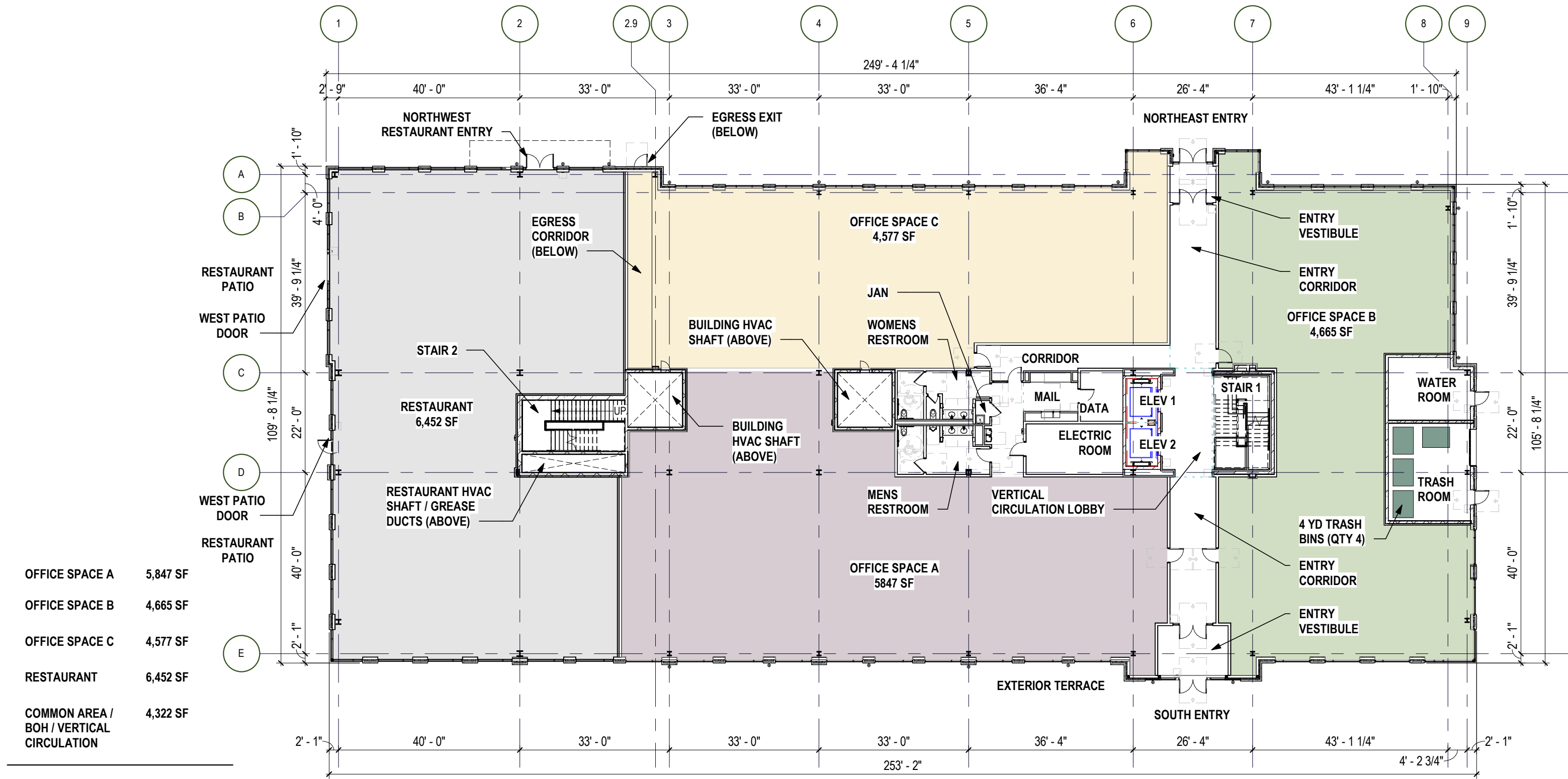




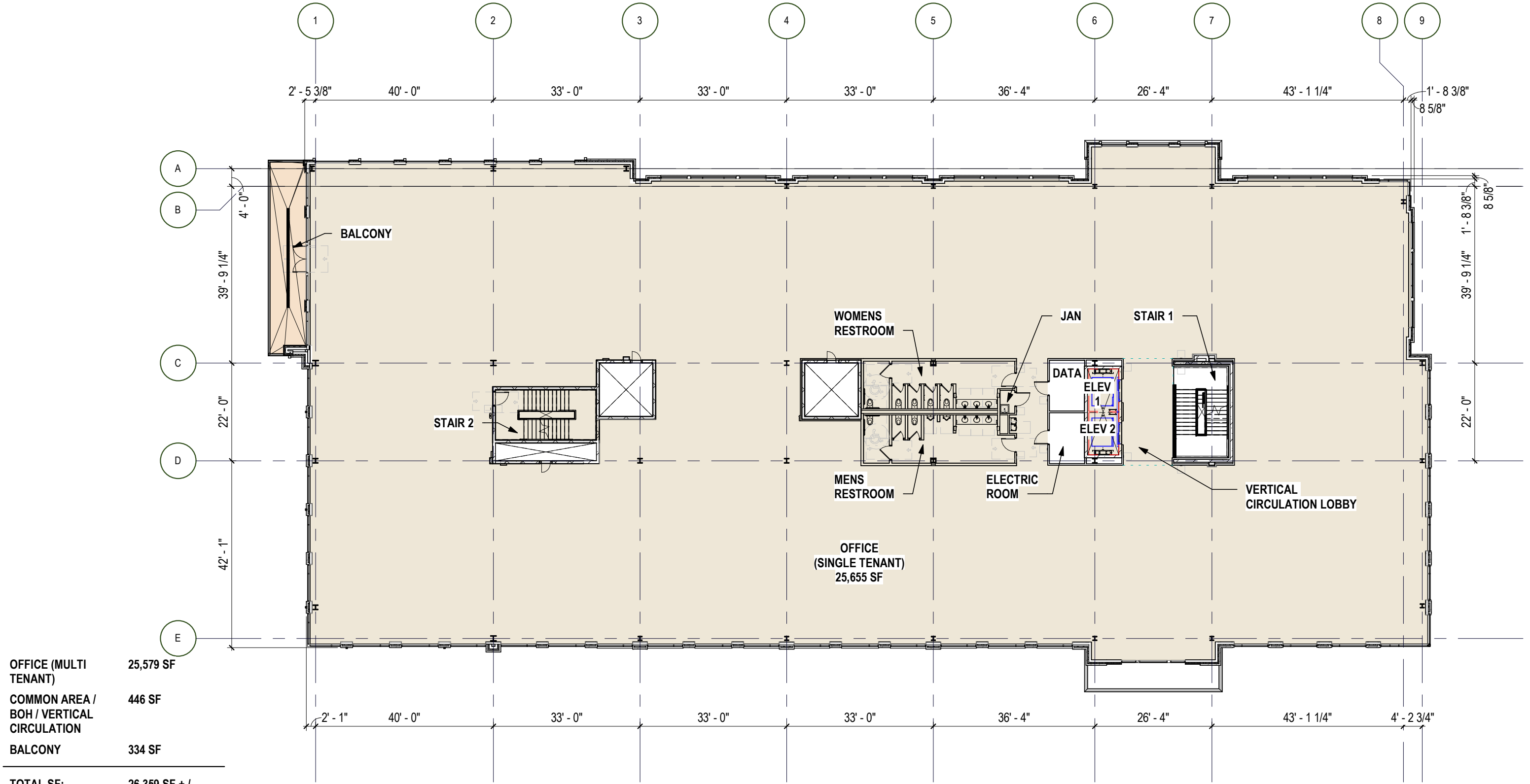
OFFICE SPACE A	5,847 SF
OFFICE SPACE B	4,665 SF
OFFICE SPACE C	4,577 SF
RESTAURANT	6,452 SF
COMMON AREA / BOH / VERTICAL CIRCULATION	4,322 SF

TOTAL GROUND / FIRST FLOOR SF: 25,863 SF +/-

OVERALL BUILDING AREA: 104,940 SF +/-

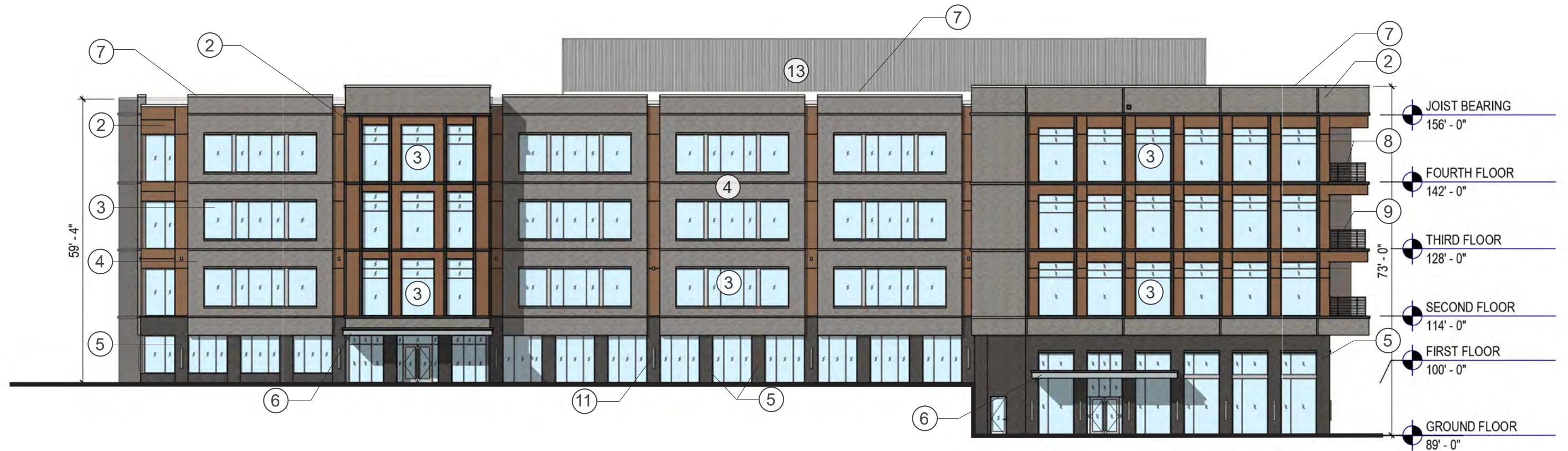
first floor plan

3/64" = 1'-0"



OFFICE (MULTI TENANT)	25,579 SF
COMMON AREA / BOH / VERTICAL CIRCULATION	446 SF
BALCONY	334 SF
TOTAL SF:	26,359 SF +/-
OVERALL BUILDING AREA:	104,940 SF +/-

typical floor plan
3/64" = 1'-0"



- | | |
|--------------------------------------|--------------------------------------|
| ① Prefinished Metal Coping - Black | ⑧ Break Metal Accent Band - Black |
| ② Exterior Cladding System - Color 1 | ⑨ Aluminum Railing System |
| ③ Storefront System - Clear Glazing | ⑩ Exterior Cladding System - Color 2 |
| ④ Brick - Gray (BR-2) | ⑪ Exterior Lighting Fixture - Black |
| ⑤ Brick - Dark Gray (BR-1) | ⑫ Roof Screen - Gray |
| ⑥ Entry Canopy (Office / Restaurant) | |
| ⑦ Prefinished Metal Coping - Grey | |



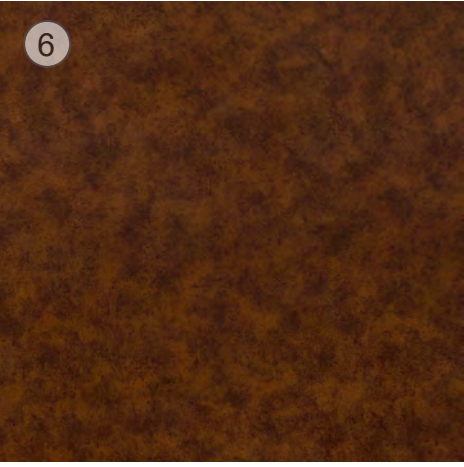
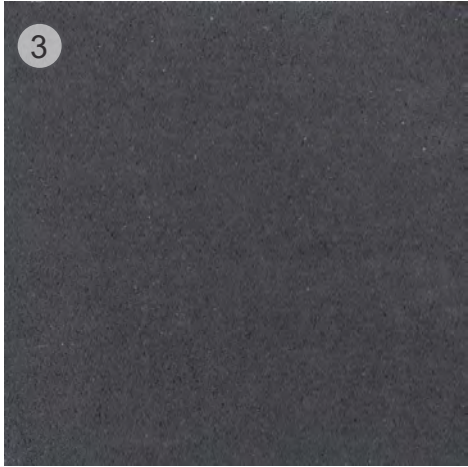
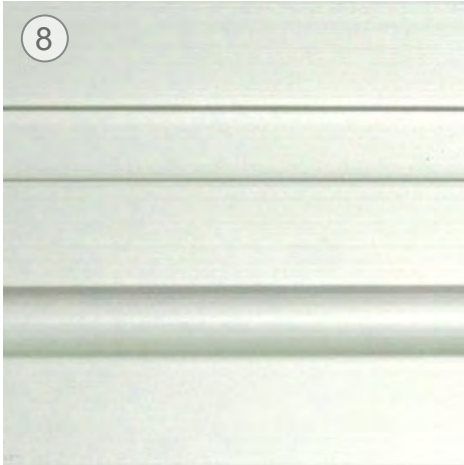
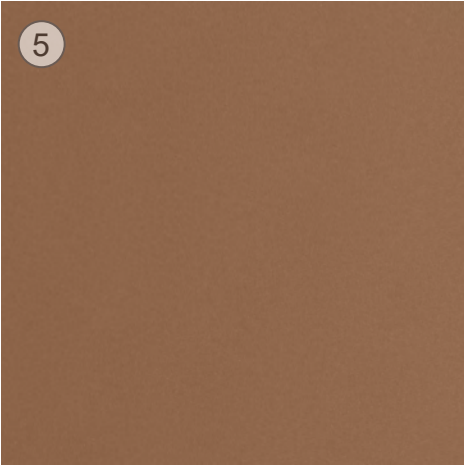
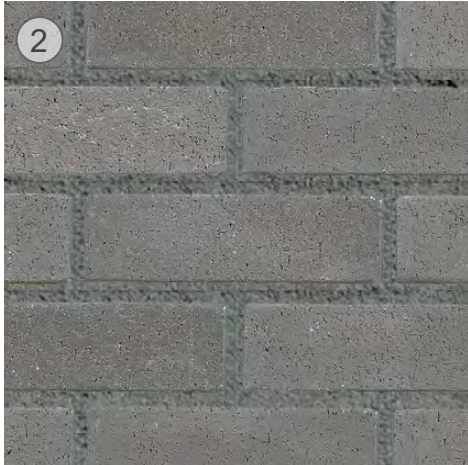
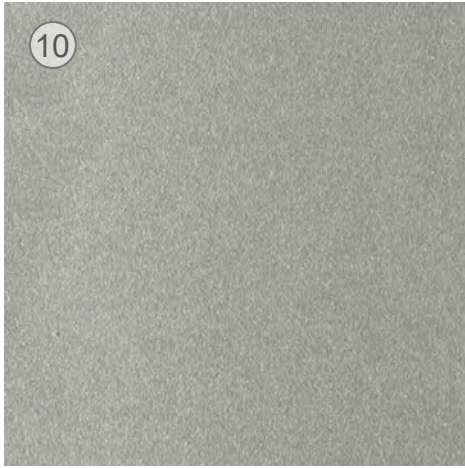
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|--------------------------------------|--------------------------------------|
| ① Prefinished Metal Coping - Black | ⑧ Break Metal Accent Band - Black |
| ② Exterior Cladding System - Color 1 | ⑨ Aluminum Railing System |
| ③ Storefront System - Clear Glazing | ⑩ Exterior Cladding System - Color 2 |
| ④ Brick - Gray (BR-2) | ⑪ Exterior Lighting Fixture - Black |
| ⑤ Brick - Dark Gray (BR-1) | ⑫ Roof Screen - Gray |
| ⑥ Entry Canopy (Office / Restaurant) | |
| ⑦ Prefinished Metal Coping - Grey | |



