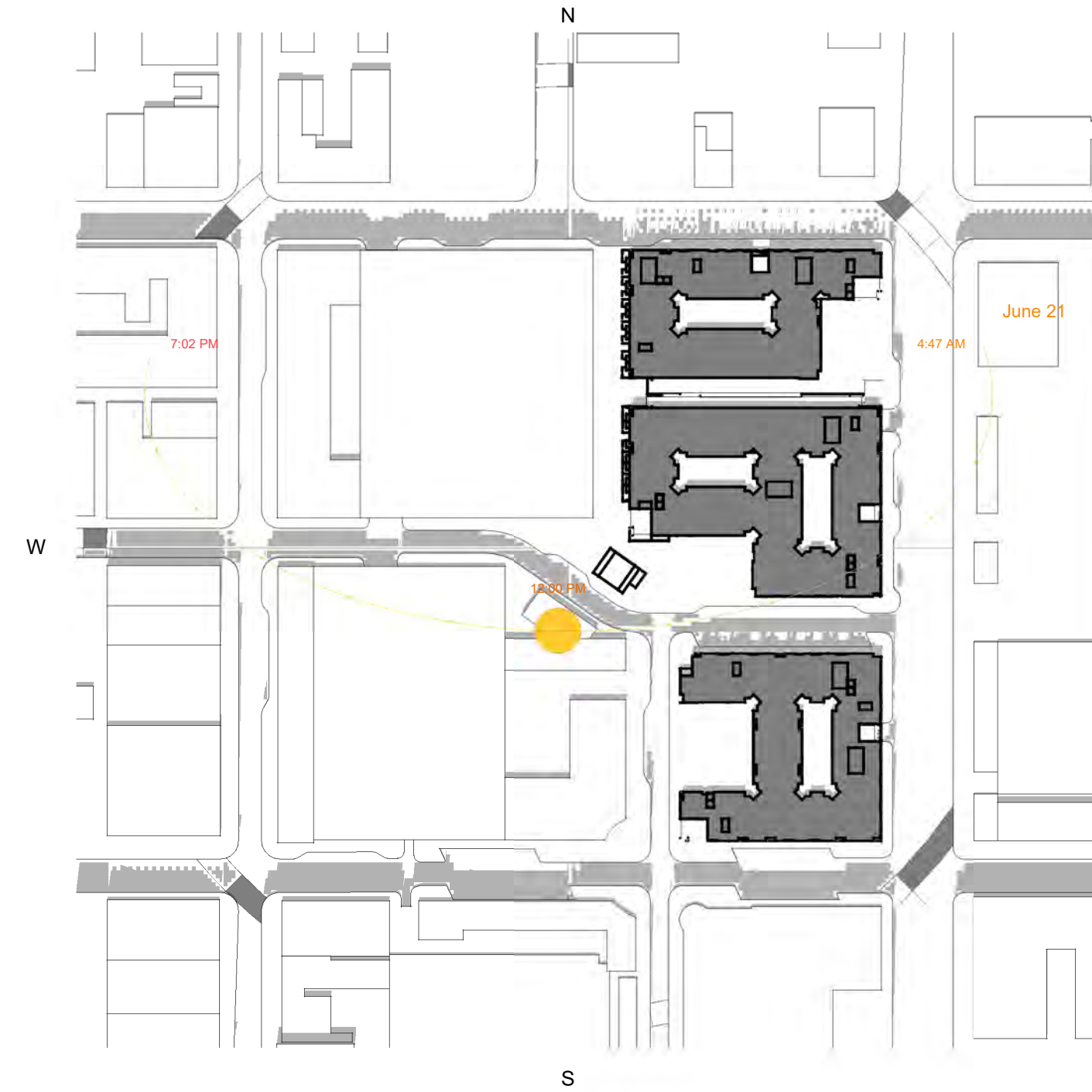
PARCEL C1
359 DWELLING UNITS/ 5 = 72 STORAGE UNITS

PARCEL C2
269 DWELLING UNITS/ 5 = 54 STORAGE UNITS

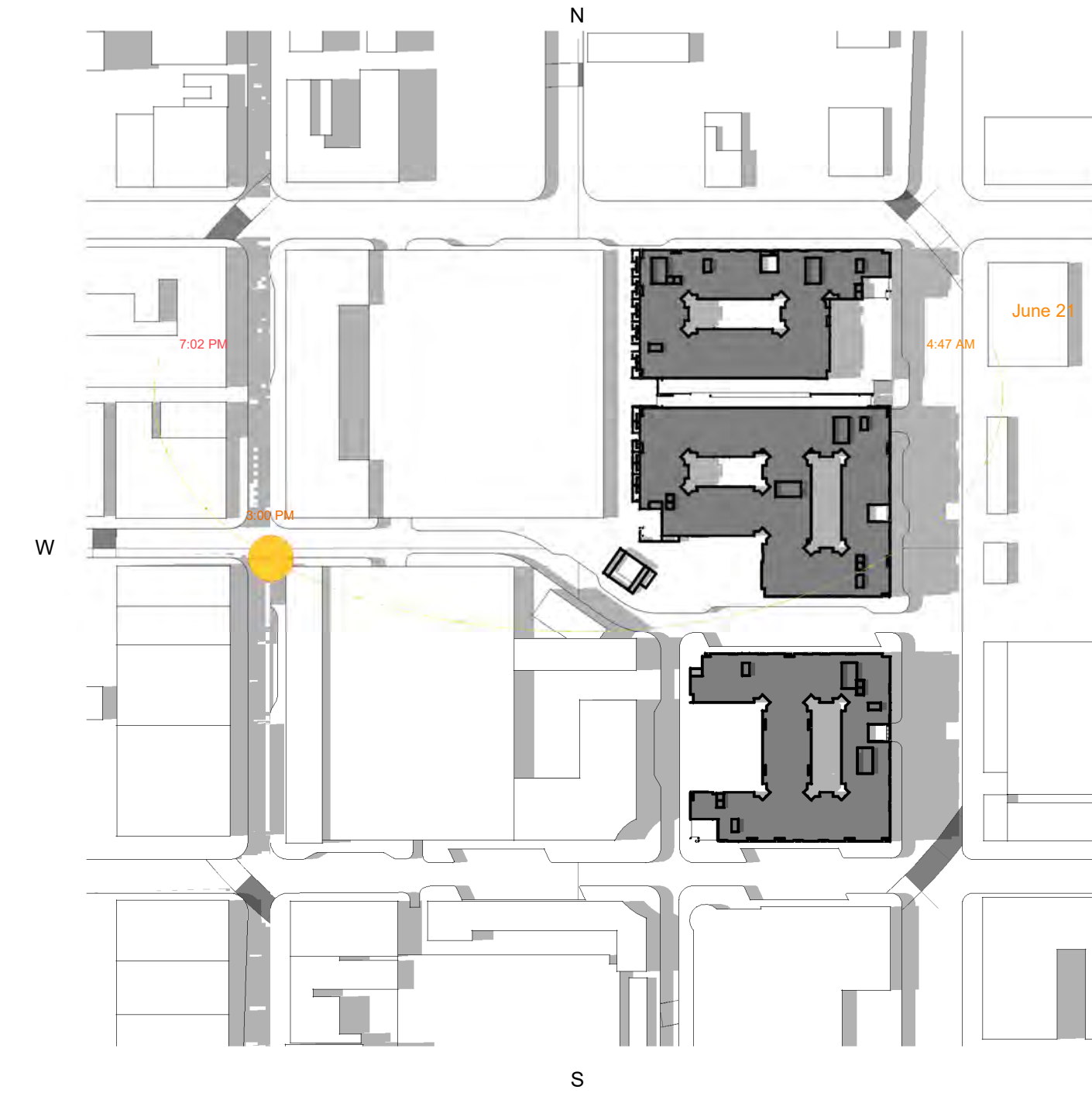




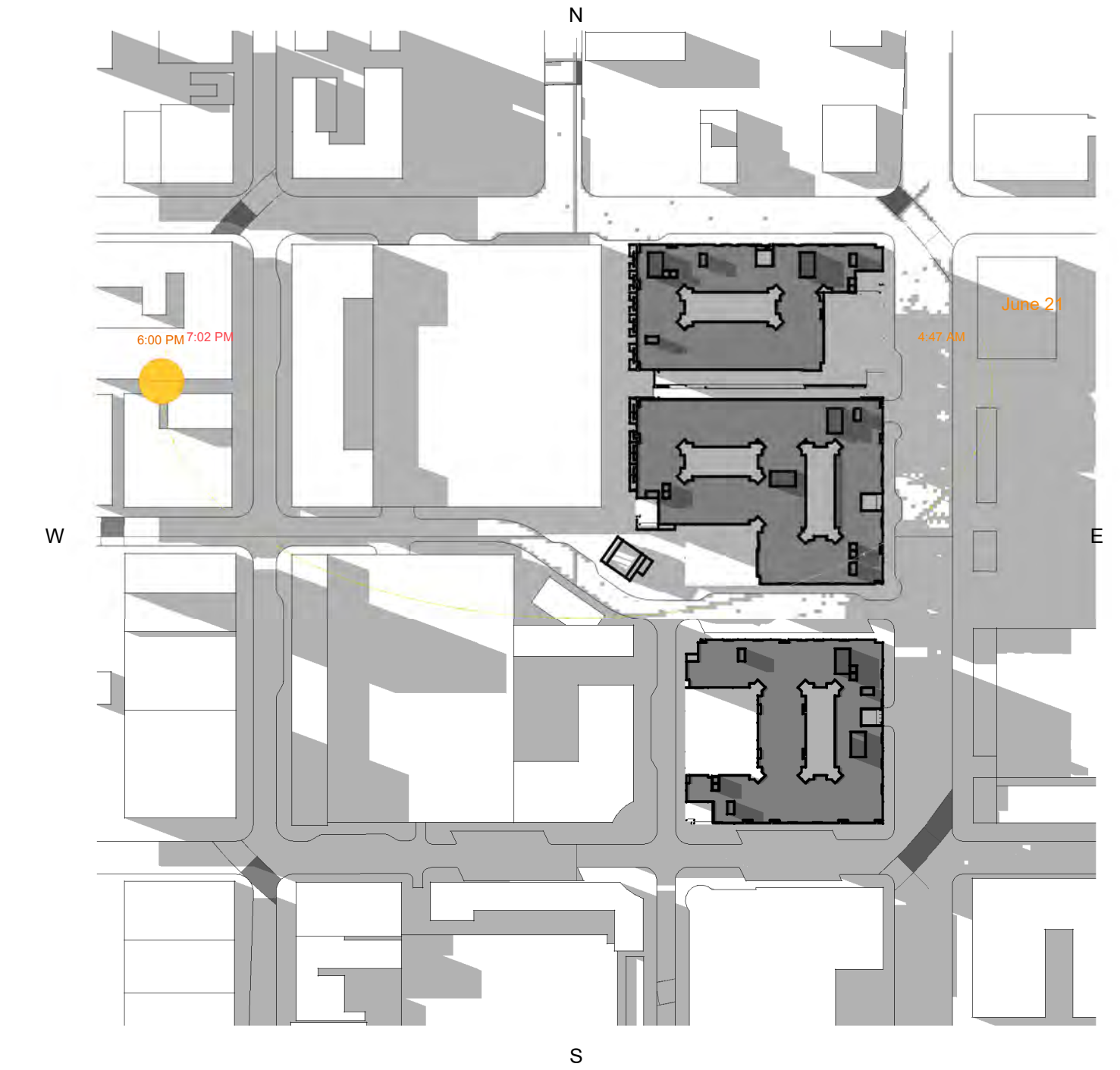
SUMMER SOLSTICE - 9 AM



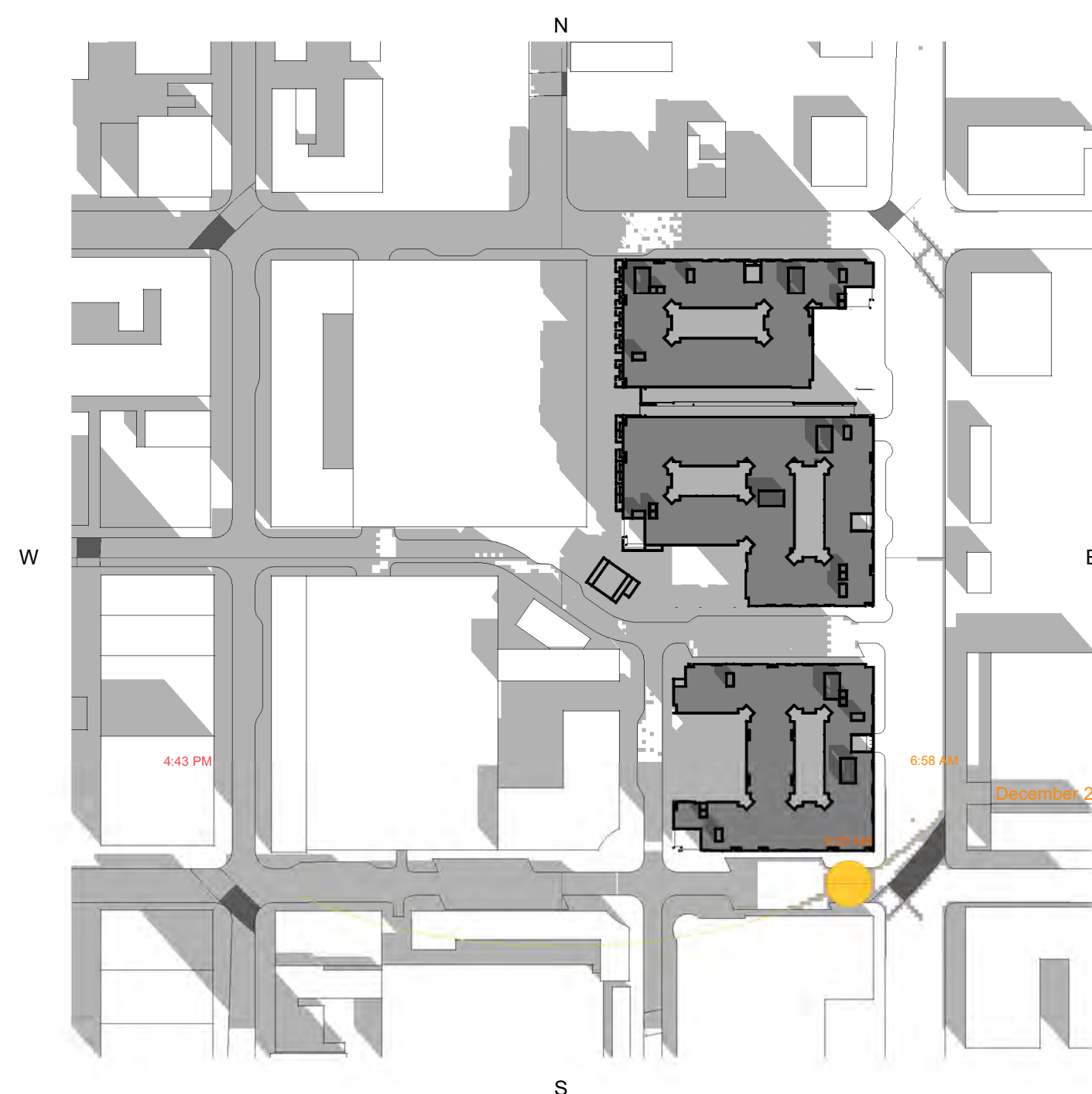
SUMMER SOLSTICE - 12 PM



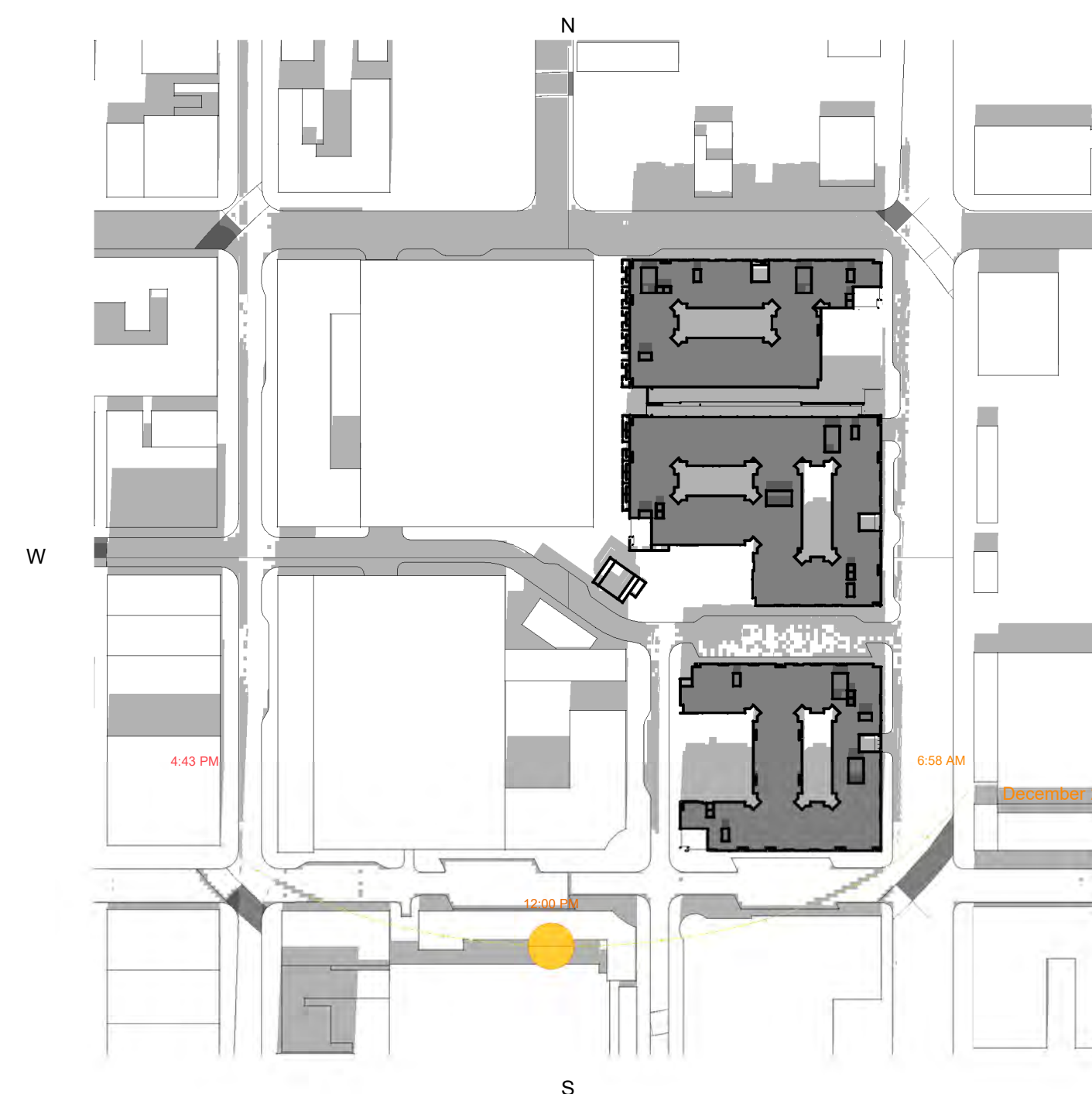
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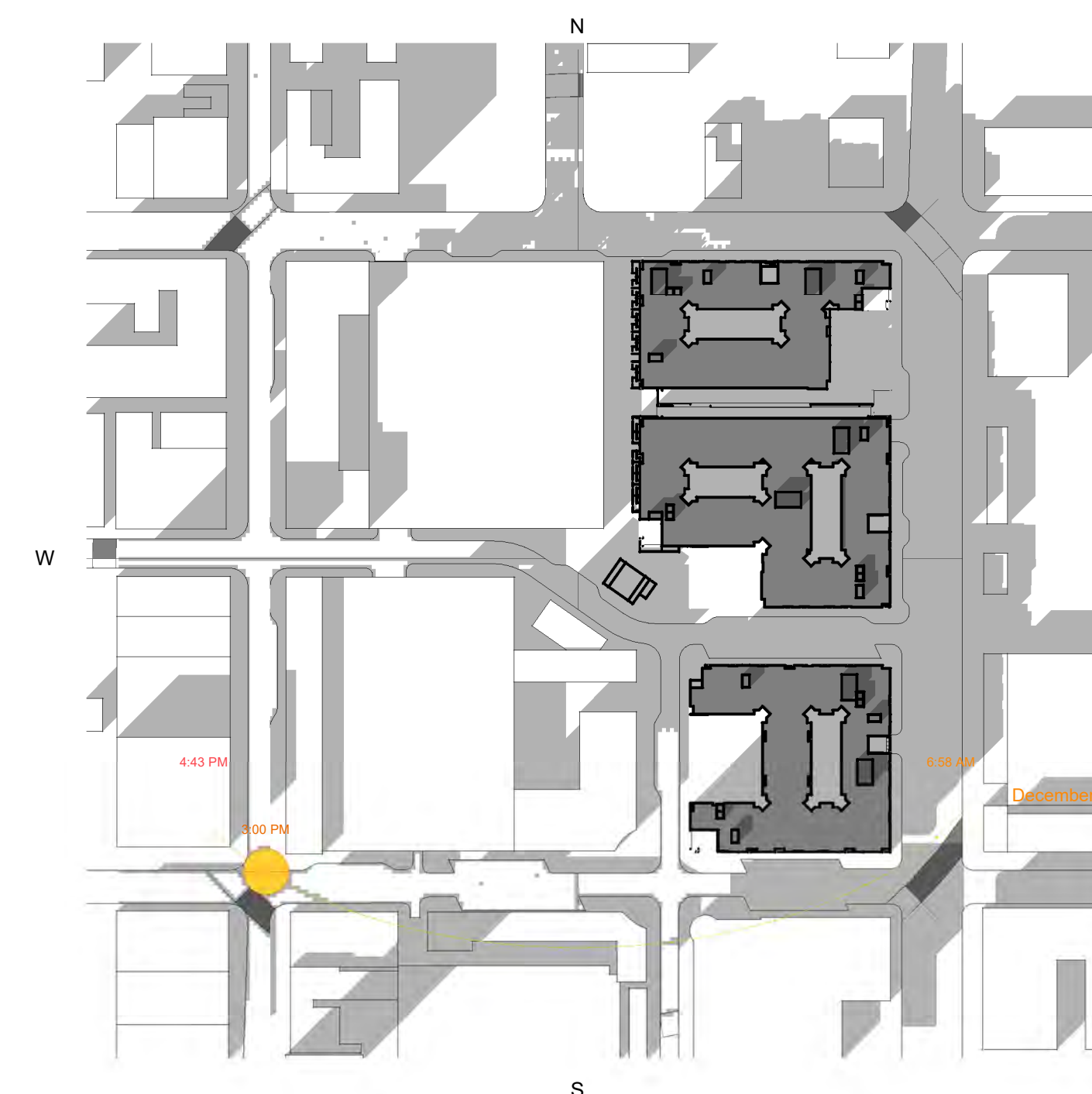
SUMMER SOLSTICE - 6 PM



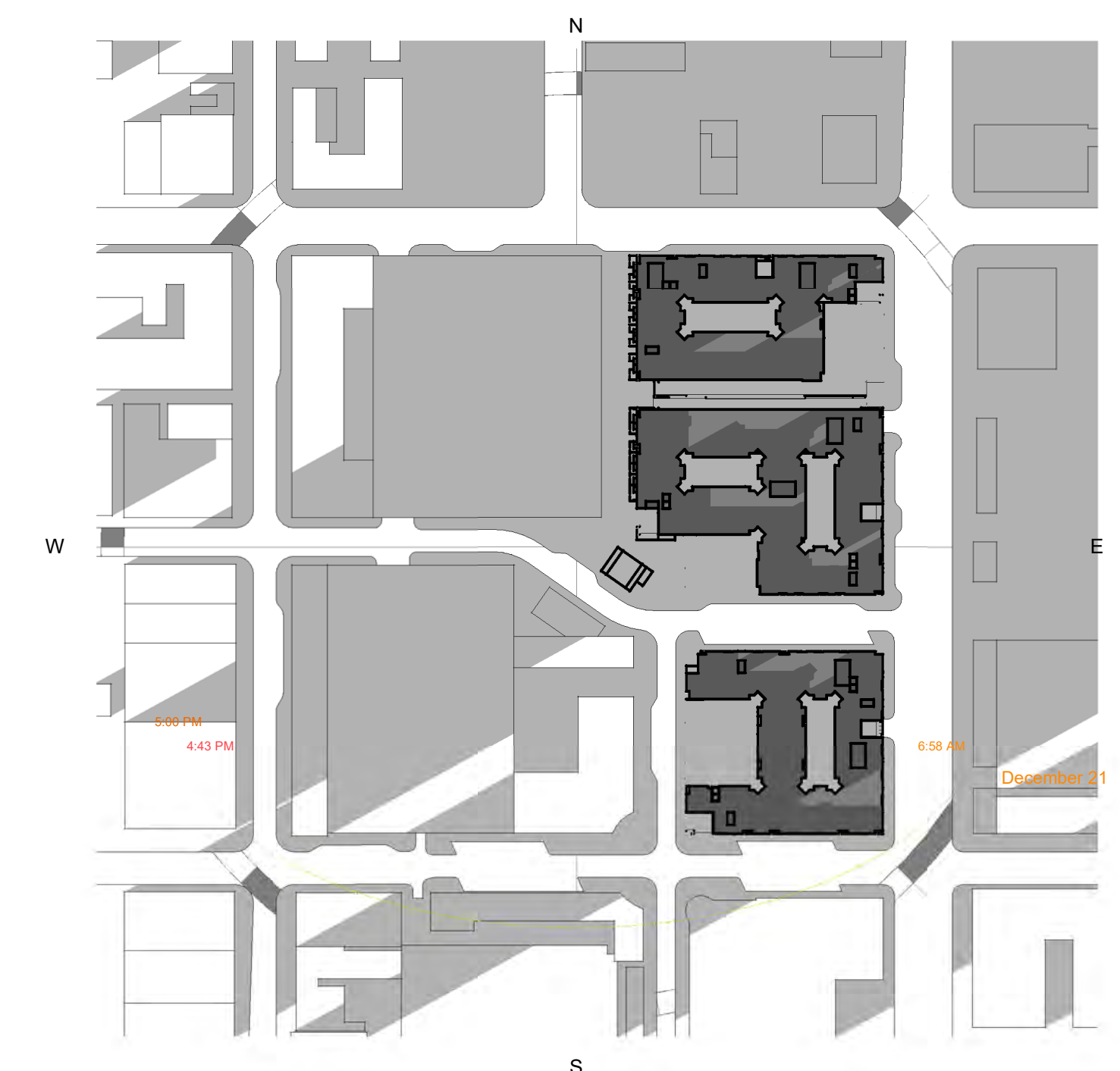
WINTER SOLSTICE - 9 AM



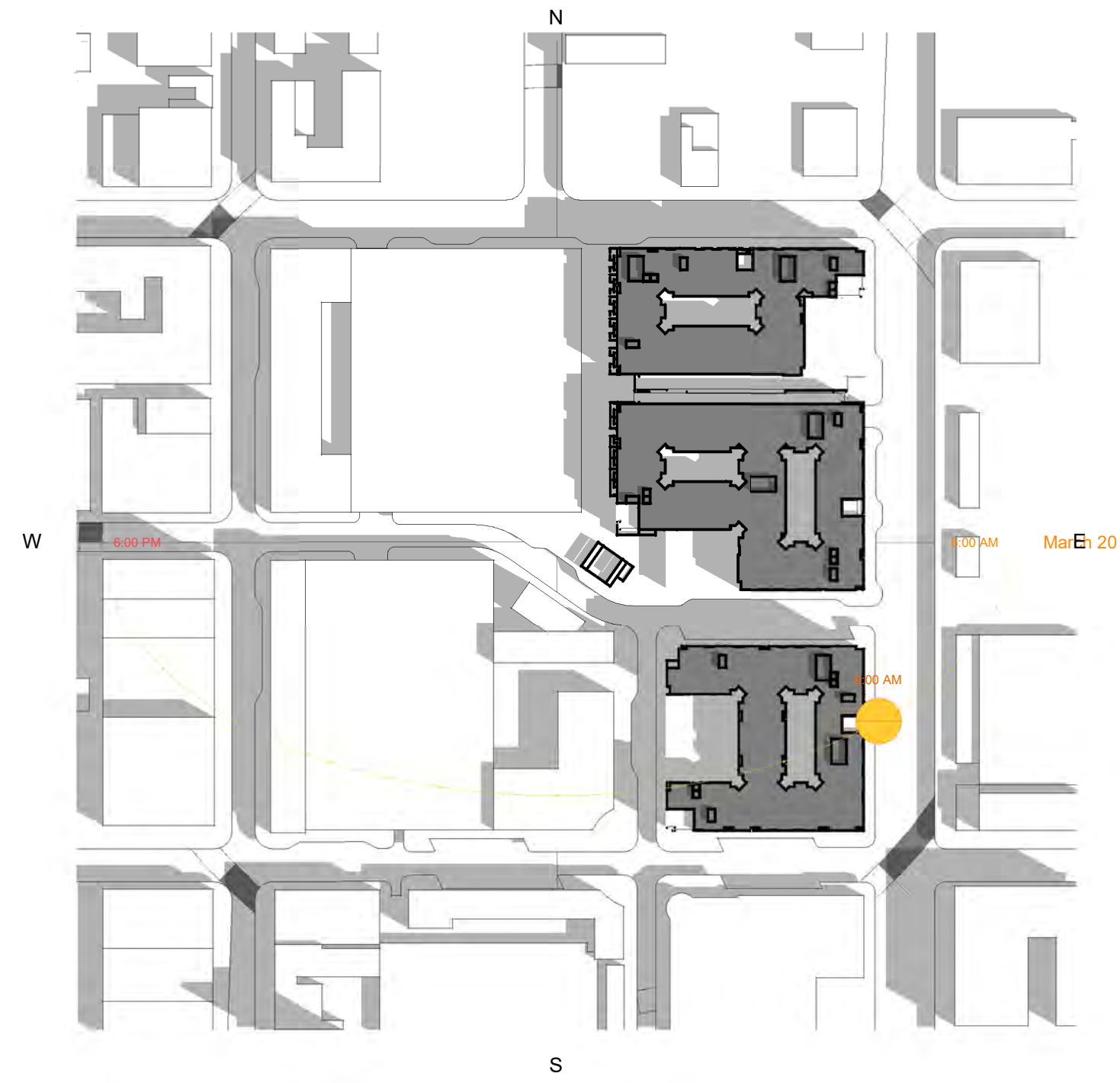
WINTER SOLSTICE - 12 PM



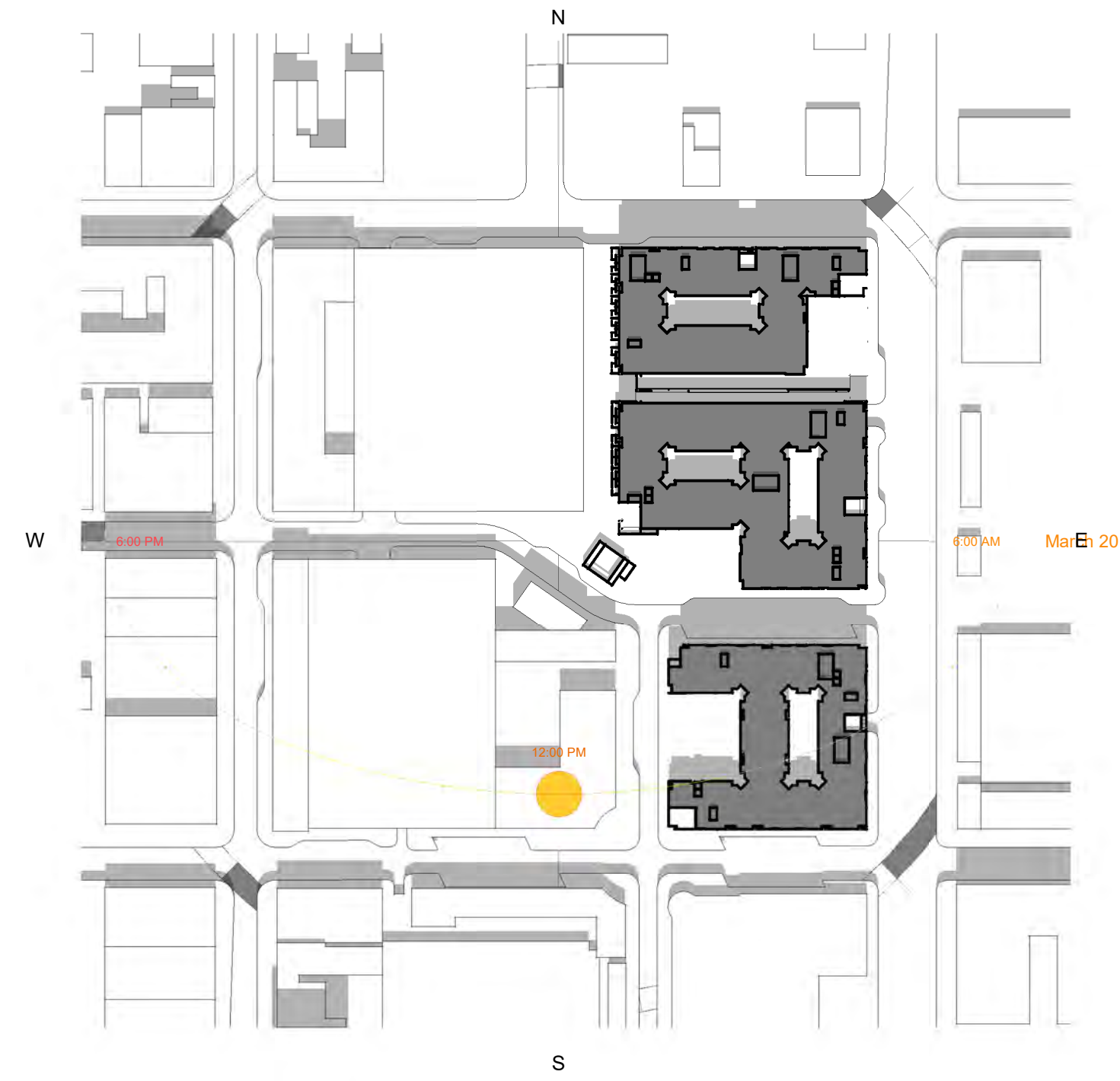
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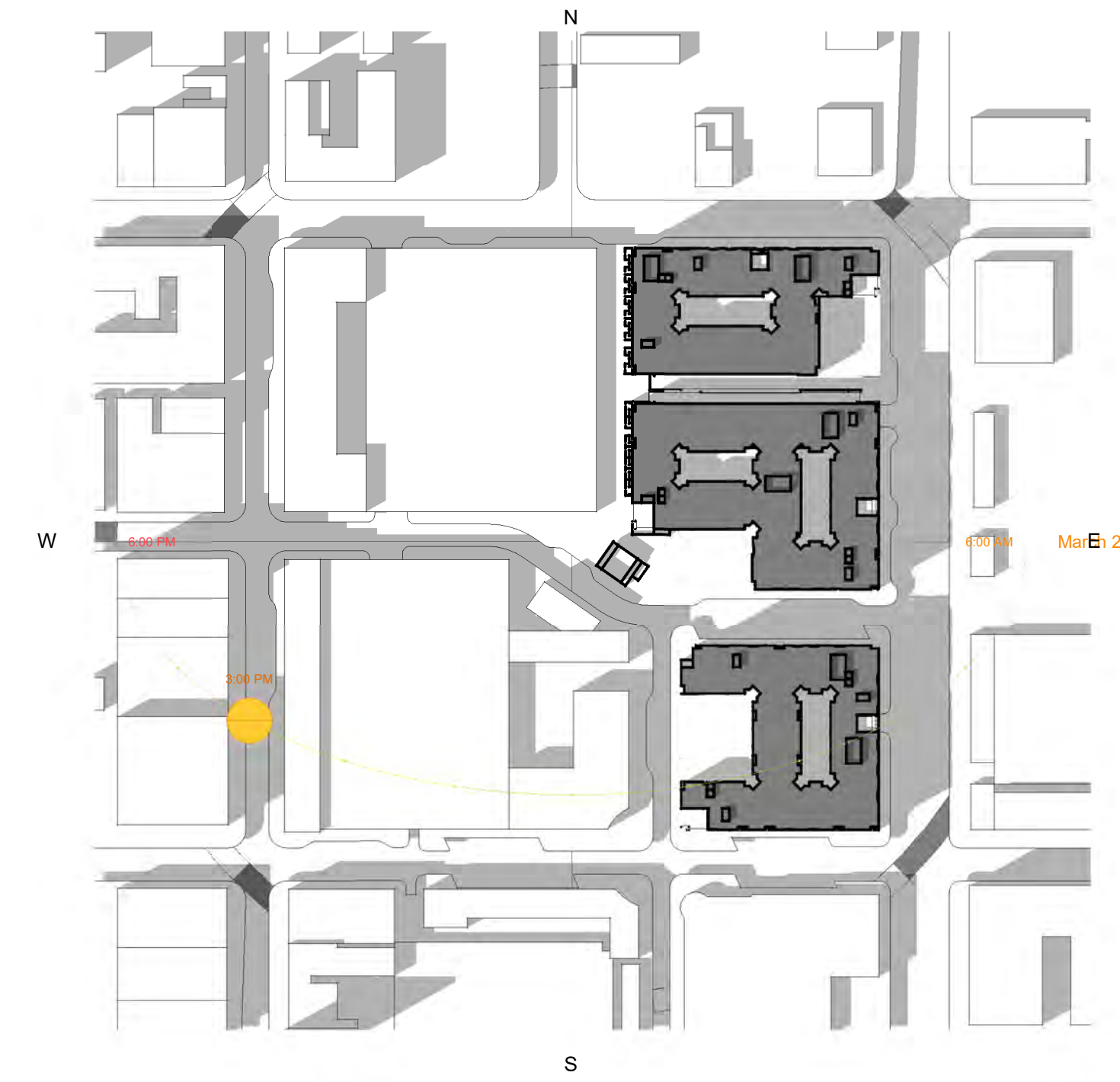
WINTER SOLSTICE - 5 PM