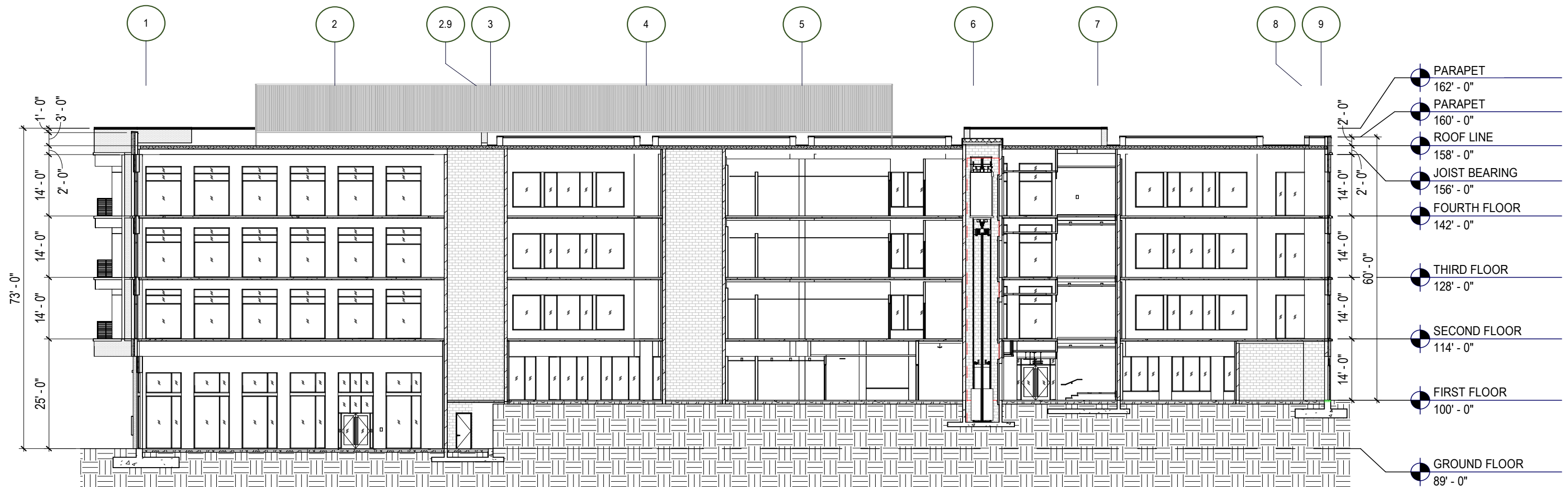
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|--------------------------------------|--------------------------------------|
| ① Prefinished Metal Coping - Black | ⑧ Break Metal Accent Band - Black |
| ② Exterior Cladding System - Color 1 | ⑨ Aluminum Railing System |
| ③ Storefront System - Clear Glazing | ⑩ Exterior Cladding System - Color 2 |
| ④ Brick - Gray (BR-2) | ⑪ Exterior Lighting Fixture - Black |
| ⑤ Brick - Dark Gray (BR-1) | ⑫ Roof Screen - Gray |
| ⑥ Entry Canopy (Office / Restaurant) | |
| ⑦ Prefinished Metal Coping - Grey | |



- | | |
|--------------------------------------|--------------------------------------|
| ① Prefinished Metal Coping - Black | ⑧ Break Metal Accent Band - Black |
| ② Exterior Cladding System - Color 1 | ⑨ Aluminum Railing System |
| ③ Storefront System - Clear Glazing | ⑩ Storefront System - Spandrel Panel |
| ④ Brick - Gray (BR-2) | ⑪ Exterior Cladding System - Color 2 |
| ⑤ Brick - Dark Gray (BR-1) | ⑫ Exterior Lighting Fixture - Black |
| ⑥ Entry Canopy (Office / Restaurant) | ⑬ Roof Screen - Gray |
| ⑦ Prefinished Metal Coping - Grey | |

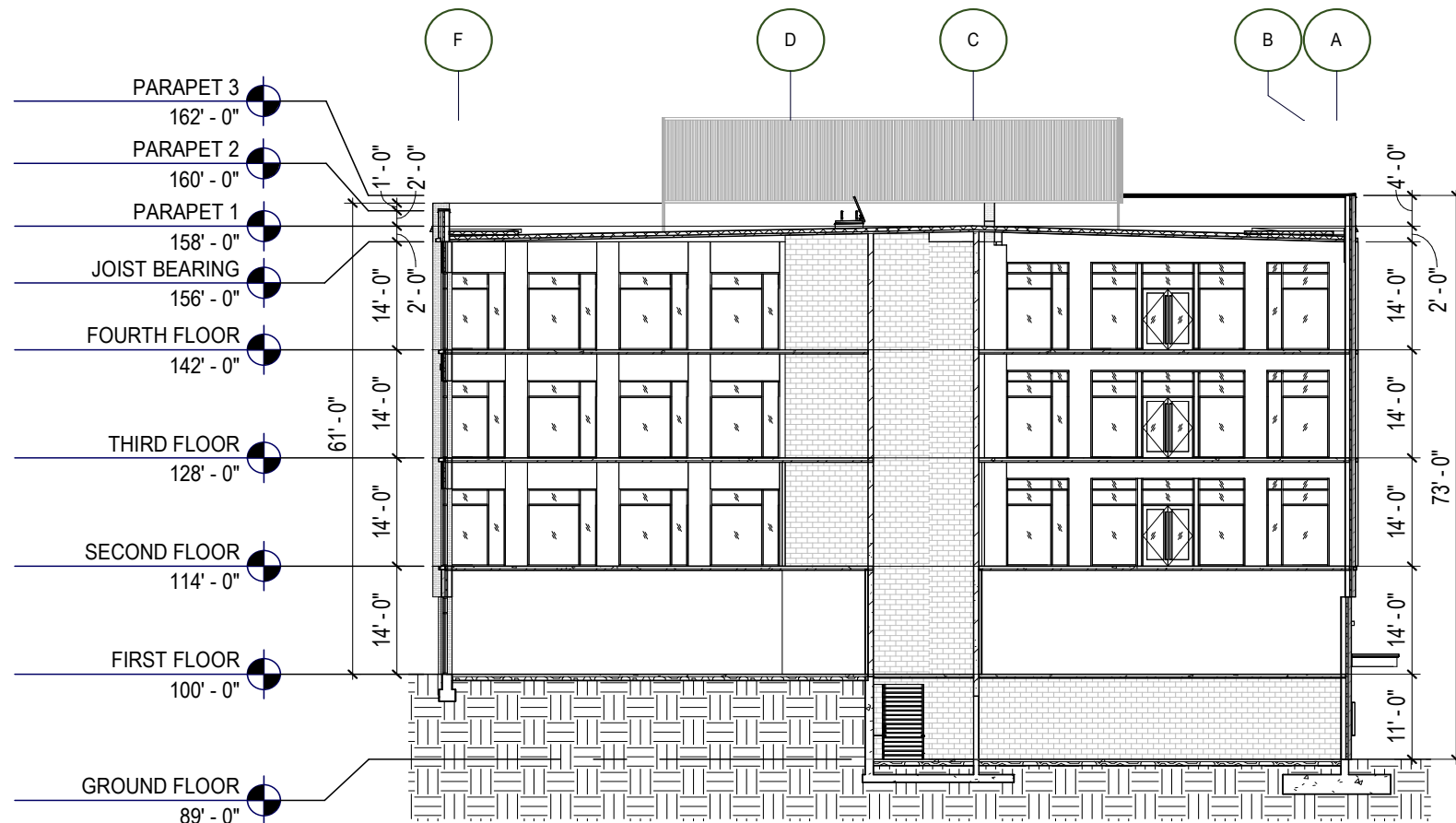


- 1 **Brick - Dark Grey (BR-1)**
MFR: YANKEE HILL
COLOR/FINISH: CAPITAL IRONSPOT / VELOUR
SIZE(S): MODULAR FACE BRICK
DESCRIPTION: RUNNING BOND (U.N.O.)
MORTAR MFR/FINISH: FLAMINGO / BLACK (X-30)
- 2 **Brick - Medium Grey (BR-2)**
MFR: Belden
COLOR/FINISH: ENGLISH GRAY / VELOUR
SIZE(S): MODULAR FACE BRICK
DESCRIPTION: RUNNING BOND (U.N.O.)
MORTAR MFR/FINISH: FLAMINGO / CHARCOAL (X-25)
- 3 **Cast Stone - Dark Grey (CS-1)**
MFR: ROCKCAST
COLOR/FINISH: SHADOW / SMOOTH
SIZE(S): TBD
DESCRIPTION: CAST STONE WATERTABLE
MORTAR MFR/FINISH: FLAMINGO / BLACK (X-30)
- 4 **Cast Stone - Medium Grey (CS-2)**
MFR: ROCKCAST
COLOR/FINISH: SMOKEHOUSE / SMOOTH
SIZE(S): TBD
DESCRIPTION: CAST STONE WATERTABLE
MORTAR MFR/FINISH: FLAMINGO / CHARCOAL (X-25)
- 5 **MFR: 3A COMPOSITES**
PRODUCT: ALUCOBOND PLUS FR CORE
COLOR/FINISH: HAZELNUT MICA-30
SIZE: 62" W x 196" L
DESCRIPTION: EXTERIOR METAL PANEL RAINSCREEN SYSTEM
- 6 **Metal Panel Rainscreen System - Textured (MP-2)**
MFR: 3A COMPOSITES
PRODUCT: ALUCOBOND PLUS FR CORE
COLOR/FINISH: NATURAL RUSTED METAL
SIZE: 62" W x 196" L
DESCRIPTION: EXTERIOR METAL PANEL RAINSCREEN SYSTEM
- 7 **Roof Screen System - Silver (MP-3)**
MFR: CITYSCAPES
COLOR/FINISH: SILVER SATIN
SIZE(S): TBD
DESCRIPTION: PREFINISHED ROOF SCREEN PANEL SYSTEM
- 8 **Storefront System Mullion - Clear Anodized (SF-1)**
MFR: TUBELITE
COLOR/FINISH: CLEAR C2 / ANODIZED
GLAZING: CLEAR
DESCRIPTION: PREFINISHED ALUMINUM STOREFRONT SYSTEM
- 9 **Miscellaneous Metals - Metal Coping - Matte Black (MTL-1)**
MFR: DIMENSIONAL METALS INC.
COLOR/FINISH: MATTE BLACK
DESCRIPTION: PREFINISHED METAL COPING, HORIZONTAL ACCENT BANDS, STOREFRONT VERTICAL ACCENT BANDS
- 10 **Miscellaneous Metals - Metal Coping - Musket Gray (MTL-2)**
MFR: DIMENSIONAL METALS INC.
COLOR/FINISH: MUSKET GRAY
DESCRIPTION: PREFINISHED METAL COPING
- 11 **Miscellaneous Metals - Metal Coping - Gray (MTL-3)**
MFR: DIMENSIONAL METALS INC.
COLOR/FINISH: LIGHT GRAY
DESCRIPTION: PREFINISHED METAL COPING, HORIZONTAL ACCENT BANDS, STOREFRONT VERTICAL ACCENT BANDS
- 12 **Miscellaneous Metals - Balcony Guardrail - Anodized (MTL-4)**
MFR: KANE INNOVATIONS
COLOR/FINISH: ANODIZED SILVER METALLIC
DESCRIPTION: BALCONY GUARDRAIL



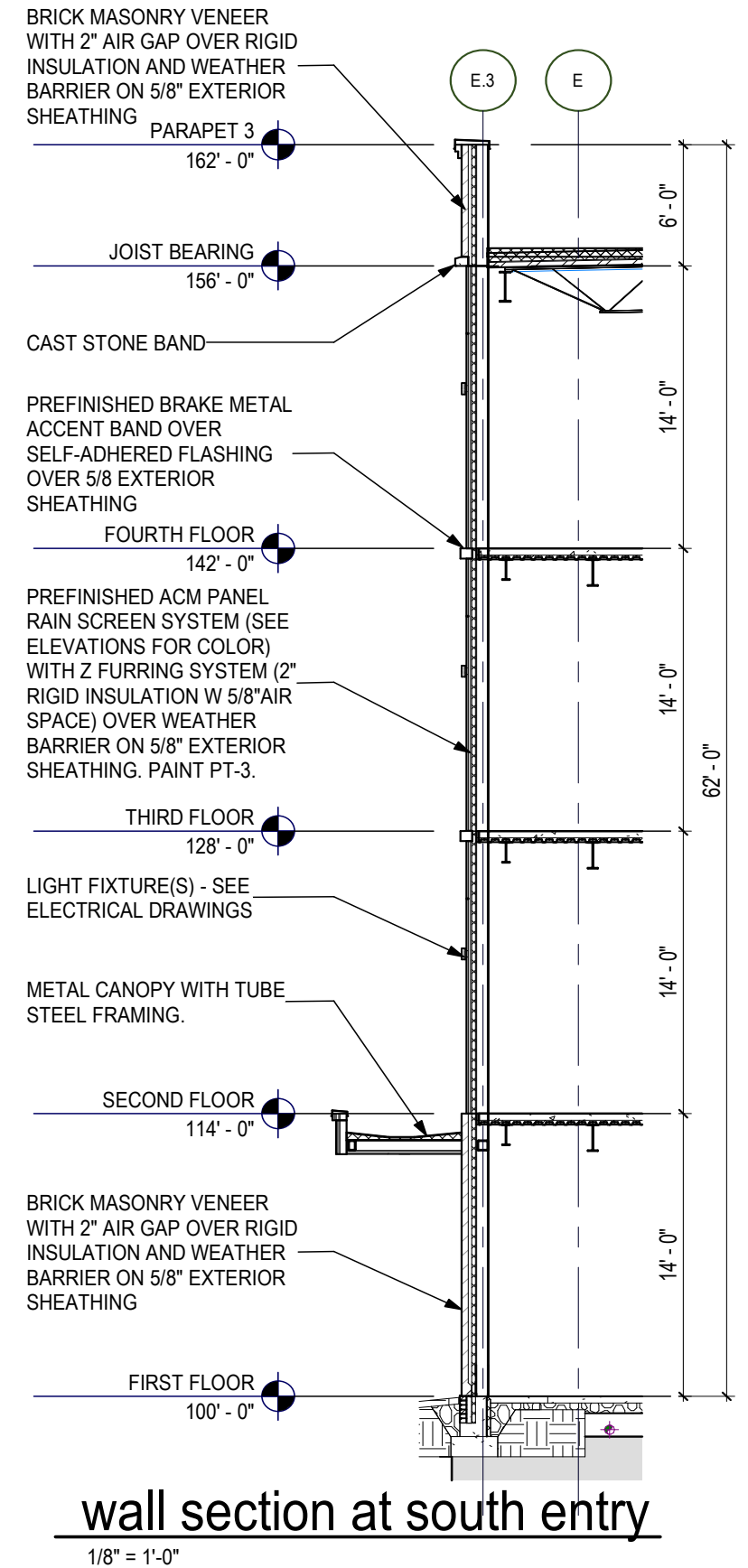
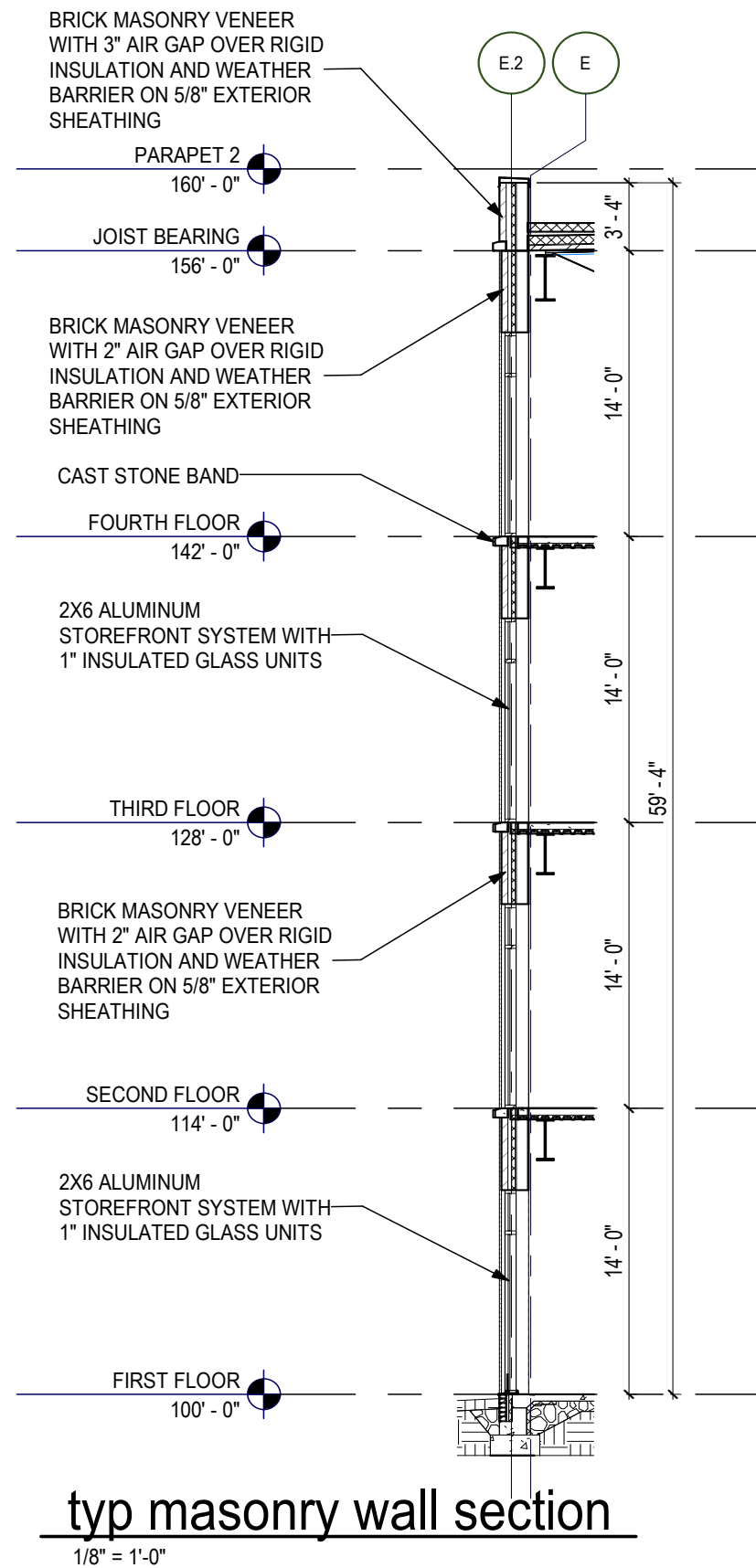
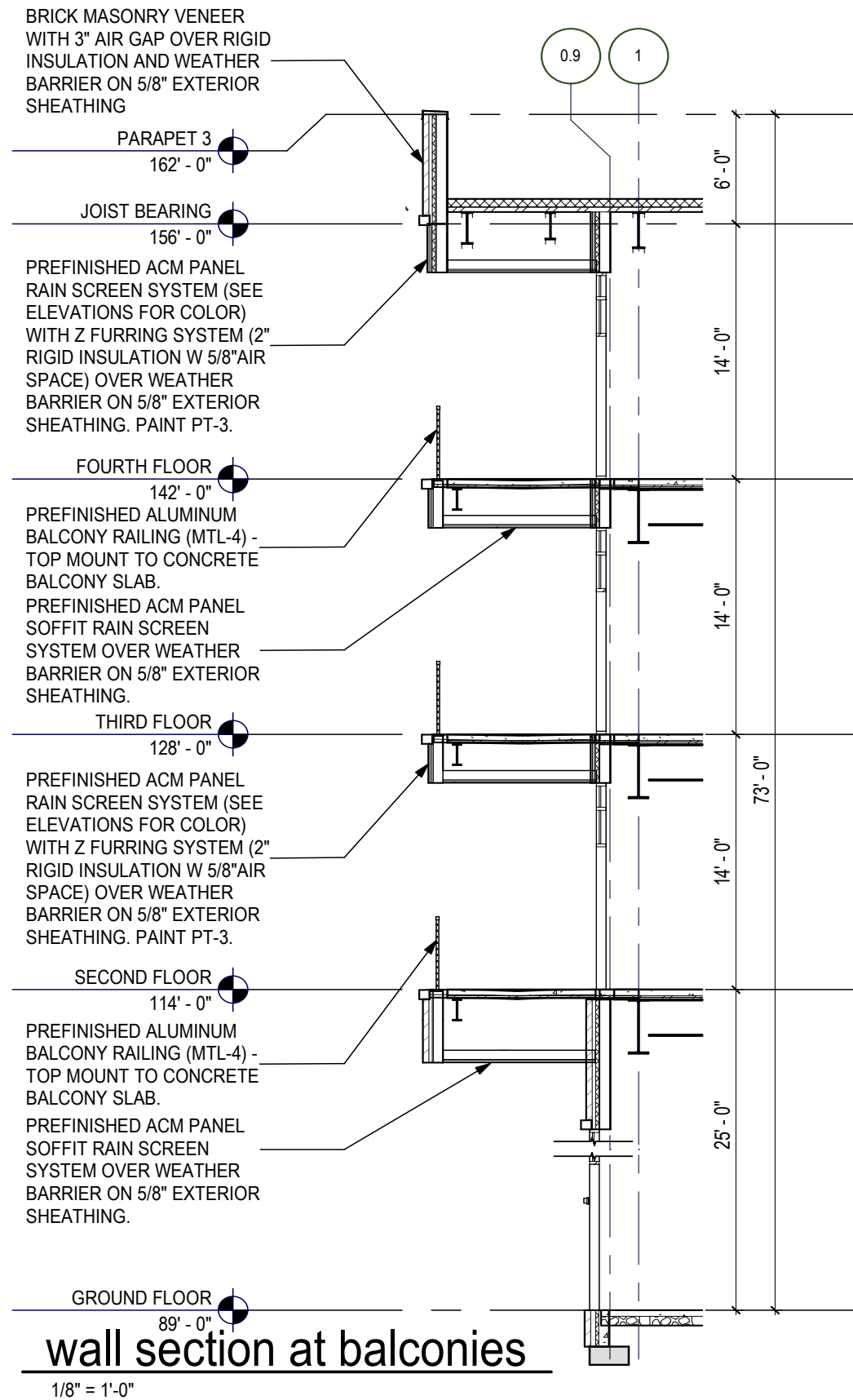
longitudinal building section

3/64" = 1'-0"

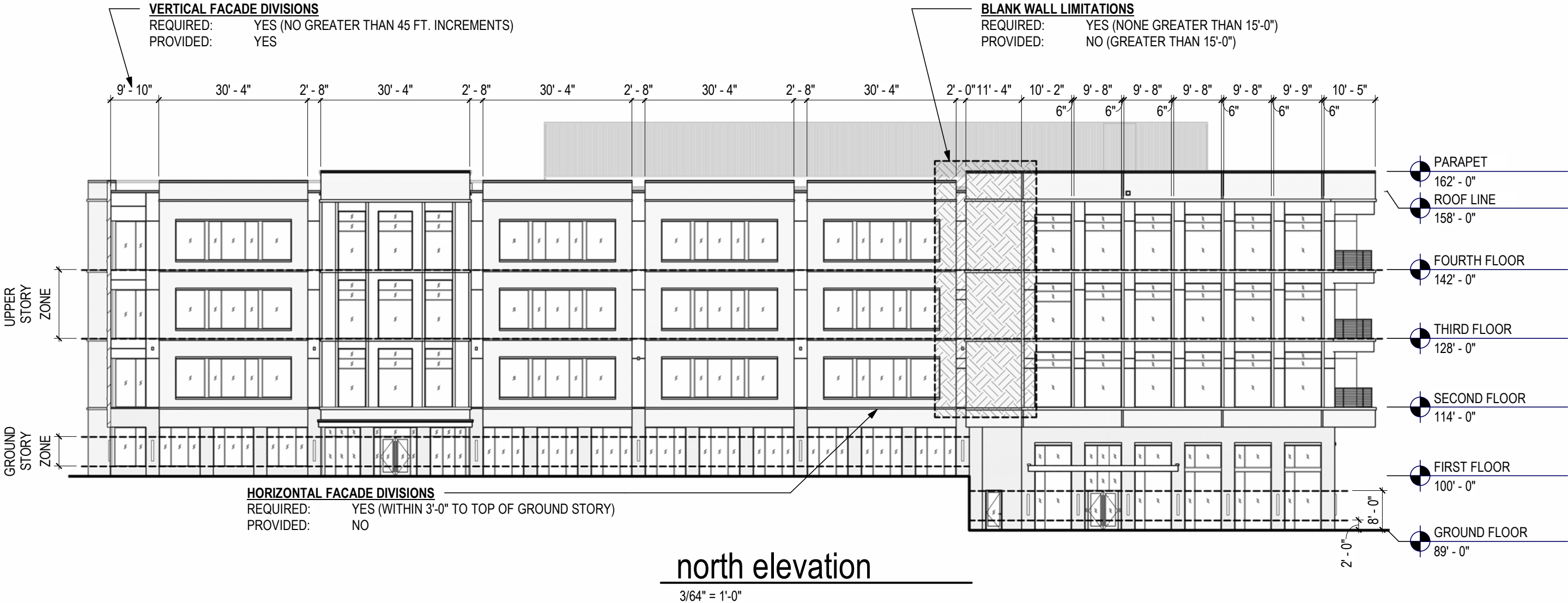


building section

3/64" = 1'-0"



MATERIAL TYPE	NORTH -TOTAL FACADE AREA:	18,868 SF	NUMBER OF ENTRANCES	UPPER STORY	BLANK WALL LIMITATIONS
PRIMARY	BRICK (AREA):	7453 SF	REQUIRED: 1 PER 75 FEET OF FACADE	HEIGHT: 14'-0"	REQUIRED: YES
PRIMARY	GLAZING (WINDOWS AND DOORS) (AREA):	6810 SF	FACADE LENGTH: 249'-2"		PROVIDED: NO (GREATER THAN 15'-0")
SECONDARY	HPL PANEL (AREA):	3,110 SF		UPPER STORY TOTAL AREA: 3,804 SF	VERTICAL FACADE DIVISIONS
SECONDARY	METAL ROOF SCREEN WALL (AREA):	1,496 SF	REQUIRED: 249.17 / 75.0 = 4(3.32)		REQUIRED: YES (NO GREATER THAN 45 FT. INCREMENTS)
SECONDARY	SPANDEL PANEL (AREA):	0 SF	PROVIDED: 3	TRANSPARENCY:	PROVIDED: YES
SECONDARY	LOUVERS (AREA):	0 SF		UPPER STORY TRANSPARENCY ZONE AREA: 3,804 SF	HORIZONTAL FACADE DIVISIONS
				(FLOOR TO FLOOR)	REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)
				UPPER STORY GLAZING AREA: 1,747 SF	PROVIDED: NO
				(FLOOR TO FLOOR)	
				TRANSPARENCY PROVIDED: 45.9% (1,747 / 3,804 = .459)	
				TRANSPARENCY REQUIRED: 30%	
PRIMARY MATERIALS	TOTAL AREA: 14,263 SF		GROUND STORY		
REQUIRED: 80%			HEIGHT (VARIES): 23'-0" ON WEST SIDE		
PROVIDED: 75.6% (14,263 / 18,868 = .7559)			14'-0" ON EAST SIDE		
SECONDARY MATERIALS	TOTAL AREA: 4,605 SF		GROUND STORY TOTAL AREA: 4,681 SF		
REQUIRED: <20%			TRANSPARENCY:		
PROVIDED: 24.4% (4,605 / 18,868 = .244)			GROUND STORY TRANSPARENCY ZONE AREA: 1,621 SF		
			(2'-0" TO 8'-0" ABOVE GRADE)		
FACADE REQUIREMENTS: NORTH FACADE			GROUND STORY GLAZING AREA: 1,140 SF		
STREET FACADE: YES			(2'-0" TO 8'-0" ABOVE GRADE)		
PRINCIPLE ENTRANCE: YES			TRANSPARENCY PROVIDED: 70.3% (1,140 / 1,621 = .703)		
			TRANSPARENCY REQUIRED: 60%		



MATERIAL TYPE	EAST -TOTAL FACADE AREA:	7,025 SF
PRIMARY	BRICK (AREA):	3,502 SF
PRIMARY	GLAZING (WINDOWS AND DOORS) (AREA):	2,570 SF
SECONDARY	HPL PANEL (AREA):	326 SF
SECONDARY	METAL ROOF SCREEN WALL (AREA):	612 SF
SECONDARY	SPANDEL PANEL (AREA):	0 SF
SECONDARY	LOUVERS (AREA):	15 SF