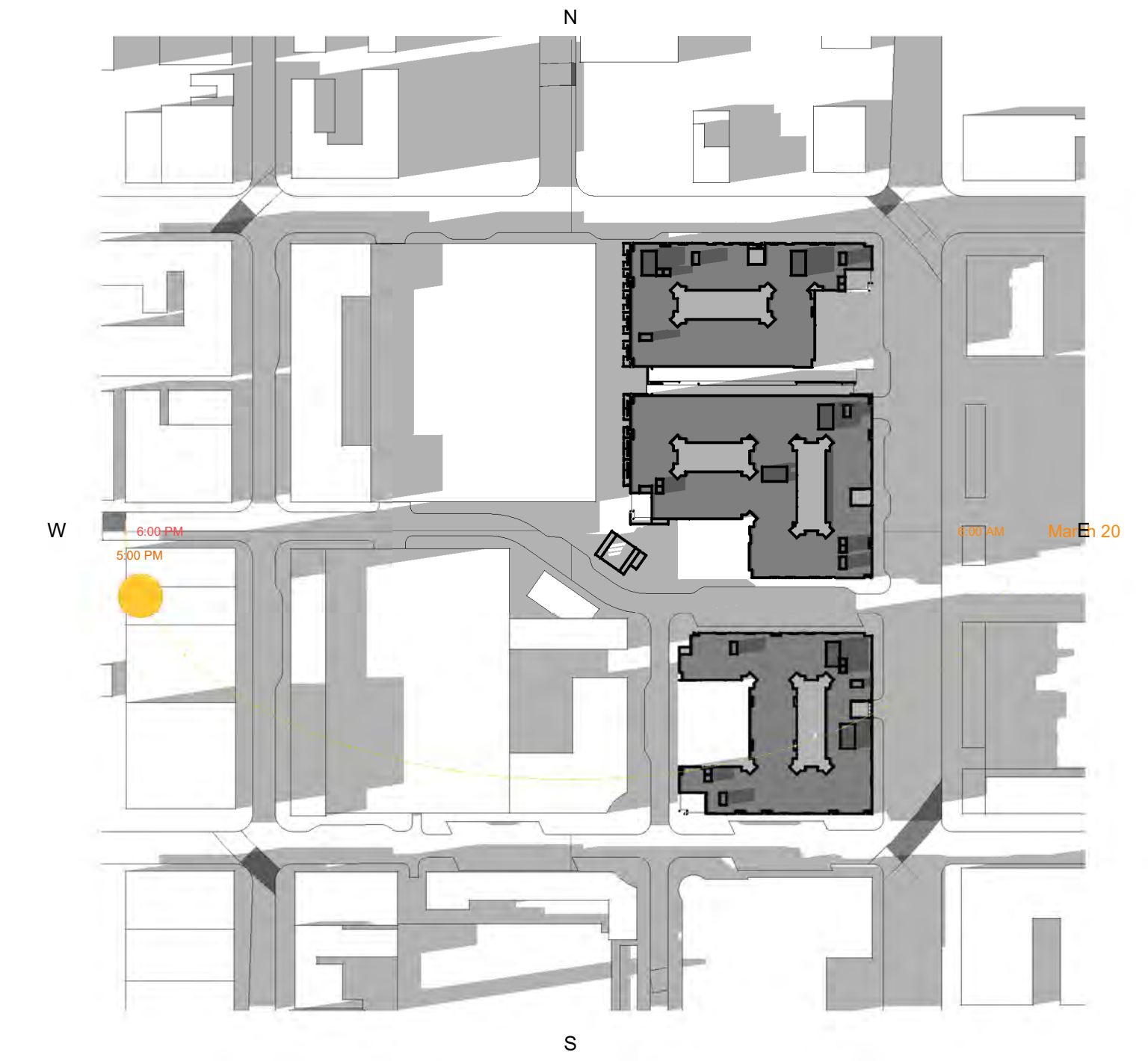
SPRING EQUINOX - 9 AM



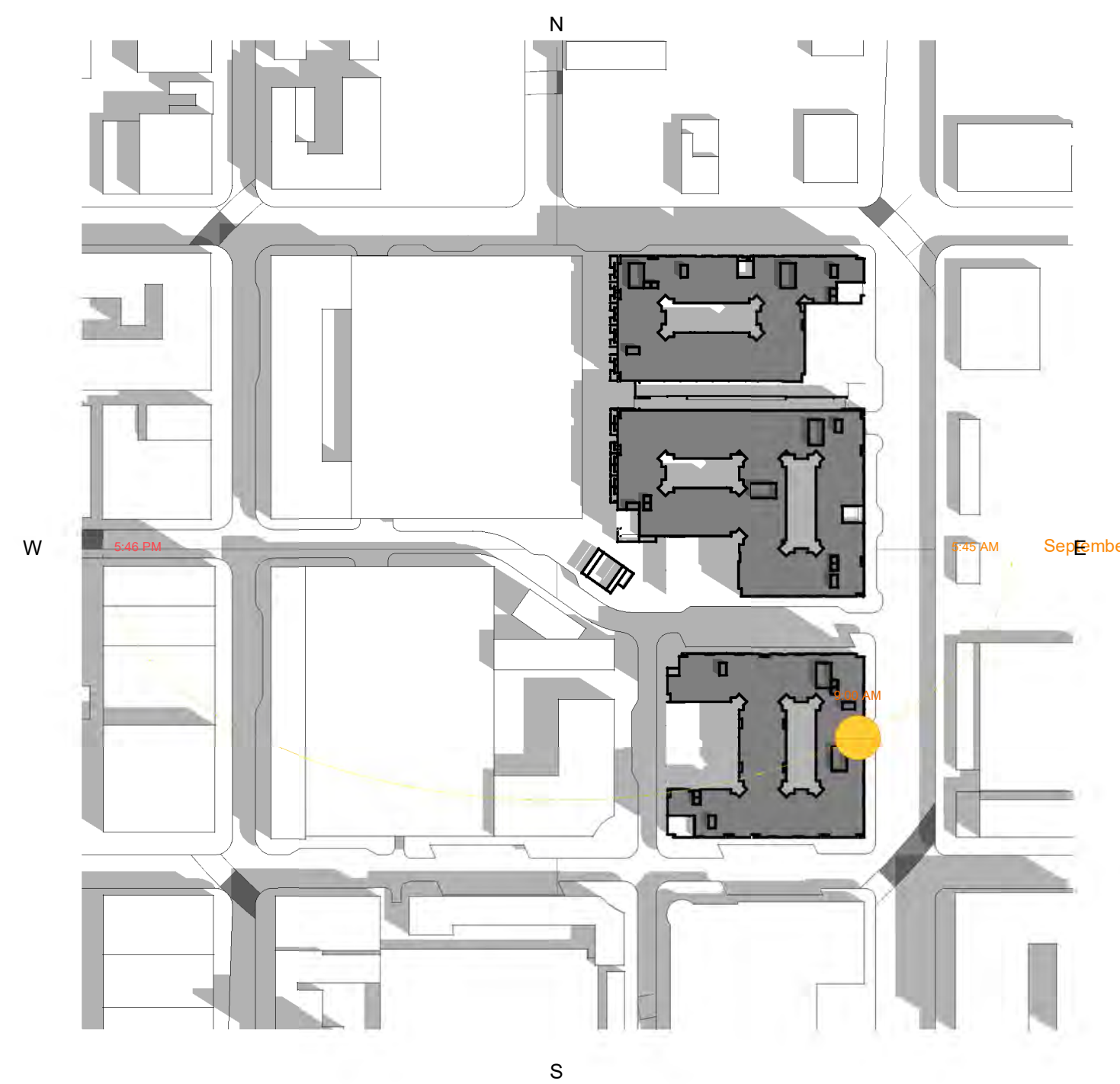
SPRING EQUINOX - 12 PM



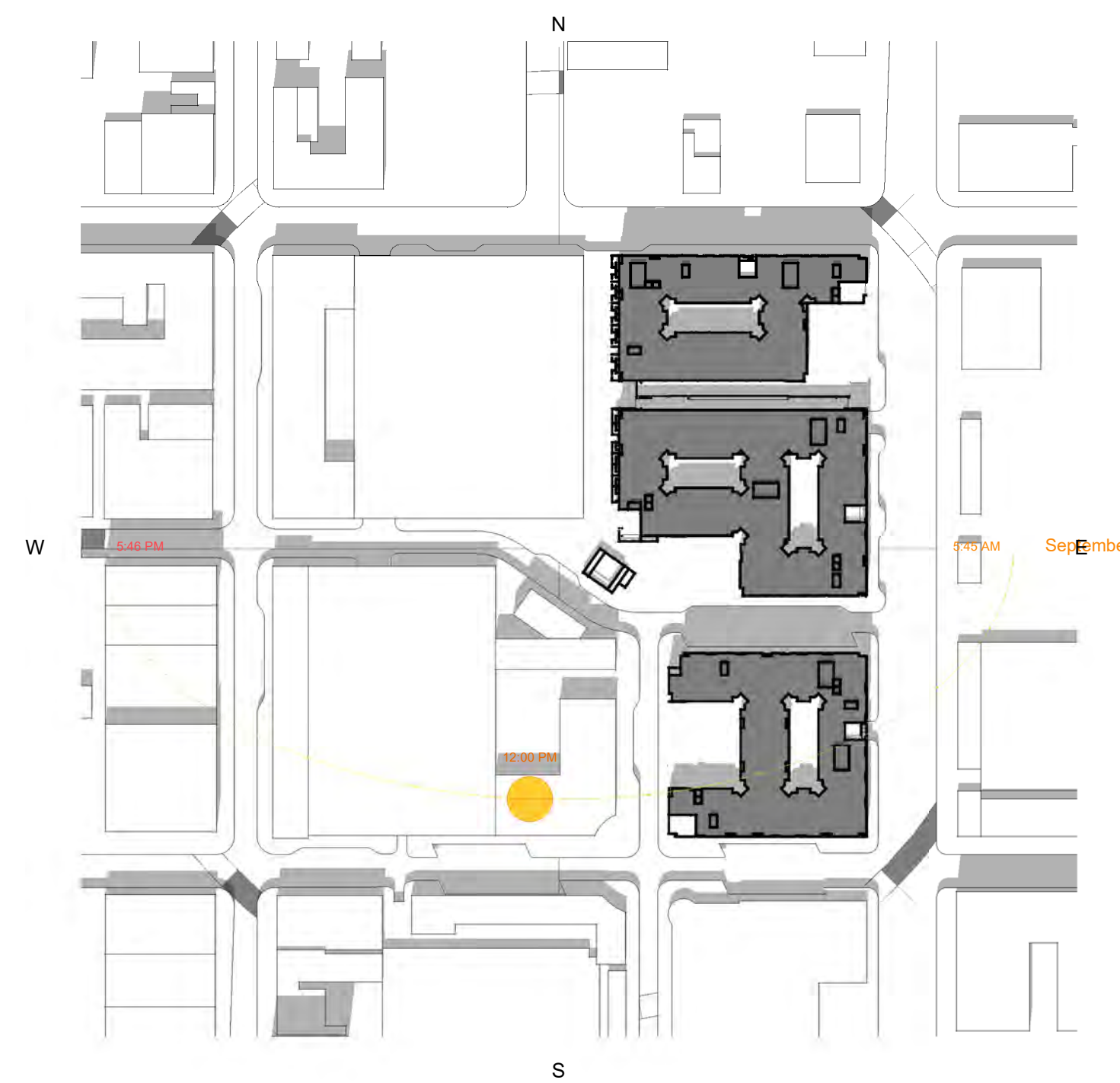
SPRING EQUINOX - 3 PM



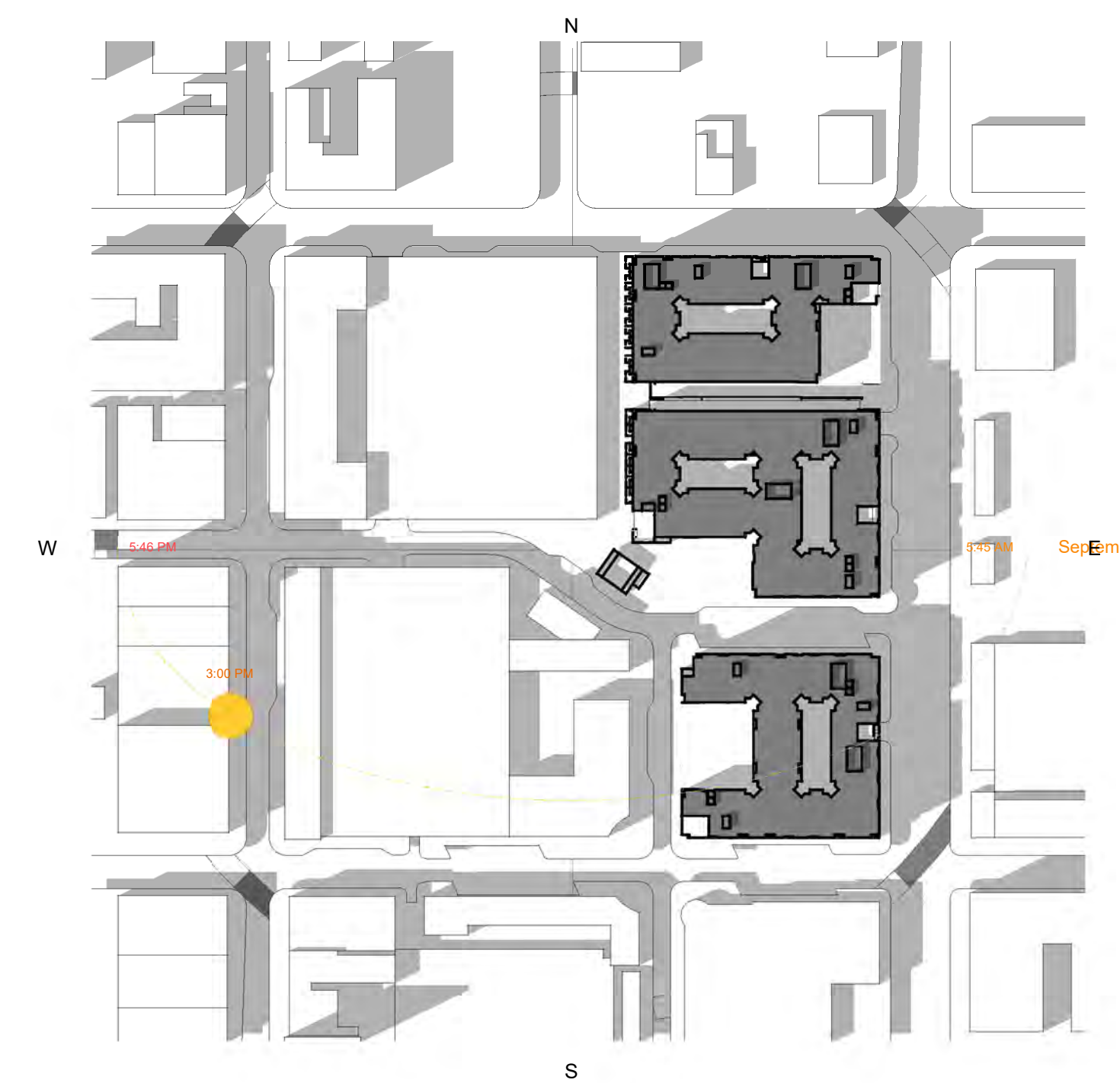
SPRING EQUINOX - 5 PM



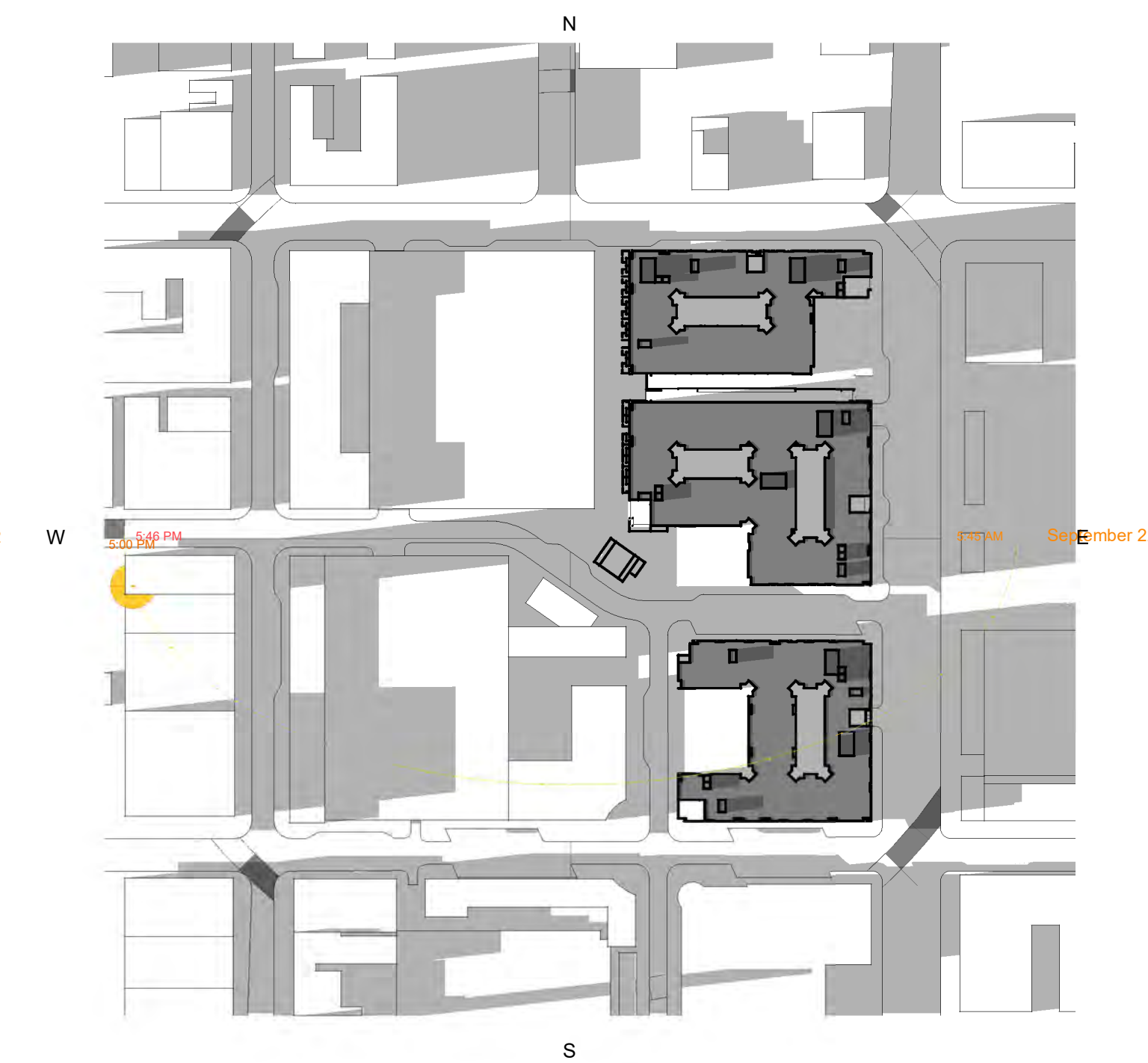
FALL EQUINOX - 9 AM



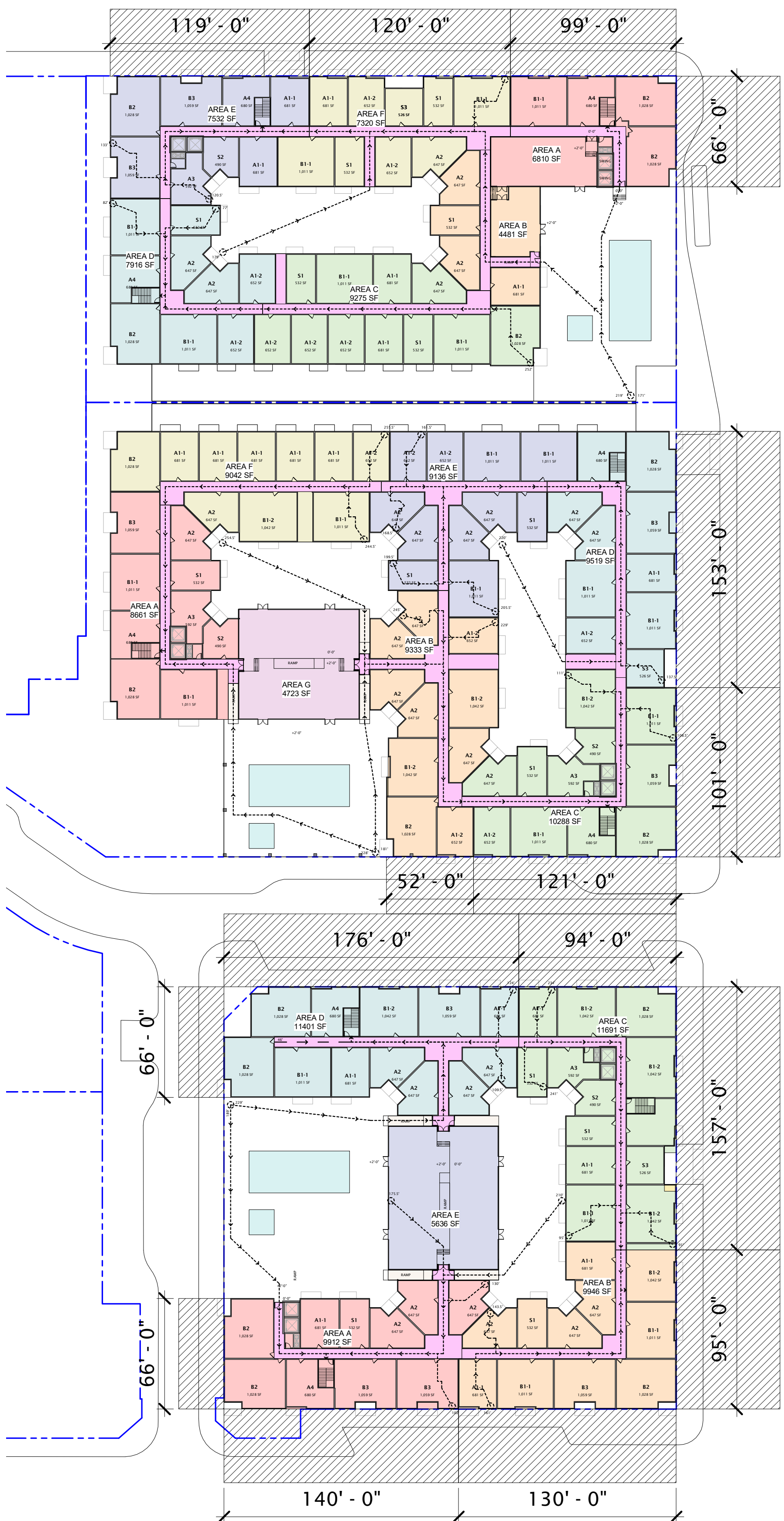
FALL EQUINOX - 12 PM



FALL EQUINOX - 3 PM



FALL EQUINOX - 5 PM



PARCEL B

AREA A:
NOTE: NO AREA INCREASE TAKEN FOR FULLY SPRINKLERED BUILDING

$I_i = [F/P - 0.25]W/30 = [206/490.5 - 0.25] 30/30 = 0.170$
LEVEL 4-7, OCCUPANCY GROUP R-2, TYPE IIIA

$A_i (R-2) = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $A_o (\text{PER STORY}) = [A_i + (NS \times I_i)] = [24000 + (24000 \times 0.170)]$
 $A_o (\text{PER STORY}) = 28080 \text{ SF}$

LEVEL 8, OCCUPANCY GROUP A-3, R-2, TYPE IIIA

$A_i (R-2) = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $A_o (\text{PER STORY}) = [A_i + (NS \times I_i)] = [24000 + (24000 \times 0.170)]$
 $A_o (\text{PER STORY}) = 28080 \text{ SF}$

$A_i (A-3) = 14000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 14000 \text{ SF (PER CBC TABLE 506.2)}$
 $A_o (\text{PER STORY}) = [A_i + (NS \times I_i)] = [14000 + (14000 \times 0.170)]$
 $A_o (\text{PER STORY}) = 16380 \text{ SF}$

AREA	A-3	R-2	TOTAL
LEVEL 4	-	9912 SF	9912 SF
LEVEL 5	-	9818 SF	9818 SF
LEVEL 6	-	9818 SF	9818 SF
LEVEL 7	-	9818 SF	9818 SF
LEVEL 8	2106 SF	7714 SF	9818 SF
TOTAL			49192 SF

CBC 508.4.2 SEPARATED OCCUPANCY ALLOWABLE BUILDING AREA NOT TO EXCEED 1.
CBC 506.2.4 SUM OF THE RATIOS FOR PORTIONS OF MIXED OCCUPANCY SHALL NOT EXCEED 2.
LEVEL 4 (9912 SF / 28080) = 0.35
LEVEL 5 (9818 SF / 28080) = 0.35
LEVEL 6 (9818 SF / 28080) = 0.35
LEVEL 7 (9818 SF / 28080) = 0.35
LEVEL 8 (2106 SF / 16380) + (7714 SF / 28080) = 0.40
TOTAL = 1.80

AREA B:
 $A_i (R-2) = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $I_i = [F/P - 0.25]W/30 = [225/483 - 0.25] 30/30 = 0.216$
 $S_a = 2$

$A_o (\text{PER STORY}) = [A_i + (NS \times I_i)] = [24000 + (24000 \times 0.216)]$
 $A_o (\text{PER STORY}) = 29184 \text{ SF}$
ACTUAL AREA PER STORY: 9946 SF

$A_o (\text{PER BUILDING}) = A_o (\text{PER STORY}) \times S_a = 29184 \times 2$
 $A_o (\text{PER BUILDING}) = 58368 \text{ SF}$
ACTUAL AREA PER BUILDING: 49730 SF

AREA C:
 $A_i (R-2) = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $I_i = [F/P - 0.25]W/30 = [251/533 - 0.25] 30/30 = 0.221$
 $S_a = 2$

$A_o (\text{PER STORY}) = [A_i + (NS \times I_i)] = [24000 + (24000 \times 0.221)]$
 $A_o (\text{PER STORY}) = 29304 \text{ SF}$
ACTUAL AREA PER STORY: 11691 SF (L8 = 11165 SF)

$A_o (\text{PER BUILDING}) = A_o (\text{PER STORY}) \times S_a = 29304 \times 2$
 $A_o (\text{PER BUILDING}) = 58608 \text{ SF}$
ACTUAL AREA PER BUILDING: 57929 SF

AREA D:
 $A_i (R-2) = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $I_i = [F/P - 0.25]W/30 = [242/543 - 0.25] 30/30 = 0.200$
 $S_a = 2$

$A_o (\text{PER STORY}) = [A_i + (NS \times I_i)] = [24000 + (24000 \times 0.200)]$
 $A_o (\text{PER STORY}) = 28800 \text{ SF}$
ACTUAL AREA PER STORY: 11308 SF (L4 = 11401 SF)

$A_o (\text{PER BUILDING}) = A_o (\text{PER STORY}) \times S_a = 28800 \times 2$
 $A_o (\text{PER BUILDING}) = 57600 \text{ SF}$
ACTUAL AREA PER BUILDING: 56633 SF

AREA E:
NOTE: NO AREA INCREASE TAKEN FOR FULLY SPRINKLERED BUILDING

LEVEL 4, OCCUPANCY GROUP A-3, TYPE IIIA
LEVEL 6-8, OCCUPANCY GROUP R-2, TYPE IIIA

$A_i (R-2) = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $A_o (\text{PER STORY}) = 24000 \text{ SF}$

$A_i (A-3) = 14000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 14000 \text{ SF (PER CBC TABLE 506.2)}$
 $A_o (\text{PER STORY}) = 14000 \text{ SF}$

AREA	A-3	R-2	TOTAL
LEVEL 4	5636 SF-		5636 SF
LEVEL 6	-	6468 SF	6468 SF
LEVEL 7	-	6468 SF	6468 SF
LEVEL 8	-	6468 SF	6468 SF
TOTAL			25040 SF

CBC 508.4.2 SEPARATED OCCUPANCY ALLOWABLE BUILDING AREA NOT TO EXCEED 1.
CBC 506.2.4 SUM OF THE RATIOS FOR PORTIONS OF MIXED OCCUPANCY SHALL NOT EXCEED 2.
LEVEL 4 (5636 SF / 14000) = 0.40
LEVEL 6 (6468 SF / 24000) = 0.27
LEVEL 7 (6468 SF / 24000) = 0.27
LEVEL 8 (6468 SF / 24000) = 0.27
TOTAL = 1.21

PARCEL C1

AREA A:
NOTE: NO AREA INCREASE TAKEN FOR FULLY SPRINKLERED BUILDING

LEVEL 4-7, OCCUPANCY GROUP R-2, TYPE IIIA
LEVEL 8, OCCUPANCY GROUP A-3, R-2, TYPE IIIA

$A_i (R-2) = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $A_o (\text{PER STORY}) = 24000 \text{ SF}$

$A_i (A-3) = 14000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 14000 \text{ SF (PER CBC TABLE 506.2)}$
 $A_o (\text{PER STORY}) = 14000 \text{ SF}$

AREA	A-3	R-2	TOTAL
LEVEL 4	-	8661 SF	8661 SF
LEVEL 5	-	8398 SF	8398 SF
LEVEL 6	-	8398 SF	8398 SF
LEVEL 7	-	8398 SF	8398 SF
LEVEL 8	2058 SF	6340 SF	8398 SF
TOTAL			42253 SF

CBC 508.4.2 SEPARATED OCCUPANCY ALLOWABLE BUILDING AREA NOT TO EXCEED 1.
CBC 506.2.4 SUM OF THE RATIOS FOR PORTIONS OF MIXED OCCUPANCY SHALL NOT EXCEED 2.
LEVEL 4 (8661 SF / 24000) = 0.36
LEVEL 5 (8398 SF / 24000) = 0.35
LEVEL 6 (8398 SF / 24000) = 0.35
LEVEL 7 (8398 SF / 24000) = 0.35
LEVEL 8 (2058 SF / 14000) + (6340 SF / 24000) = 0.41
TOTAL = 1.82

AREA B:
 $A_i (R-2) = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $S_a = 2$

$A_o (\text{PER STORY}) = 24000 \text{ SF}$
ACTUAL AREA PER STORY: 9231 SF (L4 = 9333 SF)

$A_o (\text{PER BUILDING}) = A_o (\text{PER STORY}) \times S_a = 24000 \times 2$
 $A_o (\text{PER BUILDING}) = 48000 \text{ SF}$
ACTUAL AREA PER BUILDING: 46257 SF

AREA C:
 $A_i (R-2) = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $I_i = [F/P - 0.25]W/30 = [222/503 - 0.25] 30/30 = 0.191$
 $S_a = 2$

$A_o (\text{PER STORY}) = [A_i + (NS \times I_i)] = [24000 + (24000 \times 0.191)]$
 $A_o (\text{PER STORY}) = 28584 \text{ SF}$
ACTUAL AREA PER STORY: 10288 SF

$A_o (\text{PER BUILDING}) = A_o (\text{PER STORY}) \times S_a = 28584 \times 2$
 $A_o (\text{PER BUILDING}) = 57168 \text{ SF}$
ACTUAL AREA PER BUILDING: 51440 SF

AREA D:
 $A_i (R-2) = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $I_i = [F/P - 0.25]W/30 = [153/478 - 0.25] 30/30 = 0.070$
 $S_a = 2$

$A_o (\text{PER STORY}) = [A_i + (NS \times I_i)] = [24000 + (24000 \times 0.070)]$
 $A_o (\text{PER STORY}) = 25680 \text{ SF}$
ACTUAL AREA PER STORY: 9519 SF (L8 = 8990 SF)

$A_o (\text{PER BUILDING}) = A_o (\text{PER STORY}) \times S_a = 25680 \times 2$
 $A_o (\text{PER BUILDING}) = 51360 \text{ SF}$
ACTUAL AREA PER BUILDING: 47066 SF

AREA E:
 $A_i (R-2) = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $S_a = 2$

$A_o (\text{PER STORY}) = 24000 \text{ SF}$
ACTUAL AREA PER STORY: 9136 SF

$A_o (\text{PER BUILDING}) = A_o (\text{PER STORY}) \times S_a = 24000 \times 2$
 $A_o (\text{PER BUILDING}) = 48000 \text{ SF}$
ACTUAL AREA PER BUILDING: 45680 SF

AREA F:
 $A_i (R-2) = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $S_a = 2$

$A_o (\text{PER STORY}) = 24000 \text{ SF}$
ACTUAL AREA PER STORY: 9042 SF

$A_o (\text{PER BUILDING}) = A_o (\text{PER STORY}) \times S_a = 24000 \times 2$
 $A_o (\text{PER BUILDING}) = 48000 \text{ SF}$
ACTUAL AREA PER BUILDING: 45210 SF

AREA G:
NOTE: NO AREA INCREASE TAKEN FOR FULLY SPRINKLERED BUILDING

LEVEL 4, OCCUPANCY GROUP A-3, TYPE IIIA
LEVEL 6-8, OCCUPANCY GROUP R-2, TYPE IIIA

$A_i (R-2) = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $A_o (\text{PER STORY}) = 24000 \text{ SF}$

$A_i (A-3) = 14000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 14000 \text{ SF (PER CBC TABLE 506.2)}$
 $A_o (\text{PER STORY}) = 14000 \text{ SF}$

AREA	A-3	R-2	TOTAL
LEVEL 4	4723 SF-		4723 SF
LEVEL 6	-	5546 SF	5546 SF
LEVEL 7	-	5546 SF	5546 SF
LEVEL 8	-	5546 SF	5546 SF
TOTAL			21361 SF

CBC 508.4.2 SEPARATED OCCUPANCY ALLOWABLE BUILDING AREA NOT TO EXCEED 1.
CBC 506.2.4 SUM OF THE RATIOS FOR PORTIONS OF MIXED OCCUPANCY SHALL NOT EXCEED 2.
LEVEL 4 (4723 SF / 14000) = 0.34
LEVEL 6 (5546 SF / 24000) = 0.23
LEVEL 7 (5546 SF / 24000) = 0.23
LEVEL 8 (5546 SF / 24000) = 0.23
TOTAL = 1.03

PARCEL C2

AREA A:
NOTE: NO AREA INCREASE TAKEN FOR FULLY SPRINKLERED BUILDING

$I_i = [F/P - 0.25]W/30 = [165/354 - 0.25] 30/30 = 0.216$
LEVEL 4, OCCUPANCY GROUP A-3, R-2, TYPE IIIA

$A_i (R-2) = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $A_o (\text{PER STORY}) = 24000 \text{ SF}$

$A_i (A-3) = 14000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 14000 \text{ SF (PER CBC TABLE 506.2)}$
 $A_o (\text{PER STORY}) = 17024 \text{ SF}$

LEVEL 5-7, OCCUPANCY GROUP R-2, TYPE IIIA
 $A_i (R-2) = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 24000 \text{ SF (PER CBC TABLE 506.2)}$

$A_o (\text{PER STORY}) = [A_i + (NS \times I_i)] = [24000 + (24000 \times 0.216)]$
 $A_o (\text{PER STORY}) = 29184 \text{ SF}$

$A_o (\text{PER STORY}) = [A_i + (NS \times I_i)] = [14000 + (14000 \times 0.216)]$
 $A_o (\text{PER STORY}) = 17024 \text{ SF}$

$A_i (A-3) = 14000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 14000 \text{ SF (PER CBC TABLE 506.2)}$
 $A_o (\text{PER STORY}) = [A_i + (NS \times I_i)] = [14000 + (14000 \times 0.216)]$
 $A_o (\text{PER STORY}) = 17024 \text{ SF}$

AREA	A-3	R-2	TOTAL
LEVEL 4	1909 SF	4901 SF	6810 SF
LEVEL 5	-	4890 SF	4890 SF
LEVEL 6	-	6230 SF	6230 SF
LEVEL 7	-	6230 SF	6230 SF
LEVEL 8	2076 SF	4154 SF	6230 SF
TOTAL			30390 SF

CBC 508.4.2 SEPARATED OCCUPANCY ALLOWABLE BUILDING AREA NOT TO EXCEED 1.
CBC 506.2.4 SUM OF THE RATIOS FOR PORTIONS OF MIXED OCCUPANCY SHALL NOT EXCEED 2.
LEVEL 4 (1909 SF / 17024) + (4901 SF / 29184) = 0.28
LEVEL 5 (4890 SF / 29184) = 0.17
LEVEL 6 (6230 SF / 29184) = 0.21
LEVEL 7 (6230 SF / 29184) = 0.21
LEVEL 8 (2076 SF / 17024) + (4154 SF / 29184) = 0.26
TOTAL = 1.13

AREA B:
NOTE: NO AREA INCREASE TAKEN FOR FULLY SPRINKLERED BUILDING

LEVEL 4, OCCUPANCY GROUP A-3, R-2, TYPE IIIA
LEVEL 5-8, OCCUPANCY GROUP R-2, TYPE IIIA

$A_i (R-2) = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $A_o (\text{PER STORY}) = 24000 \text{ SF}$

$A_i (A-3) = 14000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 14000 \text{ SF (PER CBC TABLE 506.2)}$
 $A_o (\text{PER STORY}) = 14000 \text{ SF}$

AREA	A-3	R-2	TOTAL
LEVEL 4	1260 SF	3221 SF	4481 SF
LEVEL 5	-	3034 SF	3034 SF
LEVEL 6	-	4746 SF	4746 SF
LEVEL 7	-	4746 SF	4746 SF
LEVEL 8	-	4746 SF	4746 SF
TOTAL			21753 SF

CBC 508.4.2 SEPARATED OCCUPANCY ALLOWABLE BUILDING AREA NOT TO EXCEED 1.
CBC 506.2.4 SUM OF THE RATIOS FOR PORTIONS OF MIXED OCCUPANCY SHALL NOT EXCEED 2.
LEVEL 4 (1260 SF / 14000) + (3221 SF / 24000) = 0.22
LEVEL 5 (3034 SF / 24000) = 0.13
LEVEL 6 (4746 SF / 24000) = 0.20
LEVEL 7 (4746 SF / 24000) = 0.20
LEVEL 8 (4746 SF / 24000) = 0.20
TOTAL = 0.95

AREA C:
 $A_i (R-2) = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $S_a = 2$

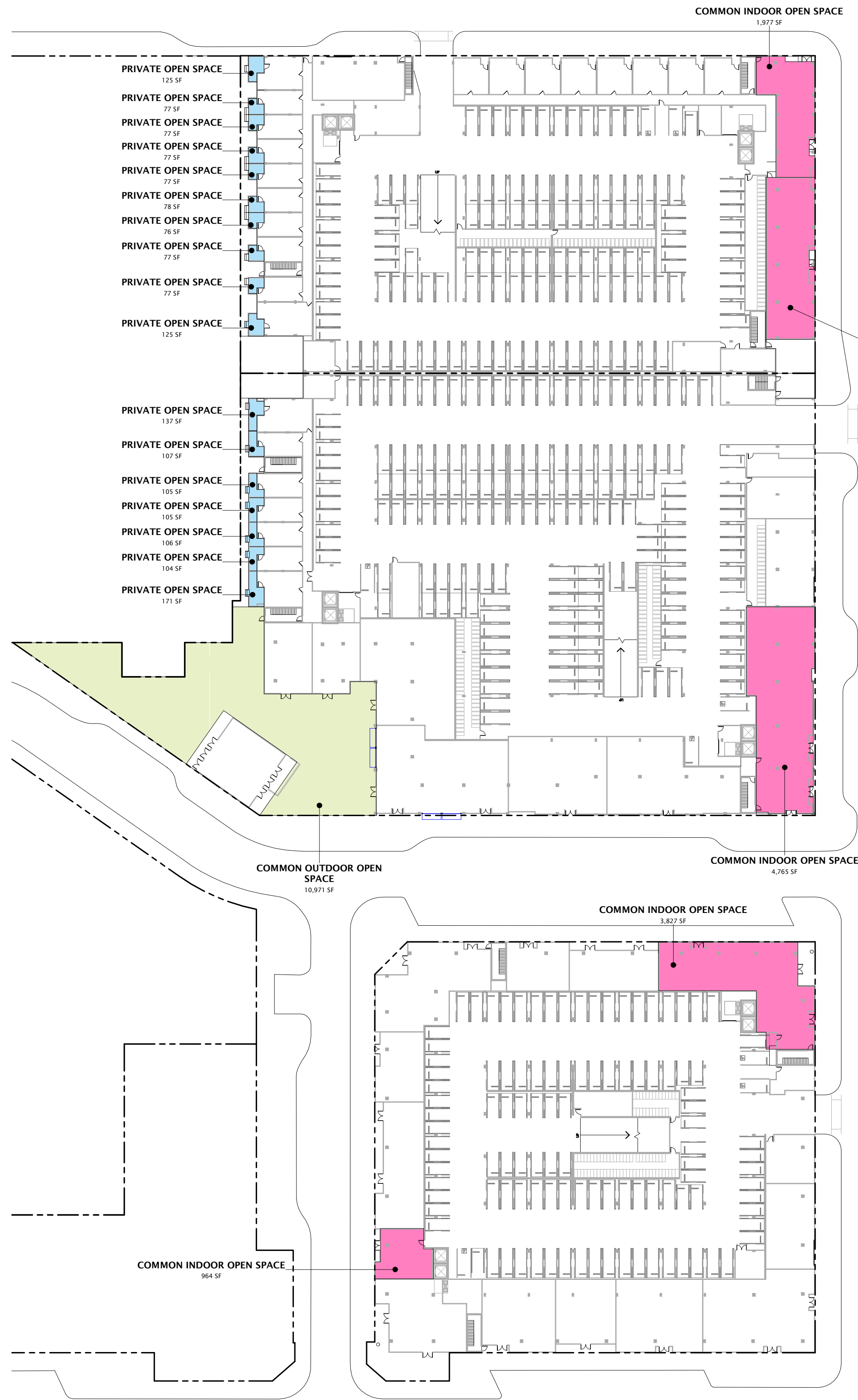
$A_o (\text{PER STORY}) = 24000 \text{ SF}$
ACTUAL AREA PER STORY: 9275 SF

$A_o (\text{PER BUILDING}) = A_o (\text{PER STORY}) \times S_a = 24000 \times 2$
 $A_o (\text{PER BUILDING}) = 48000 \text{ SF}$
ACTUAL AREA PER BUILDING: 46375 SF

AREA D:
 $A_i (R-2) = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $NS = 24000 \text{ SF (PER CBC TABLE 506.2)}$
 $S_a = 2$

$A_o (\text{PER STORY}) = 24000 \text{ SF}$
ACTUAL AREA PER STORY: 7916 SF

$A_o (\text{PER BUILDING}) = A_o (\text{PER STORY}) \times S_a = 24000 \times 2$
 $A_o (\text{PER BUILDING}) = 48000 \text{ SF}$
ACTUAL AREA PER BUILDING: 39580 SF



LEVEL 1

C2 - LEVEL 1 - COMMON INDOOR OPEN SPACE

Name	Area
C2 AMENITY	2,950 SF
C2 LOBBY	1,977 SF
	4,927 SF

C2 - LEVEL 1 - PRIVATE OPEN SPACE

Name	#	Area
C2 A6-TH	8	617 SF
C2 B8-TH	2	251 SF
	10	867 SF

C1 - LEVEL 1 - COMMON INDOOR OPEN SPACE

Name	Area
C1 LOBBY	4,765 SF
	4,765 SF

C1 - LEVEL 1 - COMMON OUTDOOR OPEN SPACE

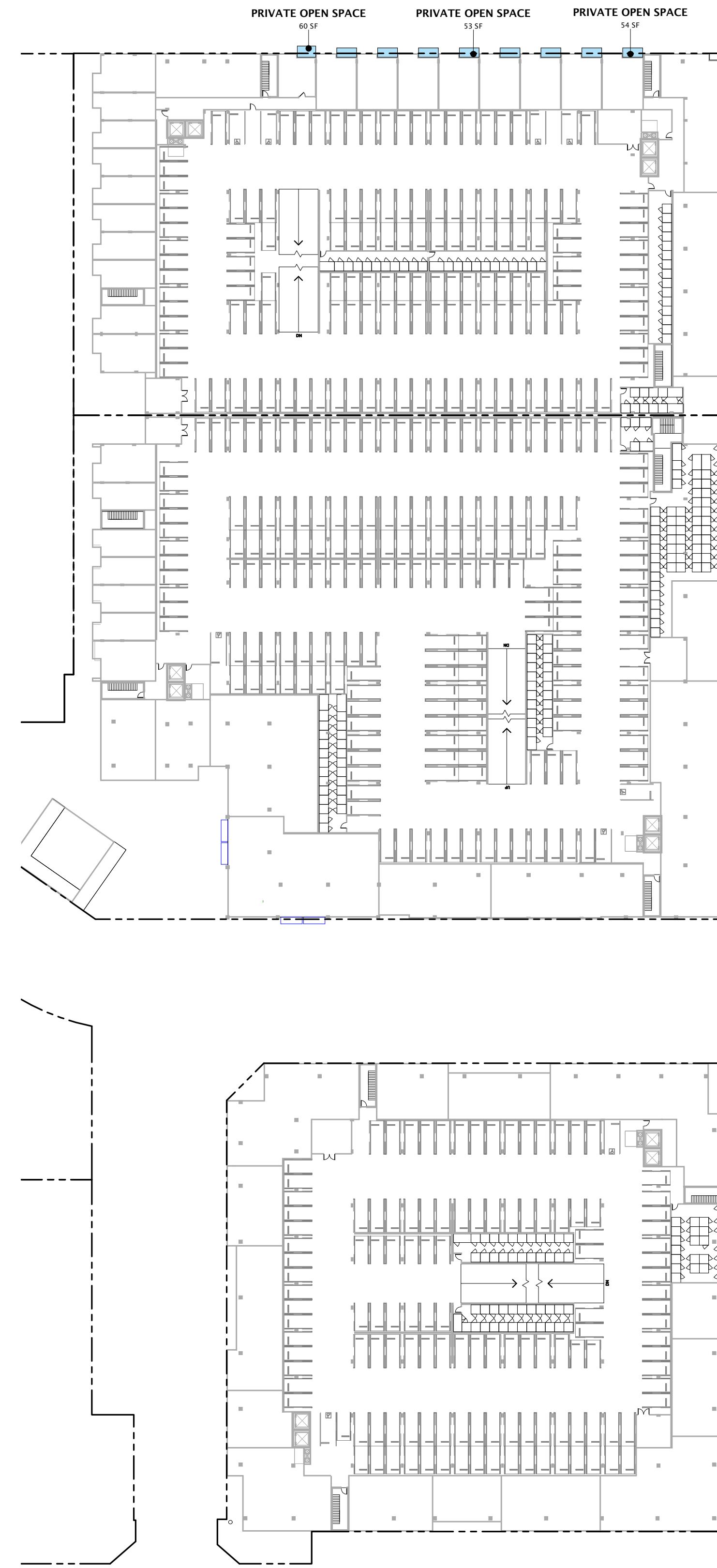
Name	Area
C1 PLAZA	10,971 SF
	10,971 SF

C1 - LEVEL 1 - PRIVATE OPEN SPACE

Name	#	Area
C1 A6-TH	5	527 SF
C1 B7-TH	1	171 SF
C1 B8-TH	1	137 SF
	7	835 SF

B - LEVEL 1 - COMMON INDOOR OPEN SPACE

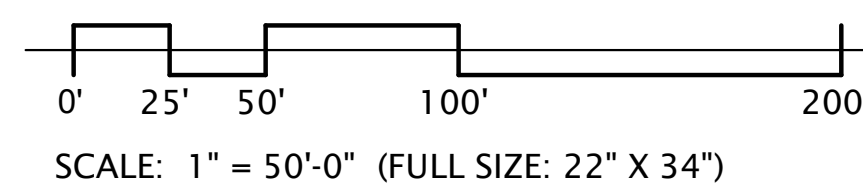
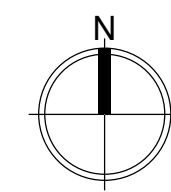
Name	Area
B AMENITY	6,674 SF
B LOBBY	4,790 SF
	11,464 SF

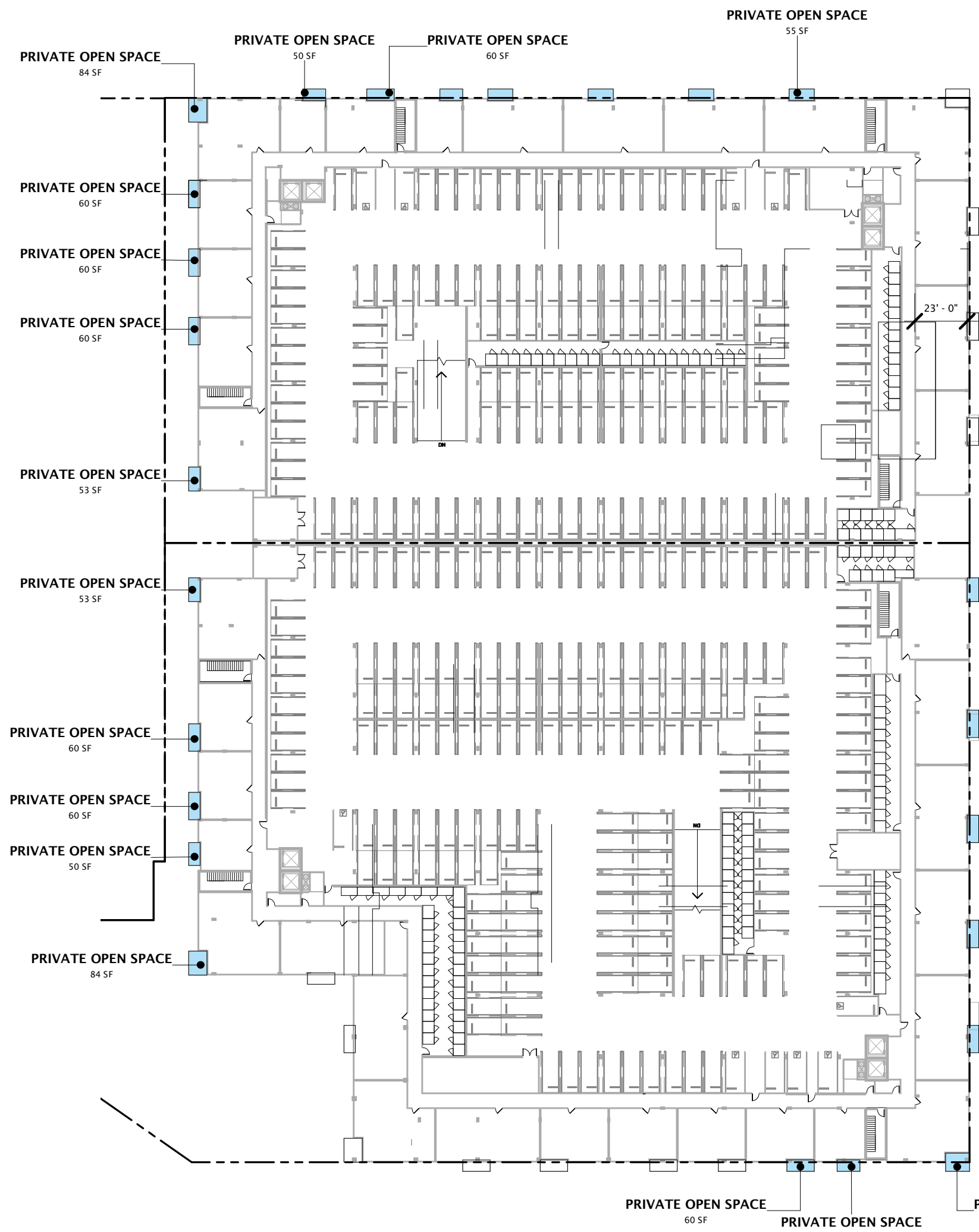


LEVEL 2

C2 - LEVEL 2 - PRIVATE OPEN SPACE

NAME	#	Area
C2 B7-TH	8	427 SF
C2 S4	1	60 SF
	9	487 SF



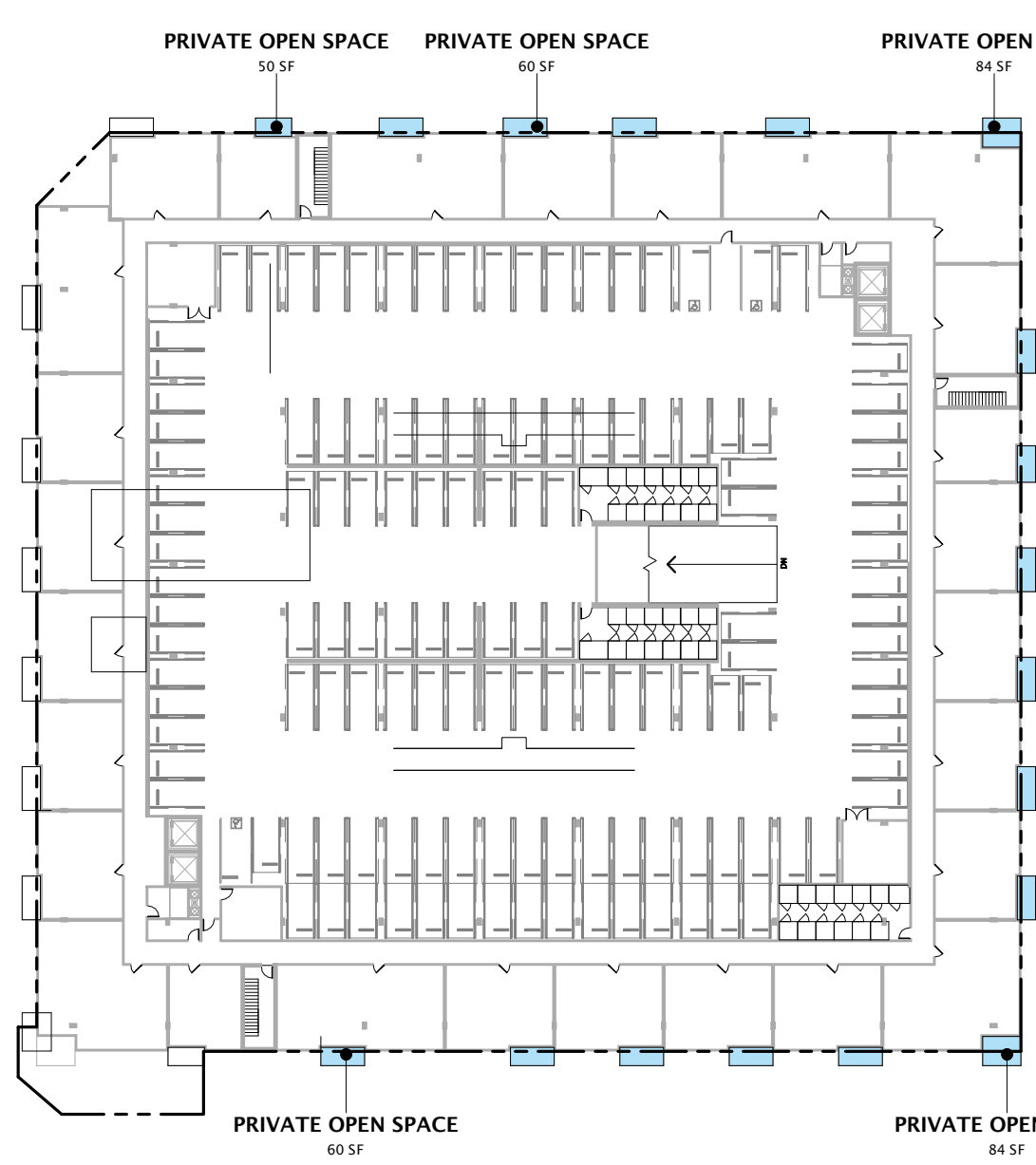


C2 - LEVEL 3 - PRIVATE OPEN SPACE

Name	#	Area
C2 A5-1	4	240 SF
C2 B4-1	4	220 SF
C2 B5	1	84 SF
C2 B6	1	53 SF
C2 S4	2	100 SF
	12	697 SF