PRIMARY MATERIALS	TOTAL AREA: 6,072 SF
REQUIRED:	80%
PROVIDED:	86.4% (6,072 / 7,025 = .864)

SECONDARY MATERIALS	TOTAL AREA: 953 SF
REQUIRED:	>20%
PROVIDED:	13.6% (953 / 7,025 = .1356)

FACADE REQUIREMENTS: EAST FACADE

STREET FACADE:	YES
PRINCIPLE ENTRANCE:	NO

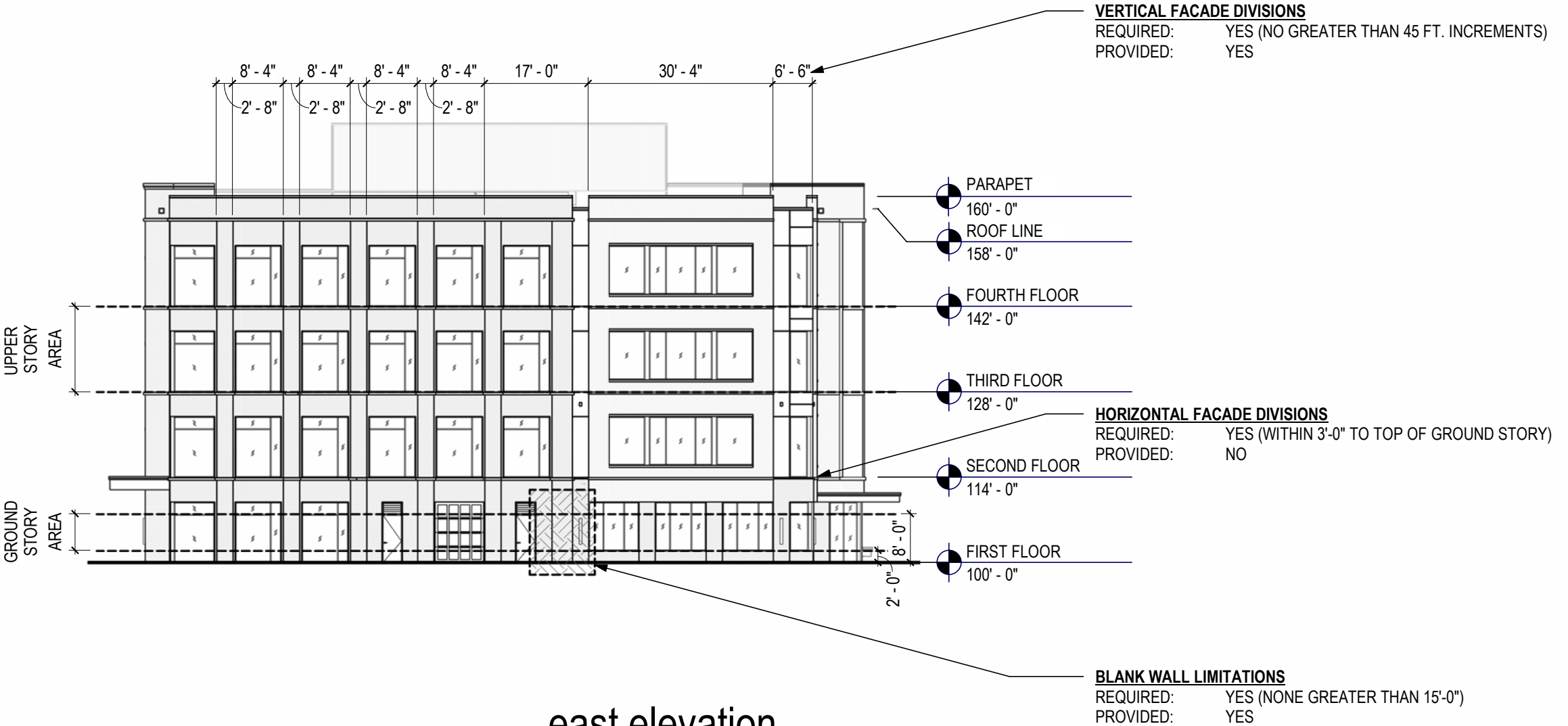
NUMBER OF ENTRANCES
REQUIRED: 1 PER 75 FEET OF FACADE
FACADE LENGTH: 105'-6"
REQUIRED: 105.5 / 75.0 = 2(1.40)
PROVIDED: 0 (2 BOH DOORS)

GROUND STORY
HEIGHT (VARIES): 14'-0"
GROUND STORY TOTAL AREA: 1,473 SF

TRANSPARENCY:
GROUND STORY TRANSPARENCY ZONE AREA: 845 SF
(2'-0" TO 8'-0" ABOVE GRADE)
GROUND STORY GLAZING AREA: 485 SF
(2'-0" TO 8'-0" ABOVE GRADE)
TRANSPARENCY PROVIDED: 57.3% (485 / 845 = .573)
TRANSPARENCY REQUIRED: 60%

UPPER STORY
HEIGHT: 14'-0"
UPPER STORY TOTAL AREA: 1,474 SF
TRANSPARENCY:
UPPER STORY TRANSPARENCY ZONE AREA: 845 SF
(2'-0" TO 8'-0" ABOVE FLOOR)
UPPER STORY GLAZING AREA: 608 SF
(2'-0" TO 8'-0" ABOVE FLOOR)
TRANSPARENCY PROVIDED: 72% (608 / 845 = .719)
TRANSPARENCY REQUIRED: 30%

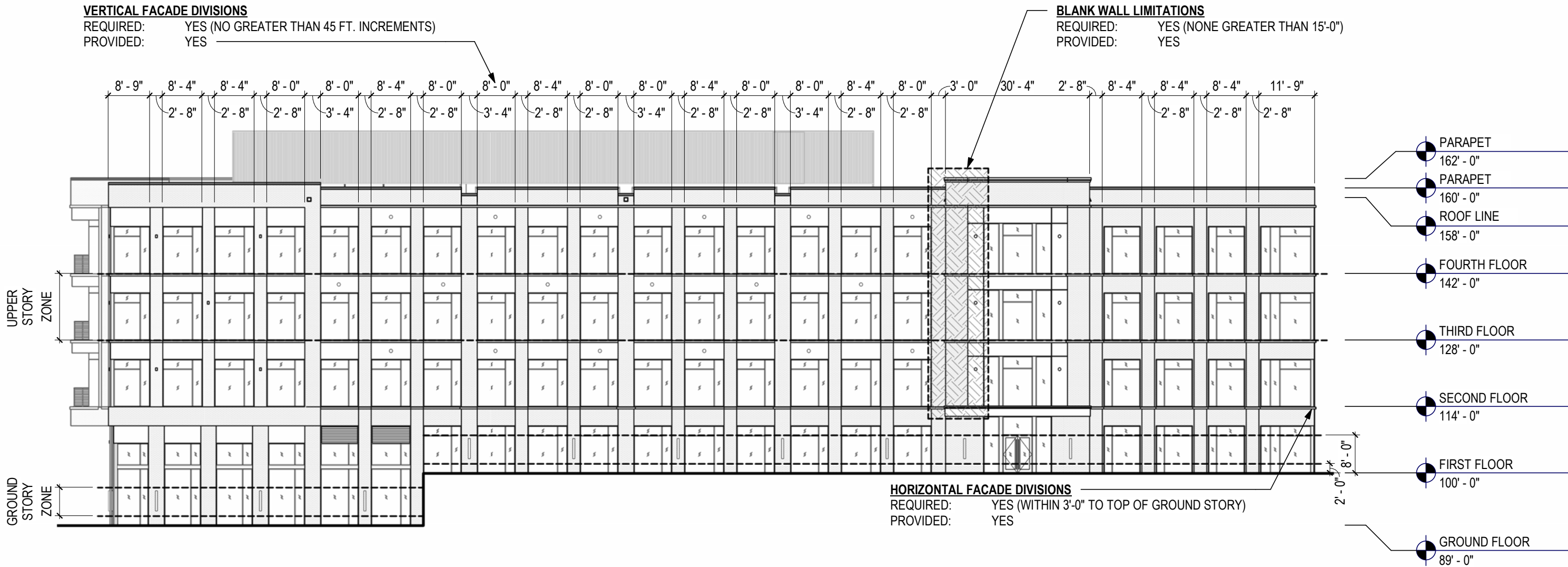
BLANK WALL LIMITATIONS
REQUIRED: YES
PROVIDED: YES (NONE GREATER THAN 15'-0")
VERTICAL FACADE DIVISIONS
REQUIRED: YES (NO GREATER THAN 45 FT. INCREMENTS)
PROVIDED: YES
HORIZONTAL FACADE DIVISIONS
REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)
PROVIDED: NO



east elevation

2/12/1" = 1' 0"

MATERIAL TYPE	SOUTH -TOTAL FACADE AREA:	17,846 SF	NUMBER OF ENTRANCES	UPPER STORY	BLANK WALL LIMITATIONS
PRIMARY	BRICK (AREA):	6,790 SF	REQUIRED: N/A	HEIGHT: 14'-0"	REQUIRED: YES (NONE GREATER THAN 15'-0")
PRIMARY	GLAZING (WINDOWS AND DOORS) (AREA):	7,516 SF	FACADE LENGTH: 253'-2"		PROVIDED: YES
SECONDARY	METAL PANEL (AREA):	1,984 SF		UPPER STORY TOTAL AREA:	3,660 SF
SECONDARY	METAL ROOF SCREEN WALL (AREA):	1,496 SF	REQUIRED: N/A	TRANSPARENCY:	
SECONDARY	SPANDEL PANEL (AREA):	0 SF	PROVIDED: 1	UPPER STORY TRANSPARENCY ZONE AREA: (FLOOR TO FLOOR)	3,660 SF
SECONDARY	LOUVERS (AREA):	60 SF		UPPER STORY GLAZING AREA: (FLOOR TO FLOOR)	1,794 SF
PRIMARY MATERIALS TOTAL AREA: 14,306 SF			GROUND STORY	TRANSPARENCY PROVIDED: 49% (1,794 / 3,660 = .490)	TRANSPARENCY REQUIRED: 30%
REQUIRED:	80%		HEIGHT (VARIES): 23'-0" ON WEST SIDE		
PROVIDED:	80.2% (14,306 / 17,846 = .8016)		14'-0" ON EAST SIDE		
SECONDARY MATERIALS TOTAL AREA: 3,540 SF			GROUND STORY TOTAL AREA:	4,398 SF	
REQUIRED:	>20%		TRANSPARENCY:		
PROVIDED:	19.8% (3,540 / 17,746 = .1983)		GROUND STORY TRANSPARENCY ZONE AREA: (2'-0" TO 8'-0" ABOVE GRADE)	1,564 SF	
FACADE REQUIREMENTS: SOUTH FACADE			GROUND STORY GLAZING AREA: (2'-0" TO 8'-0" ABOVE GRADE)	1,053 SF	
STREET FACADE:	NO		TRANSPARENCY PROVIDED:	67.3% (1,053 / 1,564 = .673)	
PRINCIPLE ENTRANCE:	NO		TRANSPARENCY REQUIRED:	60%	



south elevation

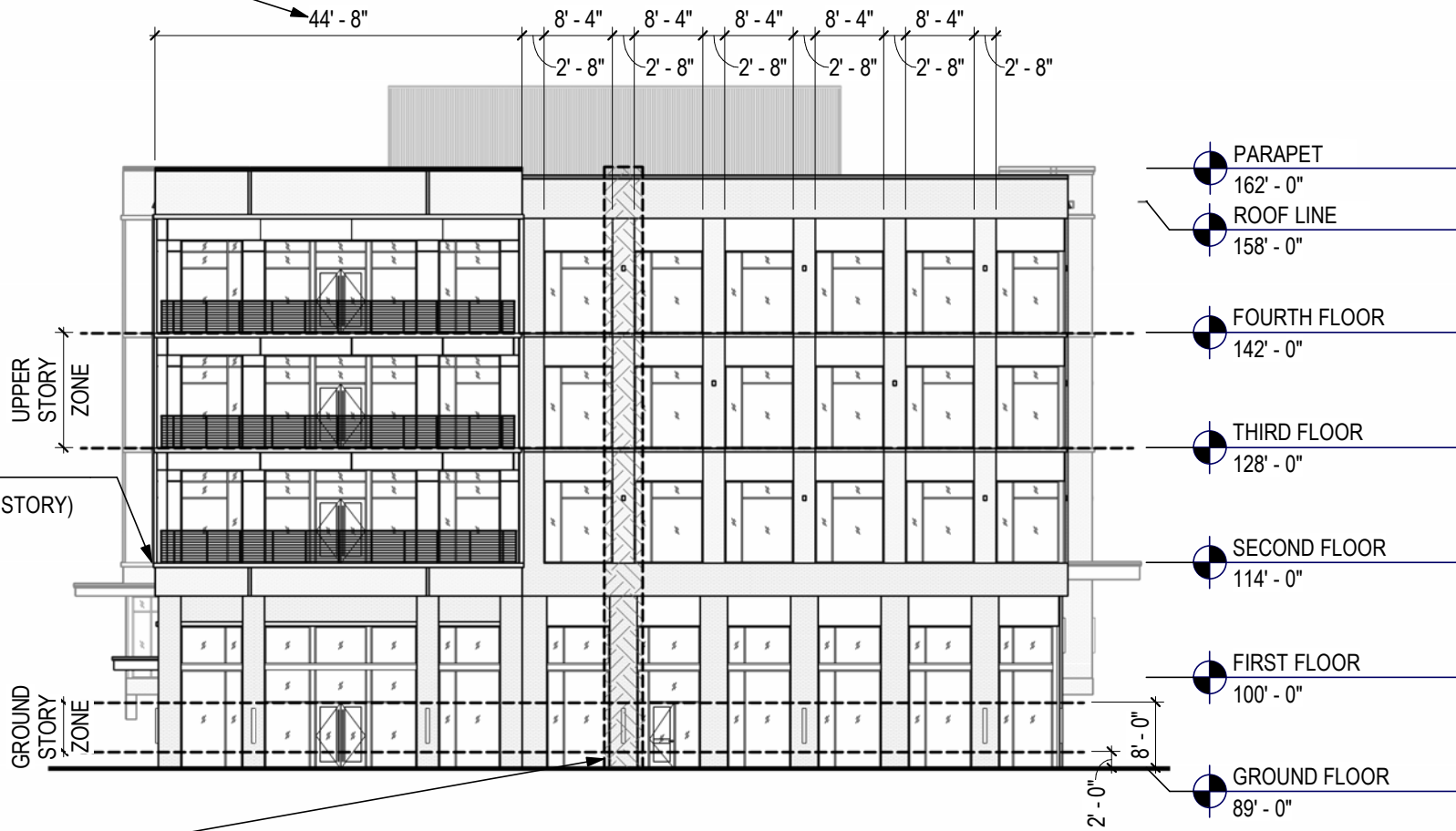
21/24" = 1' 0"