C1 - LEVEL 3 - PRIVATE OPEN SPACE

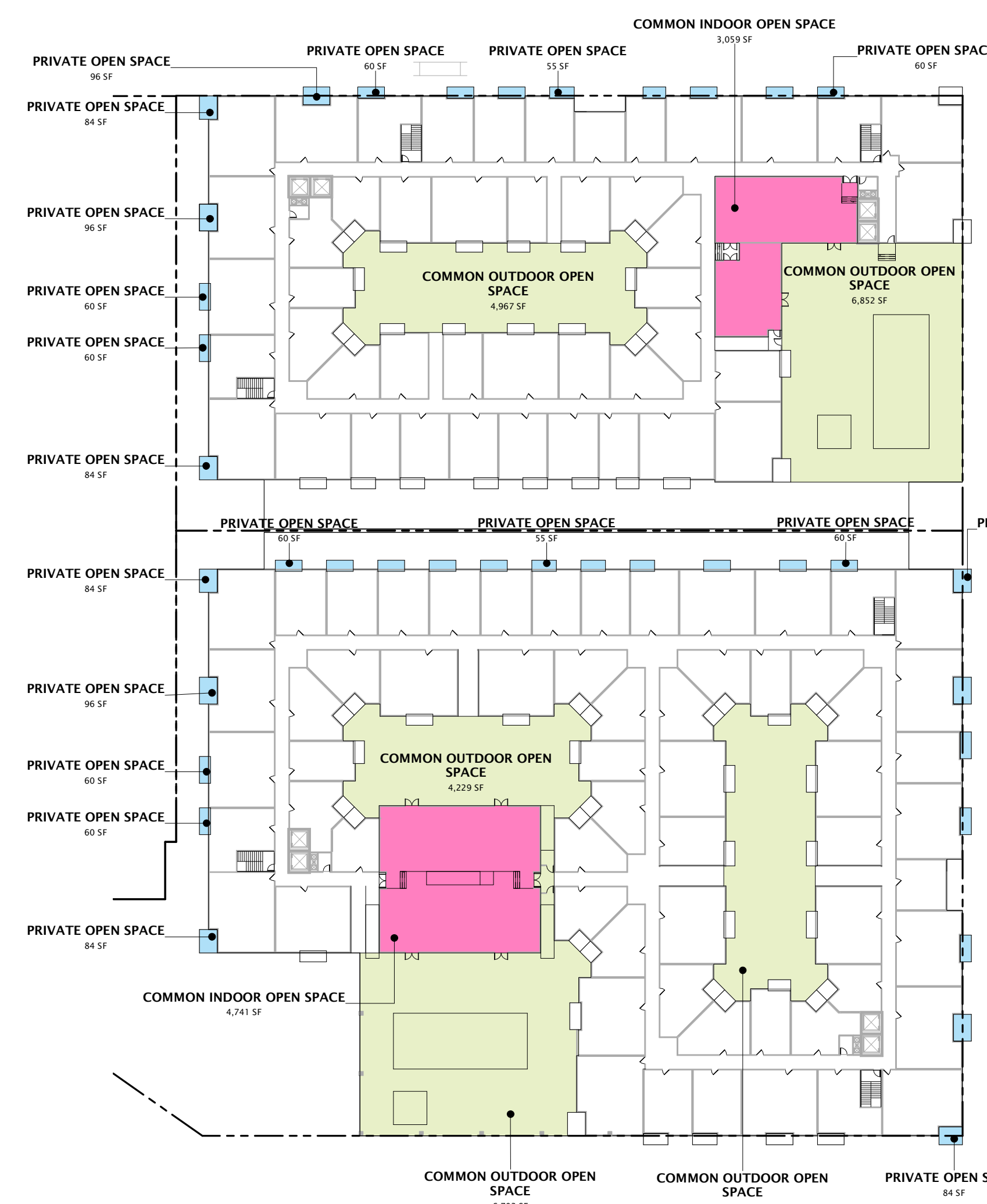
Name	#	Area
C1 A5-1	3	180 SF
C1 B4-2	4	240 SF
C1 B5	2	168 SF
C1 B6	2	105 SF
C1 S4	2	100 SF
	13	793 SF



B - LEVEL 3 - PRIVATE OPEN SPACE

Name	#	Area
B A5-1	11	660 SF
B B4-2	3	180 SF
B B5	2	168 SF
B S4	2	100 SF
	18	1,108 SF

LEVEL 3



C2 - LEVEL 4 - COMMON INDOOR OPEN SPACE

Name	Area
C2 AMENITY	3,059 SF
	3,059 SF

C2 - LEVEL 4 - COMMON OUTDOOR OPEN SPACE

Name	Area
C2 PODIUM DECK	13,544 SF
	13,544 SF

C2 - LEVEL 4 - PRIVATE OPEN SPACE

Name	#	Area
C2 A1-1	2	120 SF
C2 A1-2	1	55 SF
C2 A4	3	180 SF
C2 B1-1	3	180 SF
C2 B2	2	168 SF
C2 B3	2	192 SF
C2 S1	1	51 SF
	14	946 SF

C1 - LEVEL 4 - COMMON INDOOR OPEN SPACE

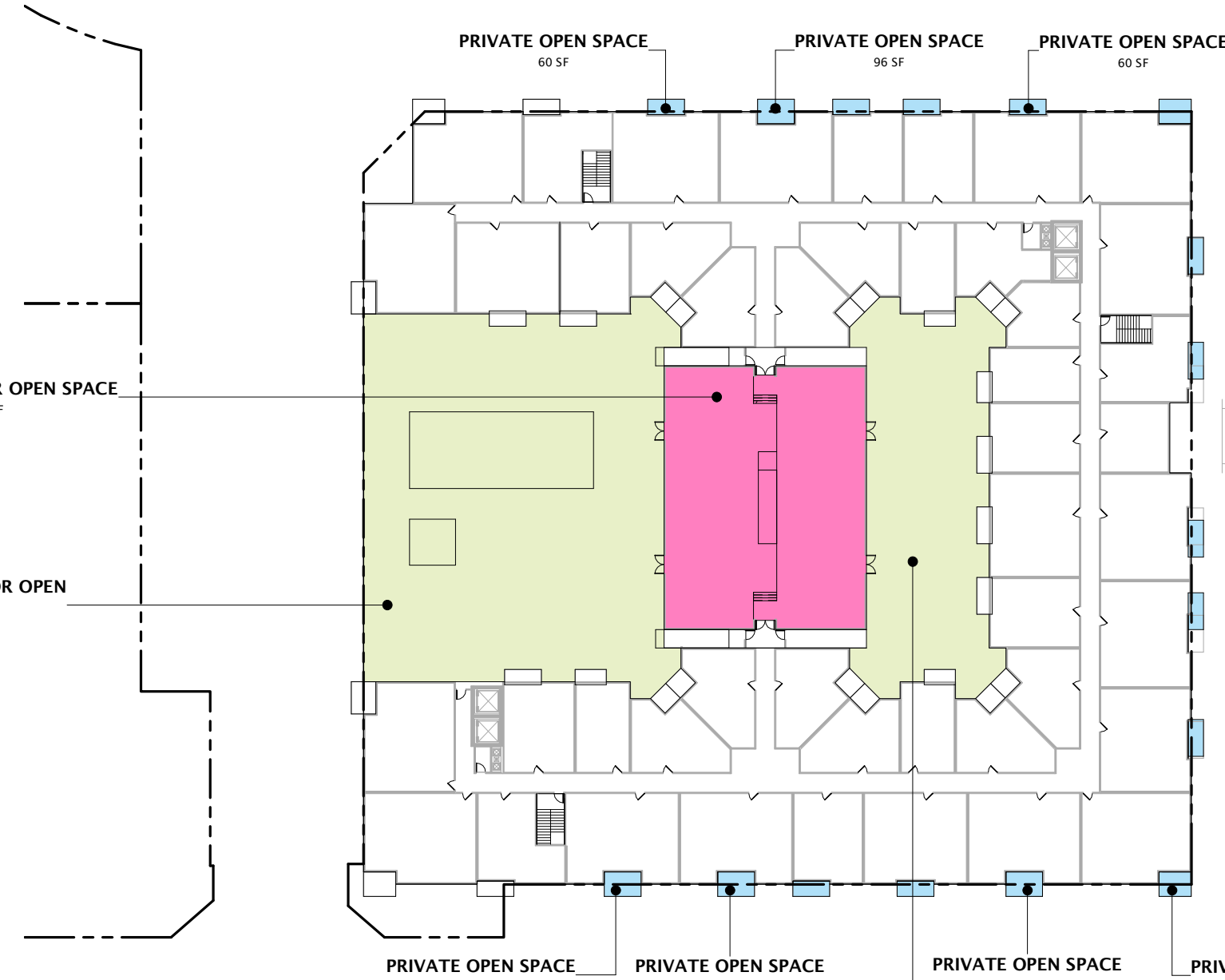
Name	Area
C1 AMENITY	4,741 SF
	4,741 SF

C1 - LEVEL 4 - COMMON OUTDOOR OPEN SPACE

Name	Area
C1 PODIUM DECK	17,595 SF
	17,595 SF

C1 - LEVEL 4 - PRIVATE OPEN SPACE

Name	#	Area
C1 A1-1	6	360 SF
C1 A1-2	3	165 SF
C1 A4	2	120 SF
C1 B1-1	5	300 SF
C1 B2	4	336 SF
C1 B3	3	288 SF
	23	1,569 SF



B - LEVEL 4 - COMMON INDOOR OPEN SPACE

Name	Area
B AMENITY	5,636 SF
	5,636 SF

B - LEVEL 4 - COMMON OUTDOOR OPEN SPACE

Name	Area
B PODIUM DECK	16,723 SF
	16,723 SF

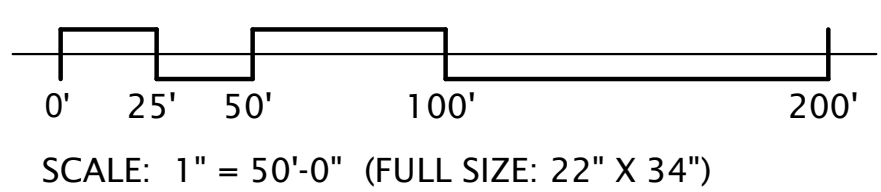
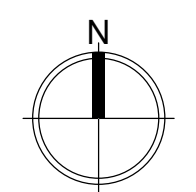
B - LEVEL 4 - PRIVATE OPEN SPACE

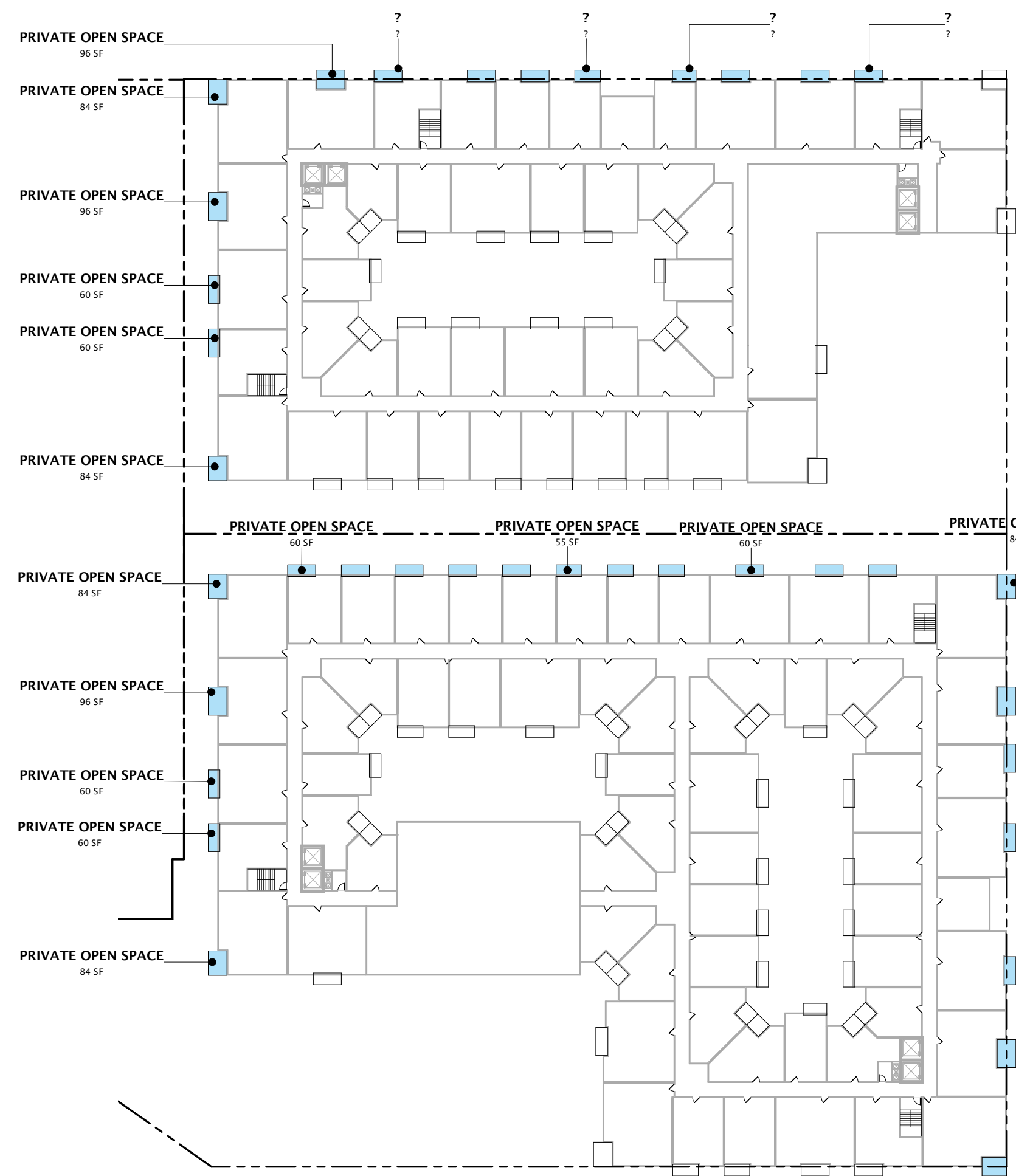
Name	#	Area
B A1-1	3	180 SF
B A4	1	60 SF
B B1-1	2	120 SF
B B1-2	5	300 SF
B B2	2	168 SF
B B3	4	384 SF
	17	1,212 SF

LEVEL 4



OPEN SPACE DIAGRAM



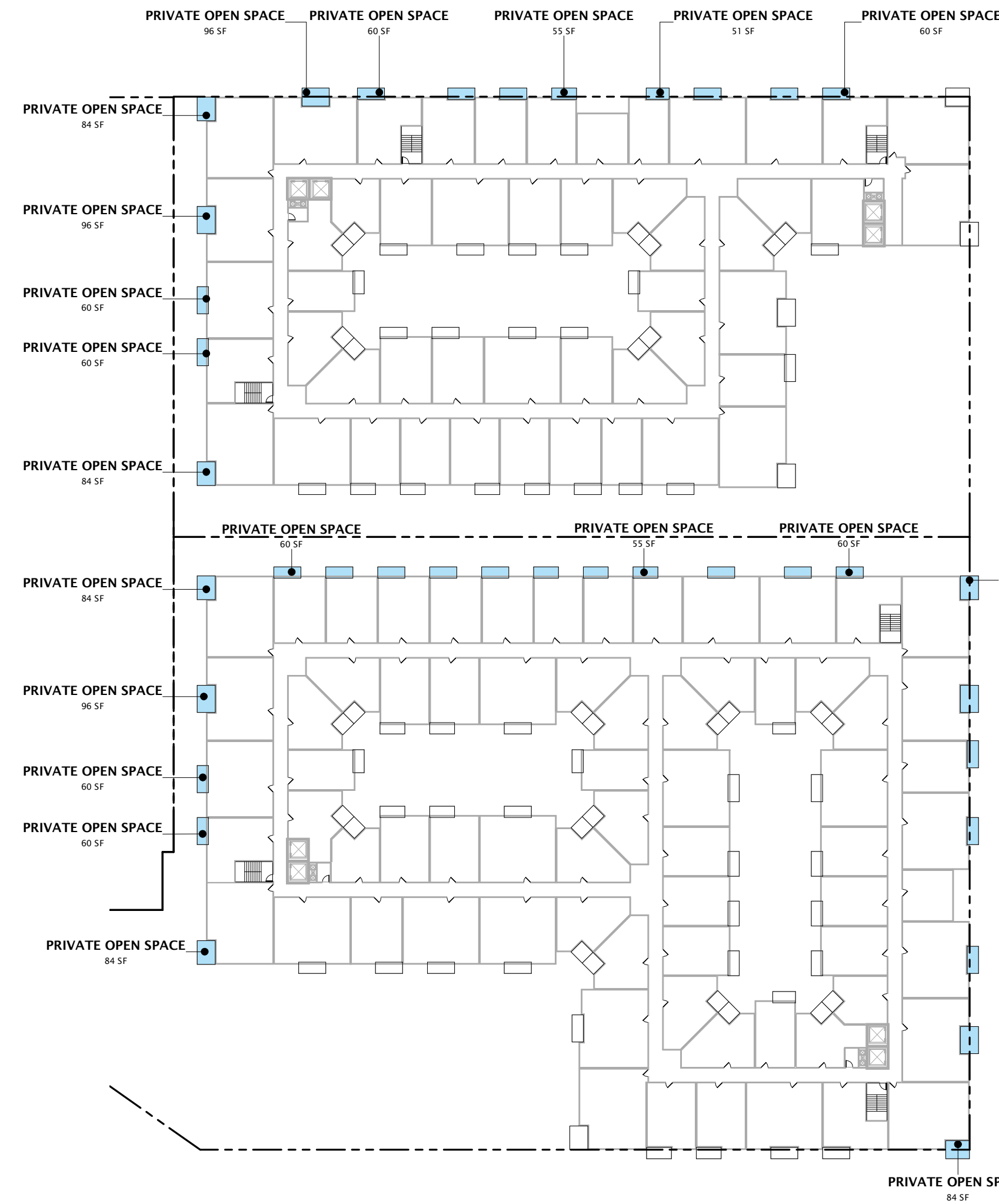


C2 - LEVEL 5 - PRIVATE OPEN SPACE

Name	#	Area
C2 A1-1	2	120 SF
C2 A1-2	1	55 SF
C2 A4	3	180 SF
C2 B1-1	3	180 SF
C2 B2	2	168 SF
C2 B3	2	192 SF
C2 S1	1	51 SF
		14
		946 SF

C1 - LEVEL 5 - PRIVATE OPEN SPACE

Name	#	Area
C1 A1-1	6	360 SF
C1 A1-2	3	165 SF
C1 A4	2	120 SF
C1 B1-1	5	300 SF
C1 B2	4	336 SF
C1 B3	3	288 SF
		23
		1,569 SF



C2 - LEVEL 6 - PRIVATE OPEN SPACE

Name	#	Area
C2 A1-1	2	120 SF
C2 A1-2	1	55 SF
C2 A4	3	180 SF
C2 B1-1	3	180 SF
C2 B2	2	168 SF
C2 B3	2	192 SF
C2 S1	1	51 SF
		14
		946 SF

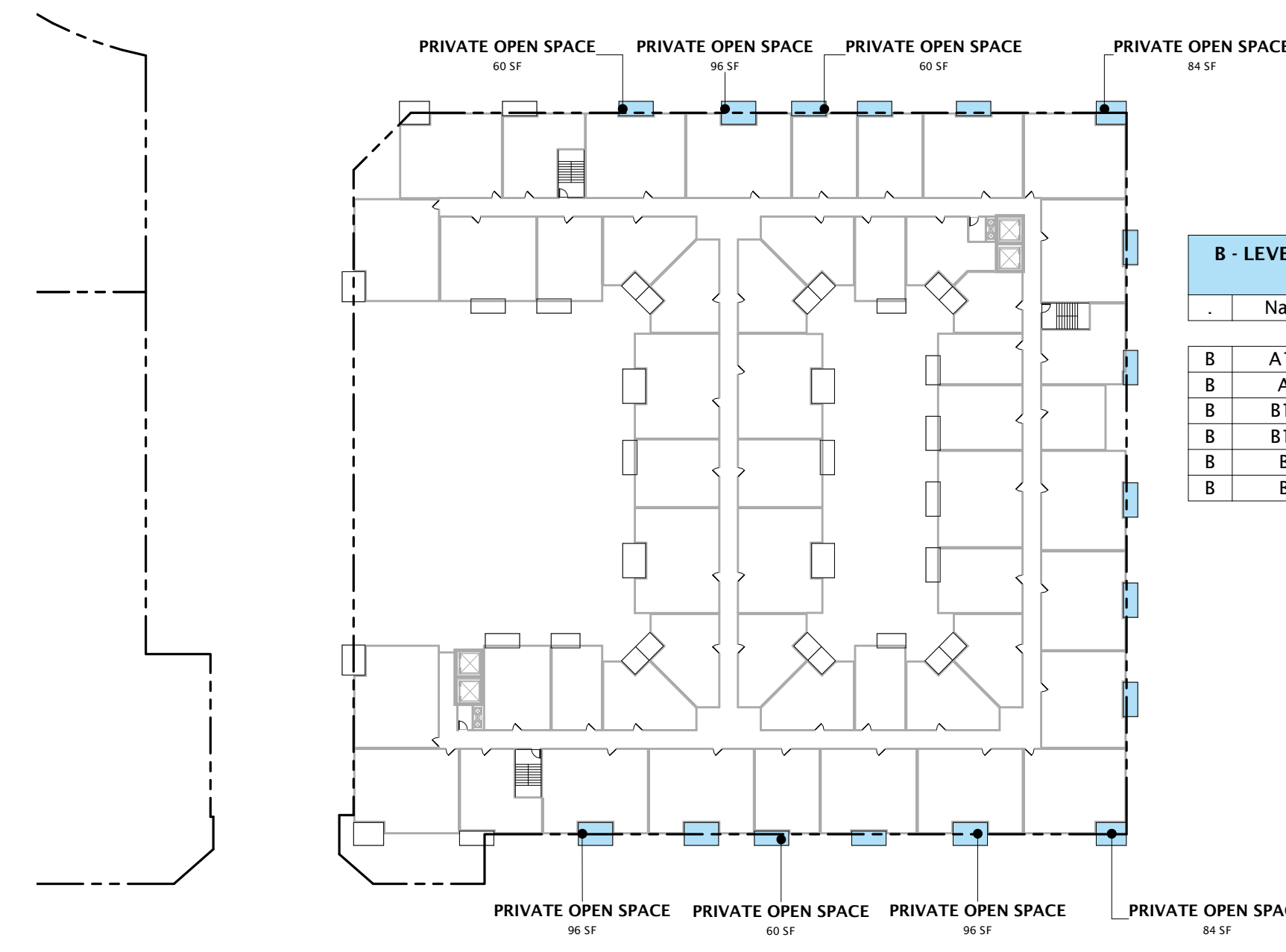
C1 - LEVEL 6 - PRIVATE OPEN SPACE

Name	#	Area
C1 A1-1	6	360 SF
C1 A1-2	3	165 SF
C1 A4	2	120 SF
C1 B1-1	5	300 SF
C1 B2	4	336 SF
C1 B3	3	288 SF
		23
		1,569 SF



B - LEVEL 8 - PRIVATE OPEN SPACE

Name	#	Area
B A1-1	3	180 SF
B B1-1	3	180 SF
B B1-2	5	300 SF
B B2	2	168 SF
B B3	3	288 SF
		16
		1,116 SF

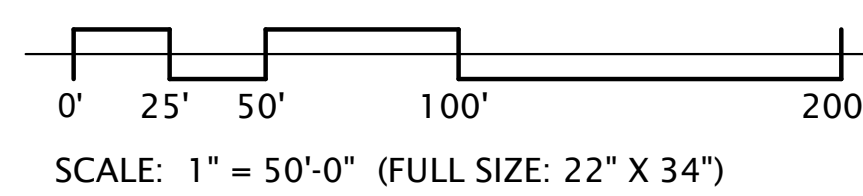
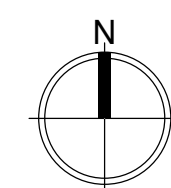


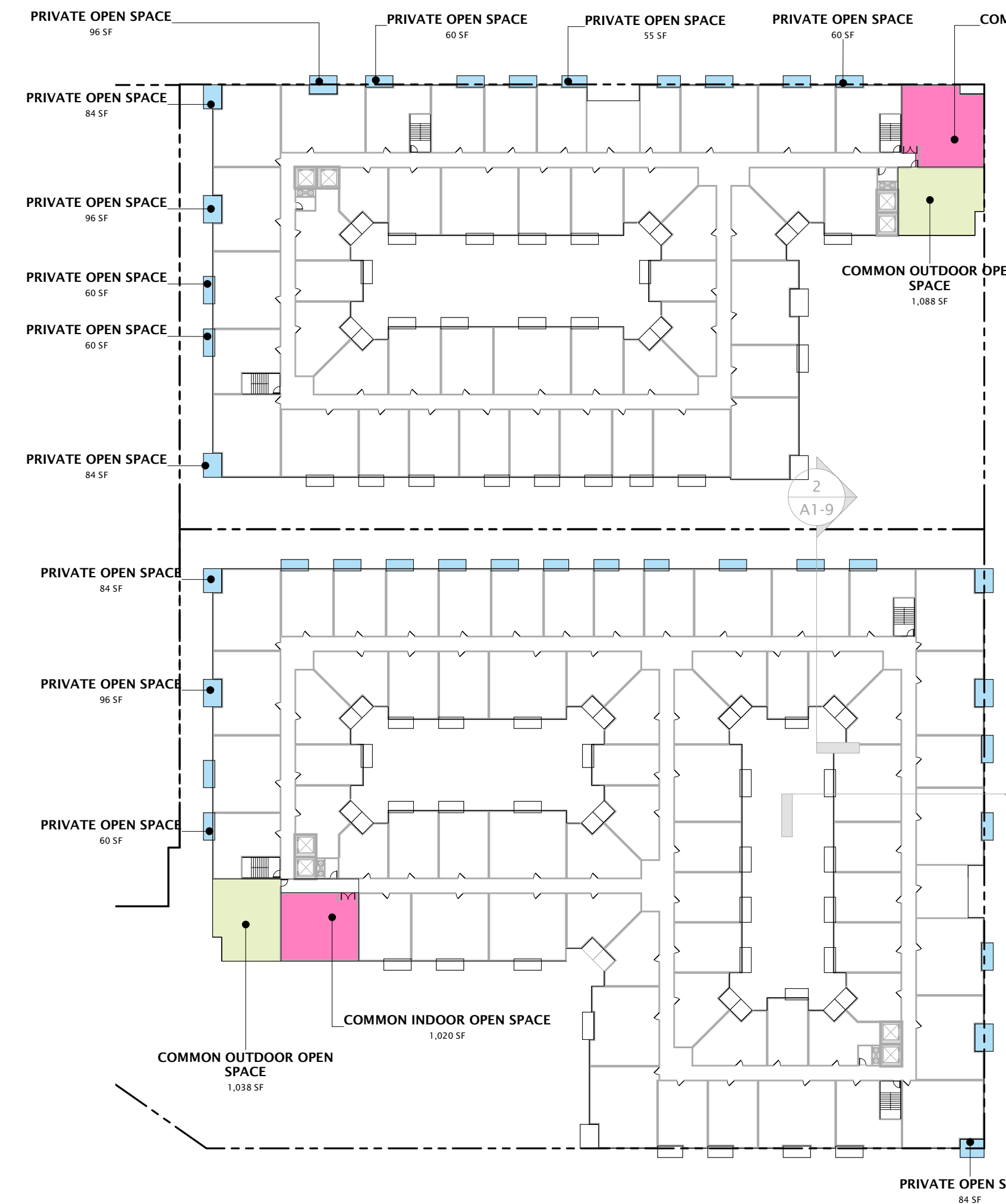
B - LEVEL 6 - PRIVATE OPEN SPACE

Name	#	Area
B A1-1	3	180 SF
B A4	1	60 SF
B B1-1	2	120 SF
B B1-2	5	300 SF
B B2	2	168 SF
B B3	4	384 SF
		17
		1,212 SF

LEVEL 5

LEVEL 6





C2 - LEVEL 8 - COMMON INDOOR OPEN SPACE			C2 - LEVEL 8 - COMMON OUTDOOR OPEN SPACE		
Name	Area		Name	Area	
C2 AMENITY	1,218 SF		C2 ROOF DECK	1,088 SF	
	1,218 SF			1,088 SF	

C2 - LEVEL 8 - PRIVATE OPEN SPACE		
Name	#	Area
C2 A1-1	2	120 SF
C2 A1-2	1	55 SF
C2 A4	3	180 SF
C2 B1-1	3	180 SF
C2 B2	2	168 SF
C2 B3	2	192 SF
C2 S1	1	51 SF
	14	946 SF

C1 - LEVEL 8 - COMMON INDOOR OPEN SPACE			C1 - LEVEL 8 - COMMON OUTDOOR OPEN SPACE		
Name	Area		Name	Area	
C1 AMENITY	1,020 SF		C1 ROOF DECK	1,038 SF	
	1,020 SF			1,038 SF	

C1 - LEVEL 8 - PRIVATE OPEN SPACE		
Name	#	Area
C1 A1-1	6	360 SF
C1 A1-2	3	165 SF
C1 A4	2	120 SF
C1 B1-1	5	300 SF
C1 B2	3	252 SF
C1 B3	3	288 SF
	22	1,485 SF

OPEN SPACE SUMMARY TOTALS PER LEVEL

B - COMMON INDOOR OPEN SPACE			B - COMMON OUTDOOR OPEN SPACE		
Level	Area		Level	Area	
B LEVEL 1	4,790 SF		B LEVEL 4	16,723 SF	
B LEVEL 4	5,636 SF		B LEVEL 8	1,068 SF	
B LEVEL 8	1,038 SF			17,791 SF	
	11,464 SF				

B - PRIVATE OPEN SPACE		
Level	Area	
B LEVEL 3	1,108 SF	
B LEVEL 4	1,212 SF	
B LEVEL 5	1,212 SF	
B LEVEL 6	1,212 SF	
B LEVEL 7	3,298 SF	
B LEVEL 8	1,116 SF	
	9,158 SF	

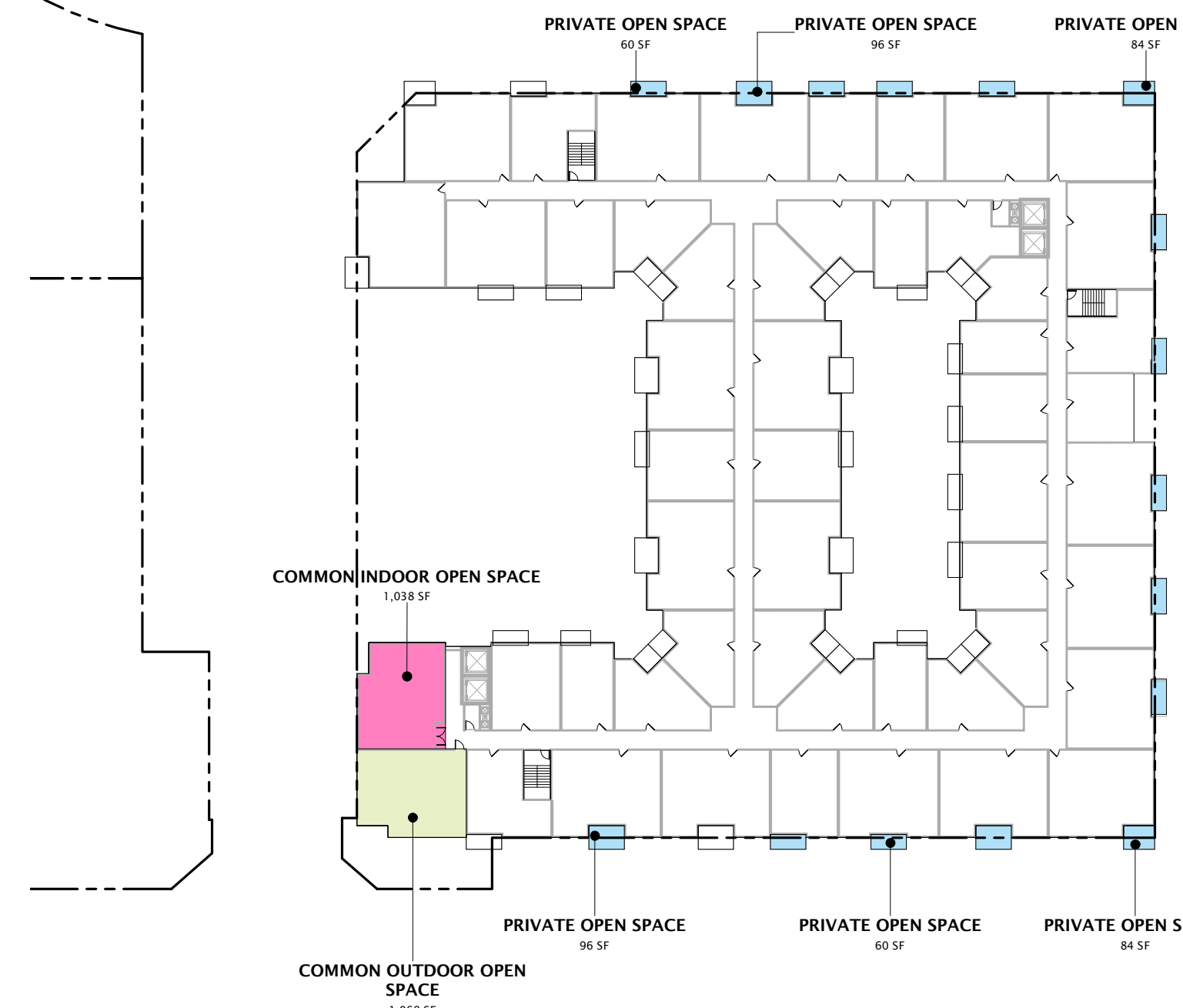
C1 - COMMON INDOOR OPEN SPACE			C1 - COMMON OUTDOOR OPEN SPACE		
Level	Area		Level	Area	
C1 LEVEL 1	4,765 SF		C1 LEVEL 1	10,971 SF	
C1 LEVEL 4	4,741 SF		C1 LEVEL 4	17,595 SF	
C1 LEVEL 8	1,020 SF		C1 LEVEL 8	1,038 SF	
	10,527 SF			29,604 SF	

C1 - PRIVATE OPEN SPACE		
Level	Area	
C1 LEVEL 1	835 SF	
C1 LEVEL 3	793 SF	
C1 LEVEL 4	1,569 SF	
C1 LEVEL 5	1,569 SF	
C1 LEVEL 6	1,569 SF	
C1 LEVEL 7	4,021 SF	
C1 LEVEL 8	1,485 SF	
	11,841 SF	

C2 - COMMON INDOOR OPEN SPACE			C2 - COMMON OUTDOOR OPEN SPACE		
Level	Area		Level	Area	
C2 LEVEL 1	4,927 SF		C2 LEVEL 4	13,544 SF	
C2 LEVEL 4	3,059 SF		C2 LEVEL 8	1,088 SF	
C2 LEVEL 8	1,218 SF			14,632 SF	
	9,204 SF				

C2 - PRIVATE OPEN SPACE		
Level	Area	
C2 LEVEL 1	867 SF	
C2 LEVEL 2	487 SF	
C2 LEVEL 3	697 SF	
C2 LEVEL 4	946 SF	
C2 LEVEL 5	946 SF	
C2 LEVEL 6	946 SF	
C2 LEVEL 7	2,915 SF	
C2 LEVEL 8	946 SF	
	8,748 SF	

TOTAL OPEN SPACE PROVIDED PER BUILDING		
Name	Area	
B COMMON INDOOR OPEN SPACE	11,464 SF	
B COMMON OUTDOOR OPEN SPACE	17,791 SF	
B PRIVATE OPEN SPACE	COUNT: 136	9,158 SF
		38,414 SF
C1 COMMON INDOOR OPEN SPACE	10,527 SF	
C1 COMMON OUTDOOR OPEN SPACE	29,604 SF	
C1 PRIVATE OPEN SPACE	COUNT: 180	11,841 SF
		51,971 SF
C2 COMMON INDOOR OPEN SPACE	9,204 SF	
C2 COMMON OUTDOOR OPEN SPACE	14,632 SF	
C2 PRIVATE OPEN SPACE	COUNT: 135	8,748 SF
		32,584 SF
		122,969 SF



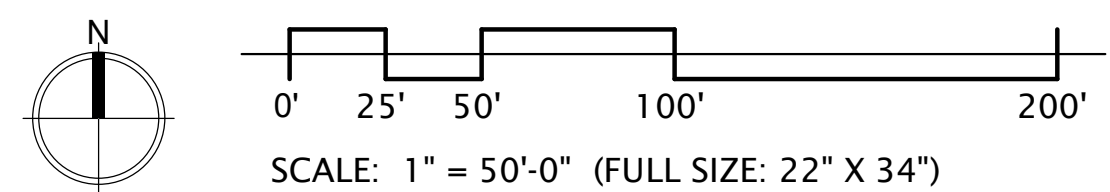
B - LEVEL 8 - COMMON INDOOR OPEN SPACE			B - LEVEL 8 - COMMON OUTDOOR OPEN SPACE		
Name	Area		Name	Area	
B AMENITY	1,038 SF		B ROOF DECK	1,068 SF	
	1,038 SF			1,068 SF	

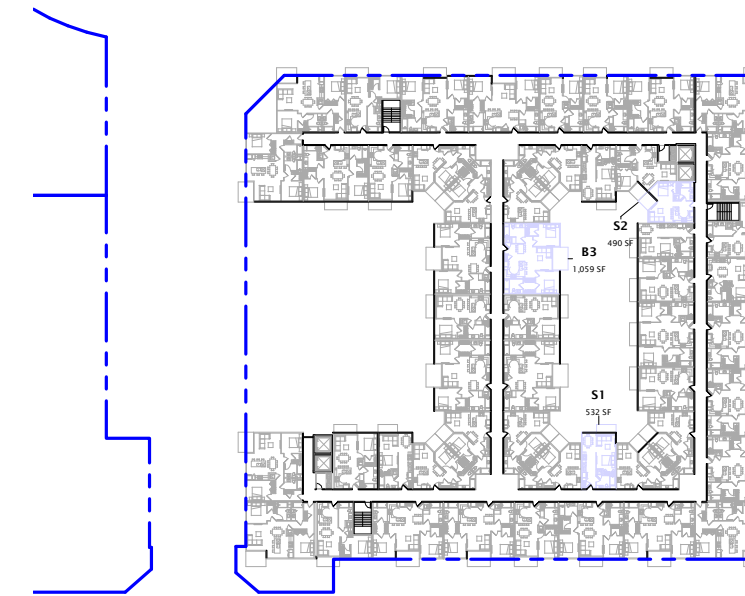
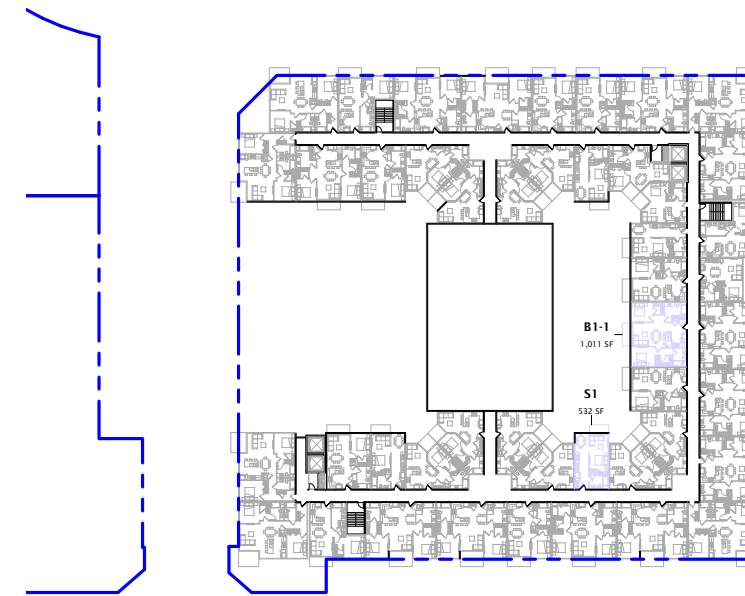
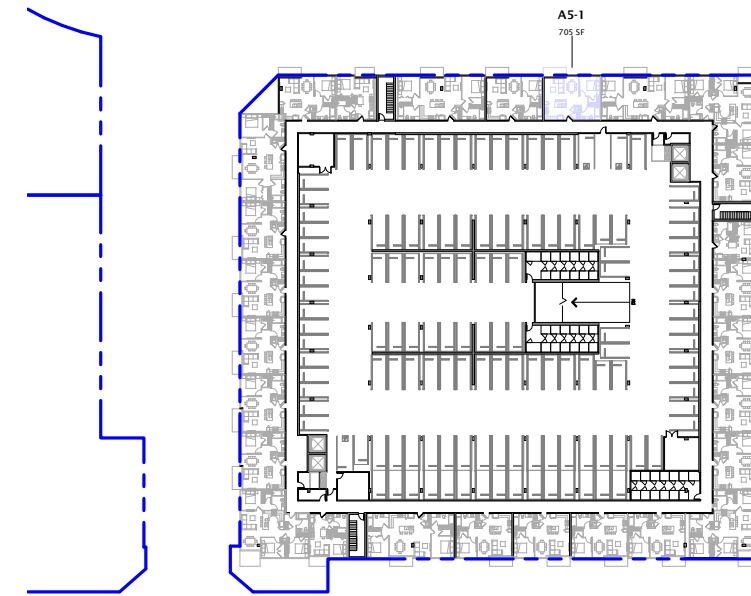
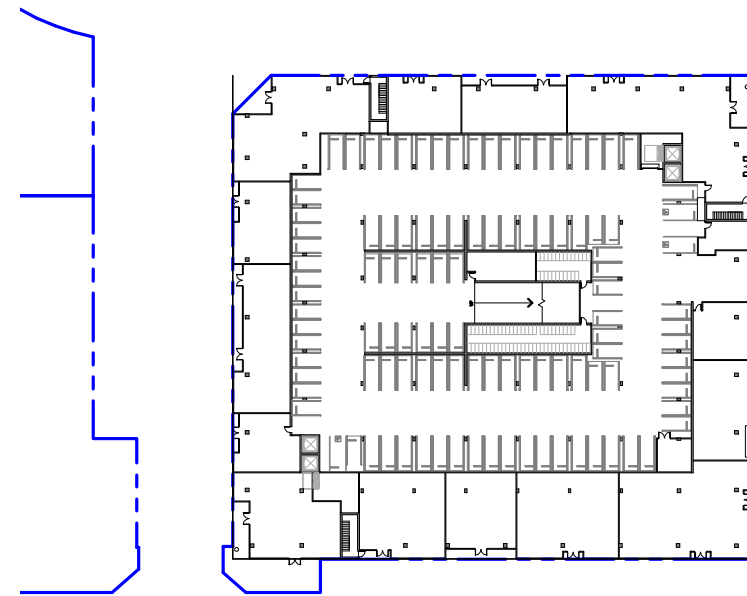
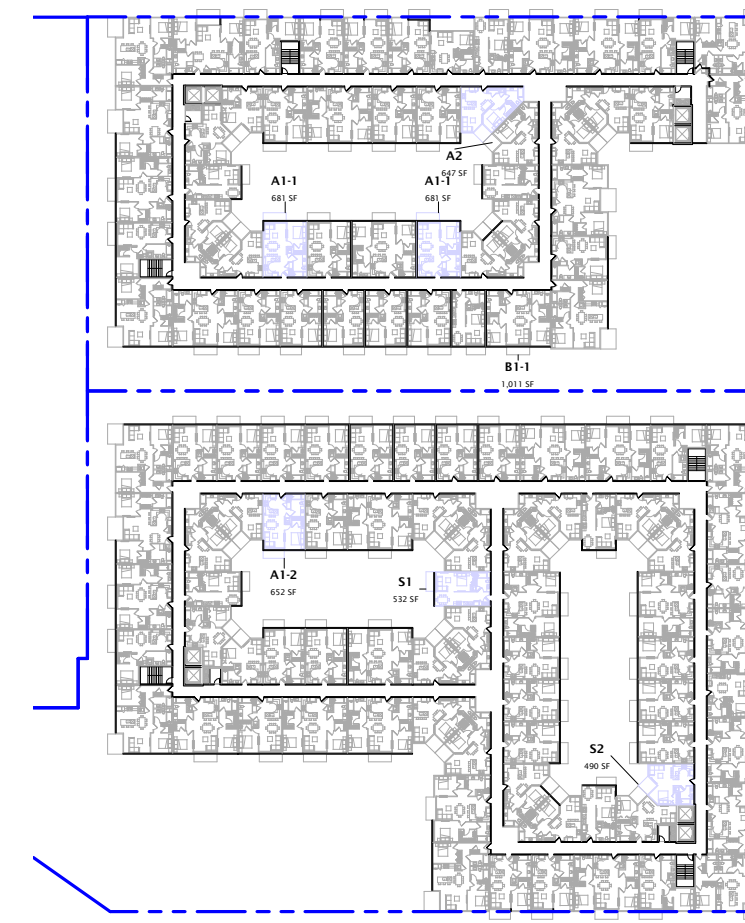
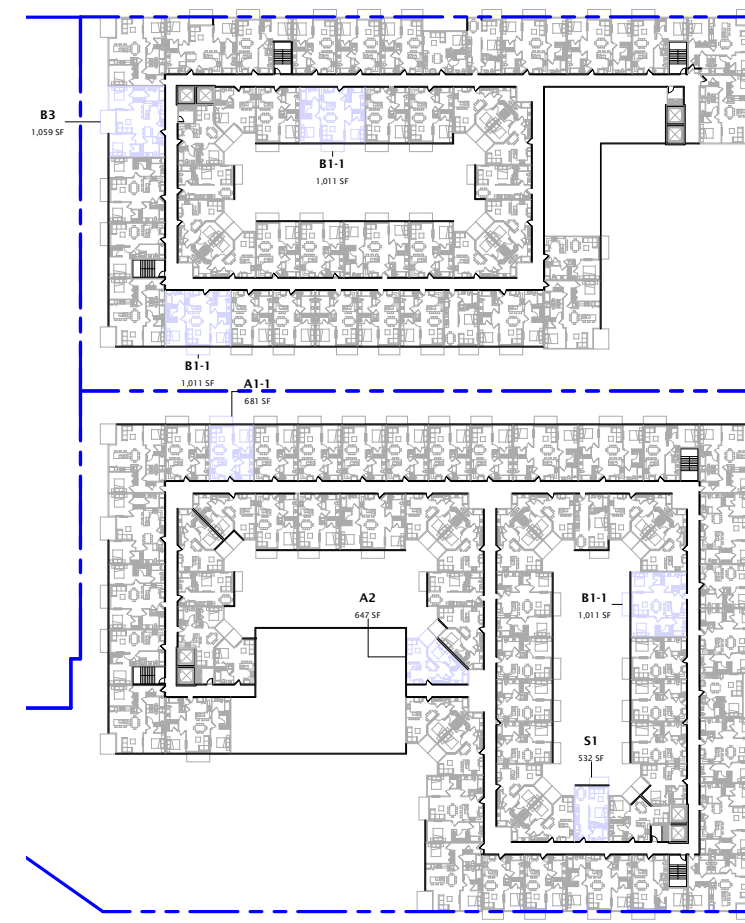
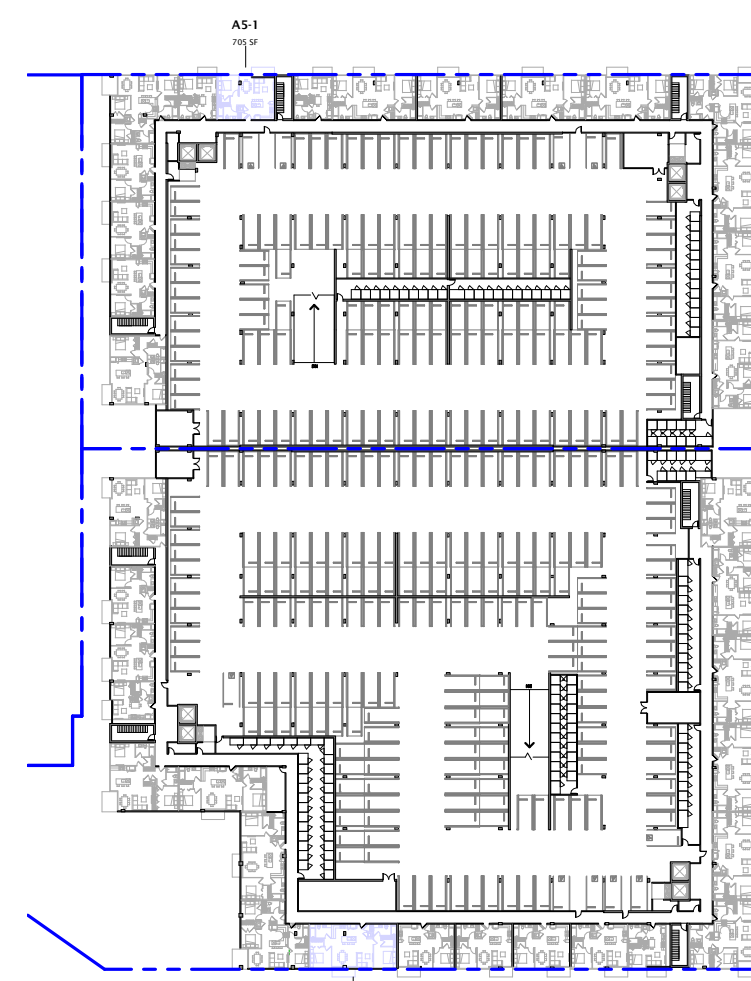
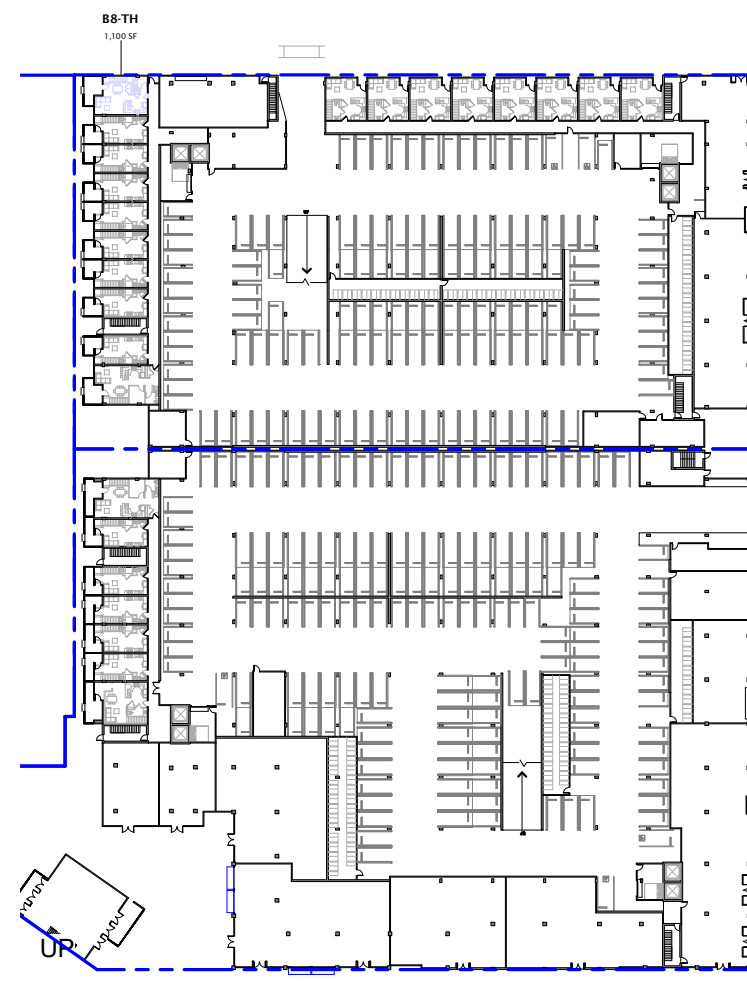
B - LEVEL 8 - PRIVATE OPEN SPACE		
Name	#	Area
B A1-1	3	180 SF
B B1-1	3	180 SF
B B1-2	5	300 SF
B B2	2	168 SF
B B3	3	288 SF
	16	1,116 SF