MATERIAL TYPE	WEST - TOTAL FACADE AREA:	9,066 SF	NUMBER OF ENTRANCES	UPPER STORY	BLANK WALL LIMITATIONS
PRIMARY	BRICK (AREA):	2,662 SF	REQUIRED: 1 PER 75 FEET OF FACADE	HEIGHT (VARIES): 14'-0"	REQUIRED: YES (NONE GREATER THAN 15'-0")
PRIMARY	GLAZING (WINDOWS AND DOORS) (AREA):	3,983 SF	FACADE LENGTH: 109'-6"		PROVIDED: YES
SECONDARY	METAL PANEL (AREA):	1,809 SF		UPPER STORY TOTAL AREA: 1,606 SF	VERTICAL FACADE DIVISIONS
SECONDARY	METAL ROOF SCREEN WALL (AREA):	612 SF	REQUIRED: 109.5 / 75 = 2(1.46)		REQUIRED: YES (NO GREATER THAN 45 FT. INCREMENTS)
SECONDARY	SPANDEL PANEL (AREA):	0 SF	PROVIDED: 2	TRANSPARENCY:	PROVIDED: YES
SECONDARY	LOUVERS (AREA):	0 SF		UPPER STORY TRANSPARENCY ZONE AREA: 1,606 SF	HORIZONTAL FACADE DIVISIONS
PRIMARY MATERIALS		TOTAL AREA: 6,645 SF	GROUND STORY	(FLOOR TO FLOOR)	REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)
REQUIRED:	80%		HEIGHT (VARIES): 23'-0"	UPPER STORY GLAZING AREA: 872 SF	PROVIDED: YES
PROVIDED:	73.3% (6,645 / 9,066 = .7329)			TRANSPARENCY PROVIDED: 54.3% (872 / 1,606 = .5428)	
SECONDARY MATERIALS		TOTAL AREA: 2,421 SF	GROUND STORY TOTAL AREA: 2,782 SF	TRANSPARENCY REQUIRED: 30%	
REQUIRED:	<20%		TRANSPARENCY:		
PROVIDED:	26.7% (2,421 / 9,066 = .267)		GROUND STORY TRANSPARENCY ZONE AREA: 474 SF		
FACADE REQUIREMENTS: WEST FACADE			(2'-0" TO 8'-0" ABOVE GRADE)		
STREET FACADE:	YES		GROUND STORY GLAZING AREA: 668 SF		
PRINCIPLE ENTRANCE:	NO		(2'-0" TO 8'-0" ABOVE GRADE)		
			TRANSPARENCY PROVIDED: 71% (474 / 668 = .709)		
			TRANSPARENCY REQUIRED: 60%		

VERTICAL FACADE DIVISIONS
REQUIRED: YES (NO GREATER THAN 45 FT. INCREMENTS)
PROVIDED: YES

HORIZONTAL FACADE DIVISIONS
REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)
PROVIDED: YES

BLANK WALL LIMITATIONS
REQUIRED: YES (NONE GREATER THAN 15'-0")
PROVIDED: YES



west elevation

1/8" = 1'-0"









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VERTICAL BRICK PIERS



CORNER BALCONIES



SIMPLE REPETITION



ACCENT PANEL COLOR



BRICK DETAILING

FEATURE CORNER ENGAGEMENT



RESTAURANT PATIO

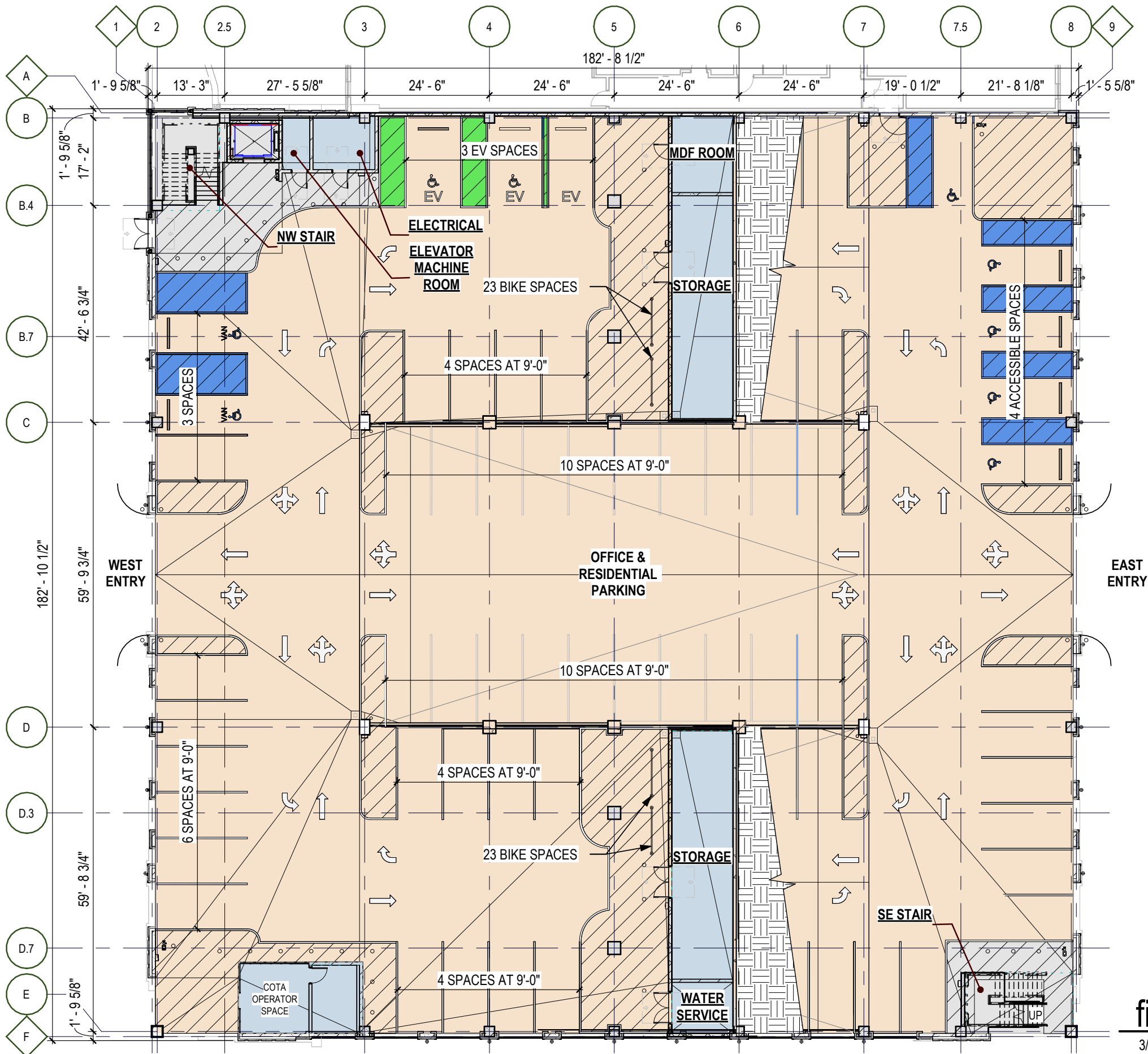
HORIZONTAL BANDING



ACCENT LIGHTING



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PARKING SCHEDULE - FIRST FLOOR

PARKING SPACE TYPE	QUANTITY
PARKING SPACES	82
EV CHARGING SPACES	6
ACCESSIBLE VAN SPACES	2
ACCESSIBLE SPACES	6
ACCESSIBLE EV CHARGING SPACES	2
GRAND TOTAL	98

PARKING SCHEDULE - TOTAL

PARKING SPACE TYPE	QUANTITY
ACCESSIBLE EV CHARGING SPACES	2
ACCESSIBLE SPACES	11
ACCESSIBLE VAN SPACES	2
EV CHARGING SPACES	23
PARKING SPACES	462
GRAND TOTAL	500

BICYCLE STORAGE

REQUIRED BICYCLE STORAGE	78
PROVIDED BICYCLE STORAGE	112

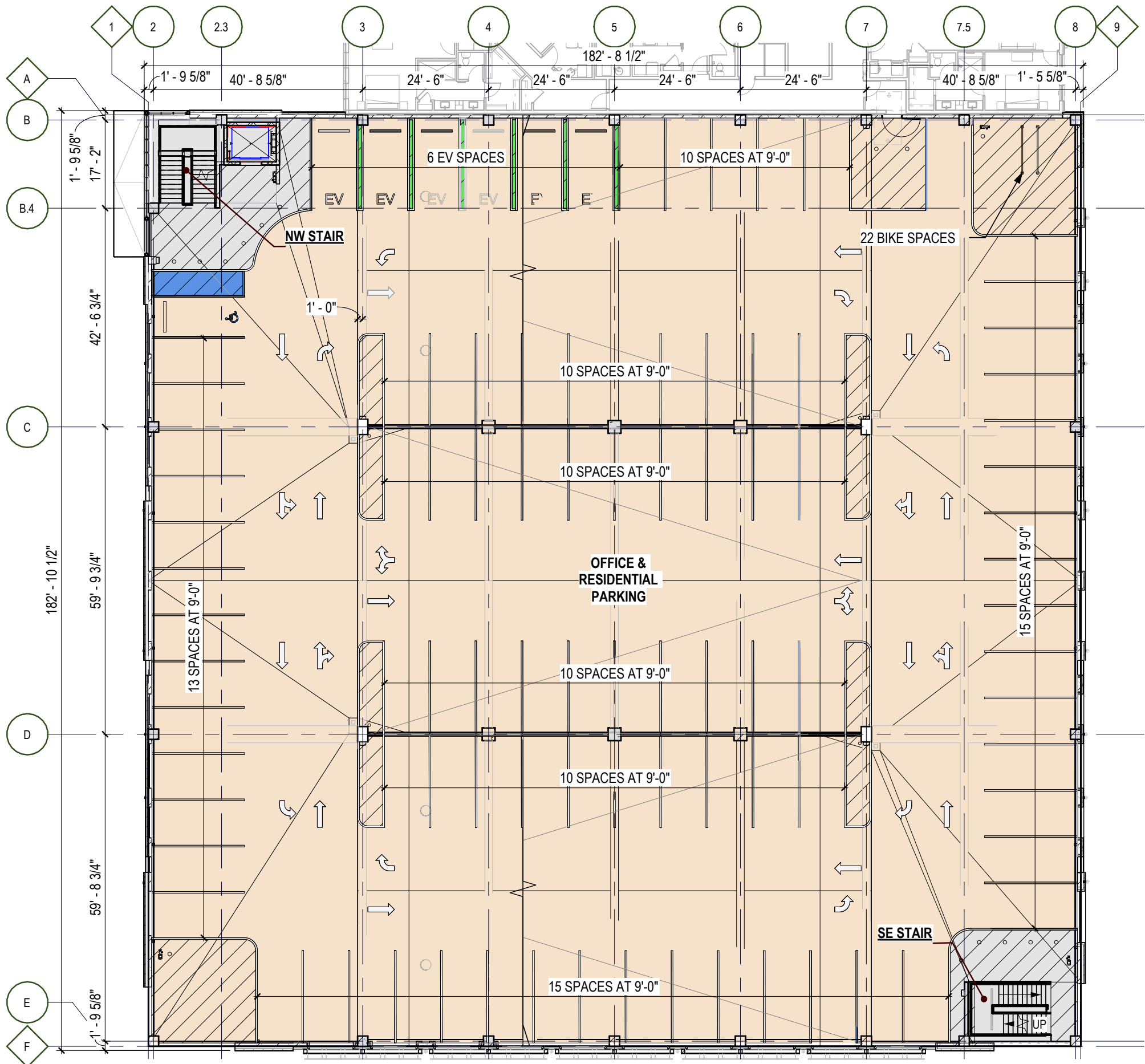
GARAGE AREA - 1ST LEVEL

BUILDING FOOTPRINT	33,060 SF
GROSS FLOOR AREA	± 41,807 SF
GROSS BUILDING AREA	± 168,756 SF

NOTE: KNOX BOX SHALL BE PROVIDED FOR EV CHARGER DISCONNECT.

first floor plan

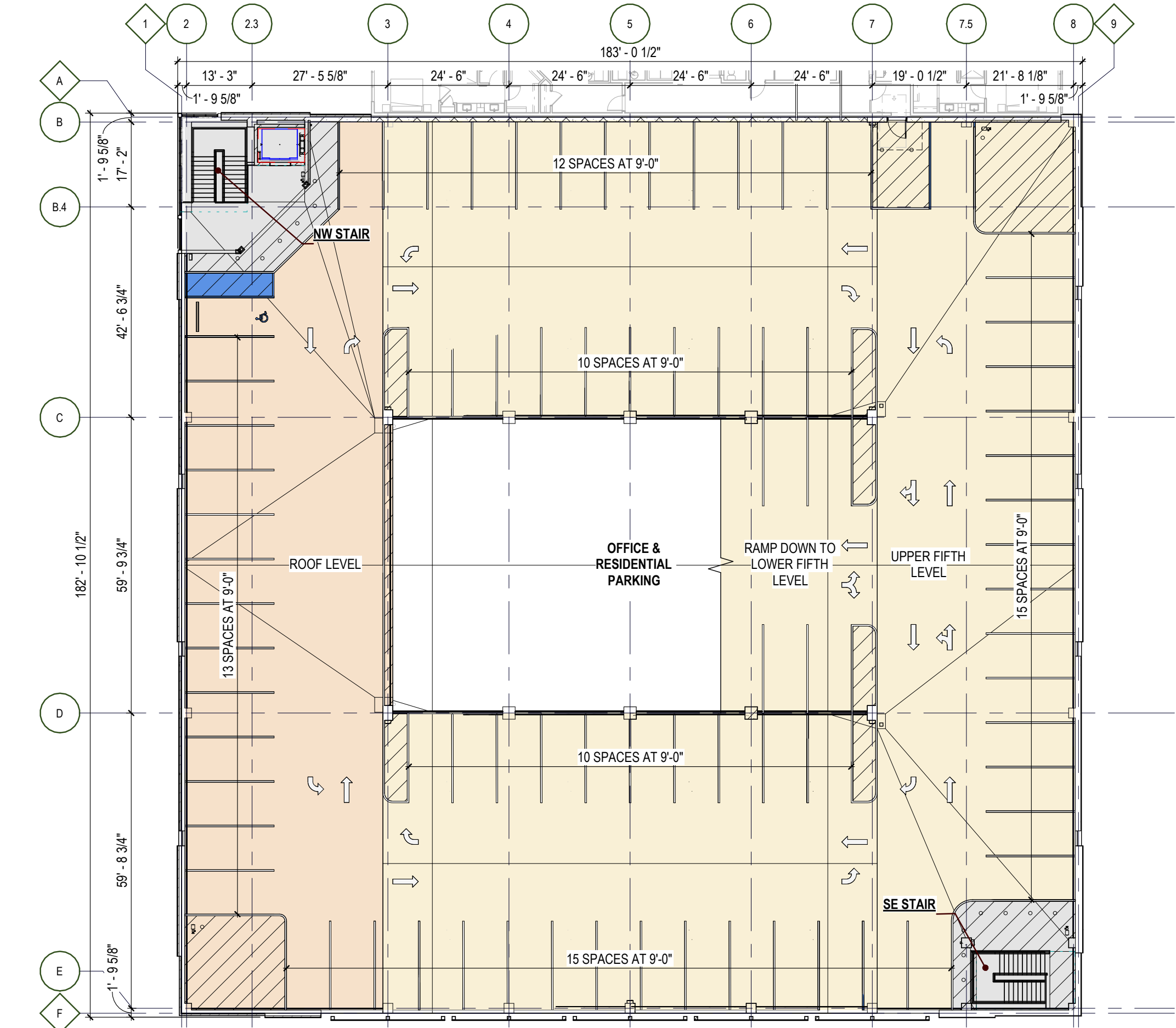
3/64" = 1'-0"