LEVEL 8



OPEN SPACE DIAGRAM



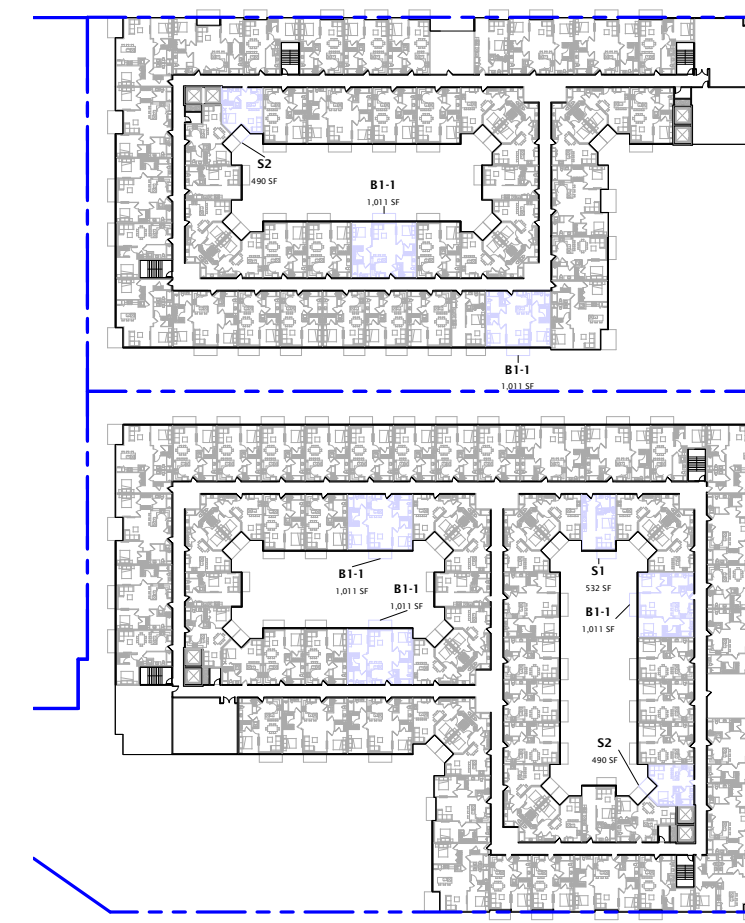
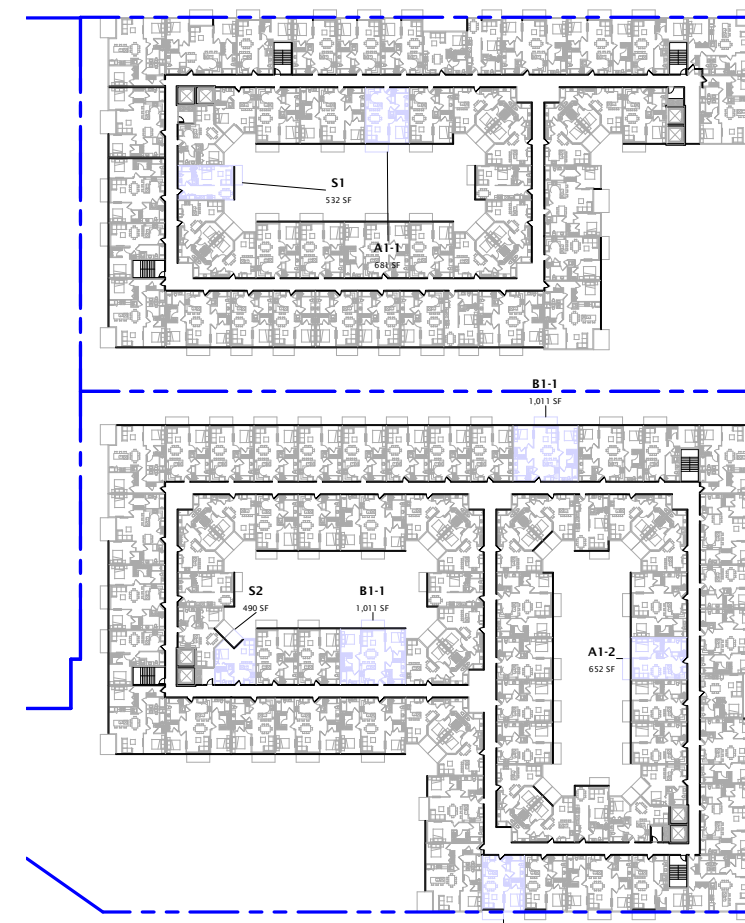
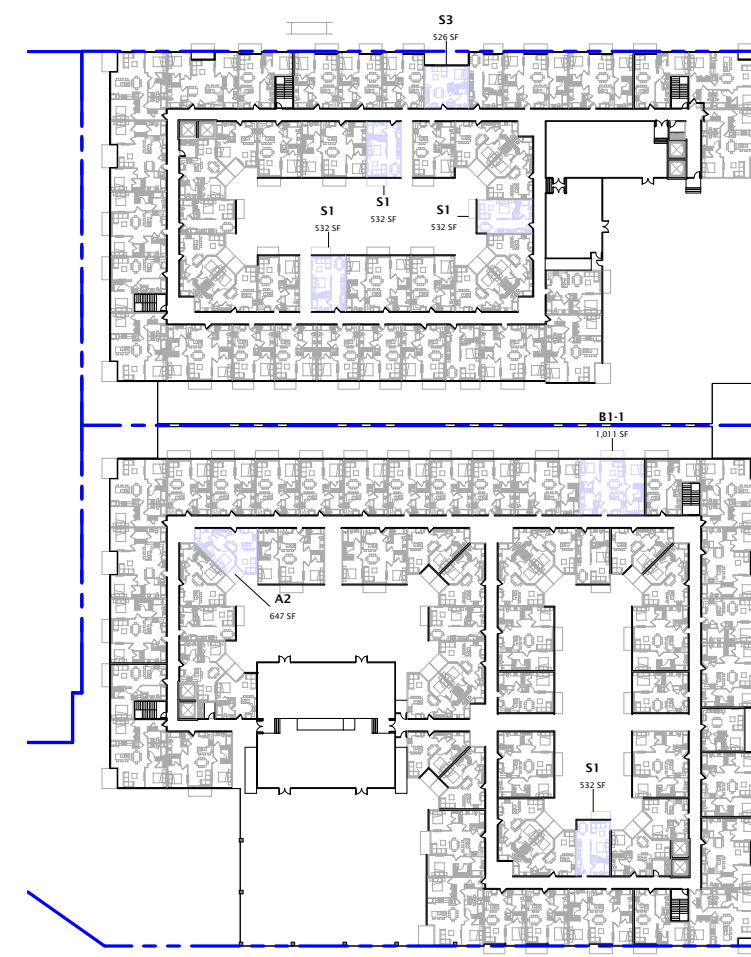
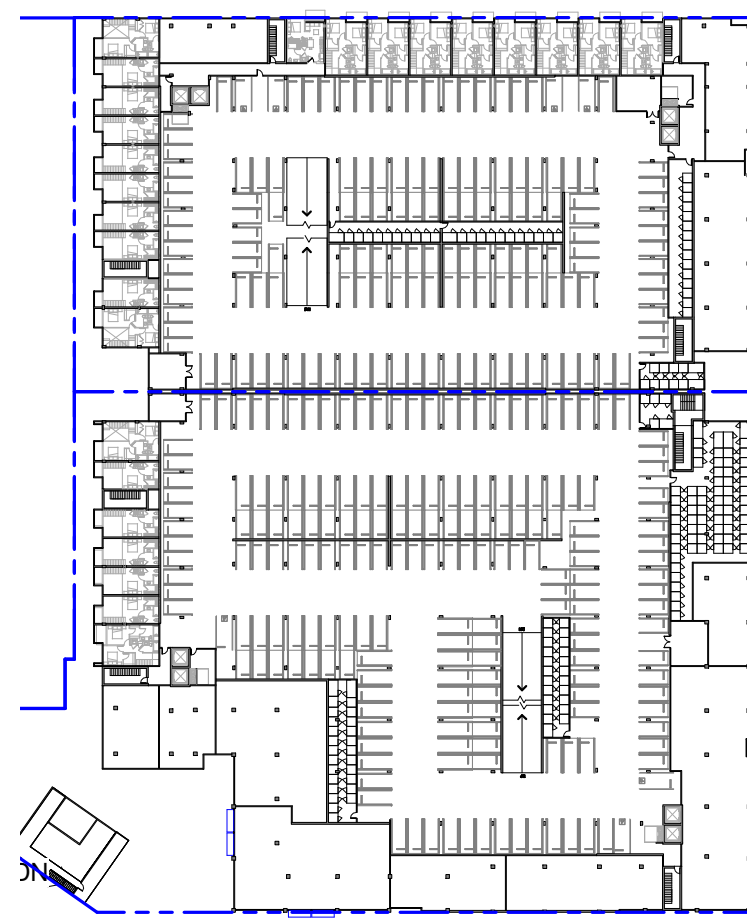


LEVEL 1

LEVEL 3

LEVEL 5

LEVEL 7



LEVEL 2

LEVEL 4

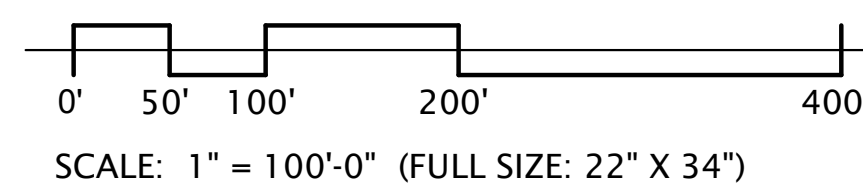
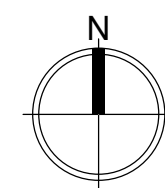
LEVEL 6

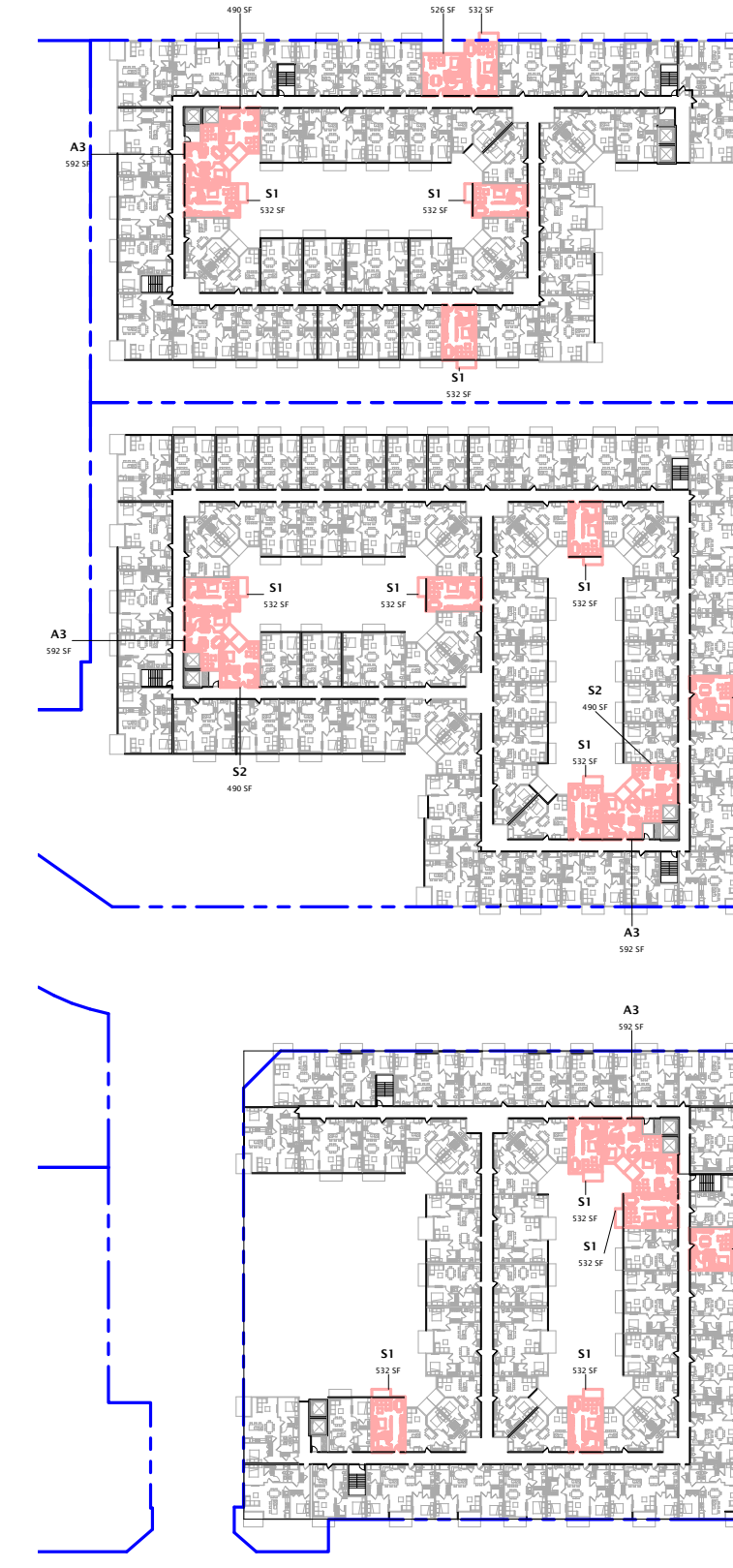
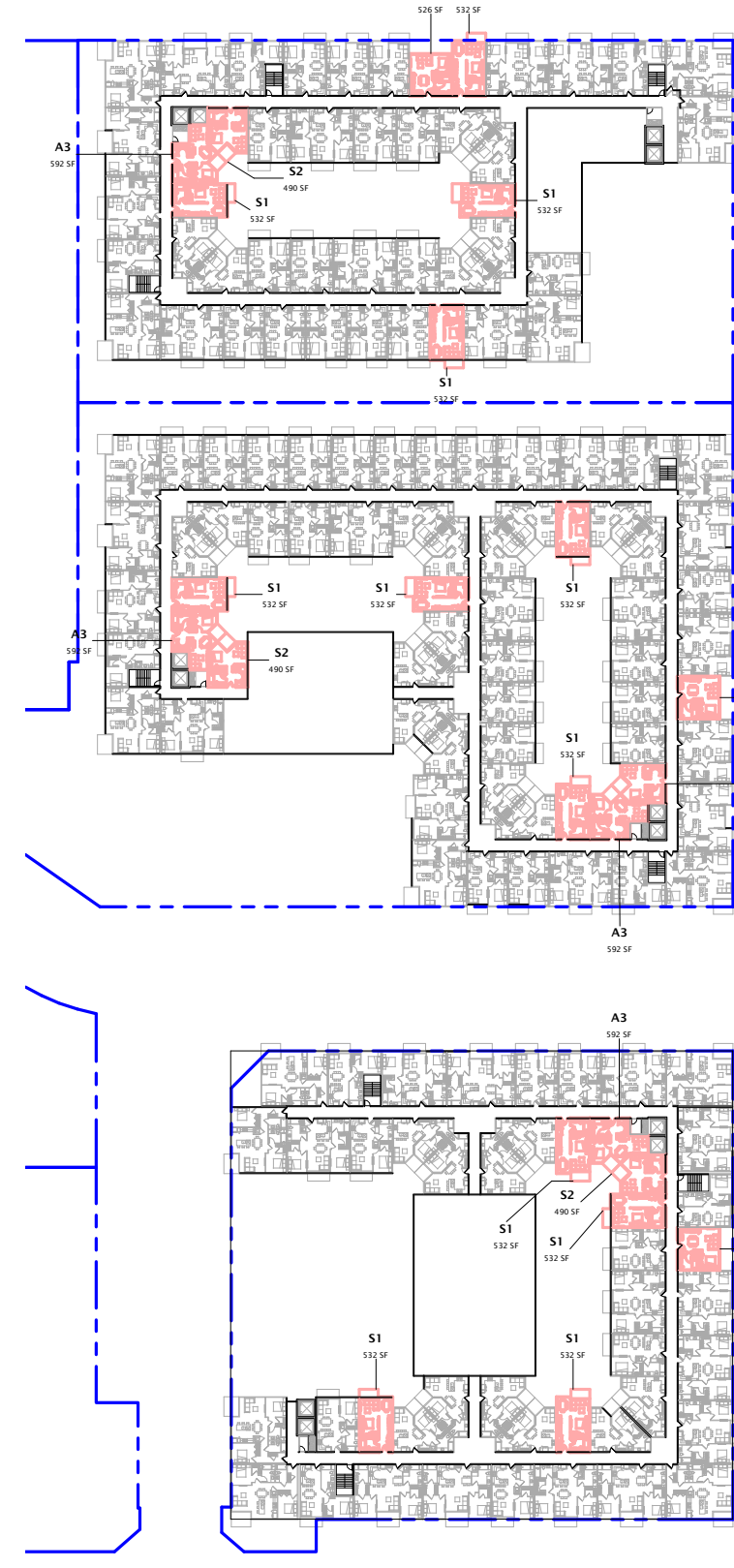
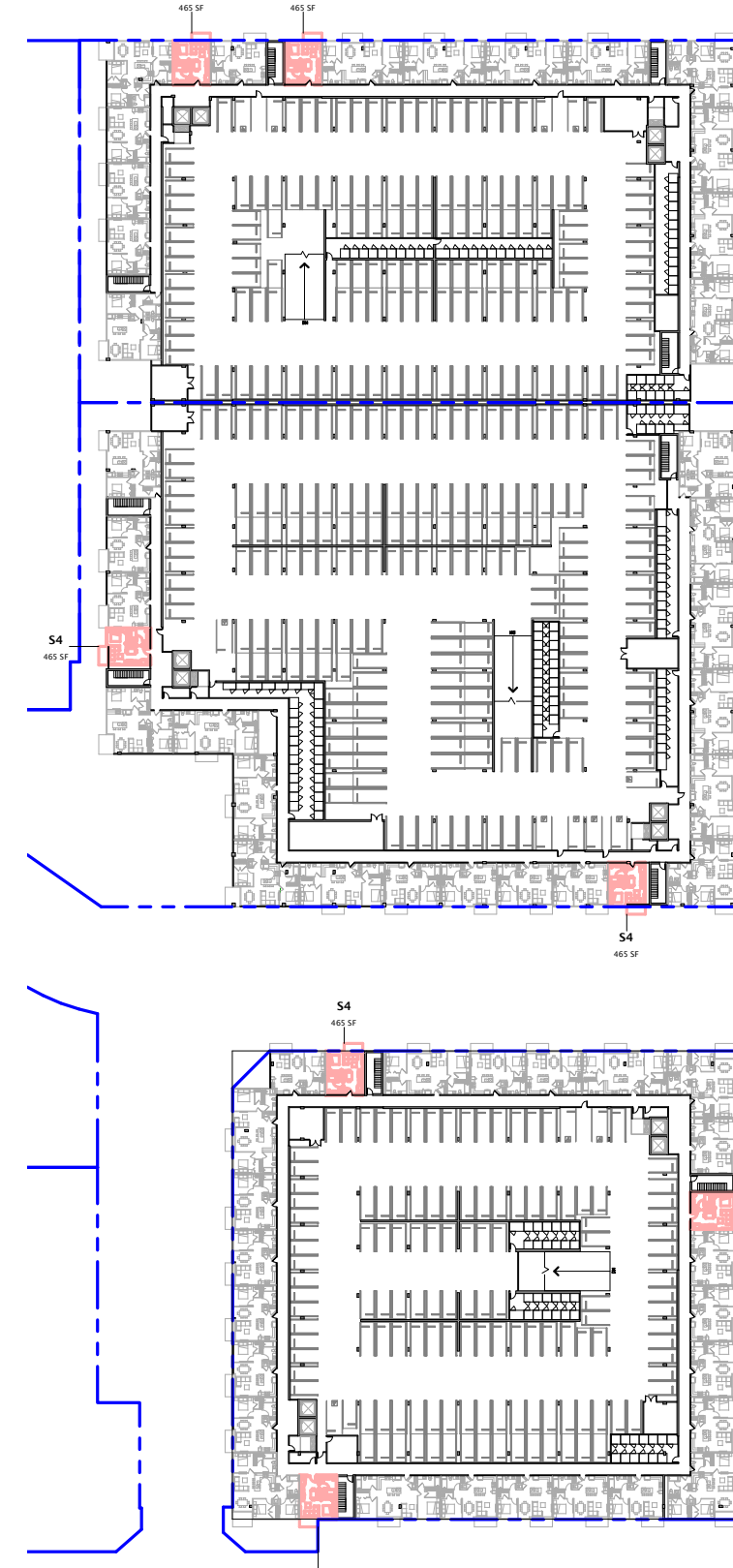
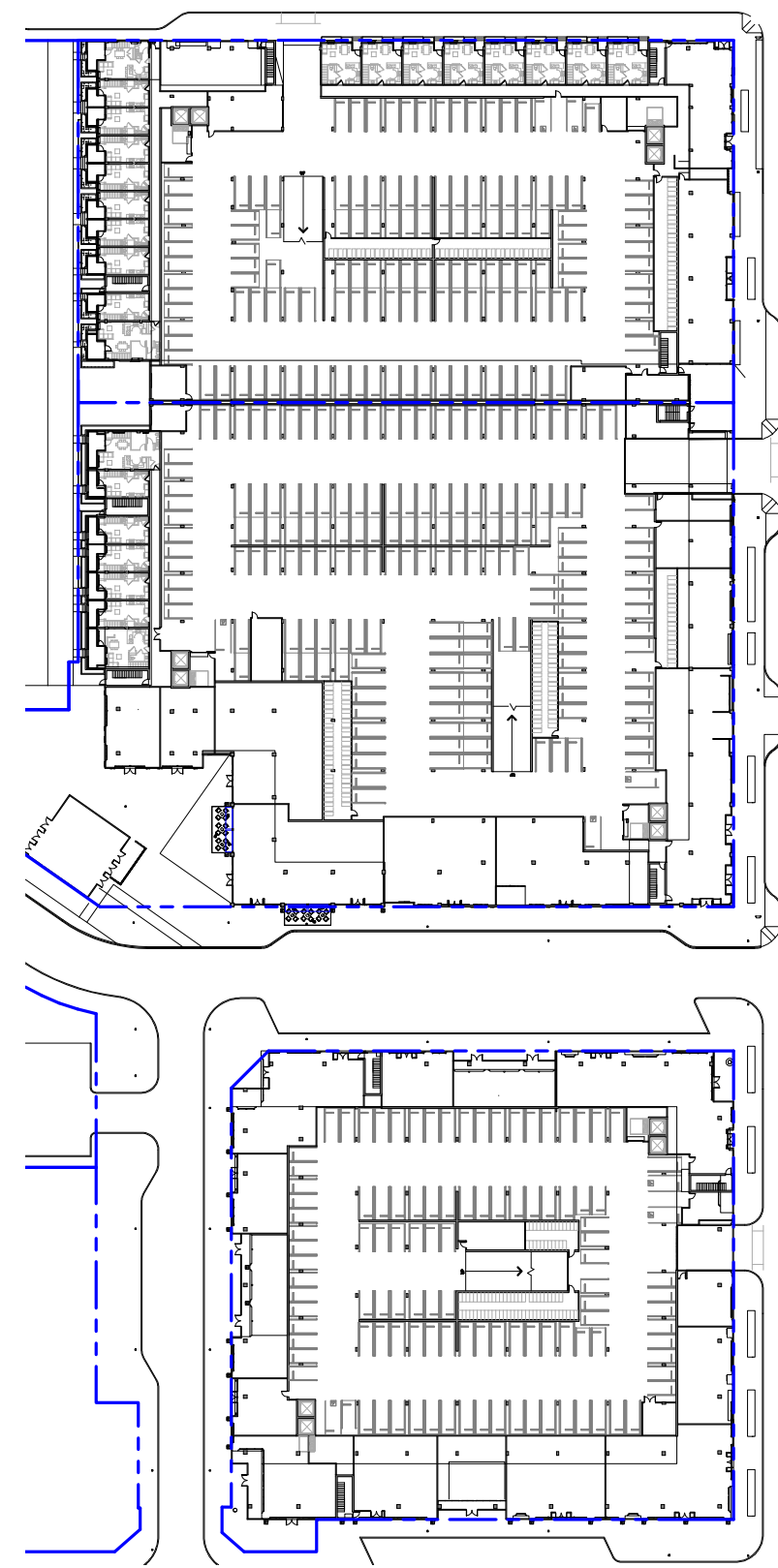
LEVEL 8

AFFORDABLE UNITS				
UNIT NAME	LEVEL	UNIT TYPE	#	AREA
C2				
UNIT - STUDIO	LEVEL 4	S3	1	526
UNIT - STUDIO	LEVEL 4	S1	3	532
UNIT - STUDIO	LEVEL 6	S1	1	532
UNIT - STUDIO	LEVEL 8	S2	1	490
C1				
UNIT - 1 BR	LEVEL 3	A5-1	1	705
UNIT - 1 BR	LEVEL 6	A1-1	1	681
UNIT - 1 BR	LEVEL 7	A2	1	647
UNIT - 1 BR	LEVEL 7	A1-1	2	681
B				
UNIT - 2 BR	LEVEL 1	B8-TH	1	1,100
UNIT - 2 BR	LEVEL 5	B1-1	2	1,011
UNIT - 2 BR	LEVEL 5	B3	1	1,059
UNIT - 2 BR	LEVEL 8	B1-1	2	1,011
TOTAL: 17				

UNIT - STUDIO	LEVEL 4	S1	1	532
UNIT - STUDIO	LEVEL 5	S1	1	532
UNIT - STUDIO	LEVEL 6	S2	1	490
UNIT - STUDIO	LEVEL 7	S1	1	532
UNIT - STUDIO	LEVEL 7	S2	1	490
UNIT - STUDIO	LEVEL 8	S1	1	532
UNIT - STUDIO	LEVEL 8	S2	1	490
C1				
UNIT - 1 BR	LEVEL 4	A2	1	647
UNIT - 1 BR	LEVEL 5	A1-1	1	681
UNIT - 1 BR	LEVEL 5	A2	1	647
UNIT - 1 BR	LEVEL 6	A1-2	2	652
UNIT - 1 BR	LEVEL 7	A1-2	1	652
B				
UNIT - 2 BR	LEVEL 3	B4-2	1	1,089
UNIT - 2 BR	LEVEL 4	B1-1	1	1,011
UNIT - 2 BR	LEVEL 5	B1-1	1	1,011
UNIT - 2 BR	LEVEL 6	B1-1	2	1,011
UNIT - 2 BR	LEVEL 7	B1-1	1	1,011
UNIT - 2 BR	LEVEL 8	B2	2	1,028
TOTAL: 21				

UNIT - STUDIO	LEVEL 4	S1	2	532
UNIT - STUDIO	LEVEL 5	S1	1	532
UNIT - STUDIO	LEVEL 6	S2	1	490
UNIT - STUDIO	LEVEL 7	S1	1	532
UNIT - STUDIO	LEVEL 7	S2	1	490
C1				
UNIT - 1 BR	LEVEL 3	A5-1	1	705
UNIT - 1 BR	LEVEL 5	A2	1	647
UNIT - 1 BR	LEVEL 8	A2	1	647
UNIT - 1 BR	LEVEL 8	A1-1	2	681
B				
UNIT - 2 BR	LEVEL 5	B1-1	1	1,011
UNIT - 2 BR	LEVEL 6	B3	2	1,059
UNIT - 2 BR	LEVEL 7	B3	1	1,059
UNIT - 2 BR	LEVEL 8	B3	1	1,059
TOTAL: 16				
GRAND TOTAL: 54				



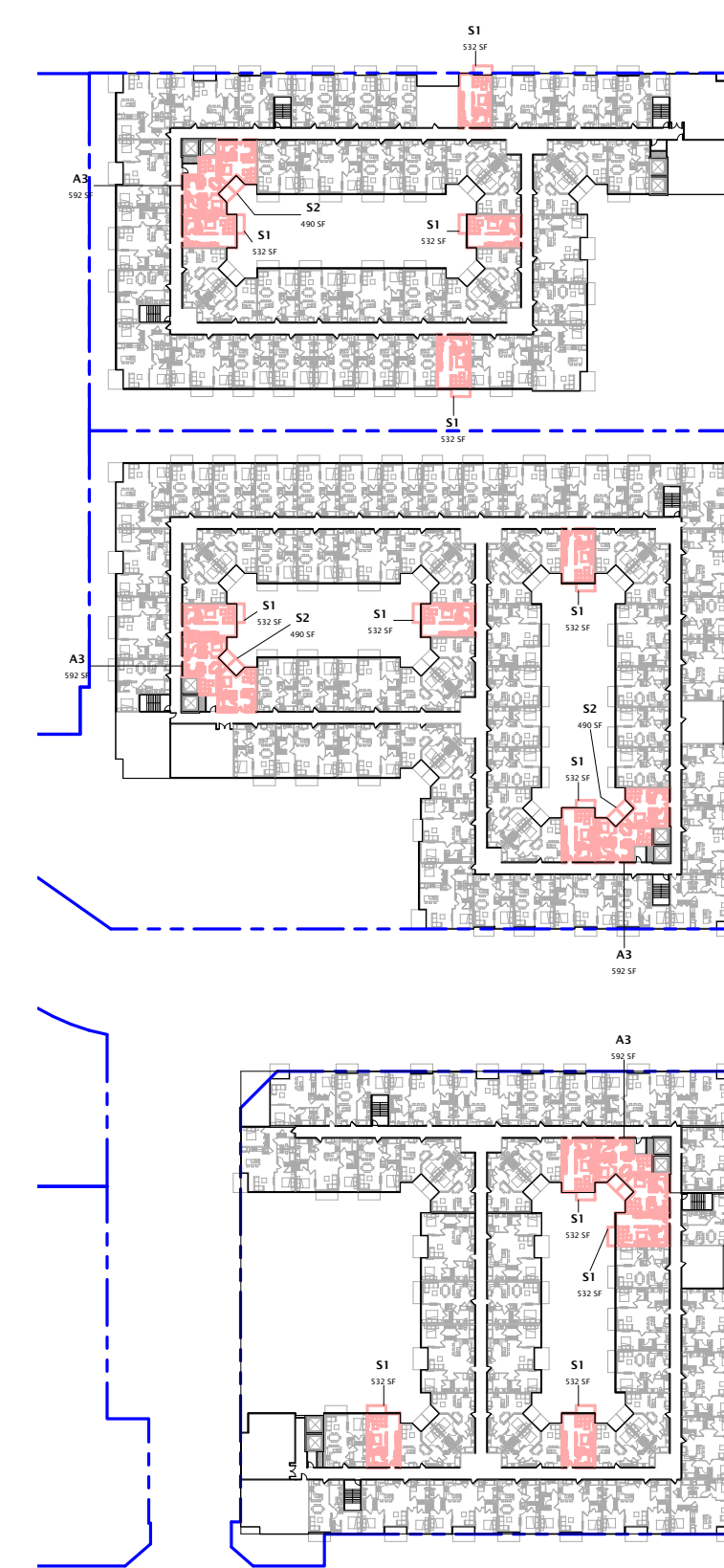
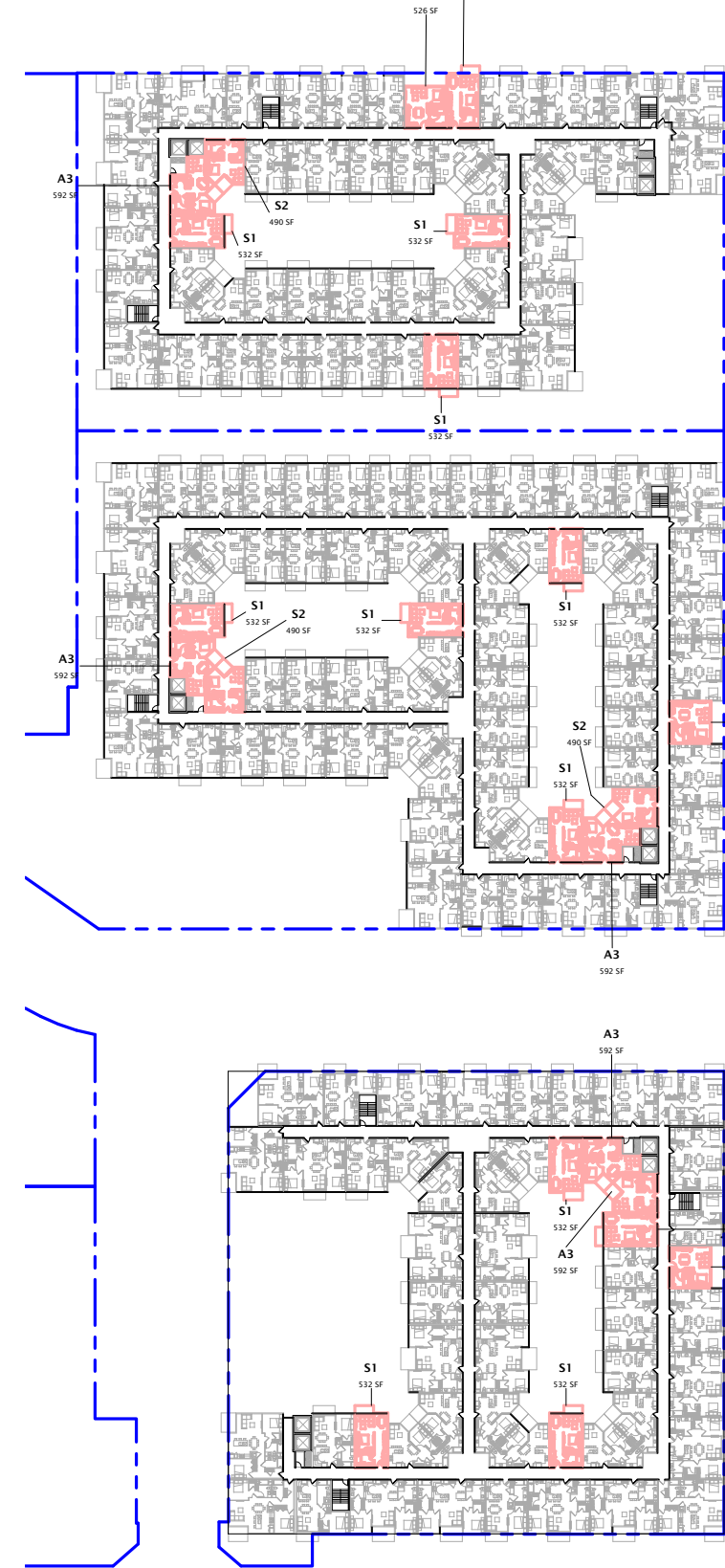
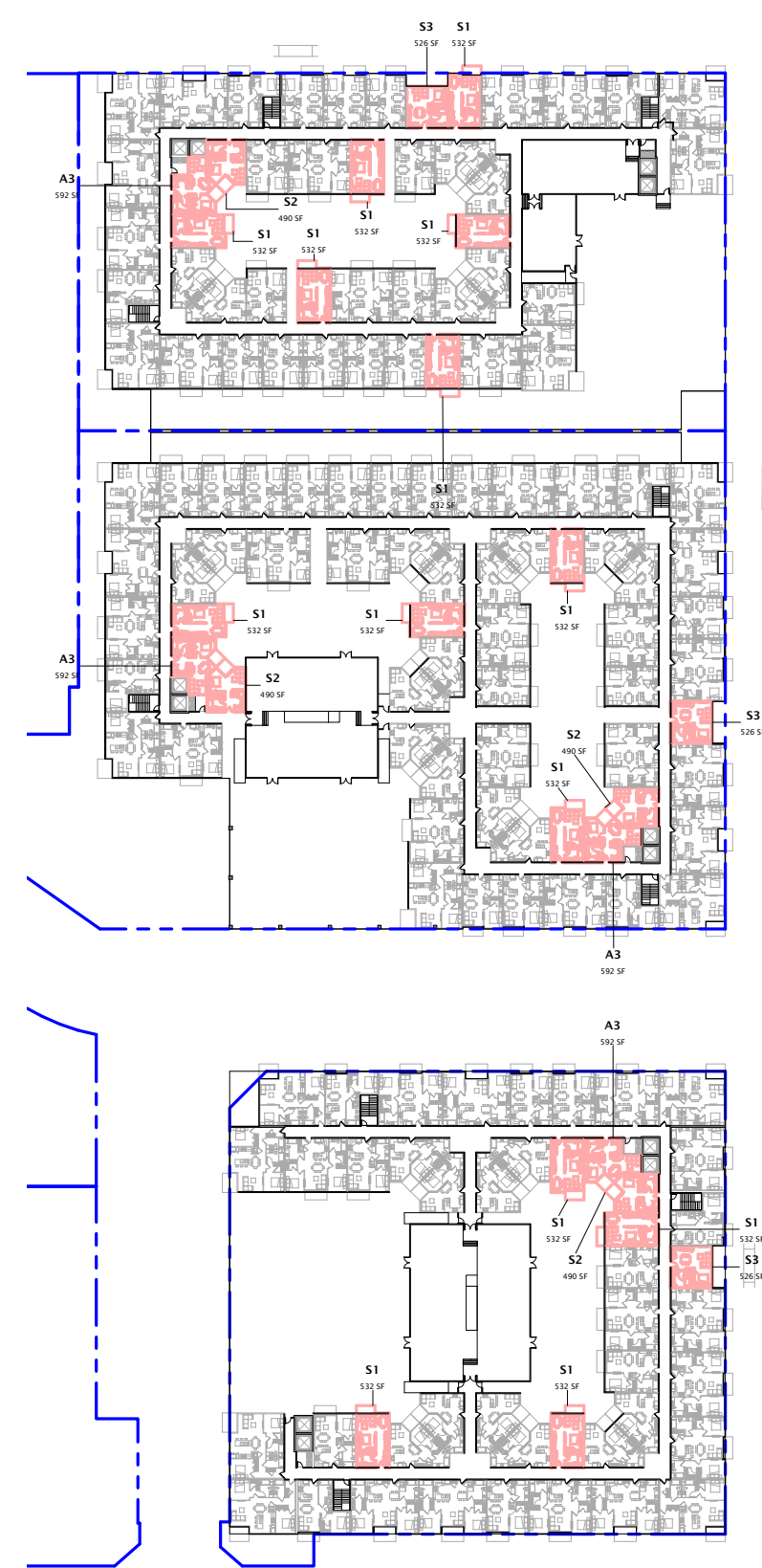
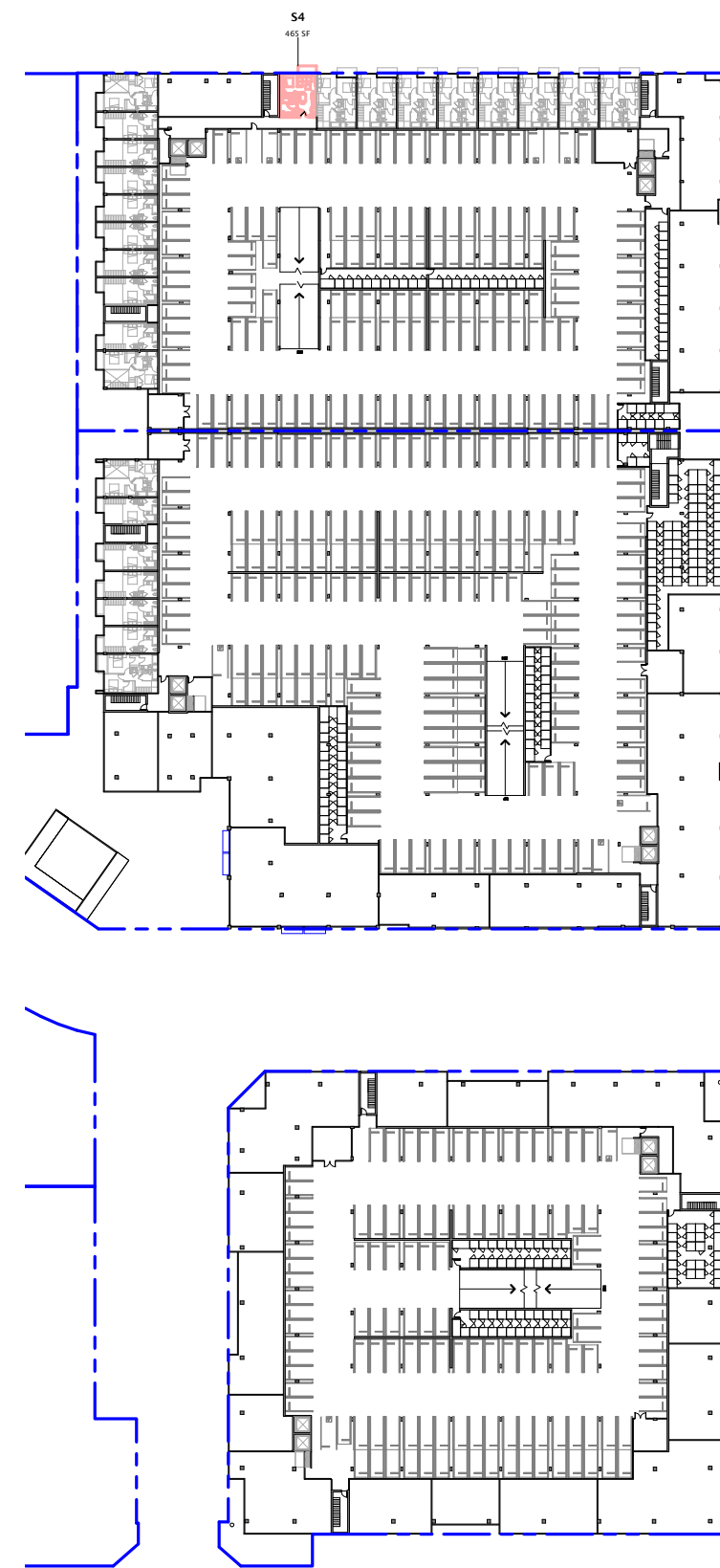


LEVEL 1

LEVEL 3

LEVEL 5

LEVEL 7



LEVEL 2

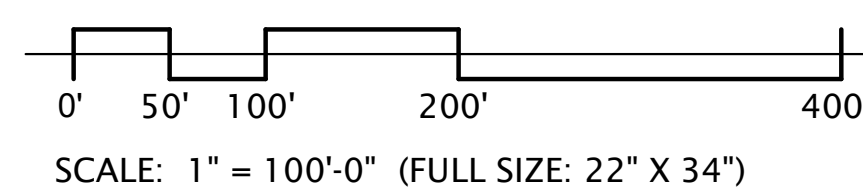
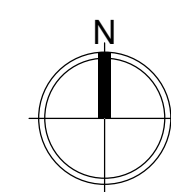
LEVEL 4

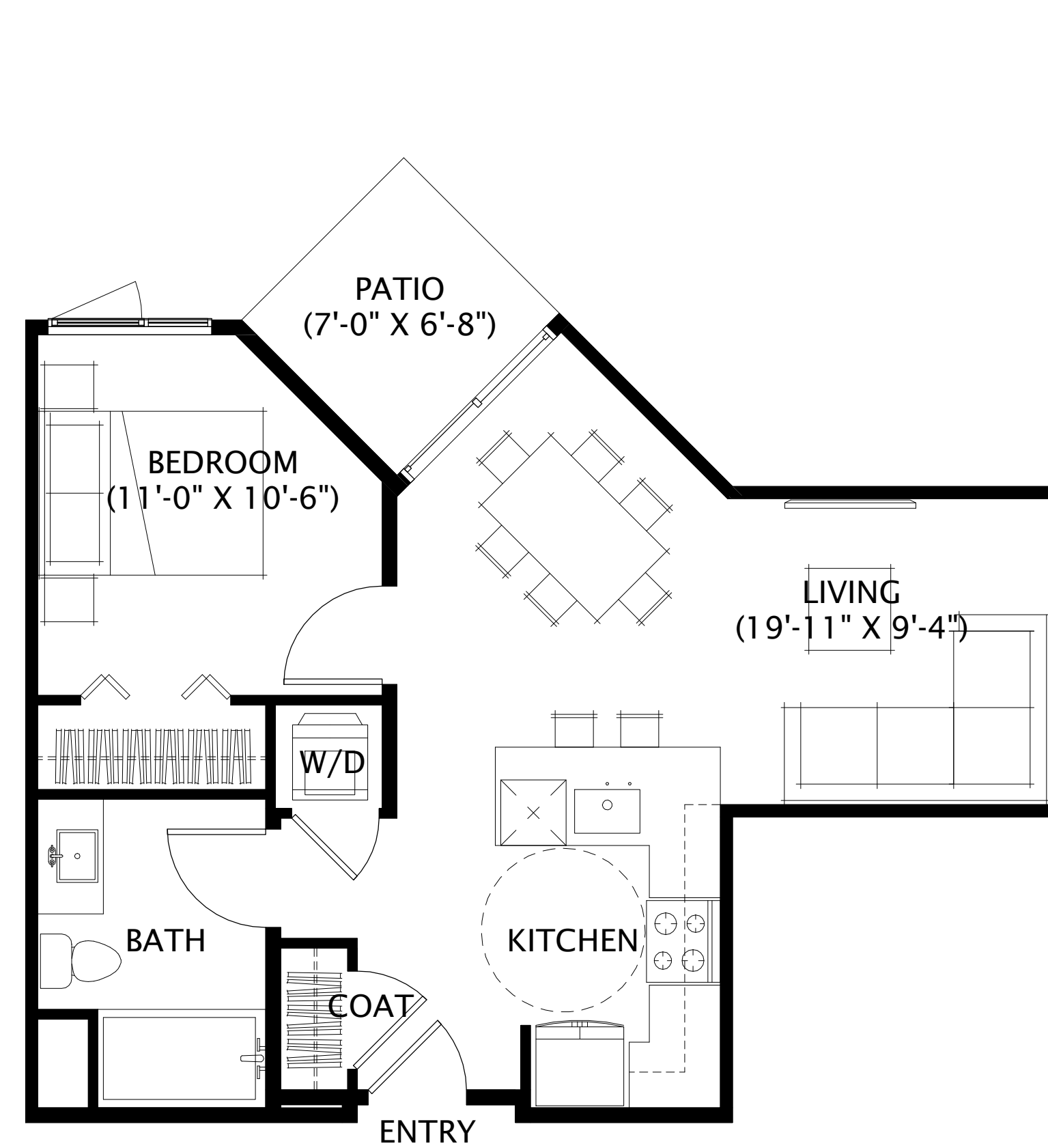
LEVEL 6

LEVEL 8

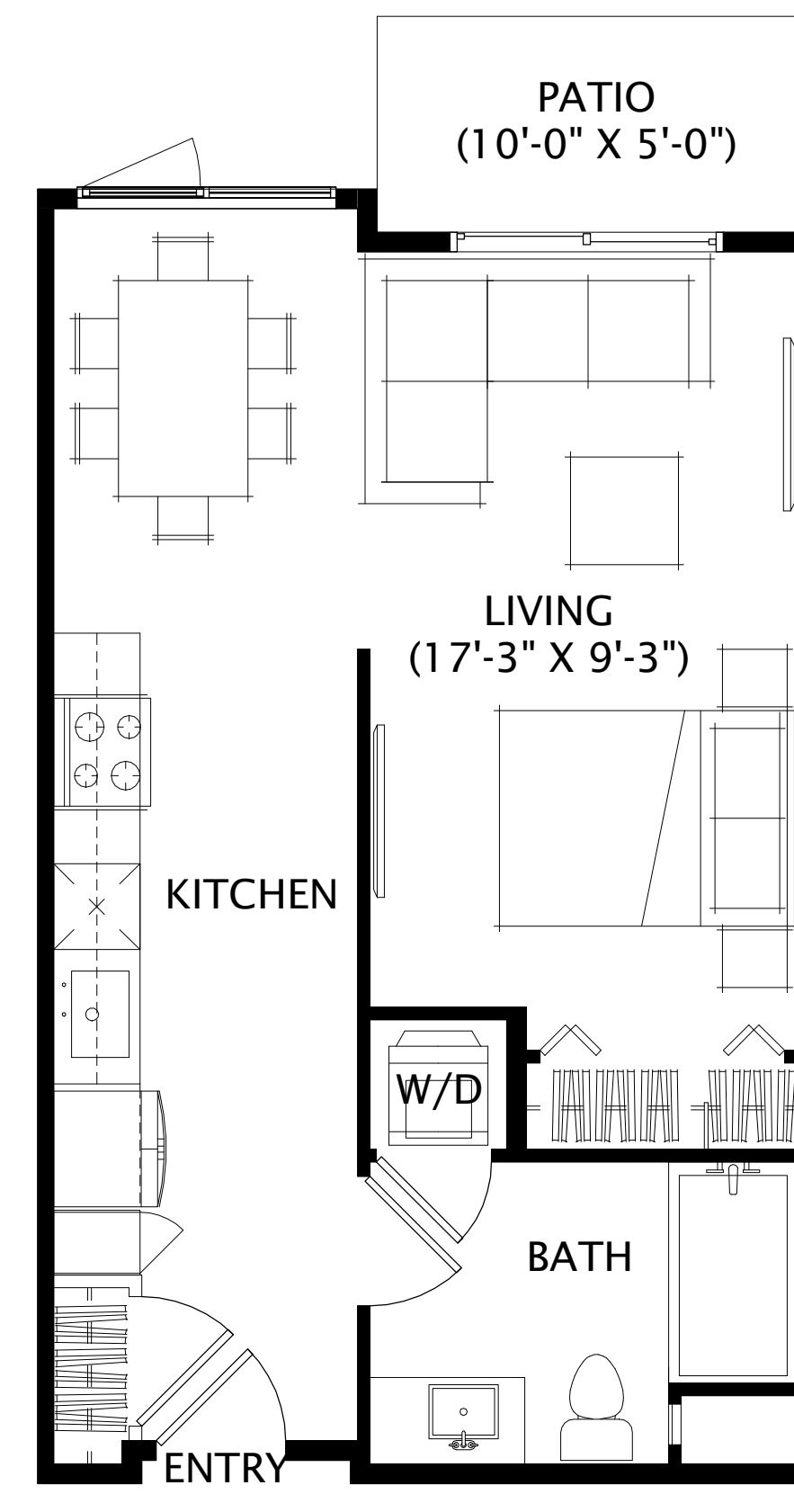
UNITS LESS THAN 600 SF

UNIT TYPE	UNIT NAME	COUNT	AREA
B			
A3	1 BEDROOM	5	592 SF
S1	STUDIO	20	532 SF
S2	STUDIO	5	490 SF
S3	STUDIO	4	526 SF
S4	STUDIO	3	465 SF
			37
C1			
A3	1 BEDROOM	10	592 SF
S1	STUDIO	20	532 SF
S2	STUDIO	10	490 SF
S3	STUDIO	4	526 SF
S4	STUDIO	2	465 SF
			46
C2			
A3	1 BEDROOM	5	592 SF
S1	STUDIO	22	532 SF
S2	STUDIO	5	490 SF
S3	STUDIO	4	526 SF
S4	STUDIO	2	465 SF
S4	STUDIO	1	465 SF
			39



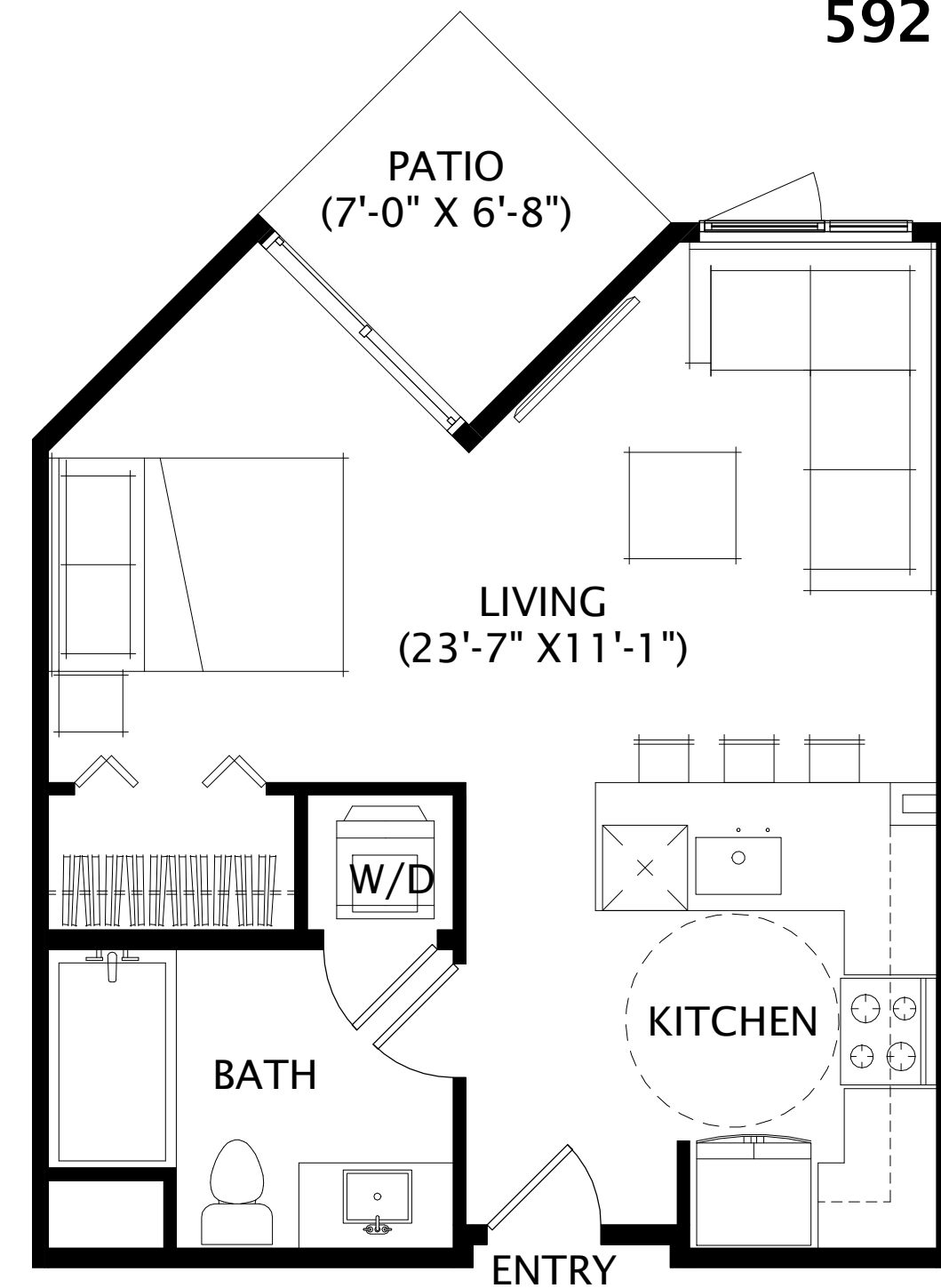


**1 BEDROOM
592 SF**

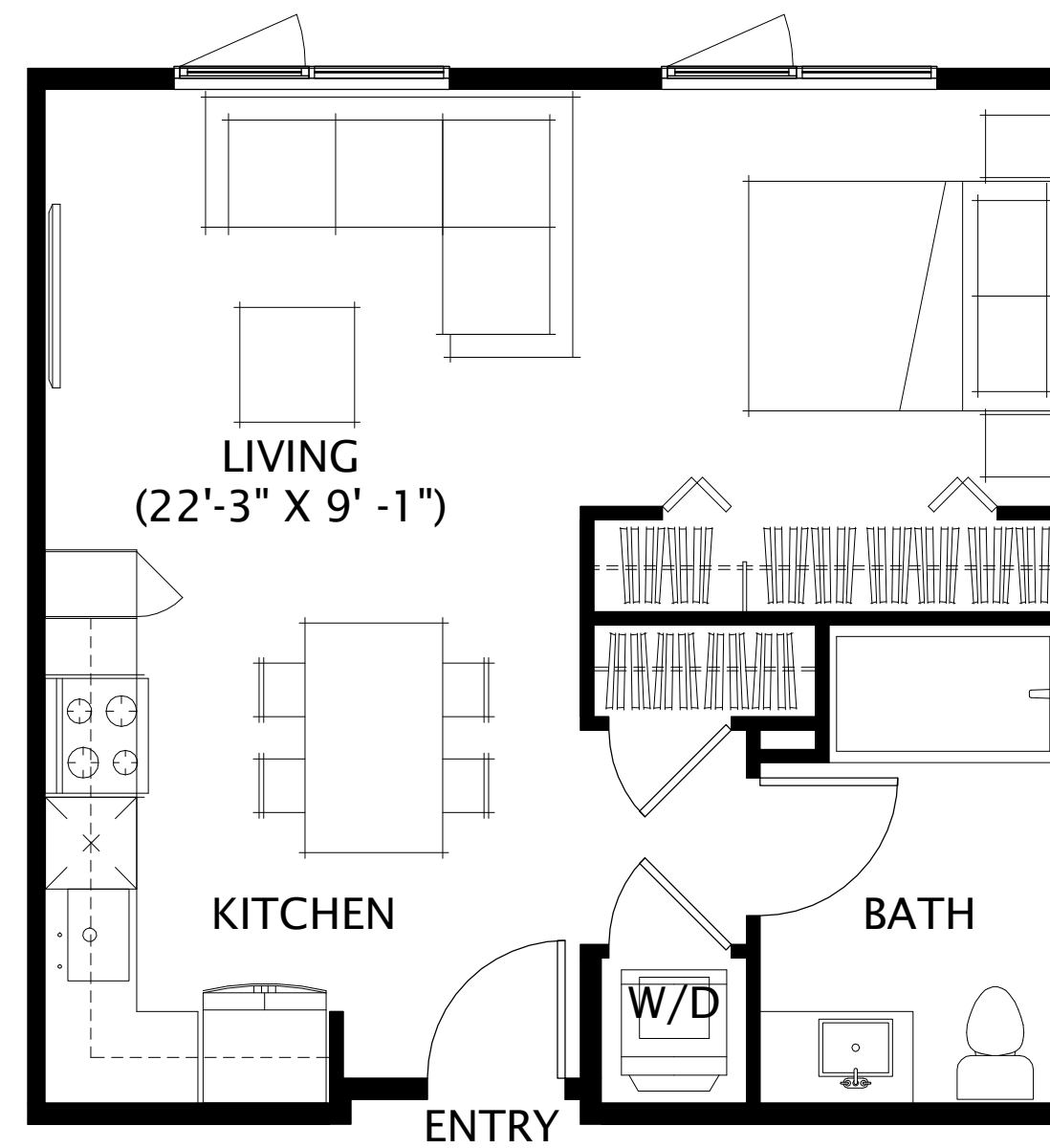


**STUDIO
532 SF**

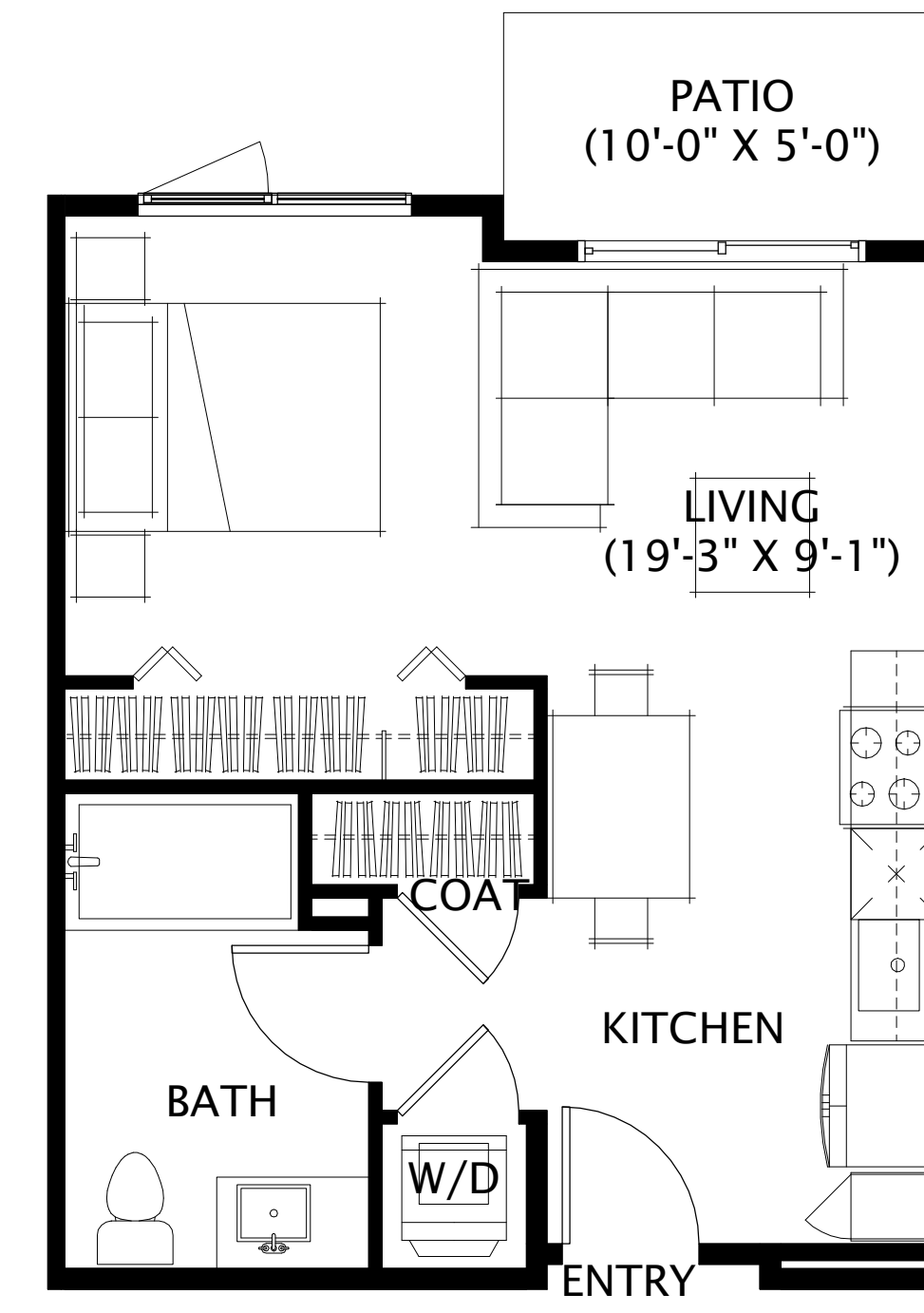
- Features:**
- On-Site Bike Storage
 - In-Unit Washer/Dryer
 - Private Balcony (Where Occurs)
 - On-Site Storage (Where Occurs)