PARKING SCHEDULE - TYPICAL FLOOR	
PARKING SPACE TYPE	QUANTITY
PARKING SPACES	89
EV CHARGING SPACES	6
ACCESSIBLE SPACES	1
	96
GRAND TOTAL	96

GARAGE AREA - TYPICAL LEVEL	
GROSS FLOOR AREA	± 33,159 SF
GROSS BUILDING AREA	± 168,756 SF

typical floor plan
3/64" = 1'-0"



PARKING SCHEDULE - ROOF LEVEL	
PARKING SPACE TYPE	QUANTITY
PARKING SPACES	17
ACCESSIBLE SPACES	1
GRAND TOTAL	18

GARAGE AREA - ROOF LEVEL	
GROSS FLOOR AREA	± 7,888 SF
GROSS BUILDING AREA	± 168,756 SF

roof plan
3/64" = 1'-0"



- | | | |
|-------------------------------------|--------------------------------------|-------------------------------------|
| ① Unfinished Concrete | ⑦ Lightweight Metal Panel - Silver | ⑬ Vertical Sunshade - Medium Bronze |
| ② Brick - Dark Gray (BR-1) | ⑧ Metal Panel - Hazelnut Mica | ⑭ Storefront - Frosted Glazing |
| ③ Brick - Medium Red (BR-2) | ⑨ Metal Panel - Natural Rusted Metal | ⑮ Storefront - Clear Glazing |
| ④ Post Tension Cable Barrier - Gray | ⑩ Metal Panel - Dusty Charcoal II | ⑯ Vegetative Screening |
| ⑤ Decorative Screen w/ Custom Art | ⑪ Vertical Sunshade - Clear Anodized | ⑰ Cast Stone Ledge - Dark Grey |
| ⑥ Metal Mesh Panel w/ Vegetation | ⑫ Vertical Sunshade - Champagne | |



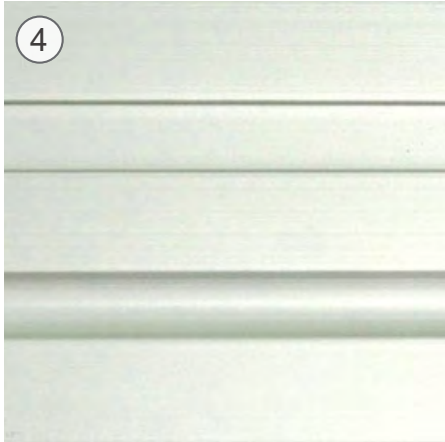
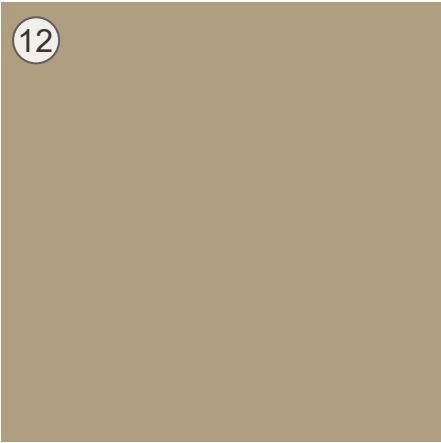
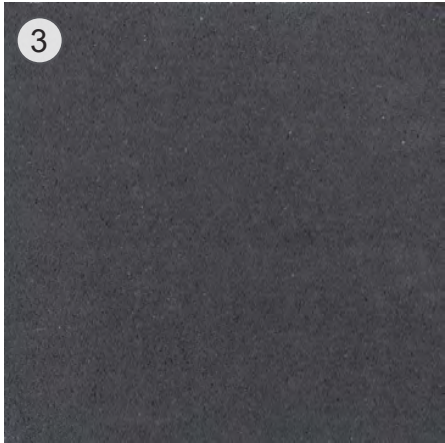
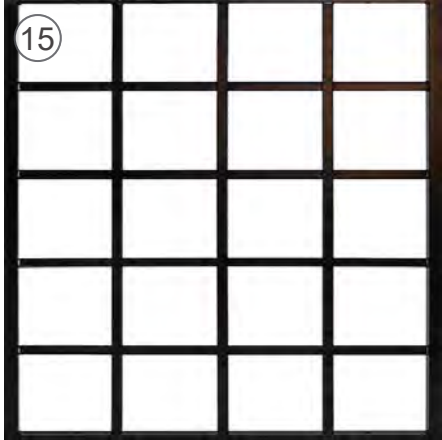
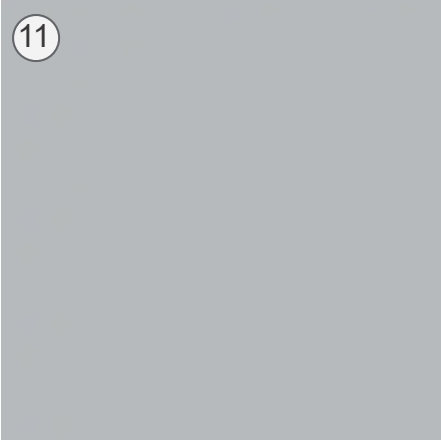
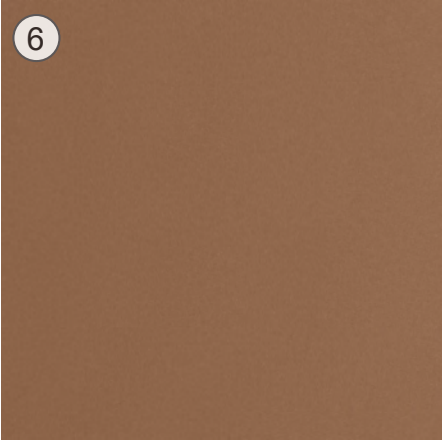
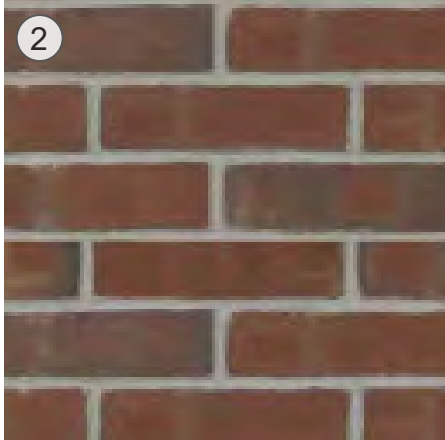
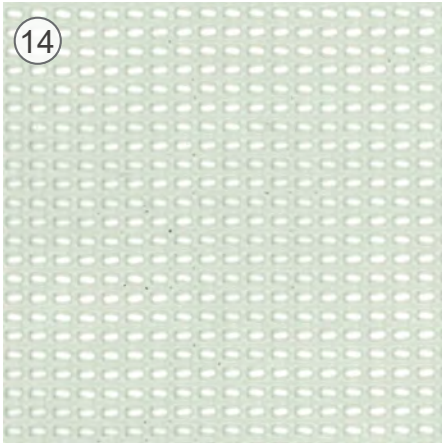
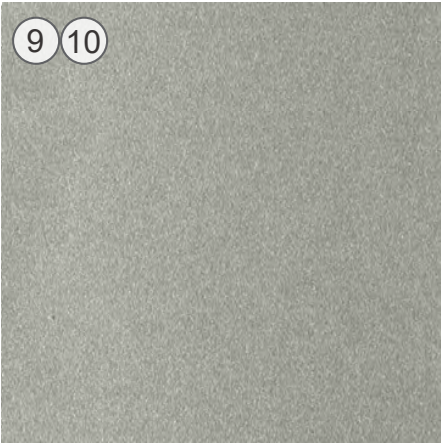
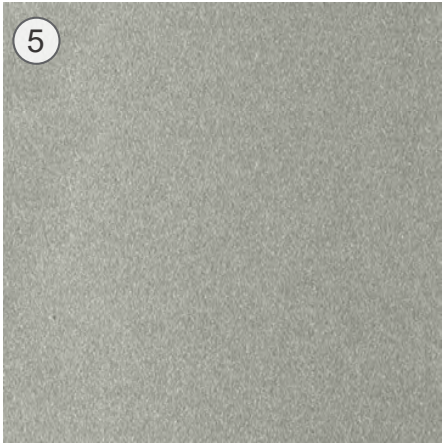
- | | | |
|-------------------------------------|--------------------------------------|-------------------------------------|
| ① Unfinished Concrete | ⑦ Lightweight Metal Panel - Silver | ⑬ Vertical Sunshade - Medium Bronze |
| ② Brick - Dark Gray (BR-1) | ⑧ Metal Panel - Hazelnut Mica | ⑭ Storefront - Frosted Glazing |
| ③ Brick - Medium Red (BR-2) | ⑨ Metal Panel - Natural Rusted Metal | ⑮ Storefront - Clear Glazing |
| ④ Post Tension Cable Barrier - Gray | ⑩ Metal Panel - Dusty Charcoal II | ⑯ Vegetative Screening |
| ⑤ Decorative Screen w/ Custom Art | ⑪ Vertical Sunshade - Clear Anodized | ⑰ Cast Stone Ledge - Dark Grey |
| ⑥ Metal Mesh Panel w/ Vegetation | ⑫ Vertical Sunshade - Champagne | |



- | | | |
|-------------------------------------|--------------------------------------|-------------------------------------|
| ① Unfinished Concrete | ⑦ Lightweight Metal Panel - Silver | ⑬ Vertical Sunshade - Medium Bronze |
| ② Brick - Dark Gray (BR-1) | ⑧ Metal Panel - Hazelnut Mica | ⑭ Storefront - Frosted Glazing |
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| ⑥ Metal Mesh Panel w/ Vegetation | ⑫ Vertical Sunshade - Champagne | |

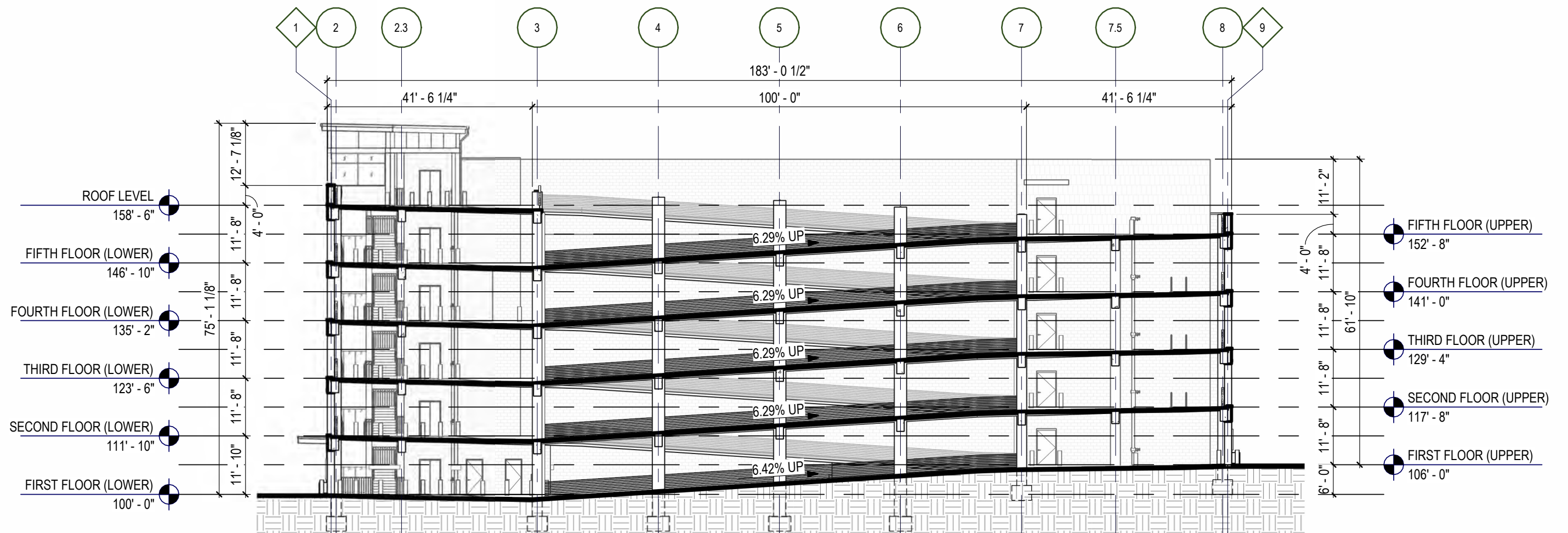


- | | | |
|-------------------------------------|--------------------------------------|-------------------------------------|
| ① Unfinished Concrete | ⑦ Lightweight Metal Panel - Silver | ⑬ Vertical Sunshade - Medium Bronze |
| ② Brick - Dark Gray (BR-1) | ⑧ Metal Panel - Hazelnut Mica | ⑭ Storefront - Frosted Glazing |
| ③ Brick - Medium Red (BR-2) | ⑨ Metal Panel - Natural Rusted Metal | ⑮ Storefront - Clear Glazing |
| ④ Post Tension Cable Barrier - Gray | ⑩ Metal Panel - Dusty Charcoal II | ⑯ Vegetative Screening |
| ⑤ Decorative Screen w/ Custom Art | ⑪ Vertical Sunshade - Clear Anodized | ⑰ Cast Stone Ledge - Dark Grey |
| ⑥ Metal Mesh Panel w/ Vegetation | ⑫ Vertical Sunshade - Champagne | |



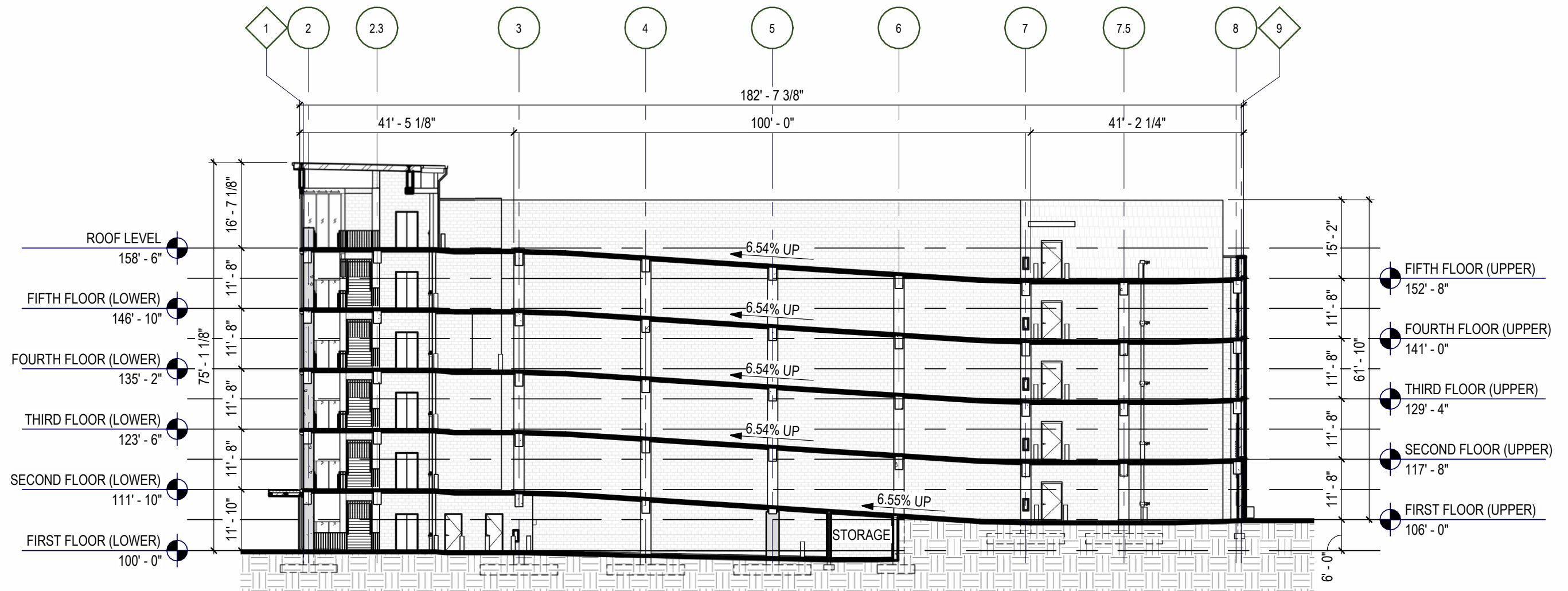
- 1 **Brick - Dark Grey (BR-1)**
MFR: YANKEE HILL
COLOR/FINISH: CAPITAL IRONSPOT / VELOUR
SIZE(S): MODULAR FACE BRICK
DESCRIPTION: RUNNING BOND (U.N.O.)
MORTAR MFR/FINISH: FLAMINGO / BLACK (X-30)
- 2 **Brick - Medium Red (BR-2)**
MFR: GLEN-GERY
COLOR/FINISH: ATTICA
SIZE(S): MODULAR FACE BRICK
DESCRIPTION: RUNNING BOND (U.N.O.)
MORTAR MFR/FINISH: FLAMINGO / CHARCOAL (X-25)

- 3 **Cast Stone - Dark Grey (CS-1)**
MFR: ROCKCAST
COLOR/FINISH: SHADOW / SMOOTH
SIZE(S): VARIES
DESCRIPTION: FLOOR LEDGE / PARAPET CAP
MORTAR MFR/FINISH: FLAMINGO / BLACK (X-30)
- 4 **Storefront System Mullion - Clear Anodized (SF-1 / SF-2)**
MFR: TUBELITE
COLOR/FINISH: CLEAR C2 / ANODIZED
GLAZING: CLEAR / FROSTED
DESCRIPTION: PREFINISHED ALUMINUM STOREFRONT SYSTEM
- 5 **Metal Panel Rainscreen System - Sunrise Silver (MP-1)**
MFR: ALUCOBOND
PRODUCT: SL-2000 COMPOSITE METAL PANEL
COLOR/FINISH: SUNRISE SILVER METALLIC COOL
DESCRIPTION: EXTERIOR METAL PANEL RAINSCREEN SYSTEM
- 6 **Metal Panel Rainscreen System - Hazelnut Mica (MP-2)**
MFR: 3A COMPOSITES
PRODUCT: ALUCOBOND PLUS FR CORE
COLOR/FINISH: HAZELNUT MICA-30
SIZE: 62" W x 196" L
DESCRIPTION: EXTERIOR METAL PANEL RAINSCREEN SYSTEM
- 7 **Metal Panel Rainscreen System - Natural Rusted Metal (MP-3)**
MFR: 3A COMPOSITES
PRODUCT: ALUCOBOND PLUS FR CORE
COLOR/FINISH: NATURAL RUSTED METAL
SIZE: 62" W x 196" L
DESCRIPTION: EXTERIOR METAL PANEL RAINSCREEN SYSTEM
- 8 **Metal Panel Rainscreen System - Dusty Charcoal II (MP-4)**
MFR: 3A COMPOSITES
PRODUCT: ALUCOBOND PLUS FR CORE
COLOR/FINISH: Dusty Charcoal II
SIZE: 62" W x 196" L
DESCRIPTION: EXTERIOR METAL PANEL RAINSCREEN SYSTEM
- 9 **Metal Panel Soffit - Metallic Silver (MP-5)**
MFR: DIMENSIONAL METALS INC.
PRODUCT: FLUSH PANEL FP10
COLOR/FINISH: METALLIC SILVER / SMOOTH FACE
DESCRIPTION: PREFINISHED METAL PANEL SOFFIT, VENTED
- 10 **Miscellaneous Metals - Brake Metal - Metallic Silver (MTL-1)**
MFR: DIMENSIONAL METALS INC.
COLOR/FINISH: METALLIC SILVER / SMOOTH FACE
DESCRIPTION: PREFINISHED METAL TRIM, ENCLOSURE
- 11 **Vertical Sunshade - CLEAR ANODIZED (MTL-2)**
MFR: ARCHITECTURAL GRILLES & SUNSHADES, INC.
COLOR/FINISH: CLEAR ANODIZED
DESCRIPTION: PREFINISHED ALUMINUM VERTICAL SUNSHADE
- 12 **Vertical Sunshade Champagne (MTL-3)**
MFR: ARCHITECTURAL GRILLES & SUNSHADES, INC.
COLOR/FINISH: CHAMPAGNE
DESCRIPTION: PREFINISHED ALUMINUM VERTICAL SUNSHADE
- 13 **Vertical Sunshade - MEDIUM BRONZE (MTL-4)**
MFR: ARCHITECTURAL GRILLES & SUNSHADES, INC.
COLOR/FINISH: MEDIUM BRONZE
DESCRIPTION: PREFINISHED ALUMINUM VERTICAL SUNSHADE
- 14 **Decorative Screen w/ Custom Art Print - 34% Open (DS-1)**
MFR: FLEXFACADES
COLOR/FINISH: PRINTED ART BY OWNER
DESCRIPTION: PTFE FABRIC WITH PRINTED ART OVER GALVANIZED STEEL FRAME
- 15 **Metal Mesh - Black (MM-1)**
MFR: KANE INNOVATIONS, INC.
COLOR/FINISH: BLACK
DESCRIPTION: PREFINISHED METAL MESH OVER SUPPORT FRAMEWORK



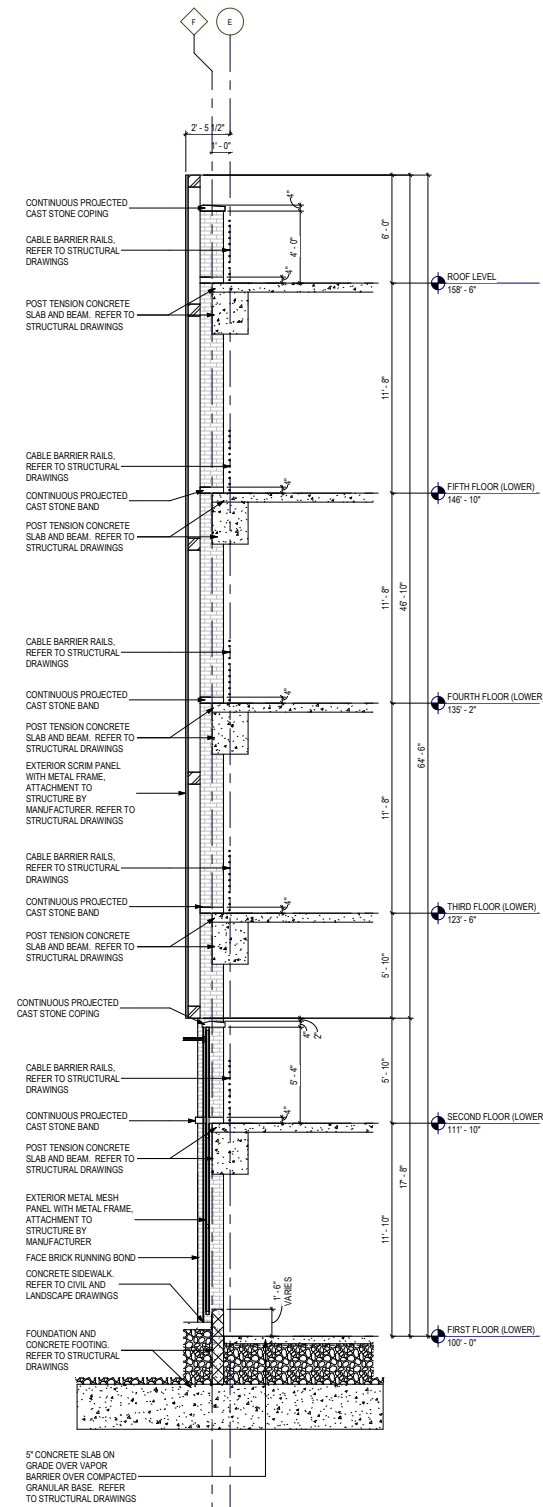
section through center ramp

3/64" = 1'-0"

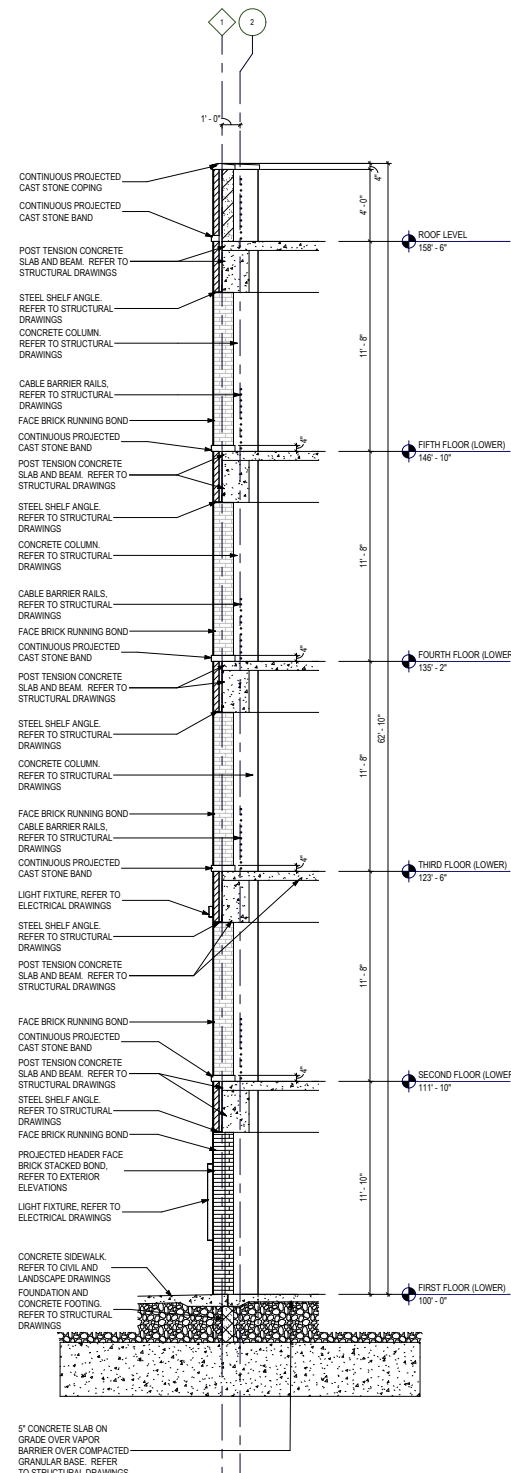


section through north ramp

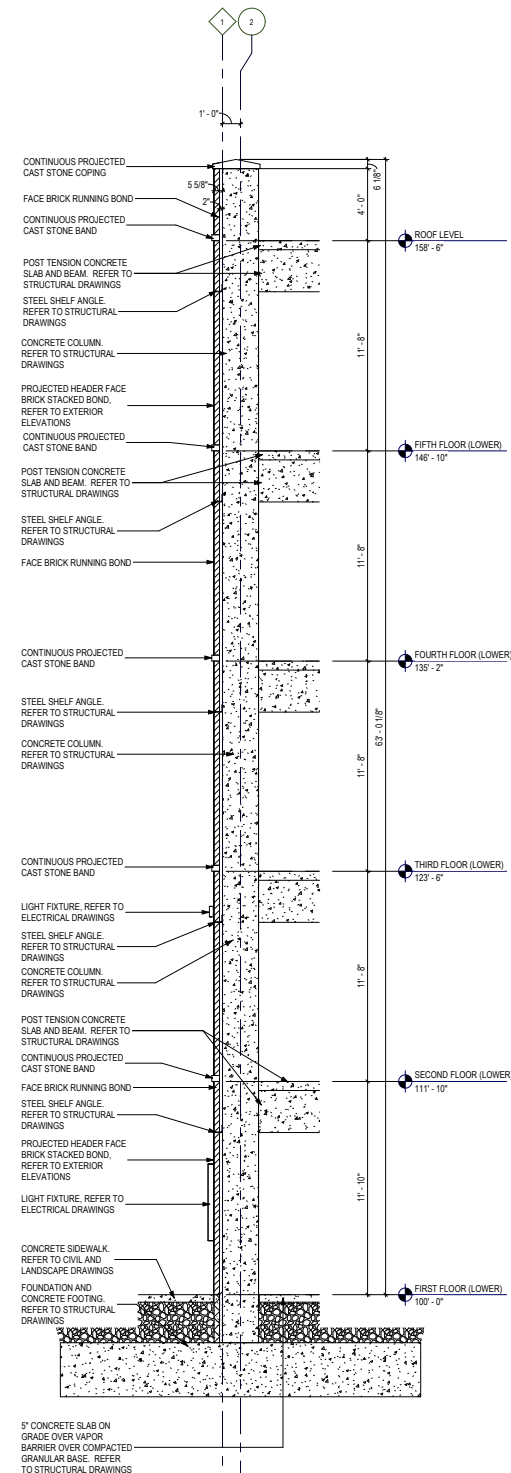
3/64" = 1'-0"