**STUDIO
490 SF**

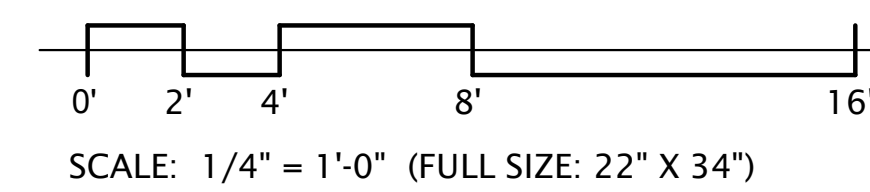


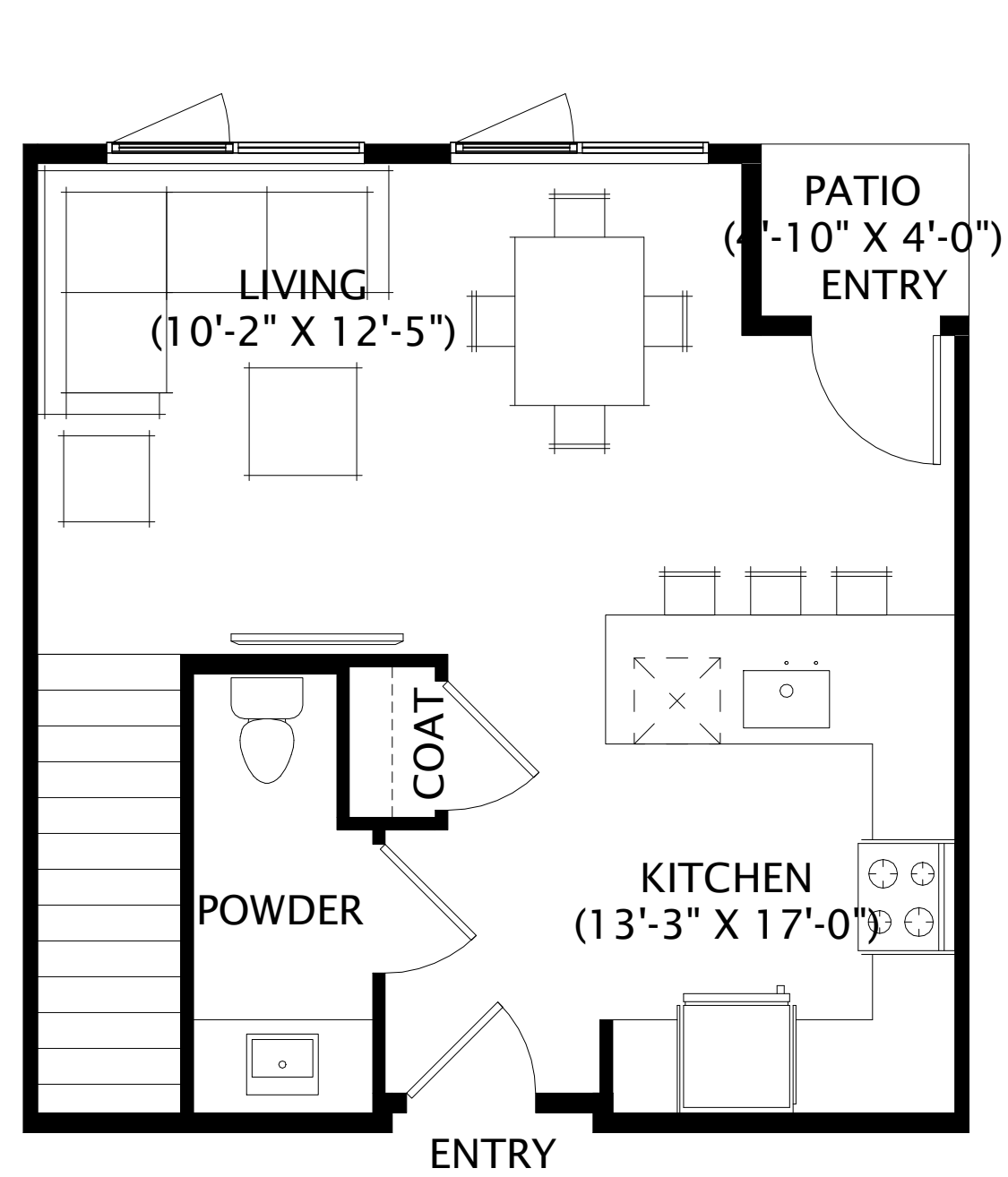
**STUDIO
526 SF**



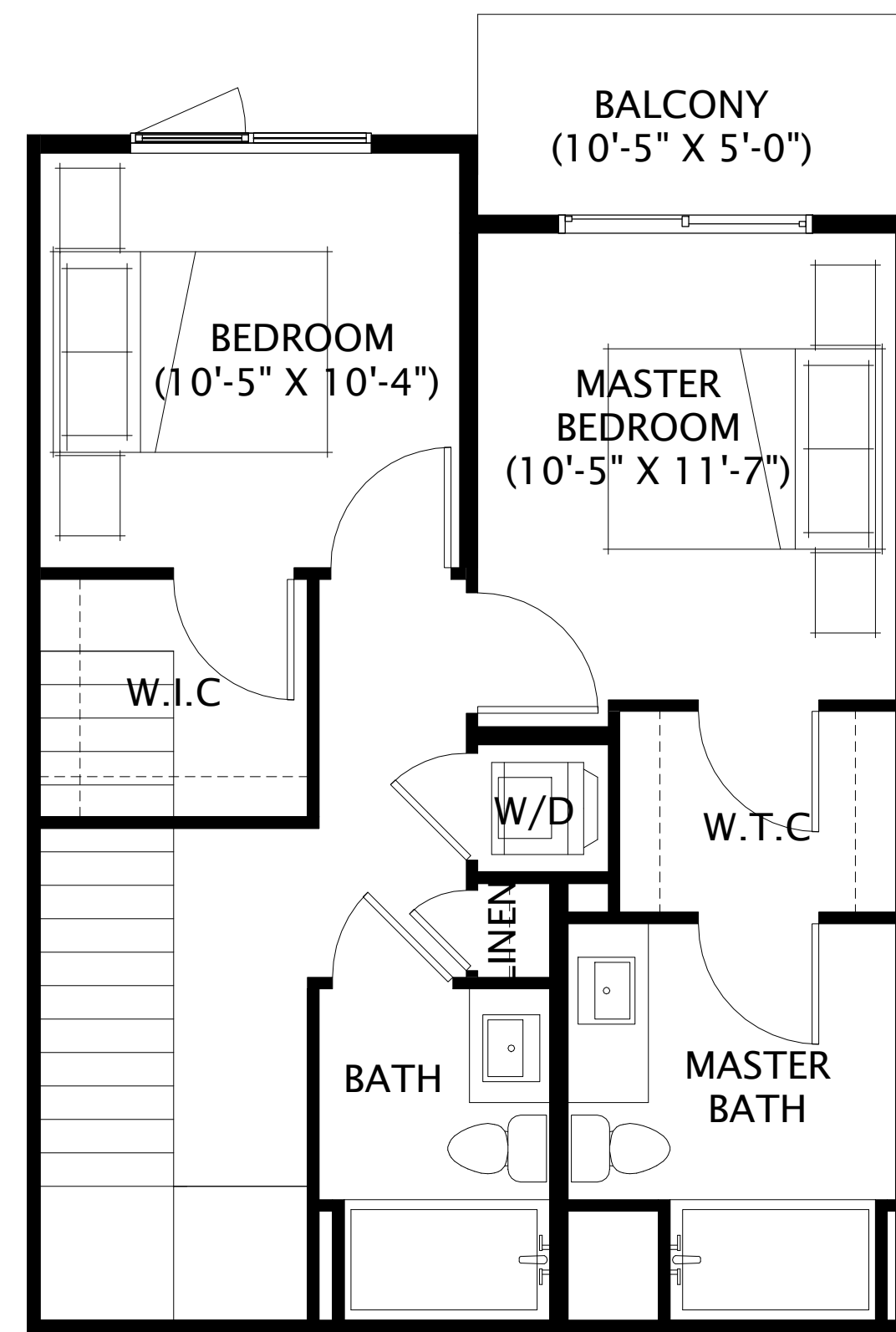
**STUDIO
465 SF**

ENLARGED UNIT PLANS LESS THAN 600 SF



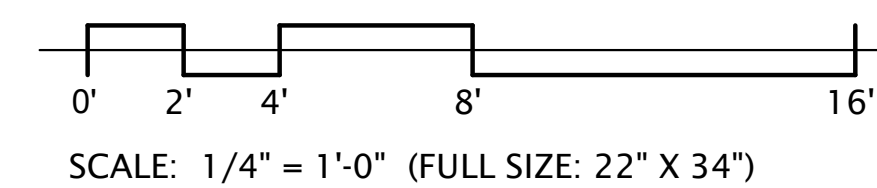


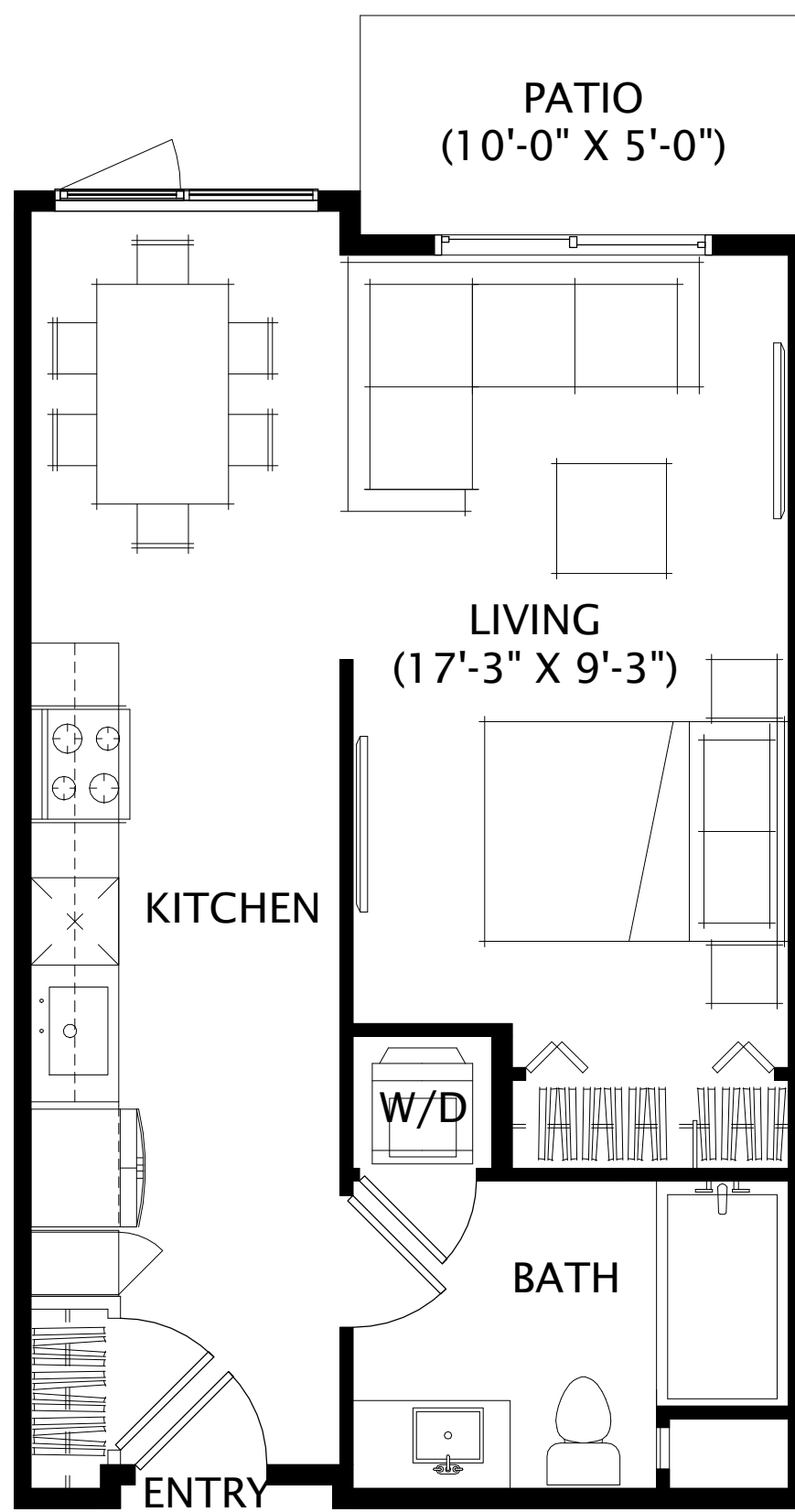
TOWNHOME - 2 BEDROOM
1,018 SF



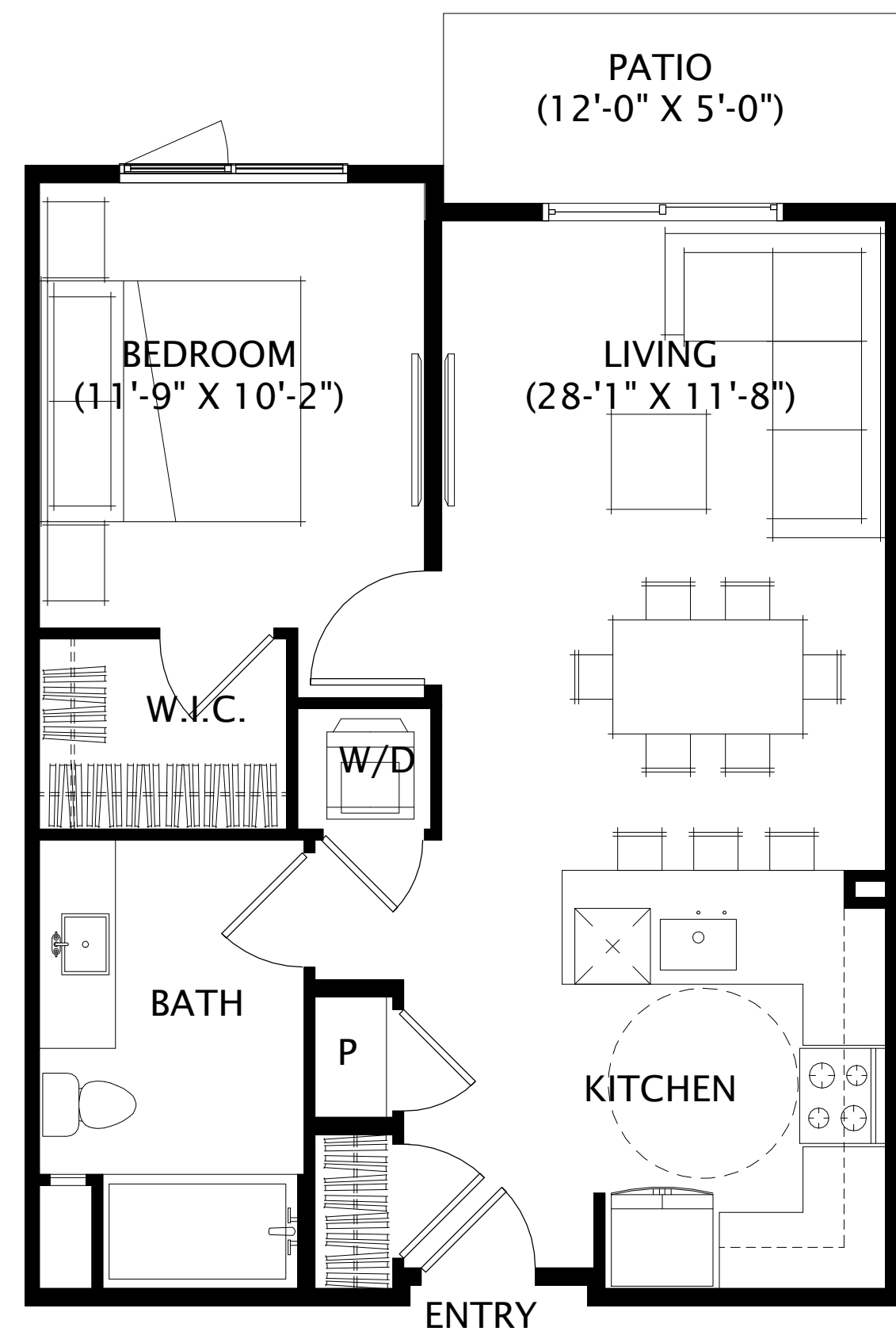
TOWNHOME - 1 BEDROOM
683 SF

ENLARGED TH UNIT PLANS

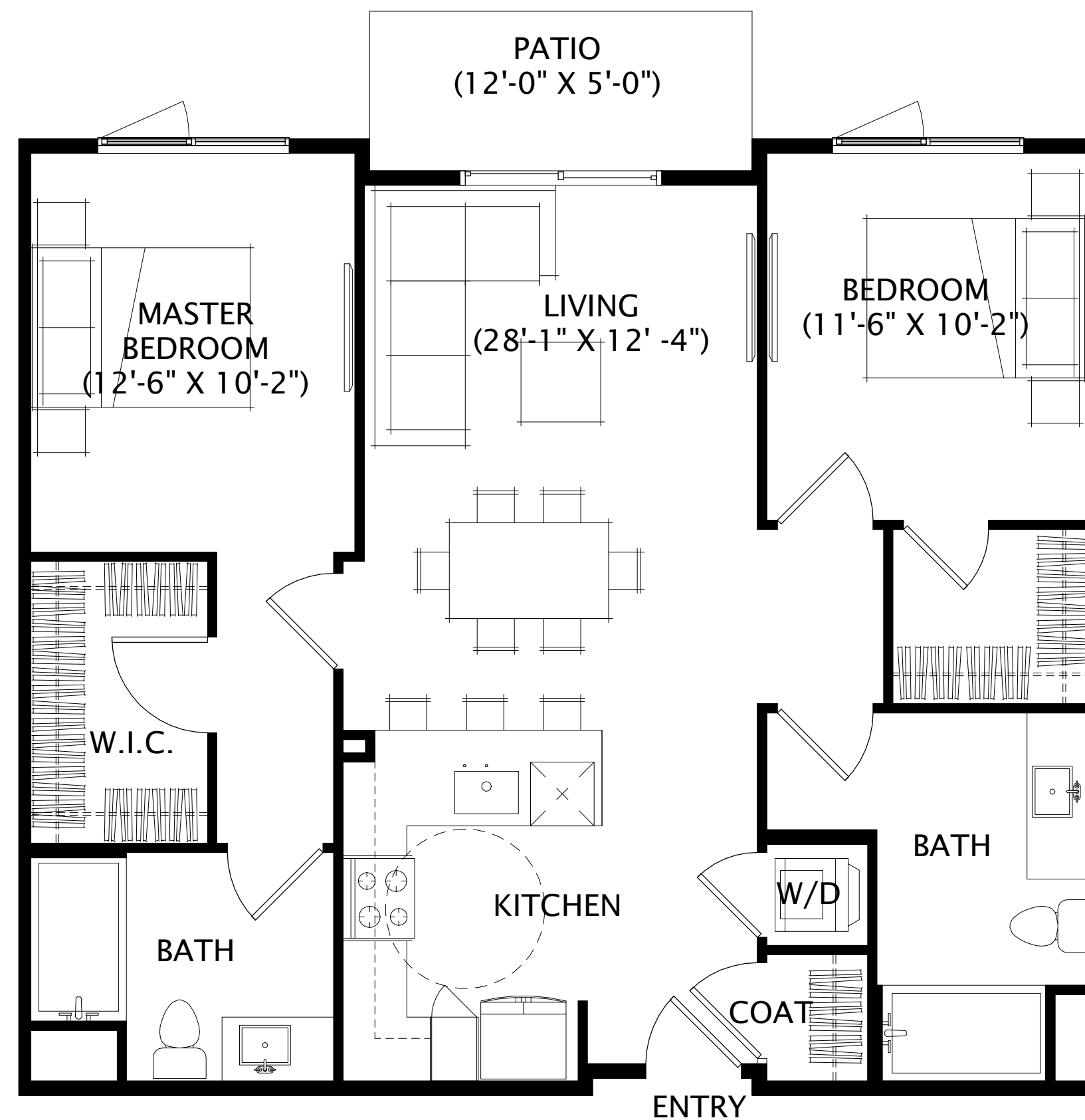




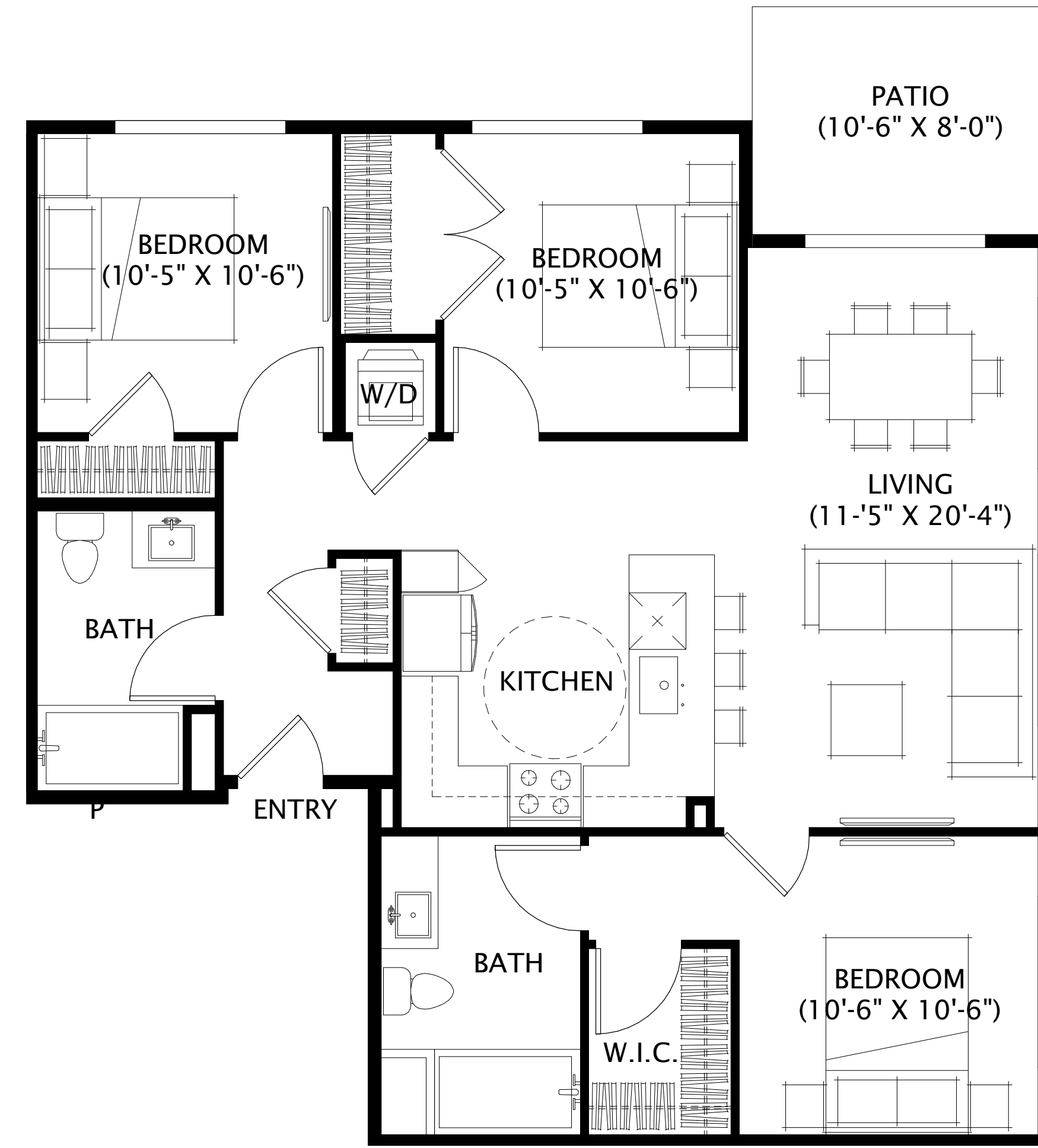
STUDIO
532 SF



1 BEDROOM
681 SF

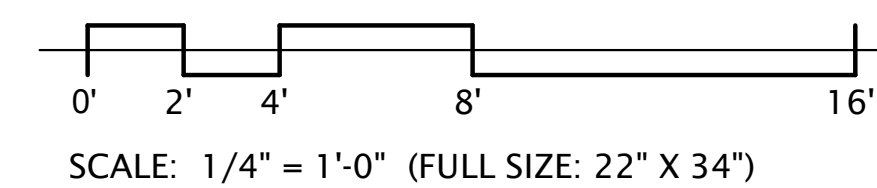


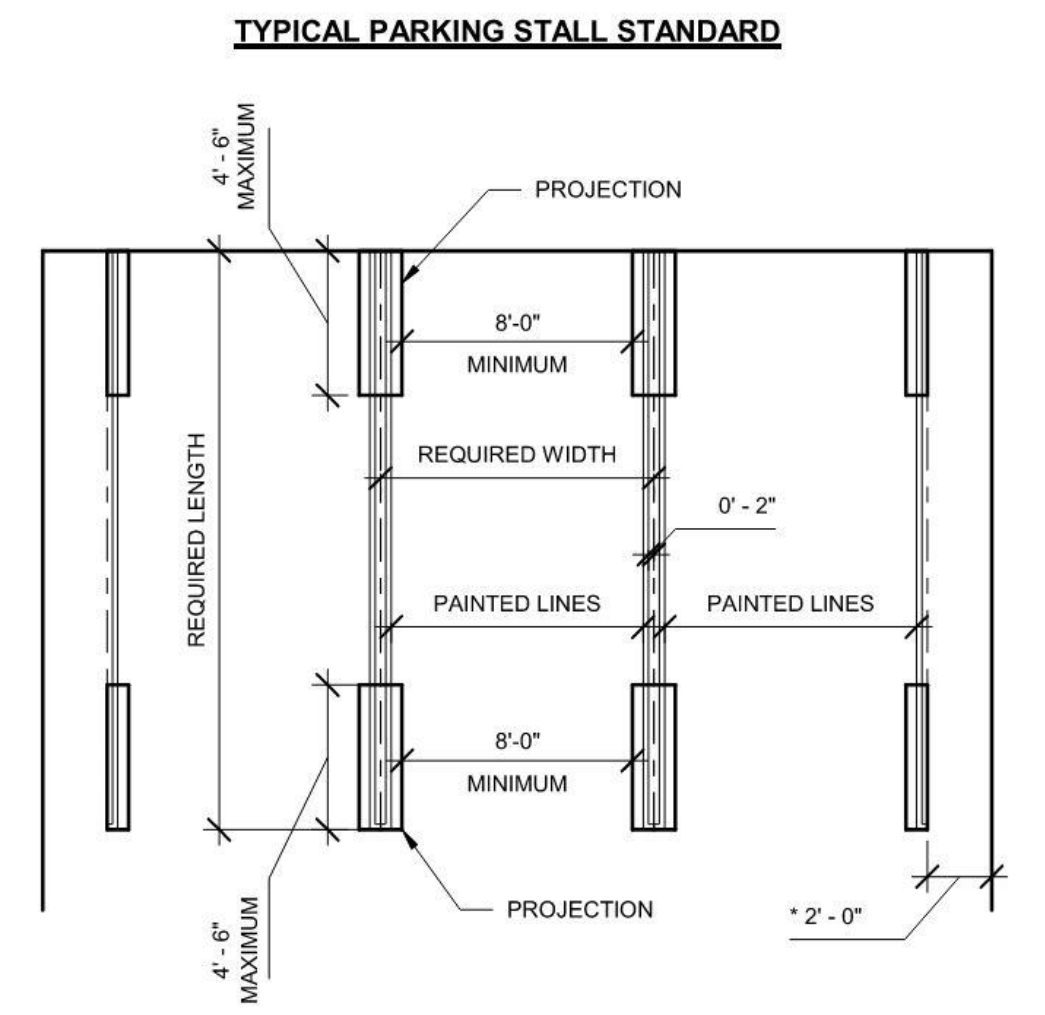
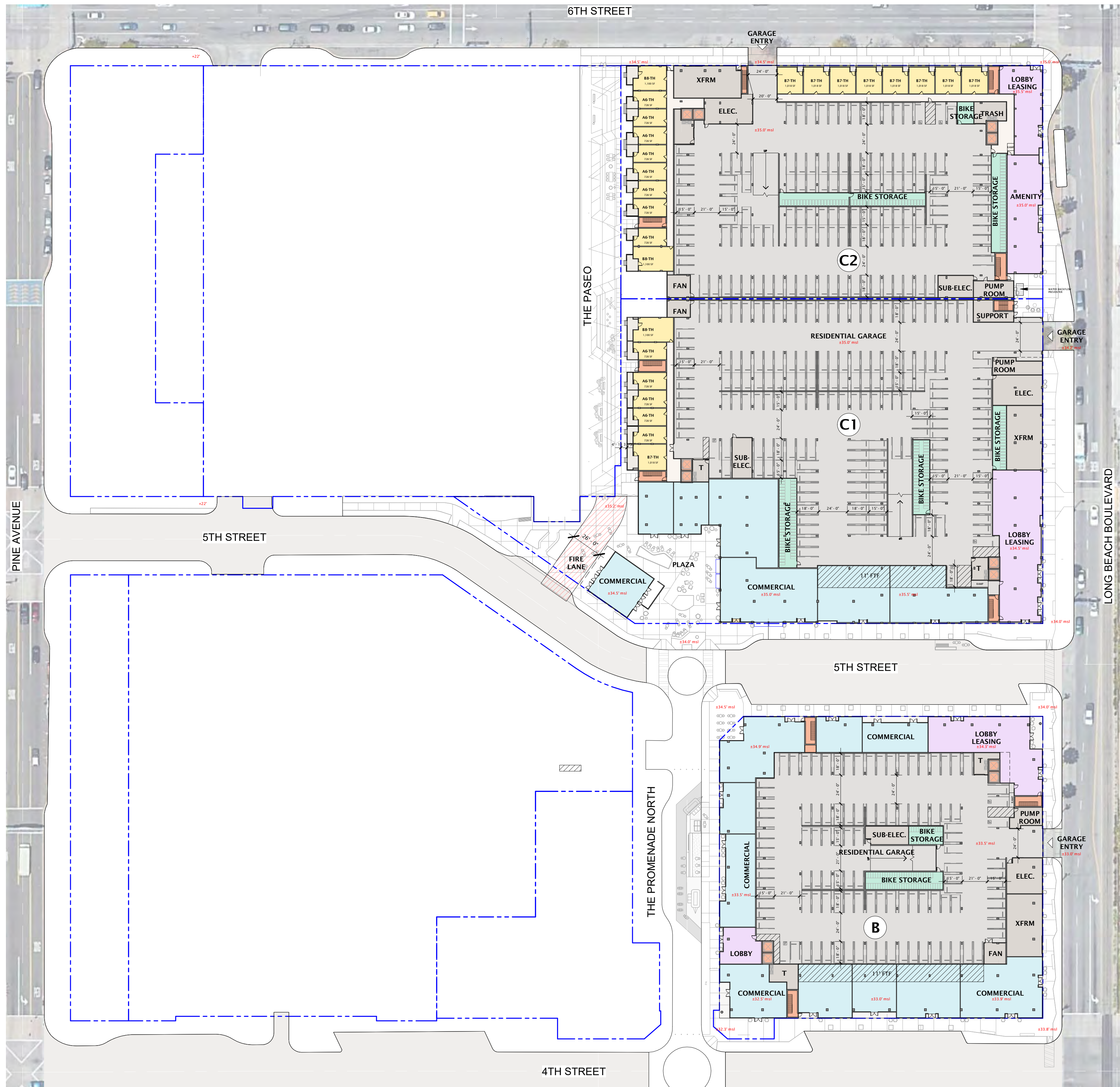
2 BEDROOM
1,011 SF



3 BEDROOM
1,100 SF

ENLARGED TYPICAL UNIT PLANS



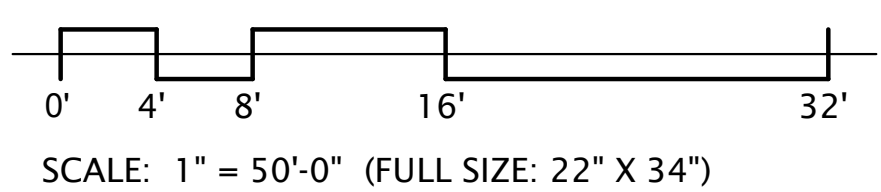
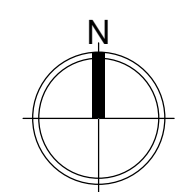


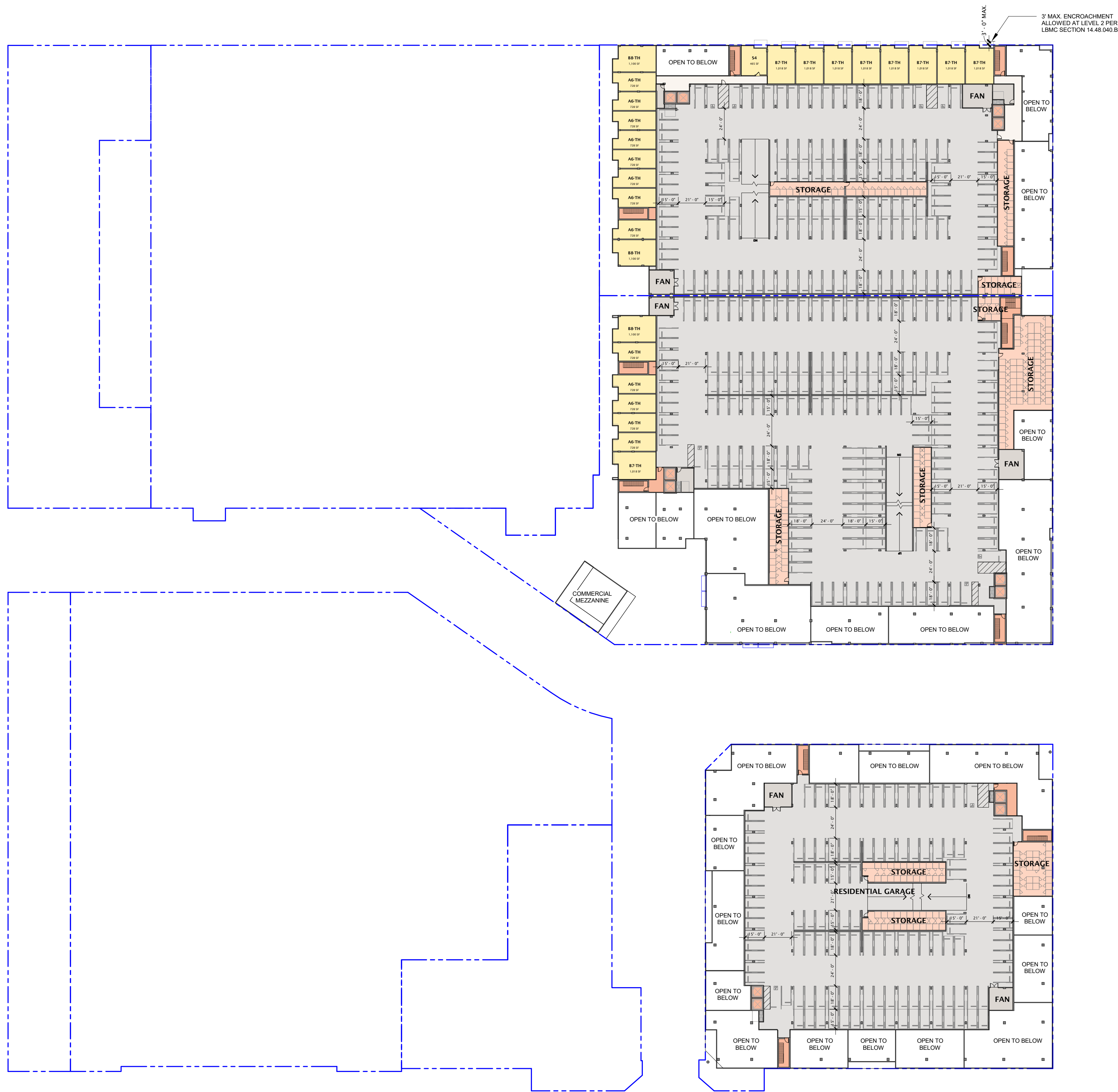
EACH STALL SHALL BE DEFINED BY TWO PAINTED LINES EXTENDING TWO (2) INCHES BEYOND THE REQUIRED STALL WIDTH.

PROJECTIONS SUCH AS CURBS AND POSTS MAY BE PROVIDED AT EACH STALL PROVIDED SUCH PROJECTION DOES NOT EXTEND MORE THAN 4'-6" INTO THE SPACE AS SHOWN. SUCH PROJECTIONS MAY BE PLACED AT EITHER END OF THE STALL.

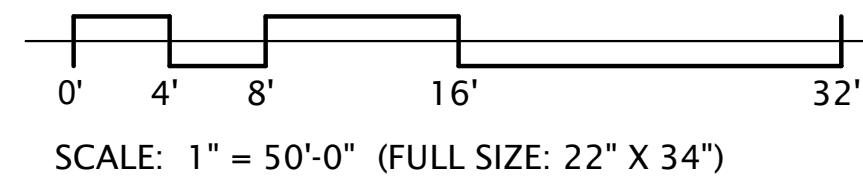
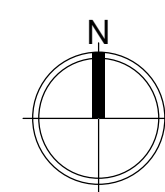
STANDARD STALL DIMENSIONS: 8'-6" (WIDTH) X 18'-0" (LENGTH)
 COMPACT STALL DIMENSIONS: 8'-0" (WIDTH) X 15'-0" (LENGTH)

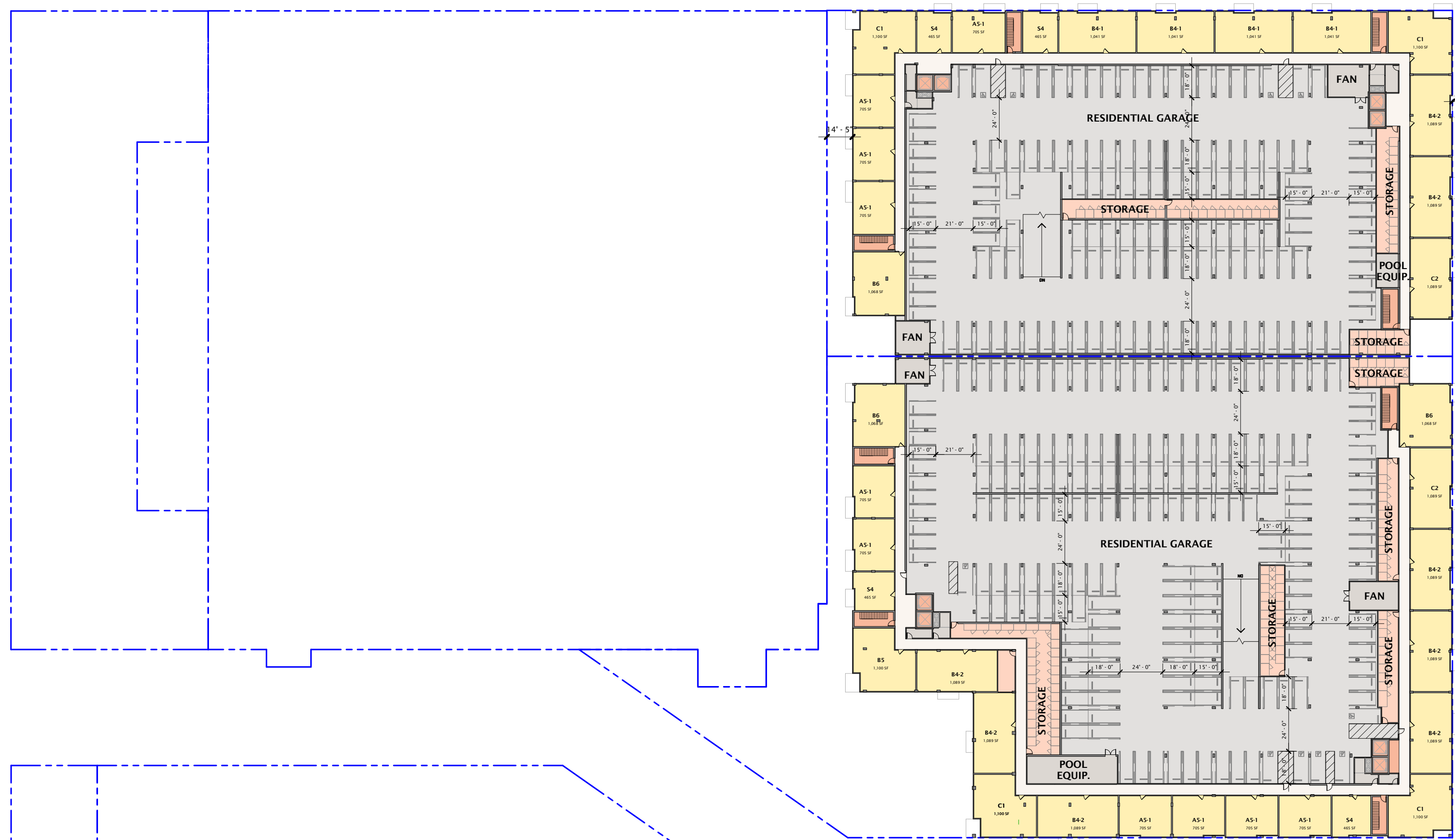
*ADD 2'-0" FOR OBSTRUCTED END STALL (REQUIRED FOR AISLE, OPTIONAL FOR STALL)





LEVEL 2 PLAN



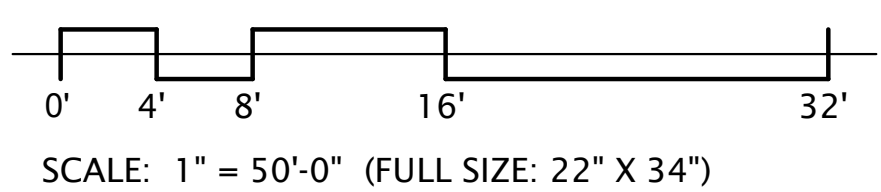
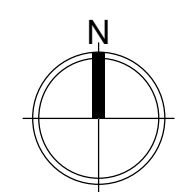


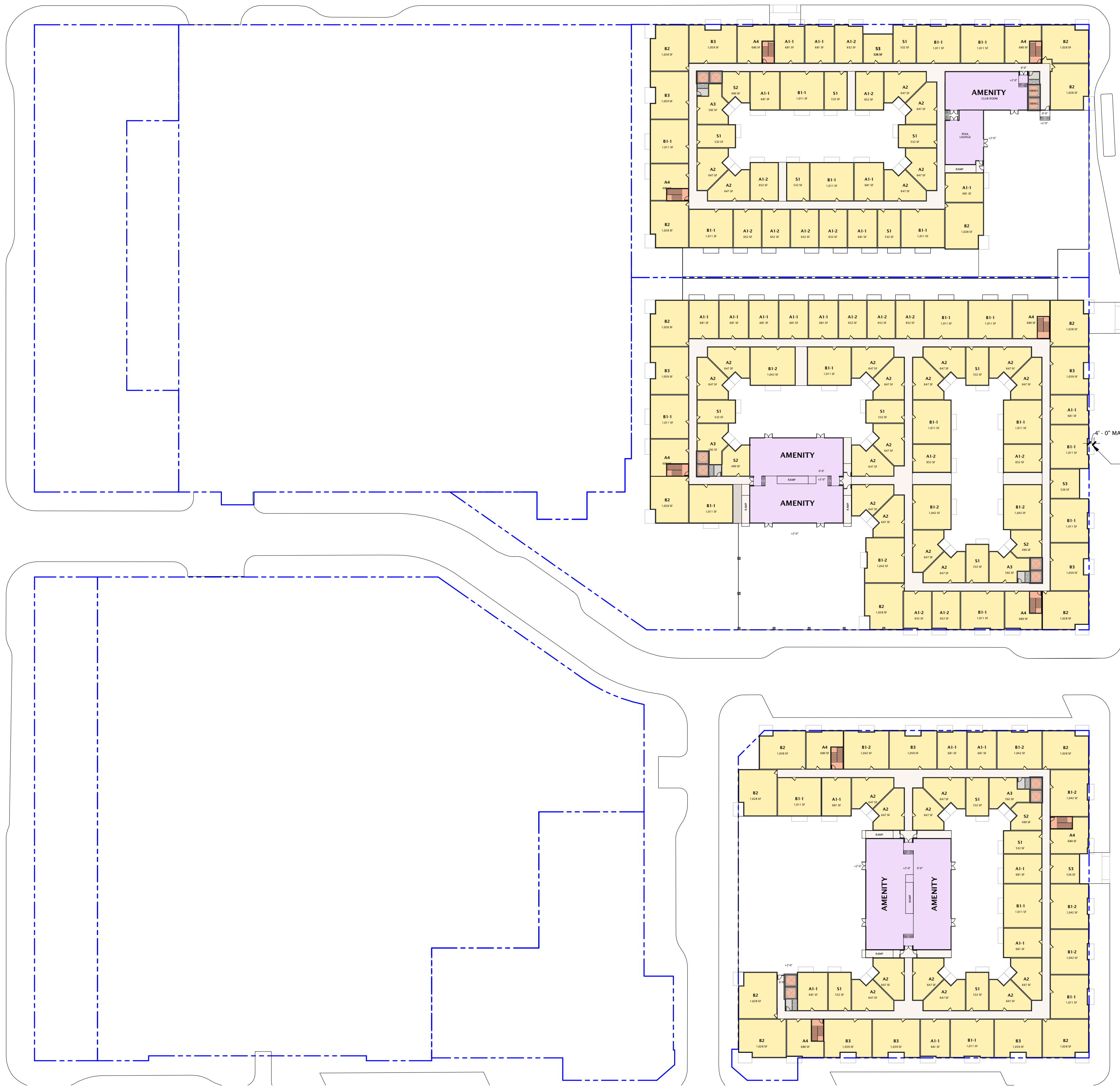
4'-0" MAX.
 4" MAX. TYPICAL BALCONY ENCROACHMENT AT MINIMUM HEIGHT CLEARANCE OF 12' FROM GRADE. LBMC SECTION 14.48.040 B



4'-0" MAX.

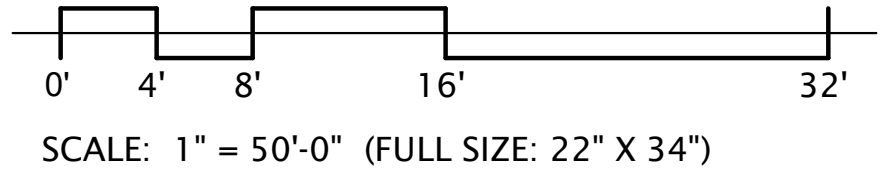
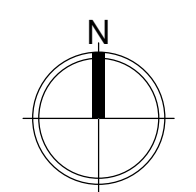
LEVEL 3 PLAN

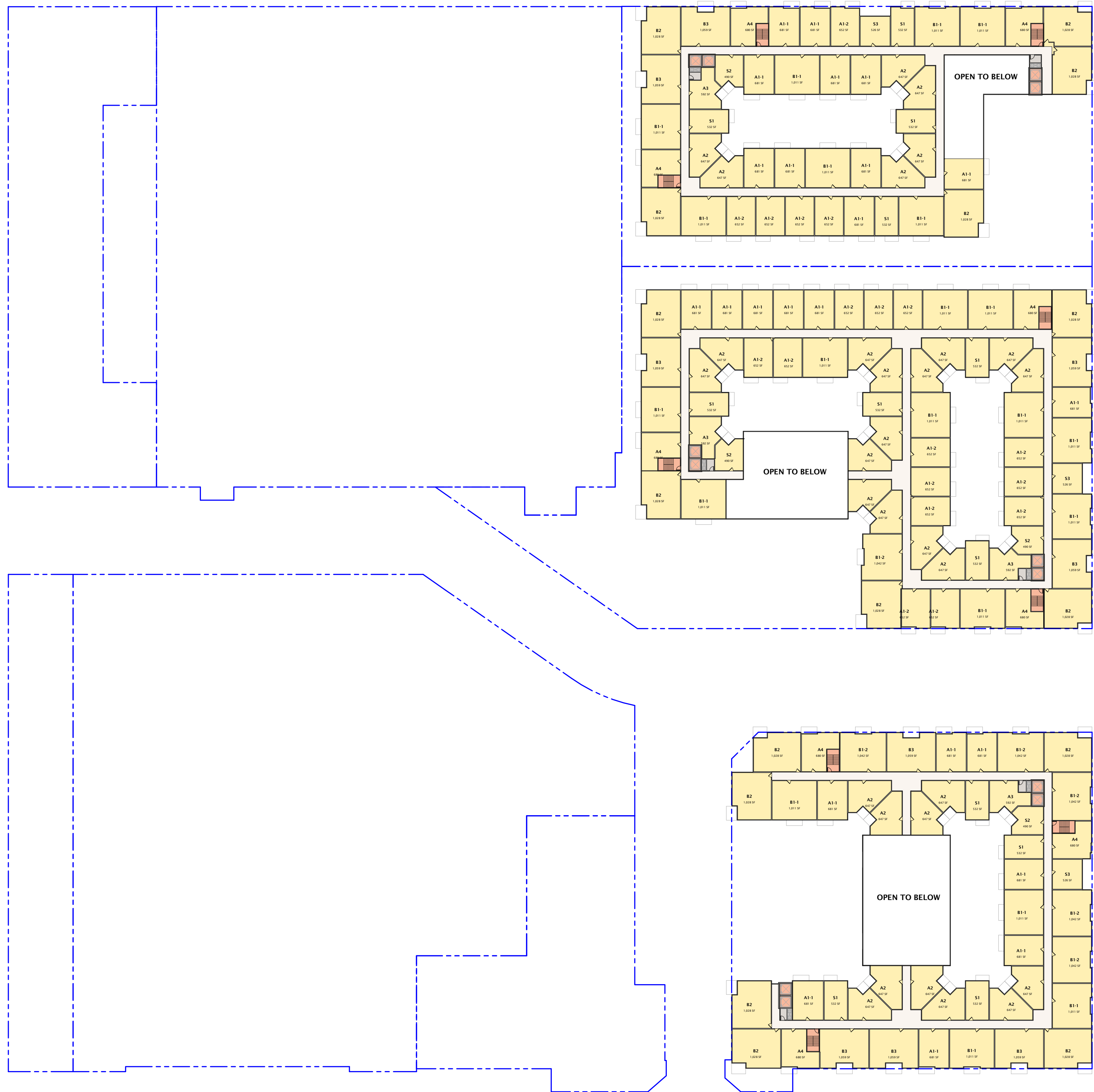




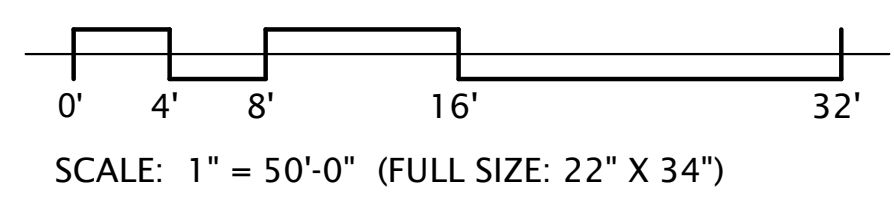
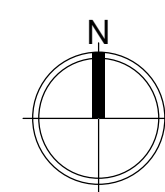
4'-0" MAX.
 4' MAX. TYPICAL BALCONY ENCROACHMENT AT MINIMUM HEIGHT CLEARANCE OF 12' FROM GRADE. LPMC SECTION 14.48.040.B

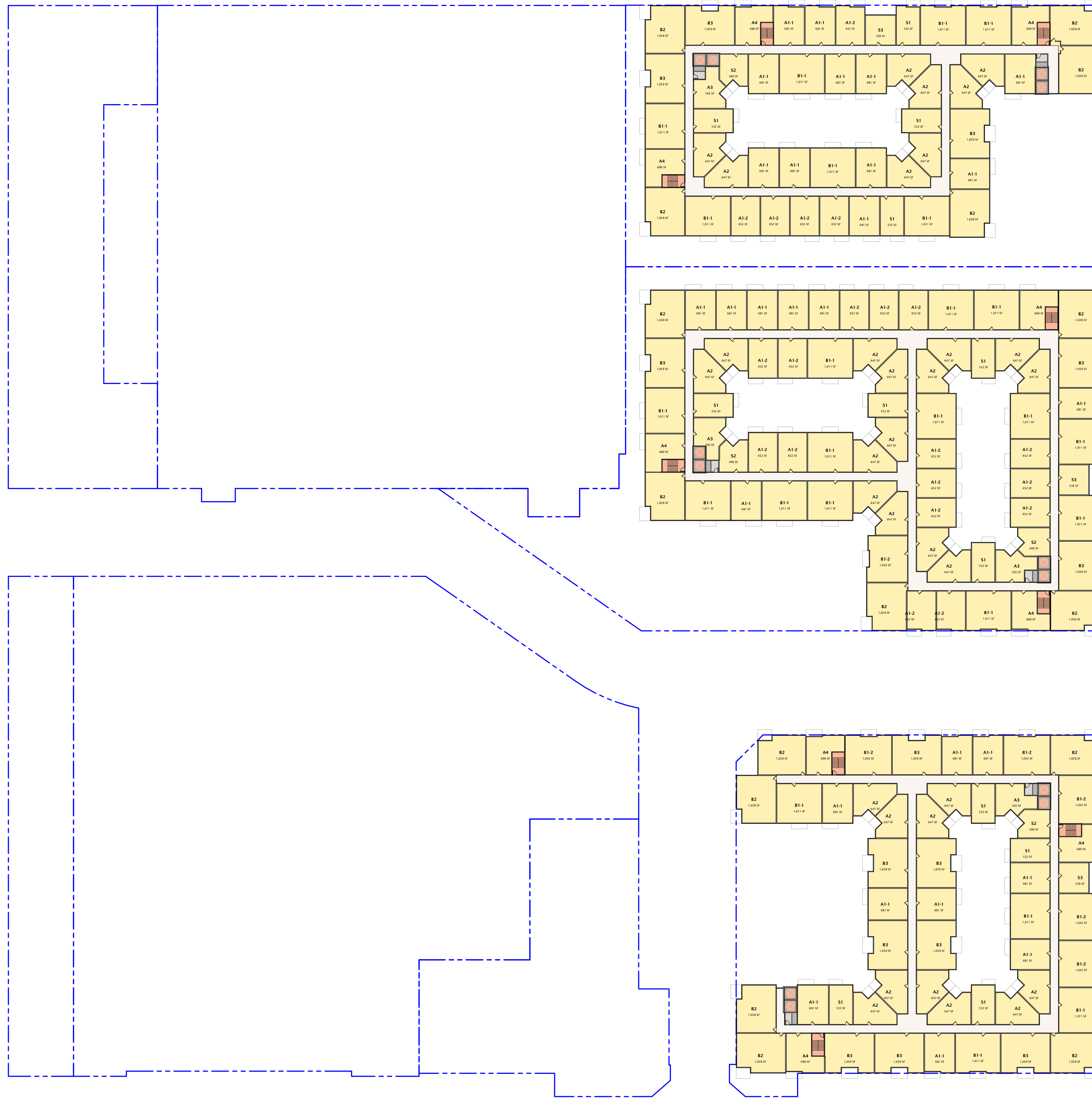
LEVEL 4 PLAN



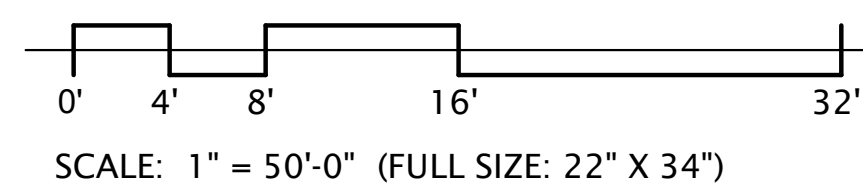
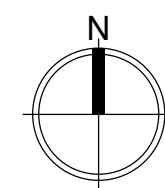


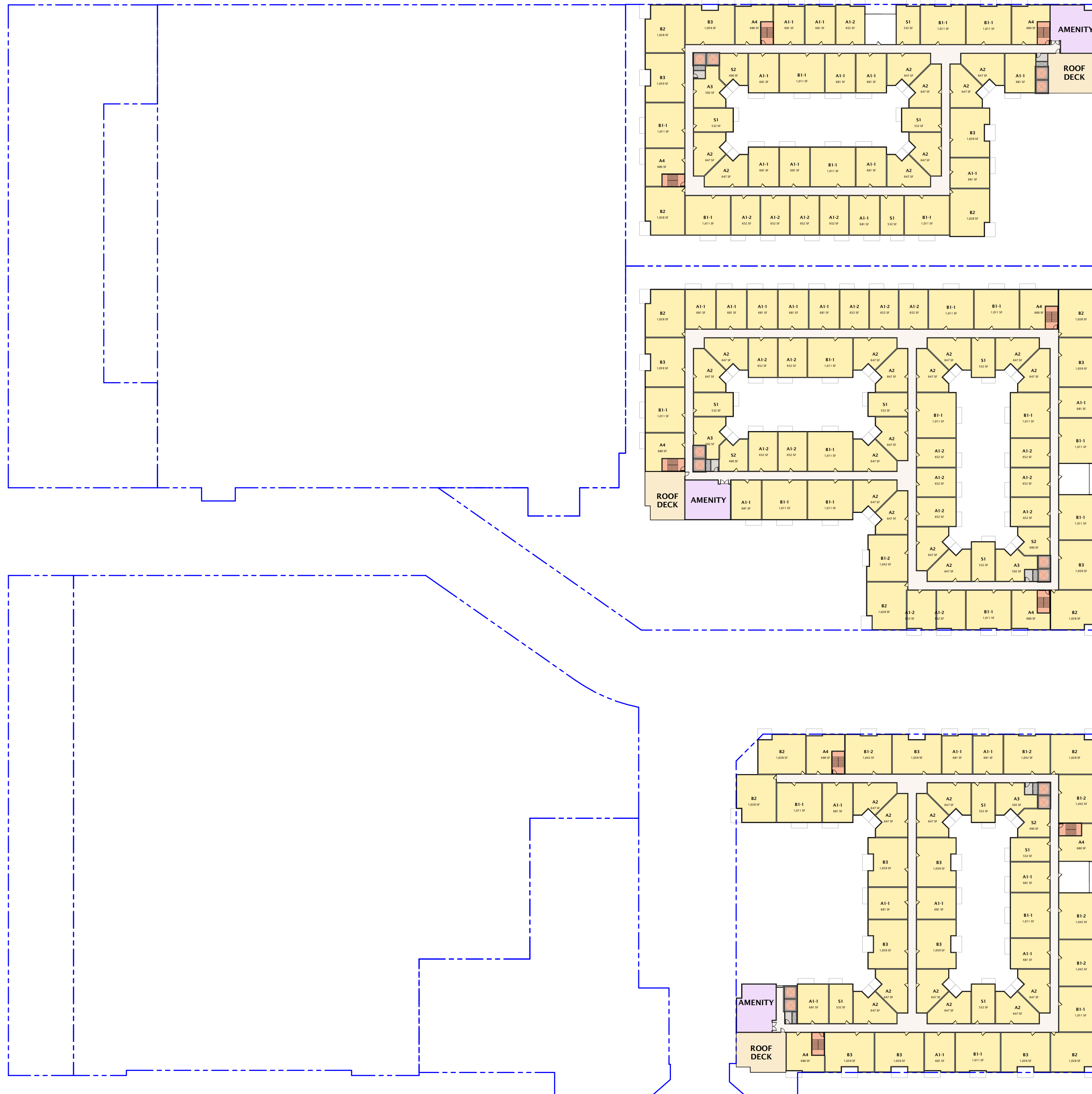
LEVEL 5 PLAN



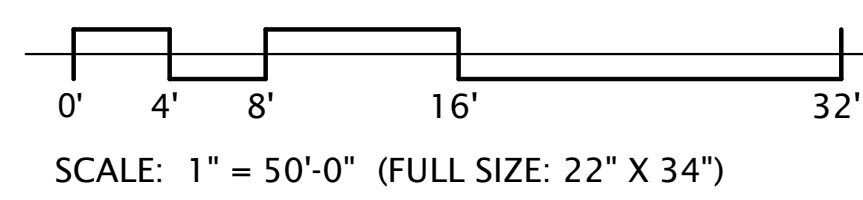
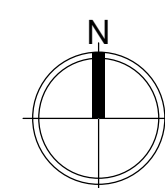


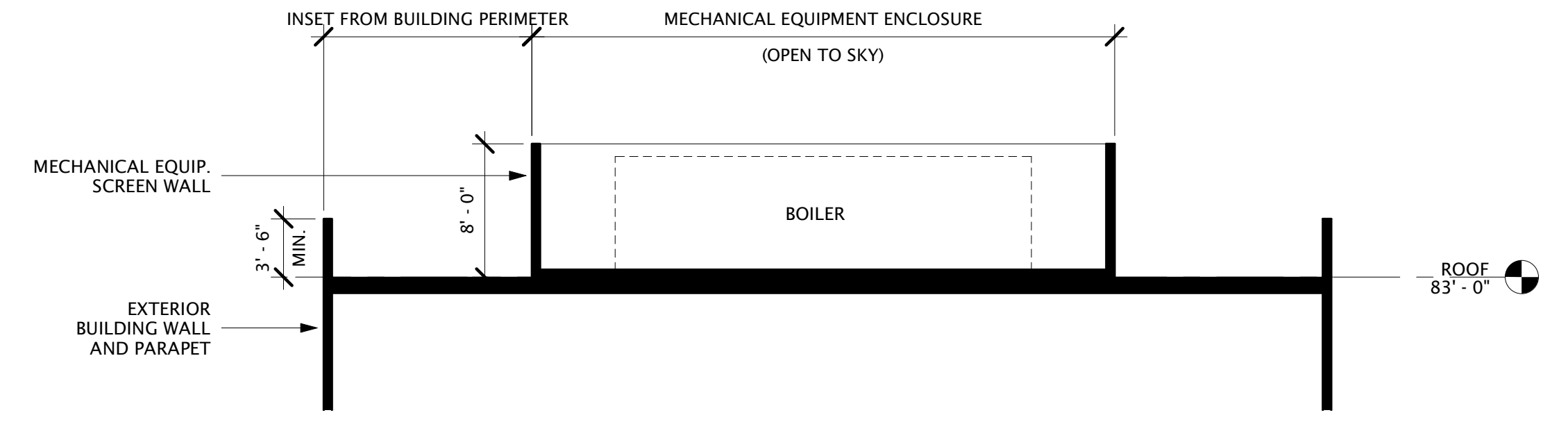
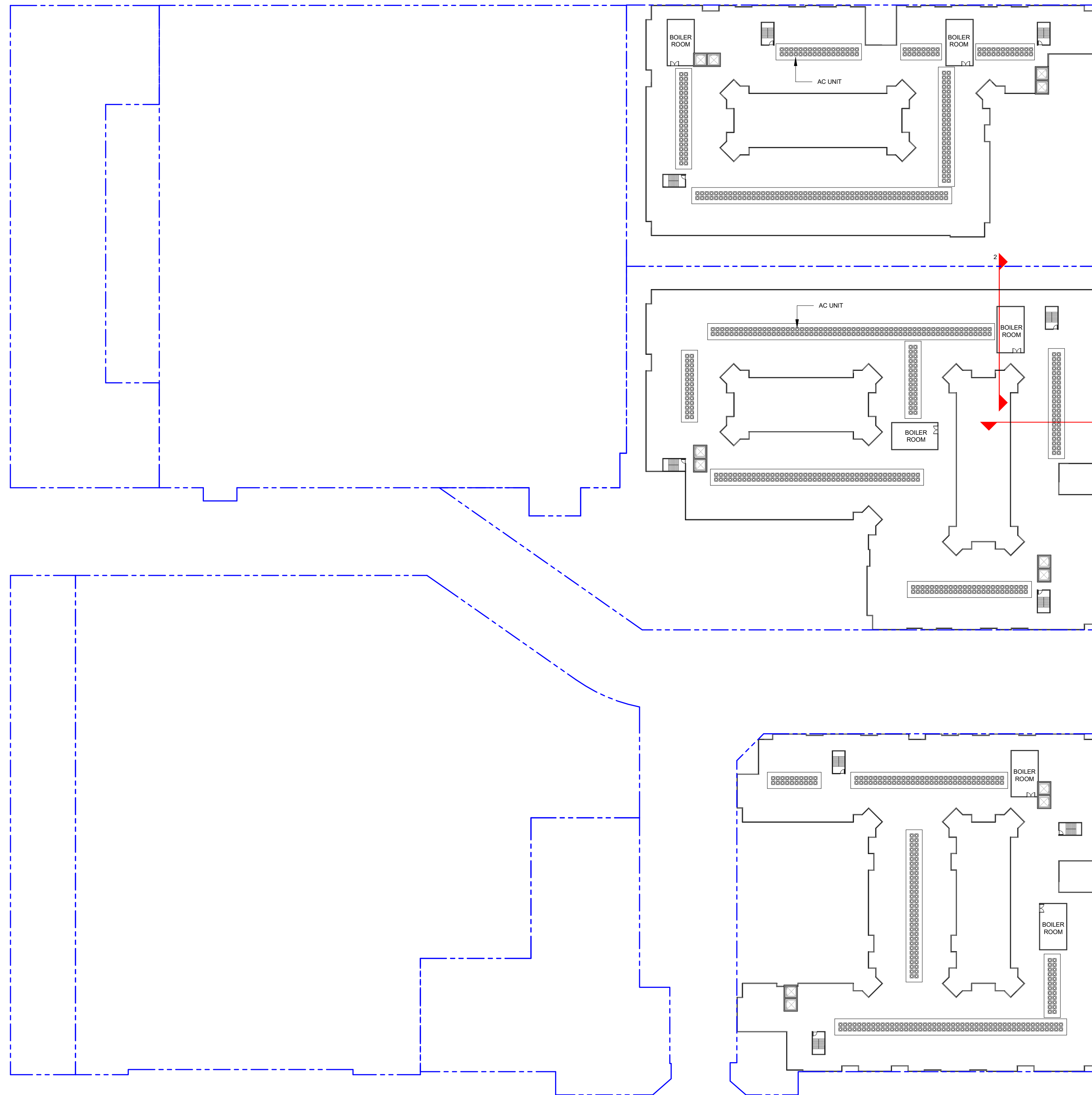
LEVEL 7 PLAN



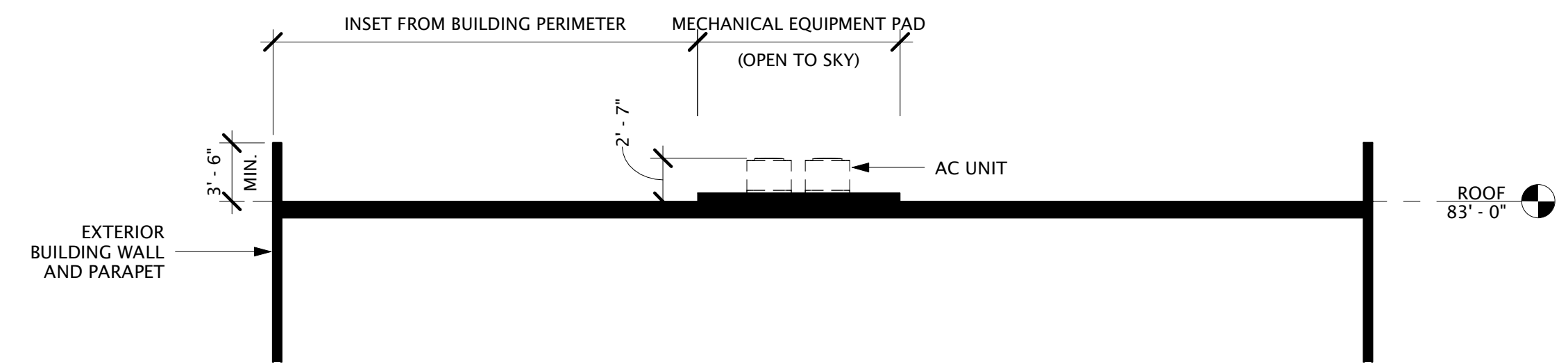


LEVEL 8 PLAN



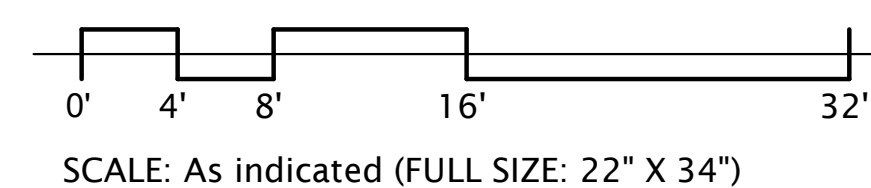
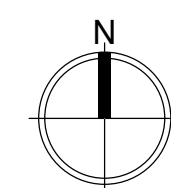


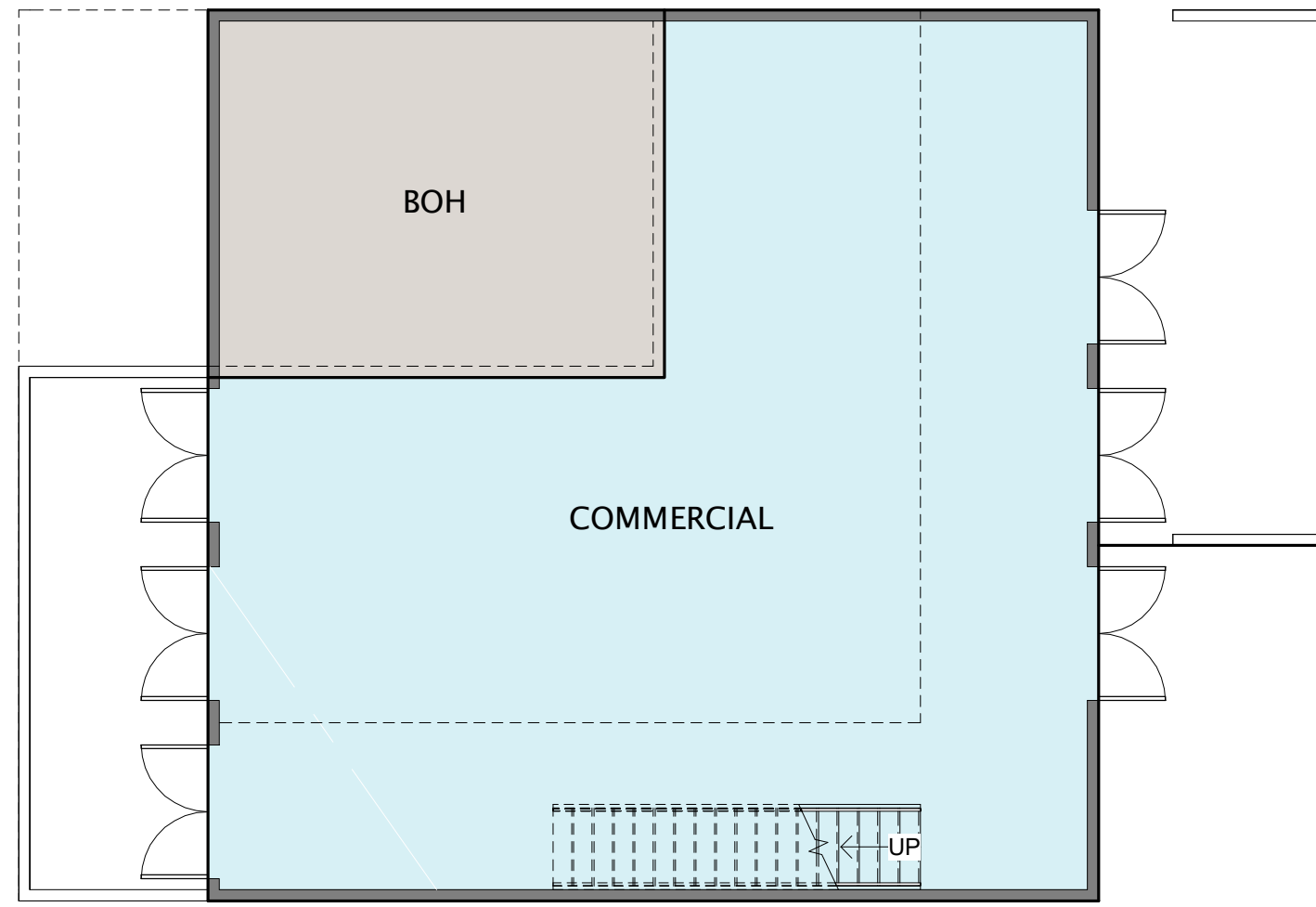
② TYPICAL SECTION AT ROOFTOP BOILER
1/8" = 1'-0"



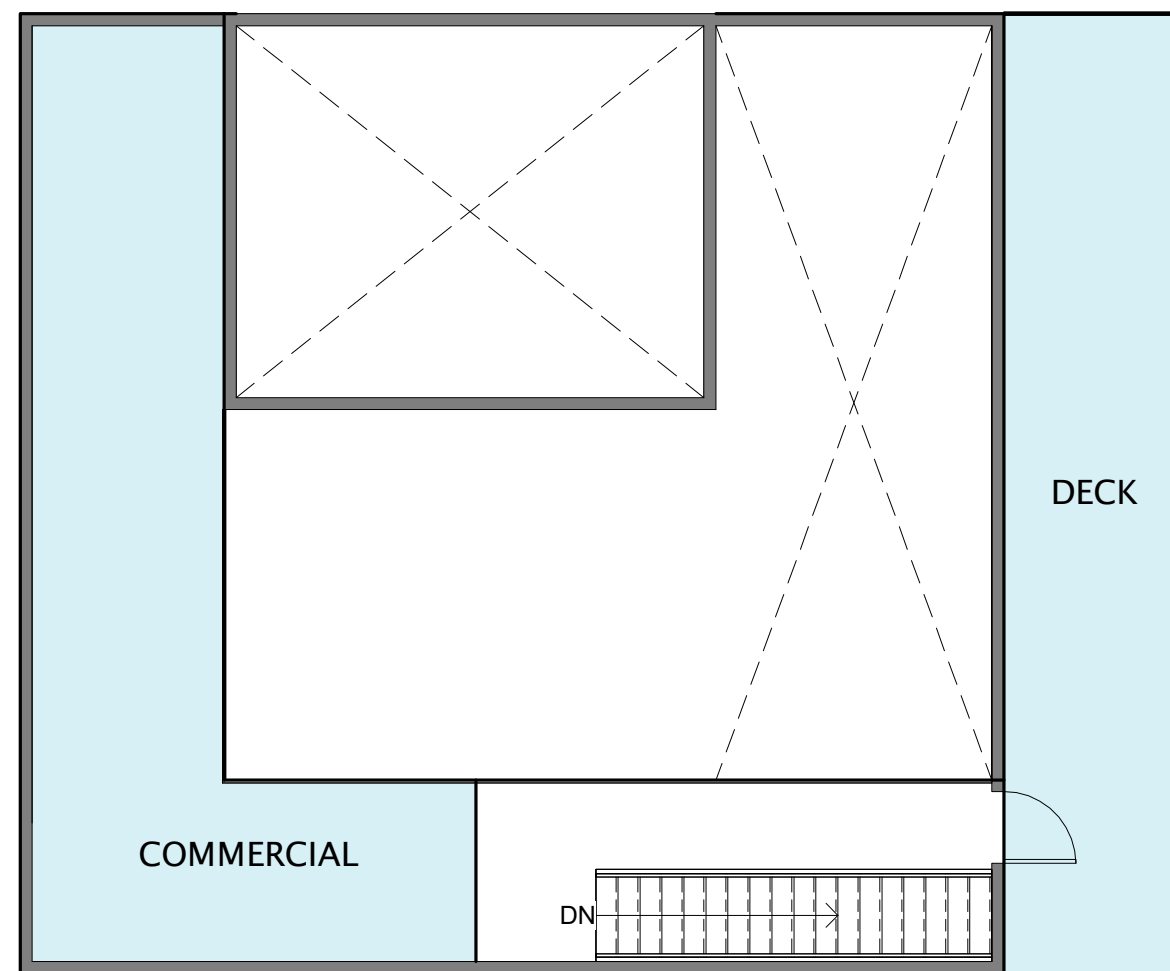
③ TYPICAL SECTION AT AC UNITS
1/8" = 1'-0"

ROOF PLAN





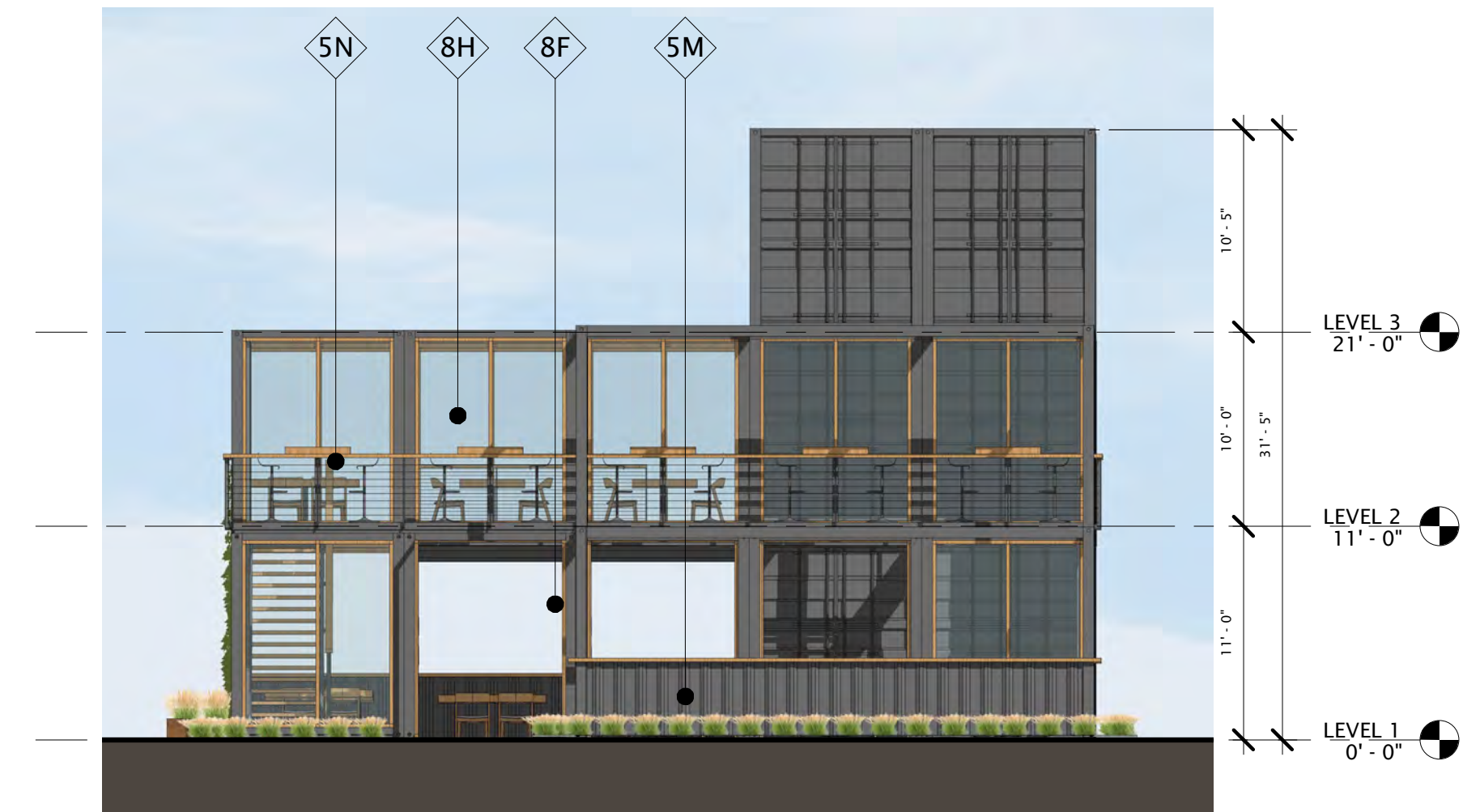
① PAVILION LEVEL 1
1/8" = 1'-0"



② PAVILION LEVEL MEZZANINE
1/8" = 1'-0"



③ PAVILION SOUTH
1/8" = 1'-0"



⑤ PAVILION EAST
1/8" = 1'-0"



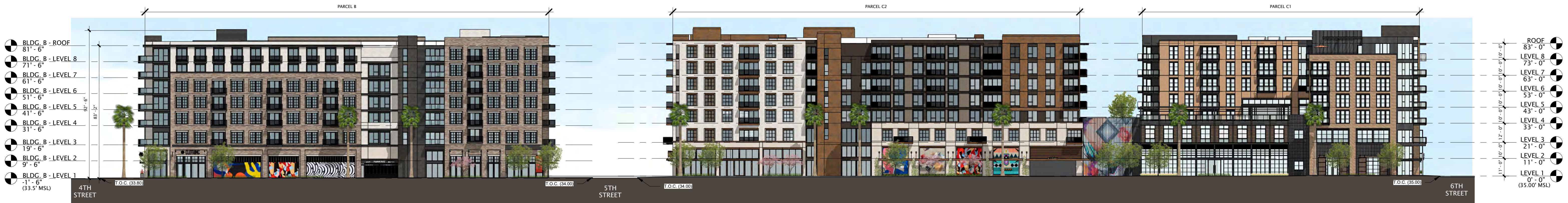
④ PAVILION NORTH
1/8" = 1'-0"



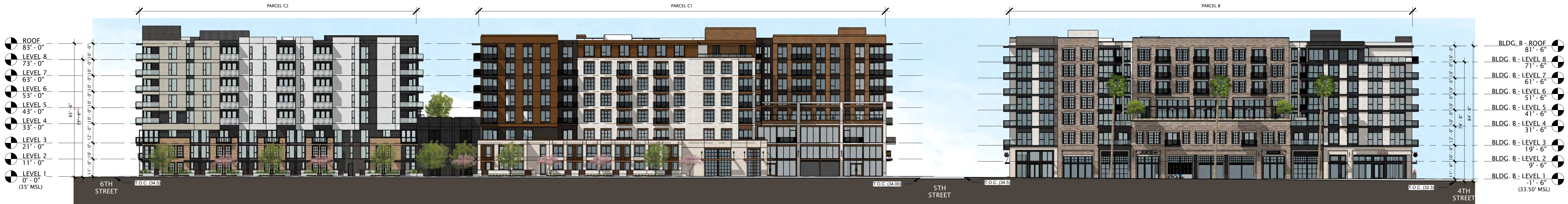
⑥ PAVILION WEST
1/8" = 1'-0"

MATERIAL LEGEND

- ⑤L CONTAINER STEEL FRAMING
- ⑤M CORRUGATED METAL PANEL
- ⑤N CABLE RAILING
- ⑤G ALUMINUM LATTICE
- ⑤I HOLLOW STRUCTURAL STEEL
- ⑥A WOOD SIDING
- ⑧H WOOD FRAME STOREFRONT
- ⑧F GLAZED ENTRY DOOR
- ⑩A BUILDING SIGNAGE



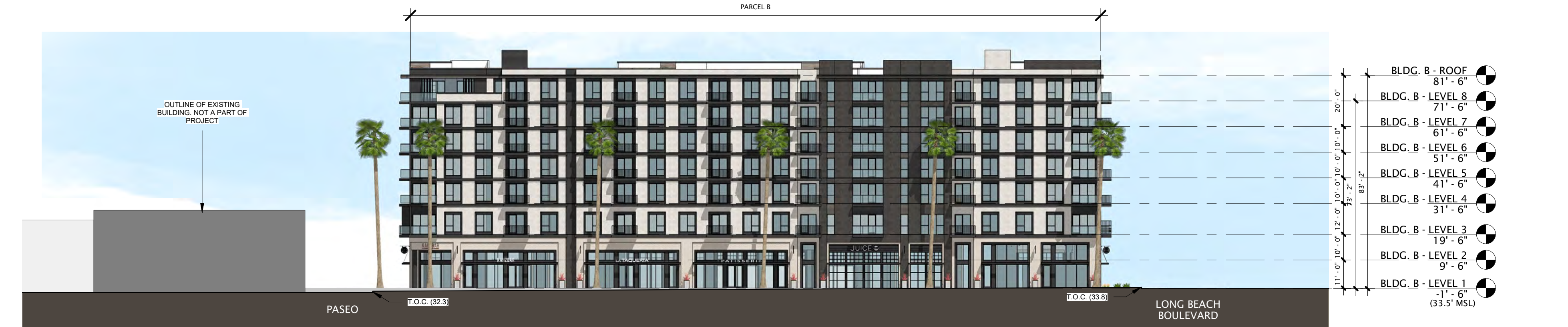
SITE EAST



SITE WEST

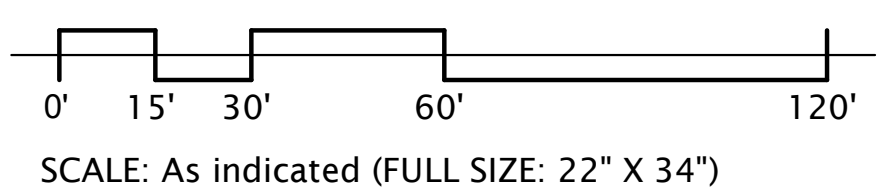
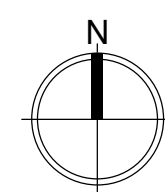
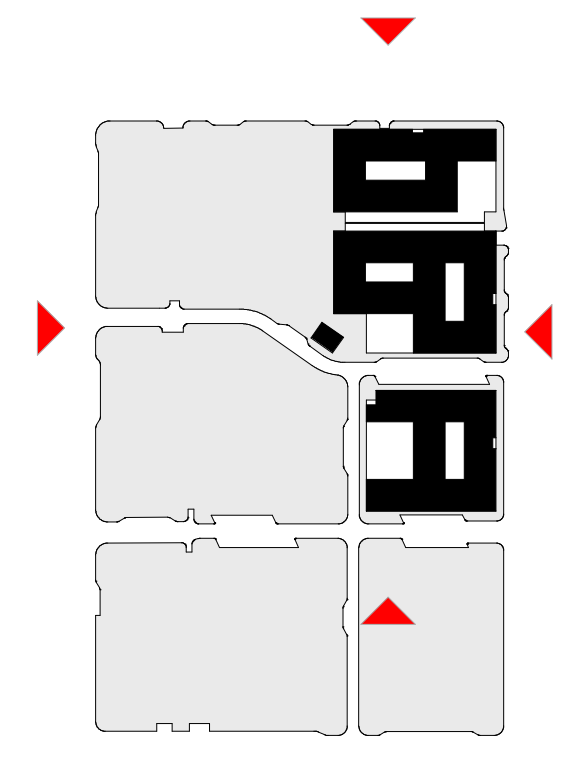


SITE NORTH



SITE SOUTH

NOTE: REFER TO INDIVIDUAL BUILDING ELEVATIONS FOR MATERIAL IDENTIFICATIONS





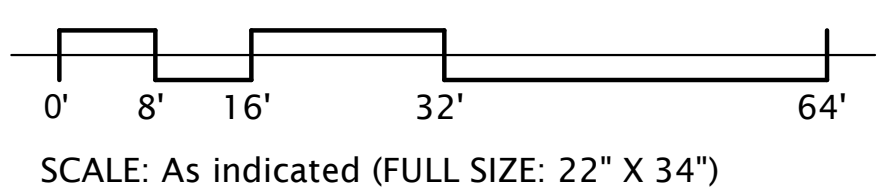
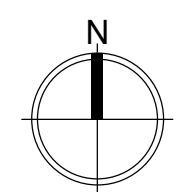
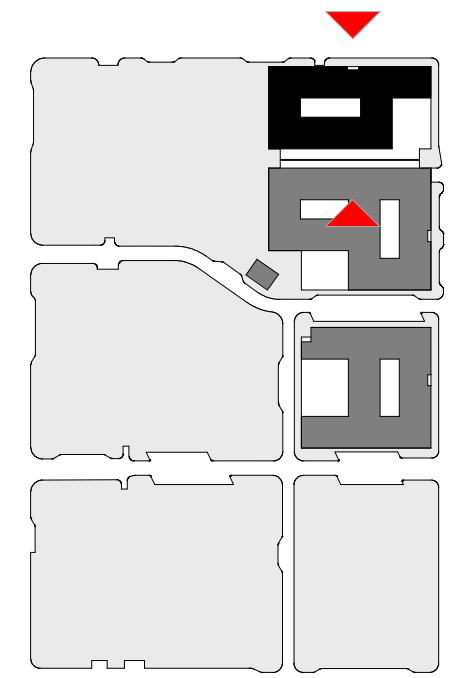
C2 - NORTH 1/16" = 1'-0"



C2 - SOUTH 1/16" = 1'-0"

MATERIAL LEGEND

- 3A CAST-IN-PLACE CONCRETE WALL
- 3B PRECAST CONCRETE PANEL
- 4A 3" X 10" (KING SIZE) THIN BRICK
- 5A ALUMINUM PANEL
- 5B CORTEN STEEL PANEL
- 5C PICKET RAILING
- 5D PERFORATED PANEL RAILING
- 5E ALUMINUM VENTILATION LOUVER
- 5F METAL CANOPY, CABLE SUPPORT WHERE SHOWN
- 5G ALUMINUM LATTICE
- 5H STANDING SEAM METAL SIDING
- 5I HOLLOW STRUCTURAL STEEL
- 5J EXPOSED STEEL BEAM
- 5K GLAZED RAILING
- 8A ALUMINUM STOREFRONT
- 8B WINDOW
- 8C GLAZED BALCONY DOOR
- 8D CLEAR GLAZING
- 8E SPANDREL GLAZING
- 8F GLAZED ENTRY DOOR
- 8G COMMERCIAL ROLL UP DOOR
- 9A STUCCO (FIELD)
- 9B STUCCO (ACCENT)
- 9C CORNICE
- 9D CEMENT FIBER BOARD
- 10A BUILDING SIGNAGE
- 10B DECORATIVE BARN DOOR





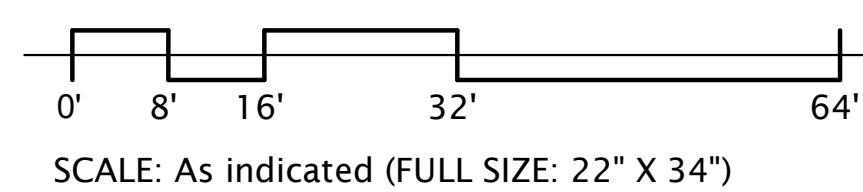
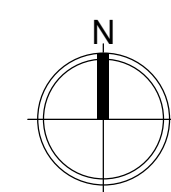
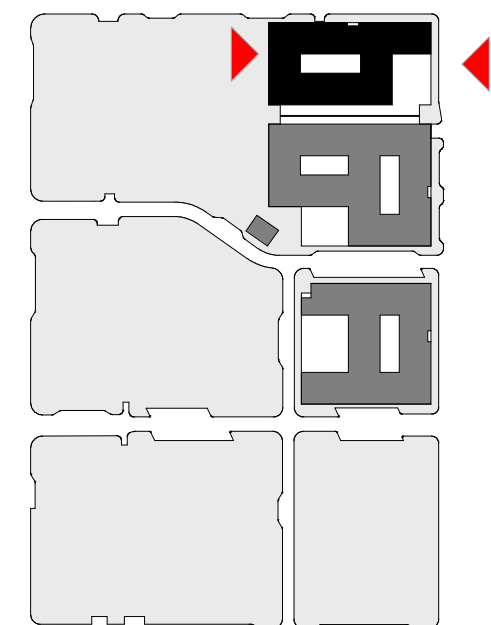
C2 - EAST 1/16" = 1'-0"

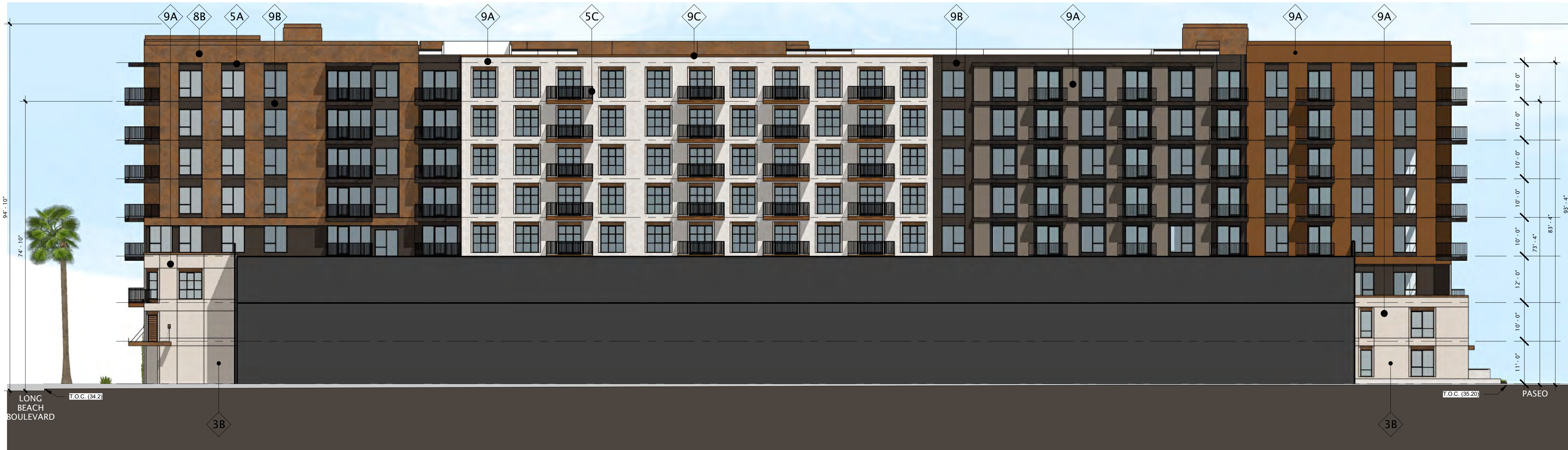


C2 - WEST 1/16" = 1'-0"

MATERIAL LEGEND

- 3A CAST-IN-PLACE CONCRETE WALL
- 3B PRECAST CONCRETE PANEL
- 4A 3" X 10" (KING SIZE) THIN BRICK
- 5A ALUMINUM PANEL
- 5B CORTEN STEEL PANEL
- 5C PICKET RAILING
- 5D PERFORATED PANEL RAILING
- 5E ALUMINUM VENTILATION LOUVER
- 5F METAL CANOPY. CABLE SUPPORT WHERE SHOWN
- 5G ALUMINUM LATTICE
- 5H STANDING SEAM METAL SIDING
- 5I HOLLOW STRUCTURAL STEEL
- 5J EXPOSED STEEL BEAM
- 5K GLAZED RAILING
- 8A ALUMINUM STOREFRONT
- 8B WINDOW
- 8C GLAZED BALCONY DOOR
- 8D CLEAR GLAZING
- 8E SPANDREL GLAZING
- 8F GLAZED ENTRY DOOR
- 8G COMMERCIAL ROLL UP DOOR
- 9A STUCCO (FIELD)
- 9B STUCCO (ACCENT)
- 9C CORNICE
- 9D CEMENT FIBER BOARD
- 10A BUILDING SIGNAGE
- 10B DECORATIVE BARN DOOR



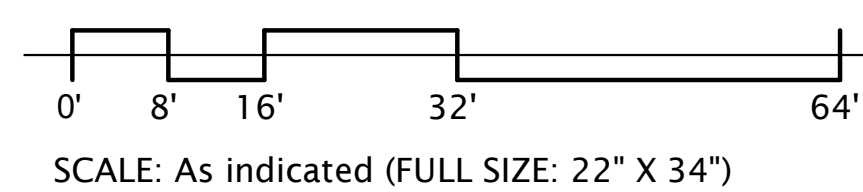
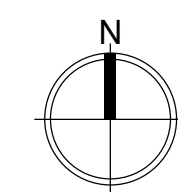
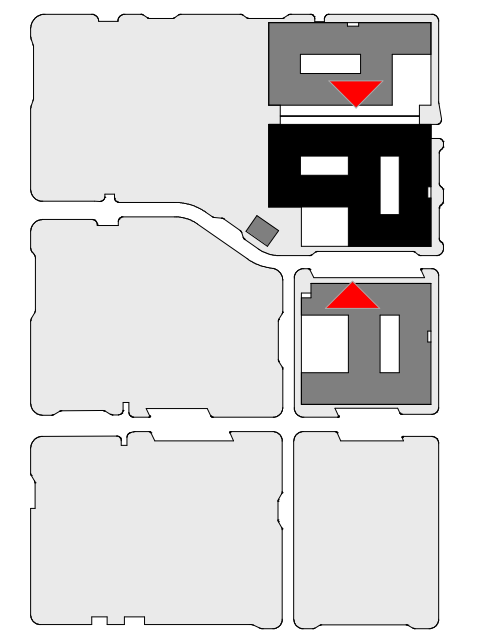


C1 - NORTH 1/16" = 1'-0"

- MATERIAL LEGEND**
- 3A CAST-IN-PLACE CONCRETE WALL
 - 3B PRECAST CONCRETE PANEL
 - 4A 3" X 10" (KING SIZE) THIN BRICK
 - 5A ALUMINUM PANEL
 - 5B CORTEN STEEL PANEL
 - 5C PICKET RAILING
 - 5D PERFORATED PANEL RAILING
 - 5E ALUMINUM VENTILATION LOUVER
 - 5F METAL CANOPY, CABLE SUPPORT WHERE SHOWN
 - 5G ALUMINUM LATTICE
 - 5H STANDING SEAM METAL SIDING
 - 5I HOLLOW STRUCTURAL STEEL
 - 5J EXPOSED STEEL BEAM
 - 5K GLAZED RAILING
 - 8A ALUMINUM STOREFRONT
 - 8B WINDOW
 - 8C GLAZED BALCONY DOOR
 - 8D CLEAR GLAZING
 - 8E SPANDREL GLAZING
 - 8F GLAZED ENTRY DOOR
 - 8G COMMERCIAL ROLL UP DOOR
 - 9A STUCCO (FIELD)
 - 9B STUCCO (ACCENT)
 - 9C CORNICE
 - 9D CEMENT FIBER BOARD
 - 10A BUILDING SIGNAGE
 - 10B DECORATIVE BARN DOOR



C1 - SOUTH 1/16" = 1'-0"



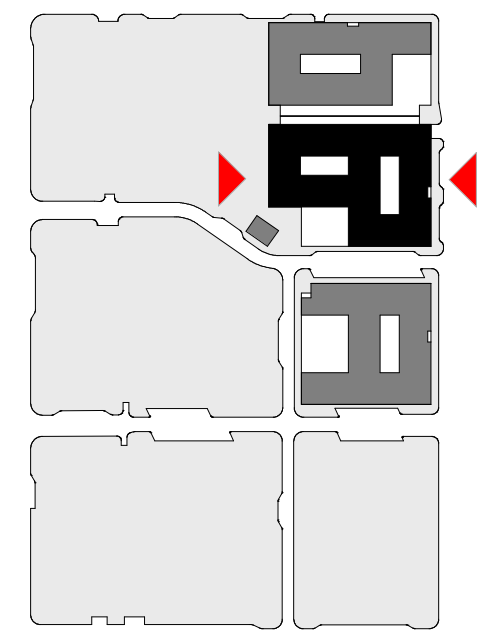


C1 - WEST 1/16" = 1'-0"



C1 - EAST 1/16" = 1'-0"

- MATERIAL LEGEND**
- 3A CAST-IN-PLACE CONCRETE WALL
 - 3B PRECAST CONCRETE PANEL
 - 4A 3" X 10" (KING SIZE) THIN BRICK
 - 5A ALUMINUM PANEL
 - 5B CORTEN STEEL PANEL
 - 5C PICKET RAILING
 - 5D PERFORATED PANEL RAILING
 - 5E ALUMINUM VENTILATION LOUVER
 - 5F METAL CANOPY. CABLE SUPPORT WHERE SHOWN
 - 5G ALUMINUM LATTICE
 - 5H STANDING SEAM METAL SIDING
 - 5I HOLLOW STRUCTURAL STEEL
 - 5J EXPOSED STEEL BEAM
 - 5K GLAZED RAILING
 - 8A ALUMINUM STOREFRONT
 - 8B WINDOW
 - 8C GLAZED BALCONY DOOR
 - 8D CLEAR GLAZING
 - 8E SPANDREL GLAZING
 - 8F GLAZED ENTRY DOOR
 - 8G COMMERCIAL ROLL UP DOOR
 - 9A STUCCO (FIELD)
 - 9B STUCCO (ACCENT)
 - 9C CORNICE
 - 9D CEMENT FIBER BOARD
 - 10A BUILDING SIGNAGE
 - 10B DECORATIVE BARN DOOR





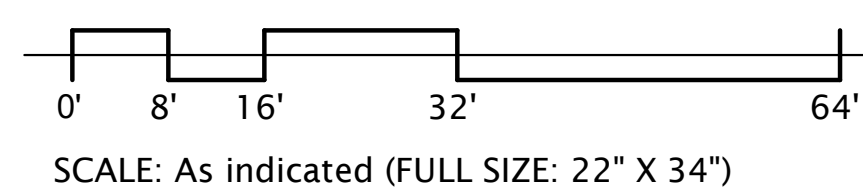
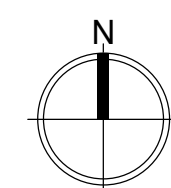
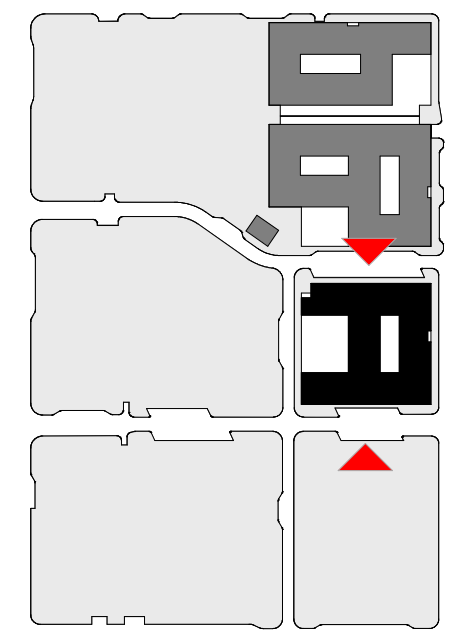
B - NORTH 1/16" = 1'-0"

MATERIAL LEGEND

- 3A CAST-IN-PLACE CONCRETE WALL
- 3B PRECAST CONCRETE PANEL
- 4A 3" X 10" (KING SIZE) THIN BRICK
- 5A ALUMINUM PANEL
- 5B CORTEN STEEL PANEL
- 5C PICKET RAILING
- 5D PERFORATED PANEL RAILING
- 5E ALUMINUM VENTILATION LOUVER
- 5F METAL CANOPY. CABLE SUPPORT WHERE SHOWN
- 5G ALUMINUM LATTICE
- 5H STANDING SEAM METAL SIDING
- 5I HOLLOW STRUCTURAL STEEL
- 5J EXPOSED STEEL BEAM
- 5K GLAZED RAILING
- 8A ALUMINUM STOREFRONT
- 8B WINDOW
- 8C GLAZED BALCONY DOOR
- 8D CLEAR GLAZING
- 8E SPANDREL GLAZING
- 8F GLAZED ENTRY DOOR
- 8G COMMERCIAL ROLL UP DOOR
- 9A STUCCO (FIELD)
- 9B STUCCO (ACCENT)
- 9C CORNICE
- 9D CEMENT FIBER BOARD
- 10A BUILDING SIGNAGE
- 10B DECORATIVE BARN DOOR



B - SOUTH 1/16" = 1'-0"





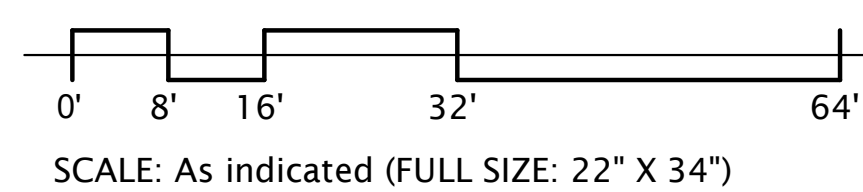
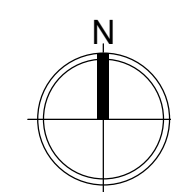
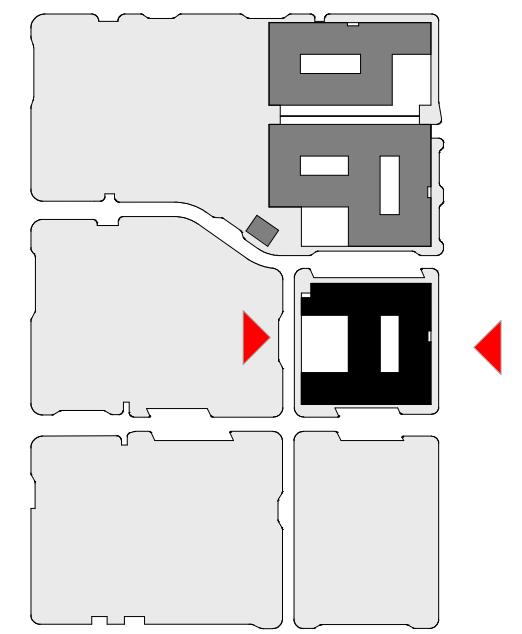
B - EAST



B - WEST

MATERIAL LEGEND

- 3A CAST-IN-PLACE CONCRETE WALL
- 3B PRECAST CONCRETE PANEL
- 4A 3" X 10" (KING SIZE) THIN BRICK
- 5A ALUMINUM PANEL
- 5B CORTEN STEEL PANEL
- 5C PICKET RAILING
- 5D PERFORATED PANEL RAILING
- 5E ALUMINUM VENTILATION LOUVER
- 5F METAL CANOPY, CABLE SUPPORT WHERE SHOWN
- 5G ALUMINUM LATTICE
- 5H STANDING SEAM METAL SIDING
- 5I HOLLOW STRUCTURAL STEEL
- 5J EXPOSED STEEL BEAM
- 5K GLAZED RAILING
- 8A ALUMINUM STOREFRONT
- 8B WINDOW
- 8C GLAZED BALCONY DOOR
- 8D CLEAR GLAZING
- 8E SPANDREL GLAZING
- 8F GLAZED ENTRY DOOR
- 8G COMMERCIAL ROLL UP DOOR
- 9A STUCCO (FIELD)
- 9B STUCCO (ACCENT)
- 9C CORNICE
- 9D CEMENT FIBER BOARD
- 10A BUILDING SIGNAGE
- 10B DECORATIVE BARN DOOR



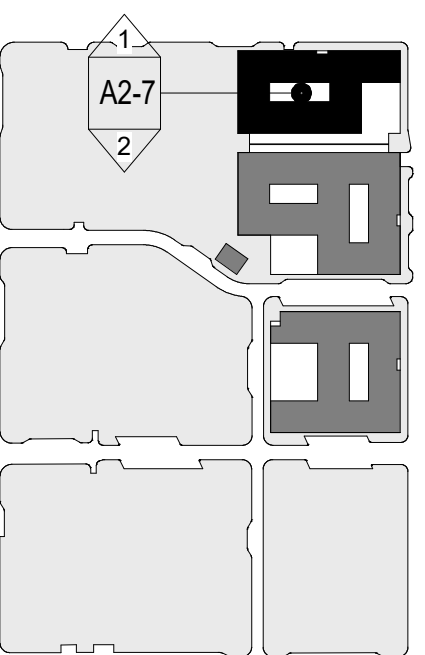


C2 COURTYARD NORTH ELEVATION 1/16" = 1'-0" 1

- MATERIAL LEGEND**
- ◇ 3A CAST-IN-PLACE CONCRETE WALL
 - ◇ 3B PRECAST CONCRETE PANEL
 - ◇ 4A 3" X 10" (KING SIZE) THIN BRICK
 - ◇ 5A ALUMINUM PANEL
 - ◇ 5B CORTEN STEEL PANEL
 - ◇ 5C PICKET RAILING
 - ◇ 5D PERFORATED PANEL RAILING
 - ◇ 5E ALUMINUM VENTILATION LOUVER
 - ◇ 5F METAL CANOPY, CABLE SUPPORT WHERE SHOWN
 - ◇ 5G ALUMINUM LATTICE
 - ◇ 5H STANDING SEAM METAL SIDING
 - ◇ 5I HOLLOW STRUCTURAL STEEL
 - ◇ 5J EXPOSED STEEL BEAM
 - ◇ 5K GLAZED RAILING
 - ◇ 8A ALUMINUM STOREFRONT
 - ◇ 8B WINDOW
 - ◇ 8C GLAZED BALCONY DOOR
 - ◇ 8D CLEAR GLAZING
 - ◇ 8E SPANDREL GLAZING
 - ◇ 8F GLAZED ENTRY DOOR
 - ◇ 8G COMMERCIAL ROLL UP DOOR
 - ◇ 9A STUCCO (FIELD)
 - ◇ 9B STUCCO (ACCENT)
 - ◇ 9C CORNICE
 - ◇ 9D CEMENT FIBER BOARD
 - ◇ 10A BUILDING SIGNAGE
 - ◇ 10B DECORATIVE BARN DOOR



C2 COURTYARD SOUTH ELEVATION 1/16" = 1'-0" 2





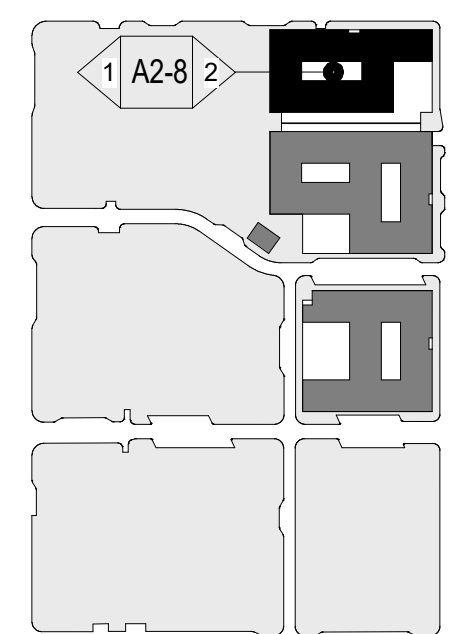
C2 COURTYARD WEST ELEVATION 1/16" = 1'-0" 1



C2 COURTYARD EAST ELEVATION 1/16" = 1'-0" 2

MATERIAL LEGEND

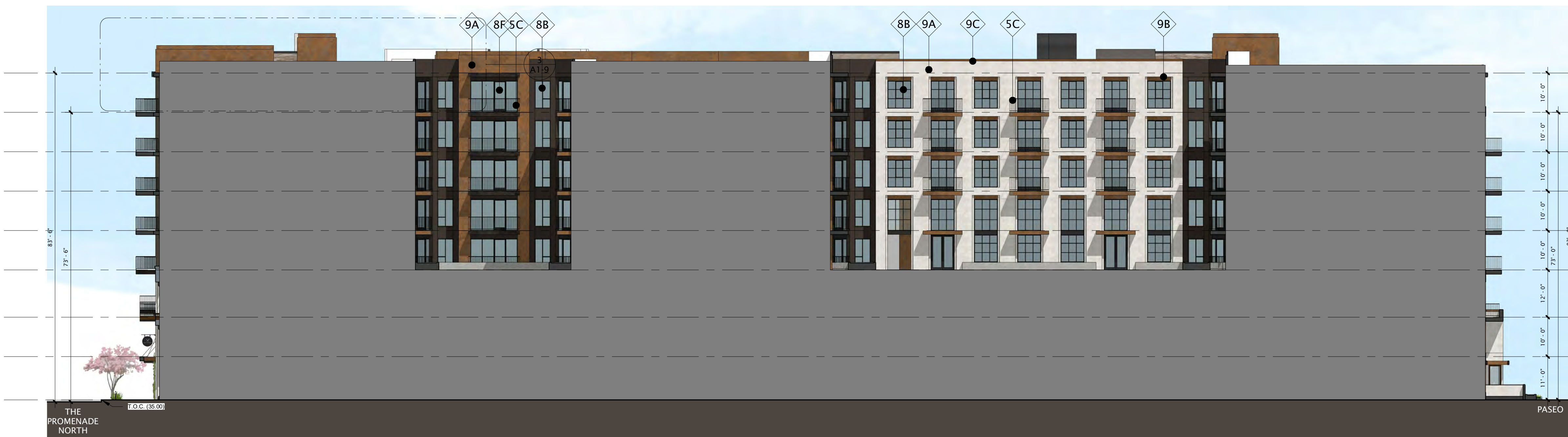
- ◊3A CAST-IN-PLACE CONCRETE WALL
- ◊3B PRECAST CONCRETE PANEL
- ◊4A 3" X 10" (KING SIZE) THIN BRICK
- ◊5A ALUMINUM PANEL
- ◊5B CORTEN STEEL PANEL
- ◊5C PICKET RAILING
- ◊5D PERFORATED PANEL RAILING
- ◊5E ALUMINUM VENTILATION LOUVER
- ◊5F METAL CANOPY. CABLE SUPPORT WHERE SHOWN
- ◊5G ALUMINUM LATTICE
- ◊5H STANDING SEAM METAL SIDING
- ◊5I HOLLOW STRUCTURAL STEEL
- ◊5J EXPOSED STEEL BEAM
- ◊5K GLAZED RAILING
- ◊8A ALUMINUM STOREFRONT
- ◊8B WINDOW
- ◊8C GLAZED BALCONY DOOR
- ◊8D CLEAR GLAZING
- ◊8E SPANDREL GLAZING
- ◊8F GLAZED ENTRY DOOR
- ◊8G COMMERCIAL ROLL UP DOOR
- ◊9A STUCCO (FIELD)
- ◊9B STUCCO (ACCENT)
- ◊9C CORNICE
- ◊9D CEMENT FIBER BOARD
- ◊10A BUILDING SIGNAGE
- ◊10B DECORATIVE BARN DOOR



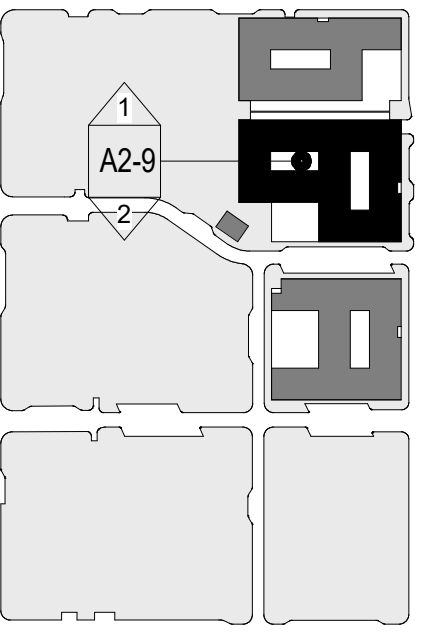


C1 - COURTYARDS - NORTH ELEVATION 1/16" = 1'-0"

- MATERIAL LEGEND**
- ◊3A CAST-IN-PLACE CONCRETE WALL
 - ◊3B PRECAST CONCRETE PANEL
 - ◊4A 3" X 10" (KING SIZE) THIN BRICK
 - ◊5A ALUMINUM PANEL
 - ◊5B CORTEN STEEL PANEL
 - ◊5C PICKET RAILING
 - ◊5D PERFORATED PANEL RAILING
 - ◊5E ALUMINUM VENTILATION LOUVER
 - ◊5F METAL CANOPY, CABLE SUPPORT WHERE SHOWN
 - ◊5G ALUMINUM LATTICE
 - ◊5H STANDING SEAM METAL SIDING
 - ◊5I HOLLOW STRUCTURAL STEEL
 - ◊5J EXPOSED STEEL BEAM
 - ◊5K GLAZED RAILING
 - ◊8A ALUMINUM STOREFRONT
 - ◊8B WINDOW
 - ◊8C GLAZED BALCONY DOOR
 - ◊8D CLEAR GLAZING
 - ◊8E SPANDREL GLAZING
 - ◊8F GLAZED ENTRY DOOR
 - ◊8G COMMERCIAL ROLL UP DOOR
 - ◊9A STUCCO (FIELD)
 - ◊9B STUCCO (ACCENT)
 - ◊9C CORNICE
 - ◊9D CEMENT FIBER BOARD
 - ◊10A BUILDING SIGNAGE
 - ◊10B DECORATIVE BARN DOOR



C1 - COURTYARDS - SOUTH ELEVATION 1/16" = 1'-0"

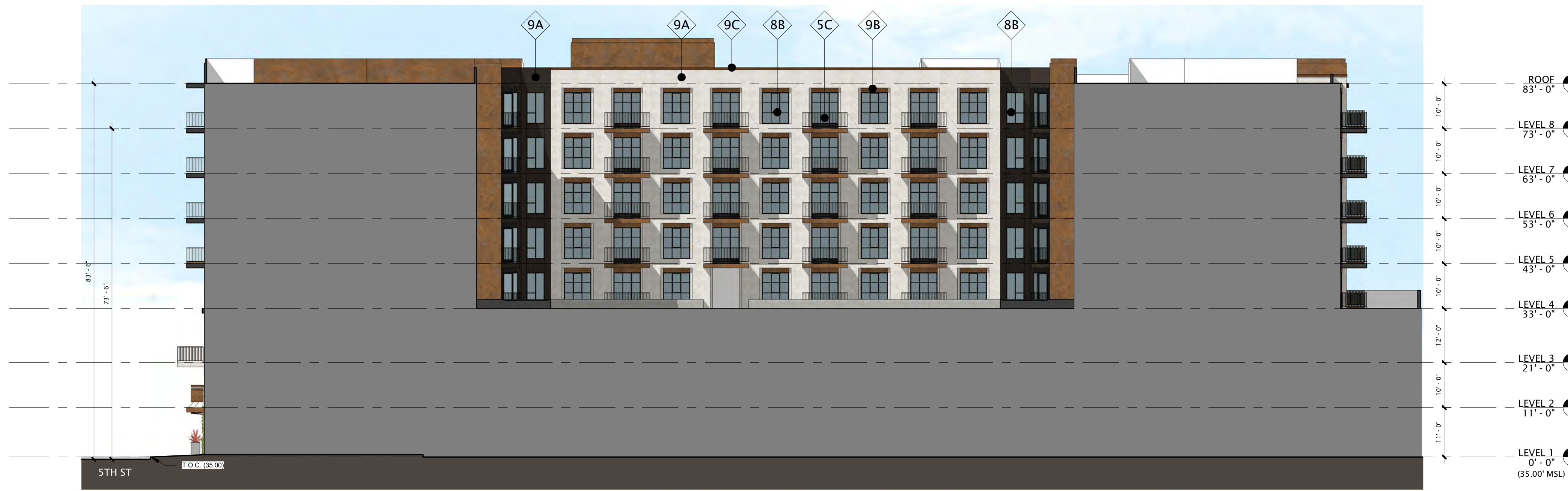




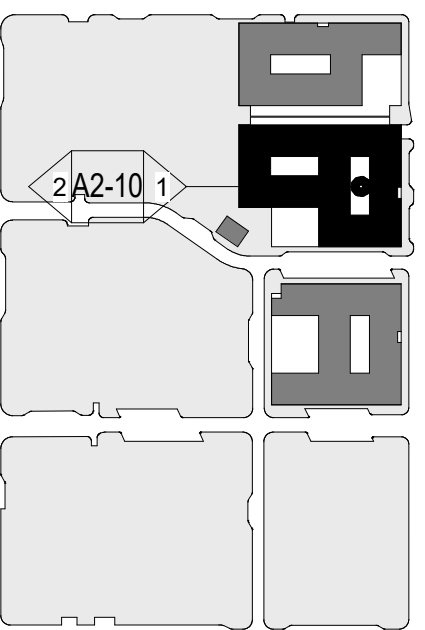
C1 - EAST COURTYARD - EAST ELEVATION 1/16" = 1'-0" 1

MATERIAL LEGEND

- 3A CAST-IN-PLACE CONCRETE WALL
- 3B PRECAST CONCRETE PANEL
- 4A 3" X 10" (KING SIZE) THIN BRICK
- 5A ALUMINUM PANEL
- 5B CORTEN STEEL PANEL
- 5C PICKET RAILING
- 5D PERFORATED PANEL RAILING
- 5E ALUMINUM VENTILATION LOUVER
- 5F METAL CANOPY, CABLE SUPPORT WHERE SHOWN
- 5G ALUMINUM LATTICE
- 5H STANDING SEAM METAL SIDING
- 5I HOLLOW STRUCTURAL STEEL
- 5J EXPOSED STEEL BEAM
- 5K GLAZED RAILING
- 8A ALUMINUM STOREFRONT
- 8B WINDOW
- 8C GLAZED BALCONY DOOR
- 8D CLEAR GLAZING
- 8E SPANDREL GLAZING
- 8F GLAZED ENTRY DOOR
- 8G COMMERCIAL ROLL UP DOOR
- 9A STUCCO (FIELD)
- 9B STUCCO (ACCENT)
- 9C CORNICE
- 9D CEMENT FIBER BOARD
- 10A BUILDING SIGNAGE
- 10B DECORATIVE BARN DOOR



C1 - EAST COURTYARD - WEST ELEVATION 1/16" = 1'-0" 2





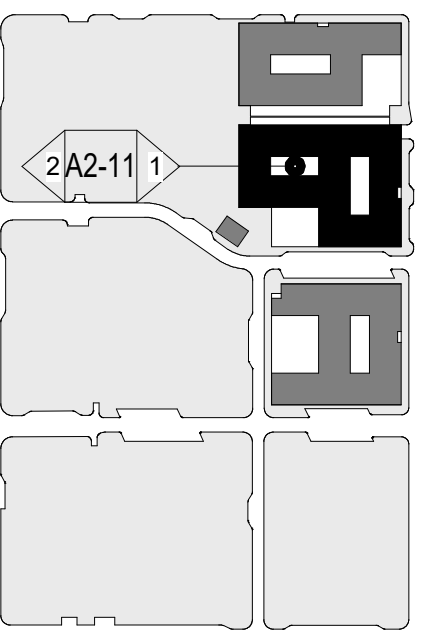
C1 - WEST COURTYARD - EAST ELEVATION 1/16" = 1'-0" 1

MATERIAL LEGEND

- 3A CAST-IN-PLACE CONCRETE WALL
- 3B PRECAST CONCRETE PANEL
- 4A 3" X 10" (KING SIZE) THIN BRICK
- 5A ALUMINUM PANEL
- 5B CORTEN STEEL PANEL
- 5C PICKET RAILING
- 5D PERFORATED PANEL RAILING
- 5E ALUMINUM VENTILATION LOUVER
- 5F METAL CANOPY, CABLE SUPPORT WHERE SHOWN
- 5G ALUMINUM LATTICE
- 5H STANDING SEAM METAL SIDING
- 5I HOLLOW STRUCTURAL STEEL
- 5J EXPOSED STEEL BEAM
- 5K GLAZED RAILING
- 8A ALUMINUM STOREFRONT
- 8B WINDOW
- 8C GLAZED BALCONY DOOR
- 8D CLEAR GLAZING
- 8E SPANDREL GLAZING
- 8F GLAZED ENTRY DOOR
- 8G COMMERCIAL ROLL UP DOOR
- 9A STUCCO (FIELD)
- 9B STUCCO (ACCENT)
- 9C CORNICE
- 9D CEMENT FIBER BOARD
- 10A BUILDING SIGNAGE
- 10B DECORATIVE BARN DOOR



C1 - WEST COURTYARD - WEST ELEVATION 1/16" = 1'-0" 2





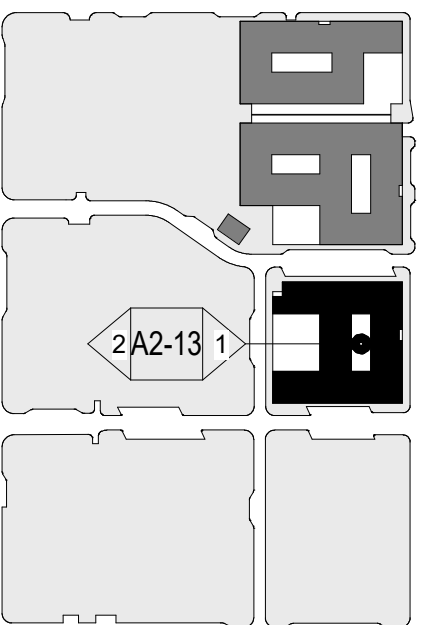
B COURTYARD EAST 1/16" = 1'-0"



B COURTYARD WEST 1/16" = 1'-0"

MATERIAL LEGEND

- 3A CAST-IN-PLACE CONCRETE WALL
- 3B PRECAST CONCRETE PANEL
- 4A 3" X 10" (KING SIZE) THIN BRICK
- 5A ALUMINUM PANEL
- 5B CORTEN STEEL PANEL
- 5C PICKET RAILING
- 5D PERFORATED PANEL RAILING
- 5E ALUMINUM VENTILATION LOUVER
- 5F METAL CANOPY. CABLE SUPPORT WHERE SHOWN
- 5G ALUMINUM LATTICE
- 5H STANDING SEAM METAL SIDING
- 5I HOLLOW STRUCTURAL STEEL
- 5J EXPOSED STEEL BEAM
- 5K GLAZED RAILING
- 8A ALUMINUM STOREFRONT
- 8B WINDOW
- 8C GLAZED BALCONY DOOR
- 8D CLEAR GLAZING
- 8E SPANDREL GLAZING
- 8F GLAZED ENTRY DOOR
- 8G COMMERCIAL ROLL UP DOOR
- 9A STUCCO (FIELD)
- 9B STUCCO (ACCENT)
- 9C CORNICE
- 9D CEMENT FIBER BOARD
- 10A BUILDING SIGNAGE
- 10B DECORATIVE BARN DOOR





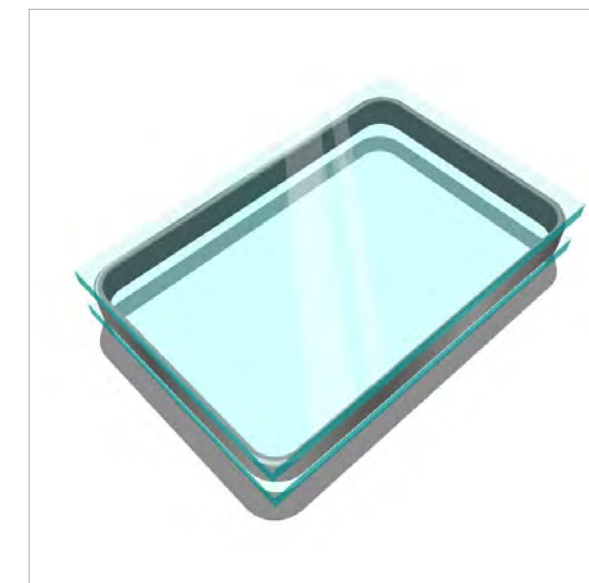
5I 5J 10A 8A 5G 5H 8E 5F 10B 5K 8B 8F 5F 8A 5A 9B 9D 4A 8C 9C 9A 5D 9A

MATERIAL LEGEND

- | | | | |
|------------------------------------|--|----------------------------|--------------------------|
| 3A CAST-IN-PLACE CONCRETE WALL | 5F METAL CANOPY. CABLE SUPPORT WHERE SHOWN | 8A ALUMINUM STOREFRONT | 9A STUCCO (FIELD) |
| 3B PRECAST CONCRETE PANEL | 5G ALUMINUM LATTICE | 8B WINDOW | 9B STUCCO (ACCENT) |
| 4A 3" X 10" (KING SIZE) THIN BRICK | 5H STANDING SEAM METAL SIDING | 8C GLAZED BALCONY DOOR | 9C CORNICE |
| 5A ALUMINUM PANEL | 5I HOLLOW STRUCTURAL STEEL | 8D CLEAR GLAZING | 9D CEMENT FIBER BOARD |
| 5B CORTEN STEEL PANEL | 5J EXPOSED STEEL BEAM | 8E SPANDREL GLAZING | 10A BUILDING SIGNAGE |
| 5C PICKET RAILING | 5K GLAZED RAILING | 8F GLAZED ENTRY DOOR | 10B DECORATIVE BARN DOOR |
| 5D PERFORATED PANEL RAILING | 7A WOOD SIDING | 8G COMMERCIAL ROLL UP DOOR | |
| 5E ALUMINUM VENTILATION LOUVER | | | |



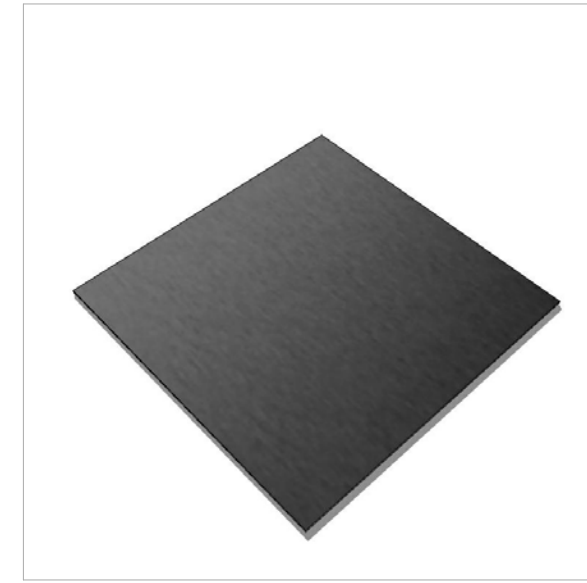
4A
3" X 10" (KING SIZE) THIN BRICK
COLOR: BROWN



8D
CLEAR GLAZING

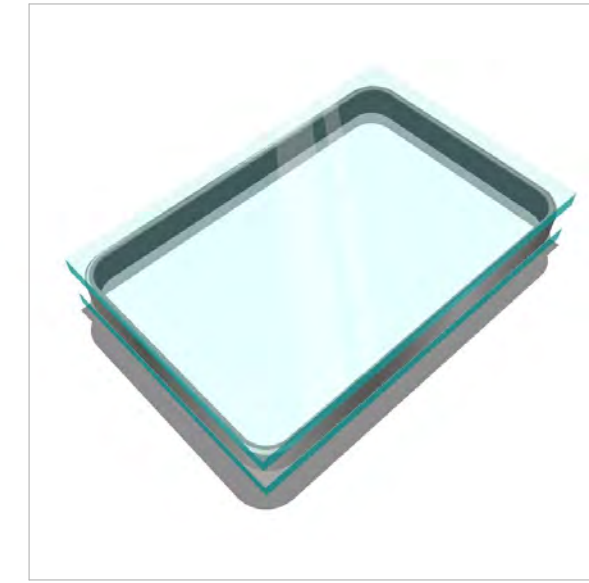


10B
CORTEN STEEL

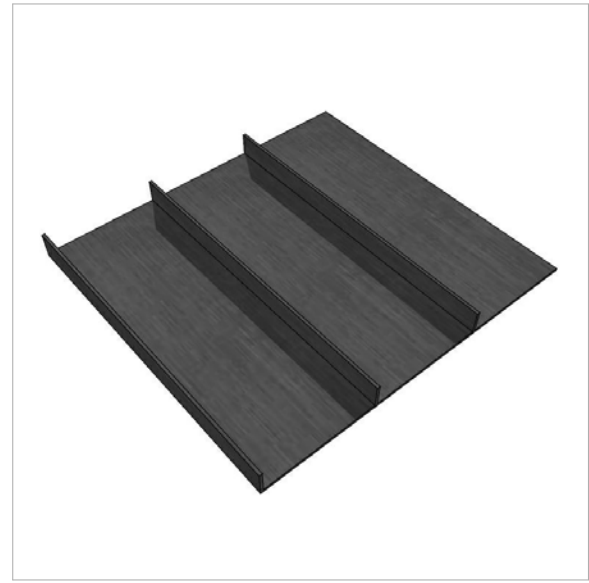


5A 5E 5F 5G 8A 8B 8C
8F 5I 5J

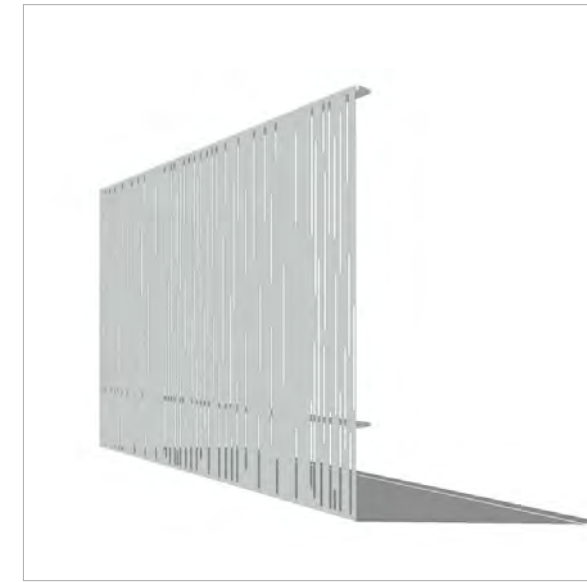
METAL COATING
COLOR: PPG UC1067 12XL.SUMMER SUEDE METALLIC



8E
SPANDREL GLAZING



5H
STANDING SEAM METAL SIDING
COLOR: GRAY



5D
PERFORATED PANEL RAILING
COLOR: SILVER



9A 9B
STUCCO (FIELD). SMOOTH FINISH
COLOR: DARK GRAY



7A
WOOD SIDING
COLOR: WALNUT



5K
GLAZED RAILING
FRAME COLOR: PPG UC1067 12XL,
SUMMER SUEDE METALLIC



9A
STUCCO (FIELD)
COLOR: CREAM WHITE



9A
STUCCO (FIELD)
COLOR: LIGHT GRAY



9D
CEMENT FIBER BOARD
COLOR: DARK GRAY



3A 9A 8A 5B 5C 9A 9B 5B 5F 10A 9C 9A 8C 5B 3B 5H

MATERIAL LEGEND

- | | | | |
|------------------------------------|--|----------------------------|--------------------------|
| 3A CAST-IN-PLACE CONCRETE WALL | 5F METAL CANOPY. CABLE SUPPORT WHERE SHOWN | 8A ALUMINUM STOREFRONT | 9A STUCCO (FIELD) |
| 3B PRECAST CONCRETE PANEL | 5C ALUMINUM LATTICE | 8B WINDOW | 9B STUCCO (ACCENT) |
| 4A 3" X 10" (KING SIZE) THIN BRICK | 5H STANDING SEAM METAL SIDING | 8C GLAZED BALCONY DOOR | 9C CORNICE |
| 5A ALUMINUM PANEL | 5I HOLLOW STRUCTURAL STEEL | 8D CLEAR GLAZING | 9D CEMENT FIBER BOARD |
| 5B CORTEN STEEL PANEL | 5J EXPOSED STEEL BEAM | 8E SPANDREL GLAZING | 10A BUILDING SIGNAGE |
| 5C PICKET RAILING | 5K GLAZED RAILING | 8F GLAZED ENTRY DOOR | 10B DECORATIVE BARN DOOR |
| 5D PERFORATED PANEL RAILING | 7A WOOD SIDING | 8G COMMERCIAL ROLL UP DOOR | |
| 5E ALUMINUM VENTILATION LOUVER | | | |



5B CORTEN STEEL PANEL



5C PICKET RAILING



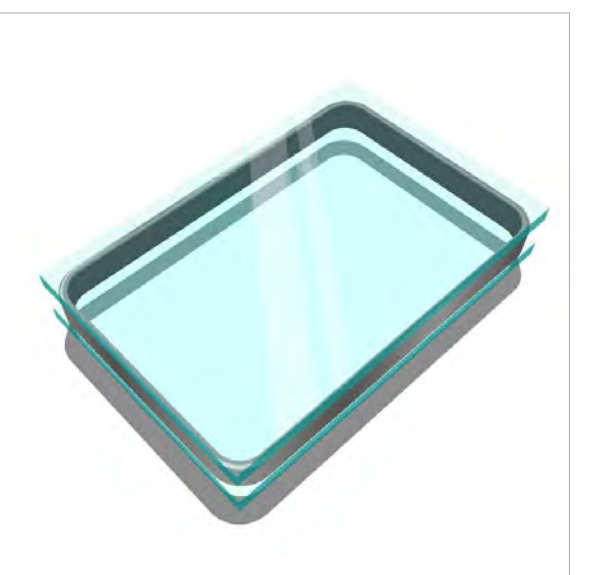
5H STANDING SEAM METAL SIDING



3A CAST-IN-PLACE CONCRETE



5A 5E 5F 5G 8A 8B 8C 8F METAL COATING COLOR: TBD



8D CLEAR GLAZING



3B PRECAST CONCRETE PANEL



9B STUCCO (ACCENT) COLOR: MEDIUM GRAY



8E SPANDREL GLAZING



9A STUCCO (FIELD) COLOR: BROWN



9A STUCCO (FIELD) COLOR: CREAM WHITE



9D CEMENT FIBER BOARD COLOR: BROWN



9A 9B STUCCO (FIELD) COLOR: DARK GRAY



5F 8B 8C 9C 9B 10A 3B 9D 5K 5C 5F 4A 8A 8F

MATERIAL LEGEND

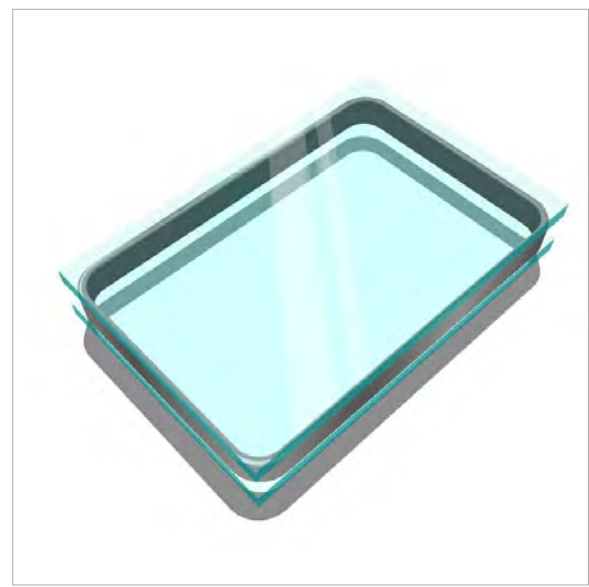
- | | | | |
|------------------------------------|--|----------------------------|--------------------------|
| 3A CAST-IN-PLACE CONCRETE WALL | 5F METAL CANOPY. CABLE SUPPORT WHERE SHOWN | 8A ALUMINUM STOREFRONT | 9A STUCCO (FIELD) |
| 3B PRECAST CONCRETE PANEL | 5G ALUMINUM LATTICE | 8B WINDOW | 9B STUCCO (ACCENT) |
| 4A 3" X 10" (KING SIZE) THIN BRICK | 5H STANDING SEAM METAL SIDING | 8C GLAZED BALCONY DOOR | 9C CORNICE |
| 5A ALUMINUM PANEL | 5I HOLLOW STRUCTURAL STEEL | 8D CLEAR GLAZING | 9D CEMENT FIBER BOARD |
| 5B CORTEN STEEL PANEL | 5J EXPOSED STEEL BEAM | 8E SPANDREL GLAZING | 10A BUILDING SIGNAGE |
| 5C PICKET RAILING | 5K GLAZED RAILING | 8F GLAZED ENTRY DOOR | 10B DECORATIVE BARN DOOR |
| 5D PERFORATED PANEL RAILING | 7A WOOD SIDING | 8G COMMERCIAL ROLL UP DOOR | |
| 5E ALUMINUM VENTILATION LOUVER | | | |



3B
PRECAST CONCRETE PANEL



4A
3" X 10" (KING SIZE) THIN BRICK
COLOR: BROWN



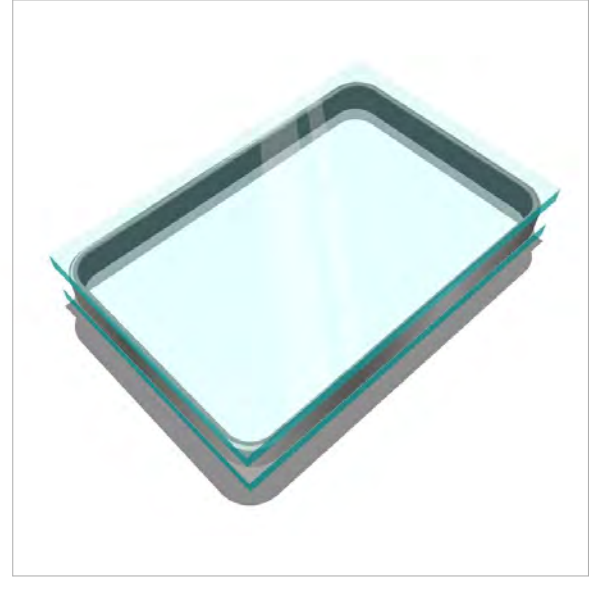
8D
CLEAR GLAZING



9D
CEMENT FIBER BOARD
COLOR: DARK GRAY



5A 5E 5F 5G 8A 8B 8C
8F 5I 5J
METAL COATING
COLOR: PPG UC1067 12XL, SUMMER SUEDE METALLIC



8E
SPANDREL GLAZING



5C
PERFORATED PANEL RAILING
COLOR: LIGHT GRAY



9A 9B
STUCCO (FIELD)
COLOR: DARK GRAY



5K
GLAZED RAILING
FRAME COLOR: PPG UC1067 12XL,
SUMMER SUEDE METALLIC



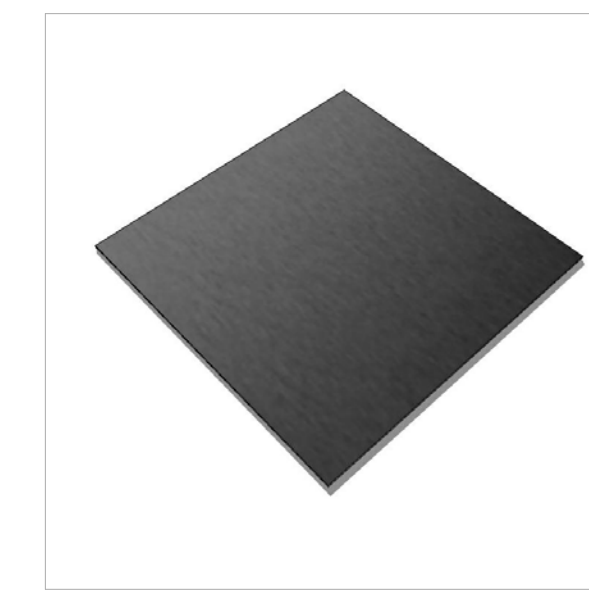
9A
STUCCO (FIELD)
COLOR: CREAM WHITE



5M 5N 5L 8H 8F 6A 10A 5M 5G 5I

MATERIAL LEGEND

- 5L CONTAINER STEEL FRAMING
- 5M CORRUGATED METAL PANEL
- 5N CABLE RAILING
- 5G ALUMINUM LATTICE
- 5I HOLLOW STRUCTURAL STEEL
- 6A WOOD SIDING
- 8H WOOD FRAME STOREFRONT
- 8F GLAZED ENTRY DOOR
- 10A BUILDING SIGNAGE



5L 5M 5G 5I
METAL COATING
COLOR: PPG UC1067
12XL, SUMMER SUEDE METALLIC



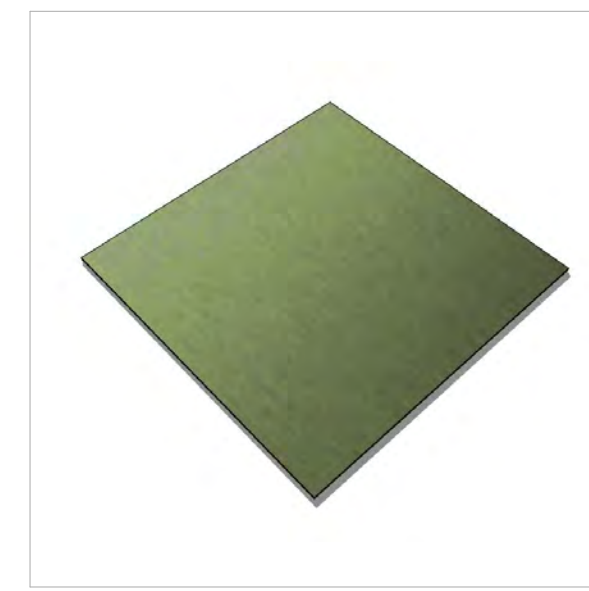
5M
METAL COATING
COLOR: TBD



5N
CABLE RAILING



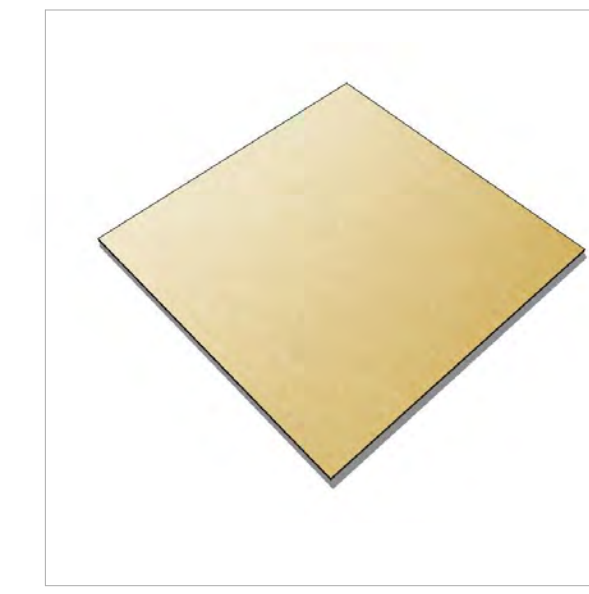
8A
METAL COATING
COLOR: TBD



5M
METAL COATING
COLOR: TBD



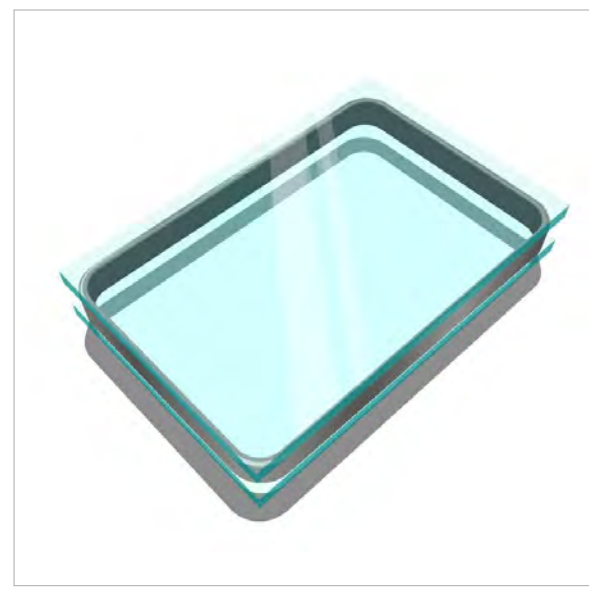
6A
WOOD SIDING
COLOR: TBD



5M
METAL COATING
COLOR: TBD



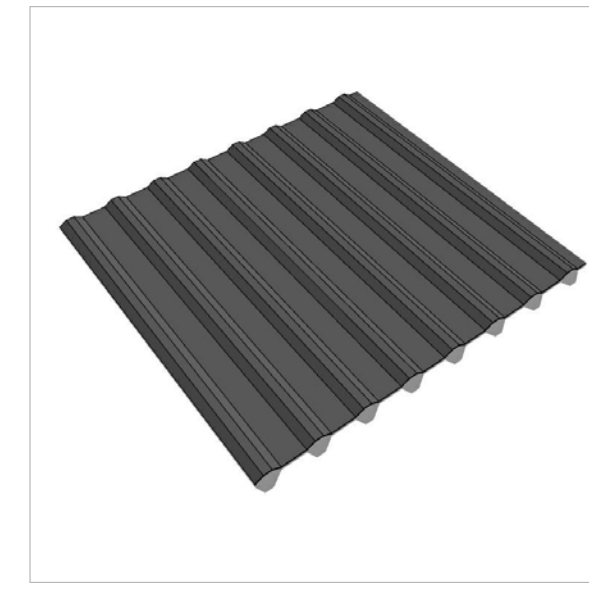
5M
METAL COATING
COLOR: TBD



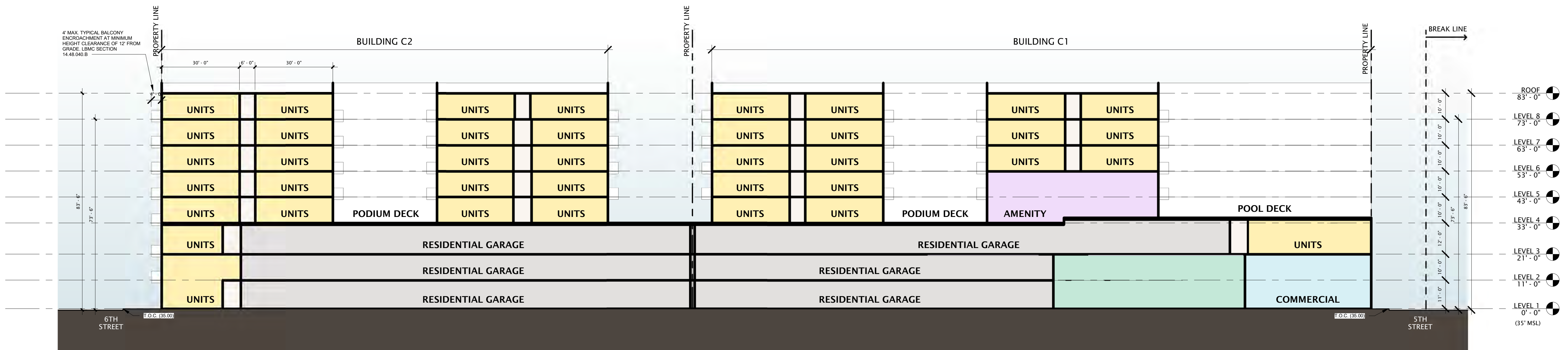
8D
CLEAR GLAZING



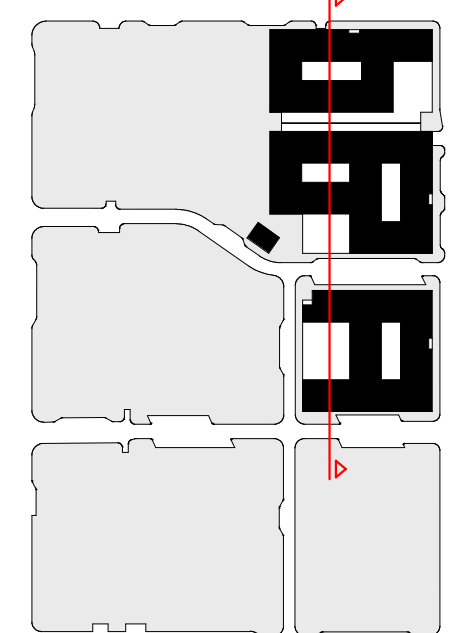
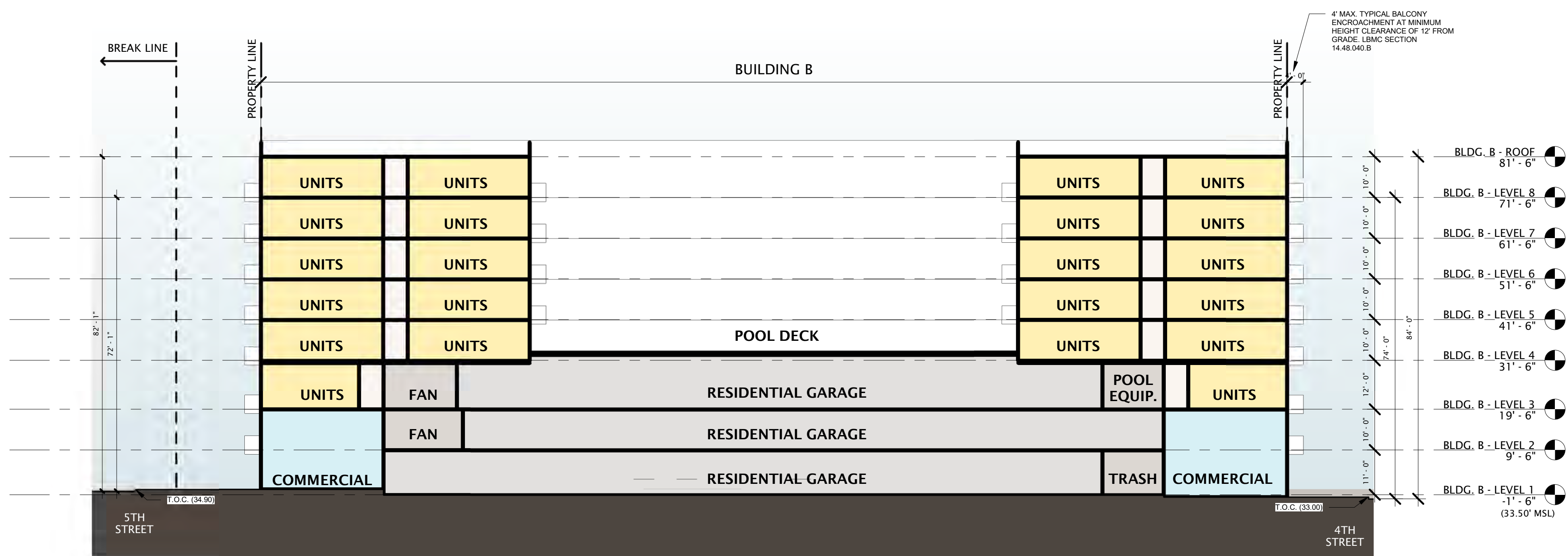
5M
METAL COATING
COLOR: TBD

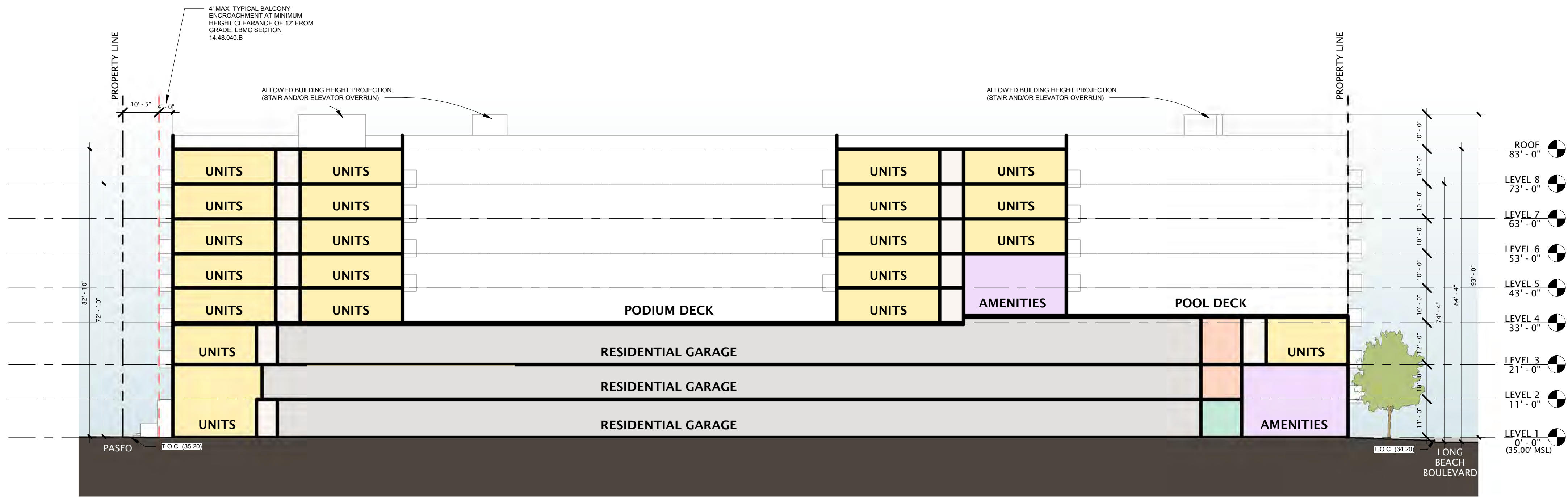


5M
CORRUGATED METAL PANEL

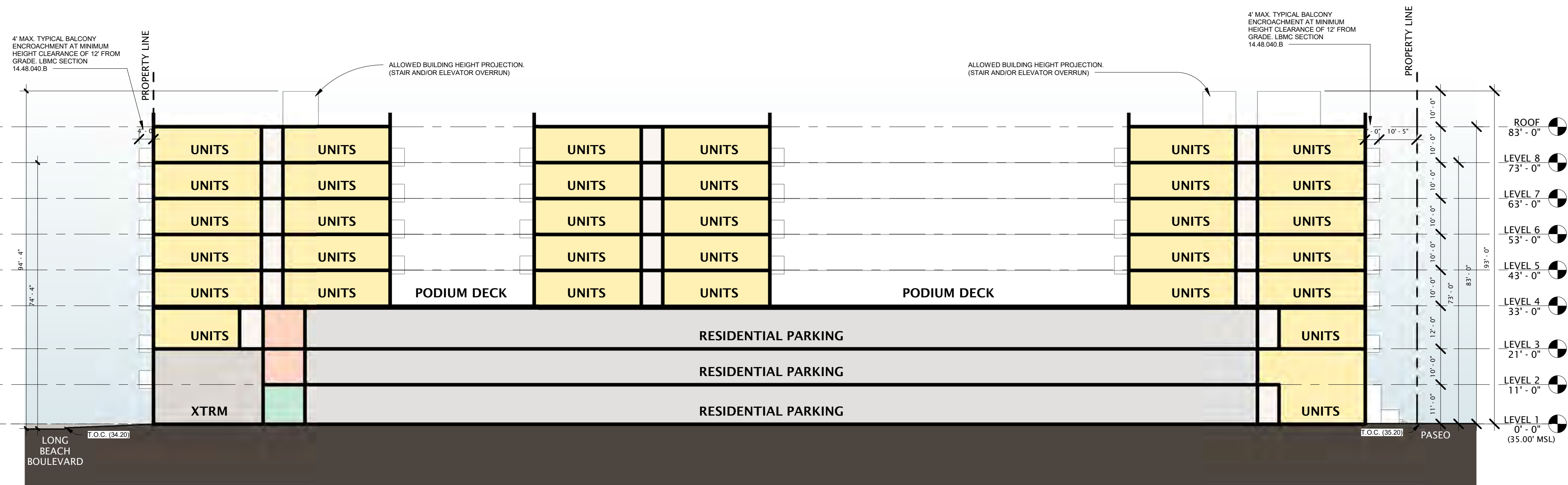


SITE SECTION - NORTH TO SOUTH 1" = 20'-0"

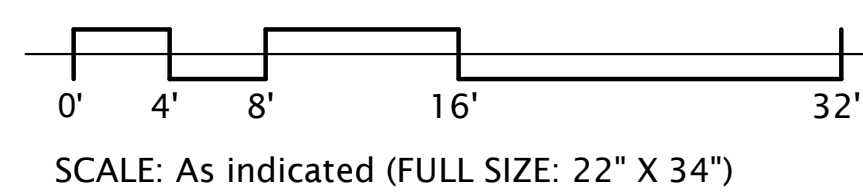
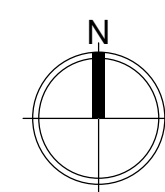
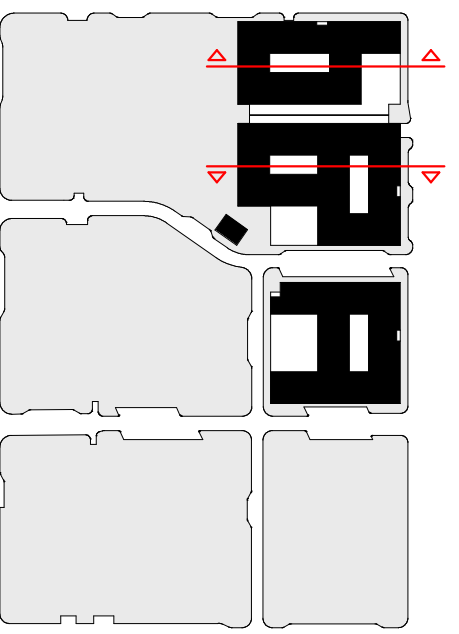


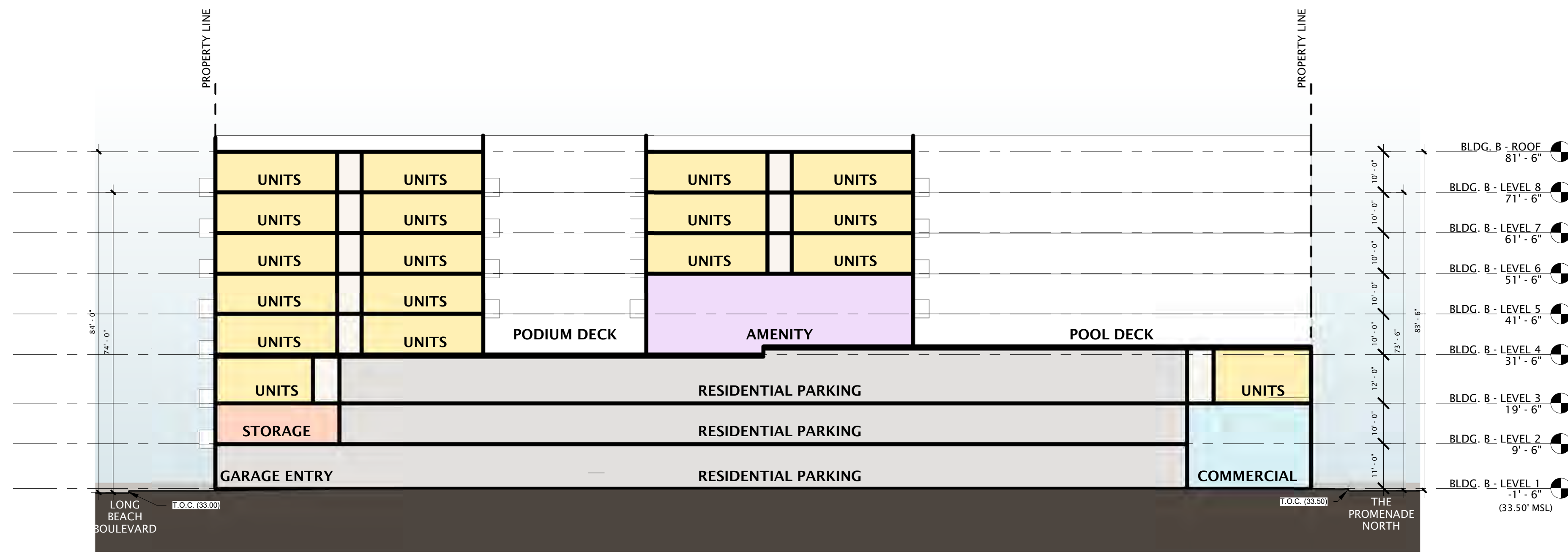


C2 - SECTION 1" = 20'-0"



C1 - COURTYARD WEST NORTH - SOUTH ELEVATION 1" = 20'-0"





B - SECTION 1" = 20'-0"