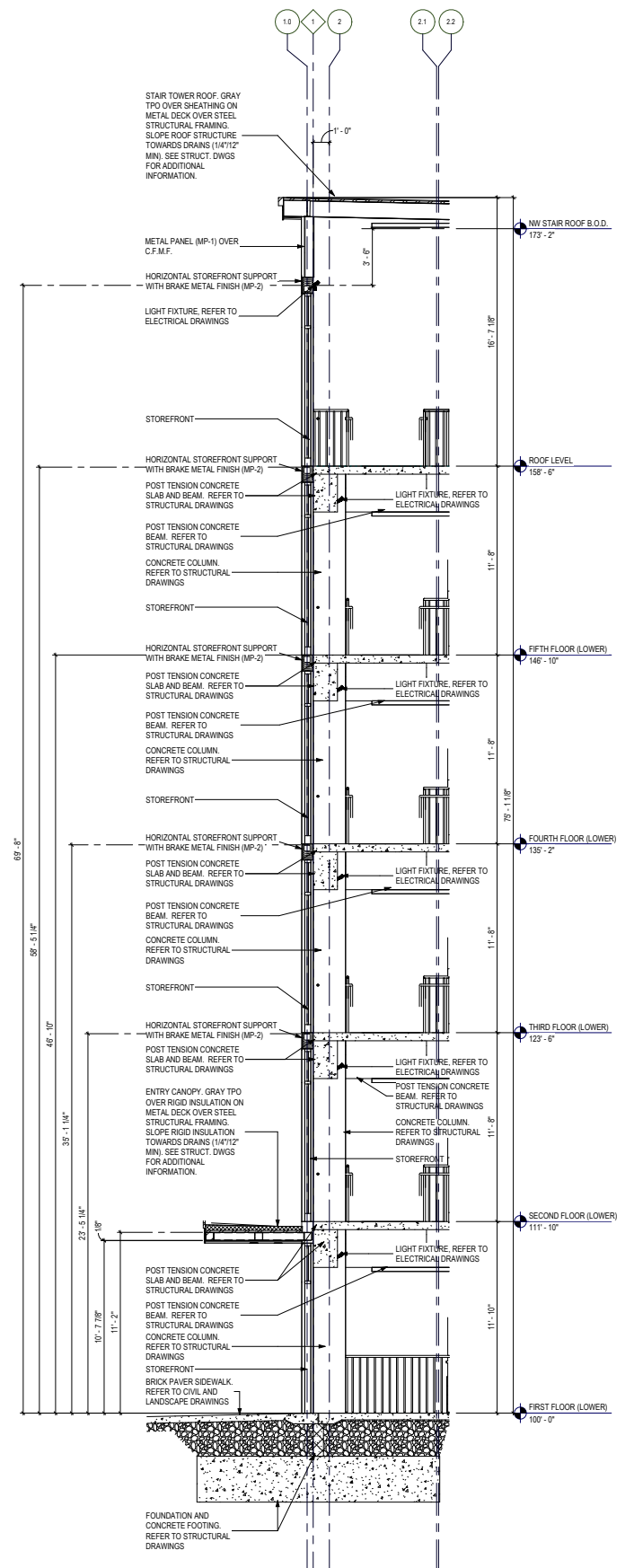
DECORATIVE SCREEN WALL SECTION
3/32"=1'-0"



BRICK OPENING WALL SECTION
3/32"=1'-0"

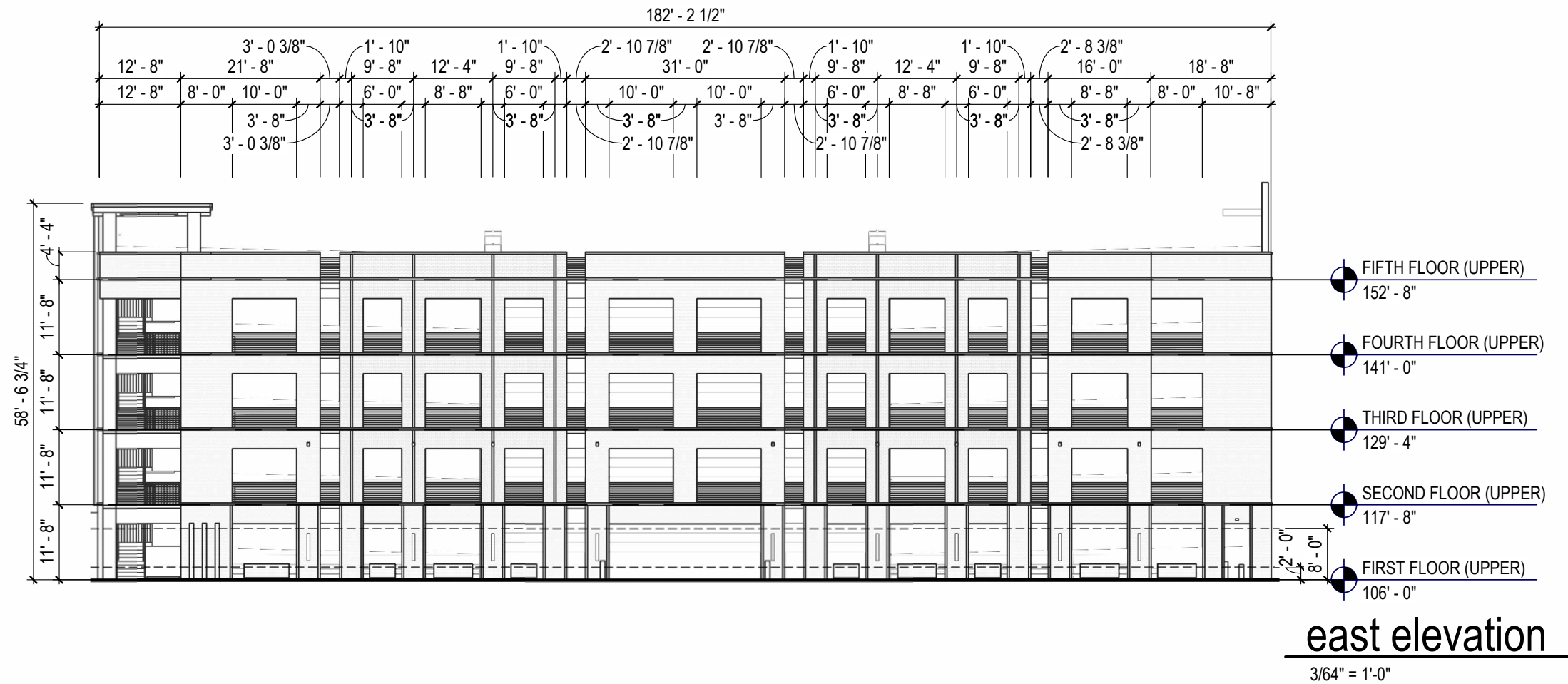


BRICK PIER WALL SECTION
3/32"=1'-0"



ENTRY STOREFRONT WALL
3/32"=1'-0"

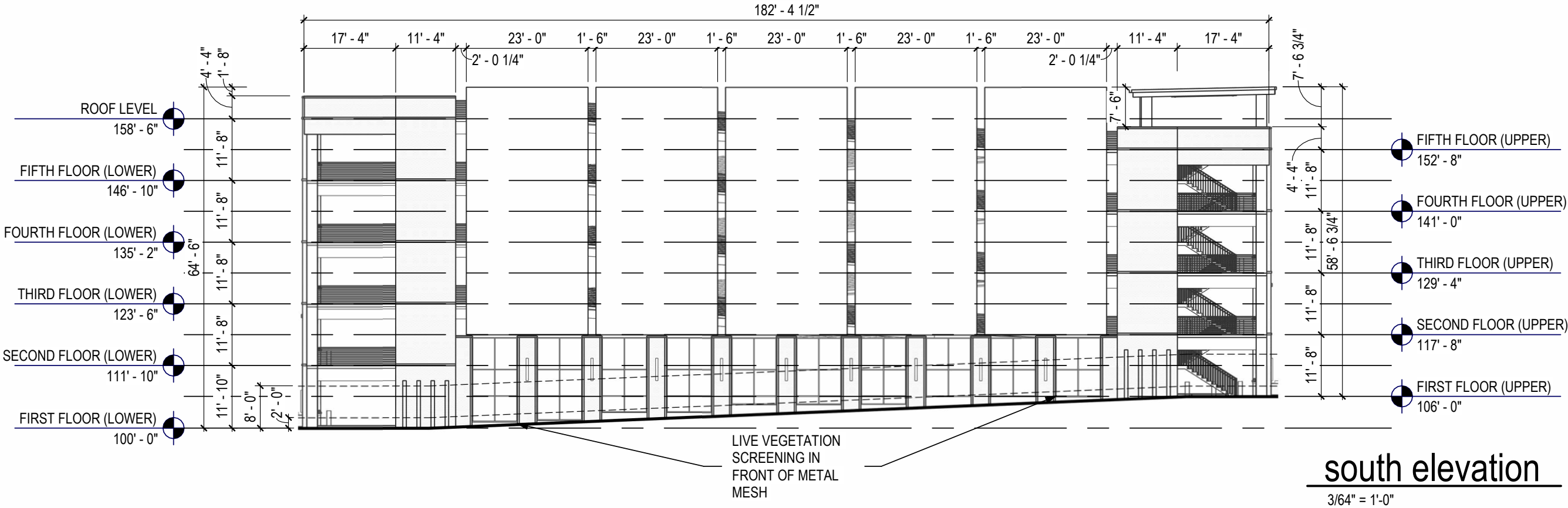
MATERIAL TYPE	EAST - TOTAL FACADE AREA:		5,430 SF	NUMBER OF ENTRANCES		BLANK WALL LIMITATIONS	
PRIMARY	BRICK (AREA):		4,812 SF	REQUIRED:	1 PER 75 FEET OF FACADE	REQUIRED:	YES (NO OPEN AREA GREATER THAN 30% OF A STORY'S FACADE, AS MEASURED FROM FLOOR TO FLOOR, SHALL BE WINDOWLESS ON THE GROUND STORY AND SOLID ON THE UPPER STORIES)
PRIMARY	CONCRETE (AREA):		305 SF	FACADE LENGTH:	182'-2 1/2"		
PRIMARY	CAST STONE (AREA):		288 SF	REQUIRED:	182.25 / 75 = 3 (2.4)		
SECONDARY	METAL PANEL (AREA):		25 SF	PROVIDED:	2	PROVIDED:	YES
PRIMARY MATERIALS		TOTAL AREA: 5,405 SF		GROUND STORY		VERTICAL FACADE DIVISIONS	
REQUIRED:	80%			HEIGHT:	11'-8" ON EAST SIDE	REQUIRED:	YES (NO GREATER THAN 30 FT. INCREMENTS)
PROVIDED:	99.5% (5,405 / 5,430 = .995)			GROUND STORY TOTAL AREA:	2,121 SF	PROVIDED:	NO
SECONDARY MATERIALS		TOTAL AREA: 25 SF		TRANSPARENCY:		HORIZONTAL FACADE DIVISIONS	
REQUIRED:	<20%			GROUND STORY TRANSPARENCY ZONE AREA: (2'-0" TO 8'-0" ABOVE GRADE)	1,091 SF	REQUIRED:	YES (WITHIN 3'-0" OF TOP OF GROUND STORY)
PROVIDED:	0.5% (25 / 5,430 = 0.0045)			GROUND STORY TRANSPARENCY AREA: (2'-0" TO 8'-0" ABOVE GRADE)	705 SF	PROVIDED:	YES
FACADE REQUIREMENTS: EAST FACADE				TRANSPARENCY PROVIDED:	65% (705 / 1,091 = 0.646)		
STREET FACADE:	YES			TRANSPARENCY REQUIRED:	65%		
PRINCIPLE ENTRANCE:	YES						



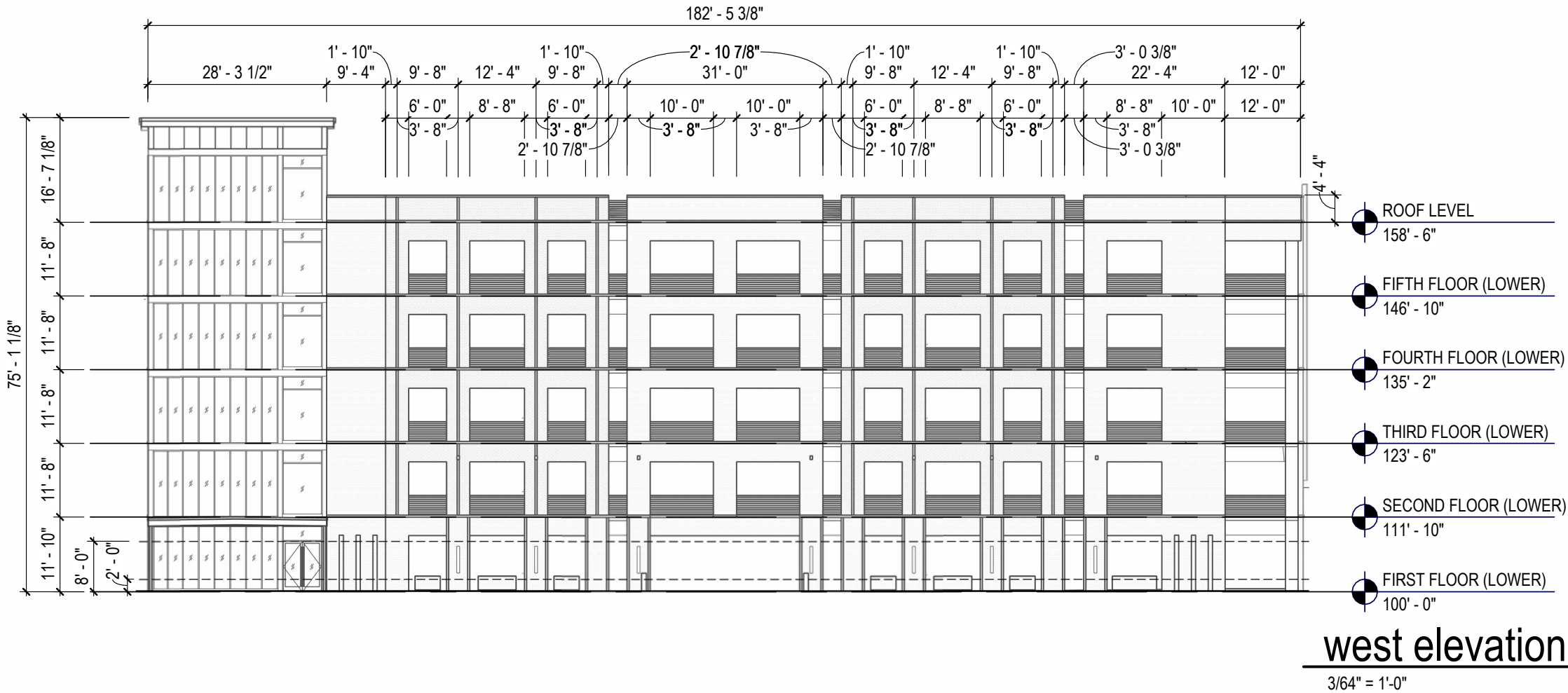
MATERIAL TYPE	SOUTH -TOTAL FACADE AREA:	9,305 SF
PRIMARY	BRICK (AREA):	2,063 SF
PRIMARY	CONCRETE (AREA):	653 SF
PRIMARY	CAST STONE (AREA):	78 SF
SECONDARY	METAL PANEL (AREA):	35 SF
SECONDARY	SCRIM SCREEN (AREA):	5,348 SF
SECONDARY	OPEN METAL MESH (AREA):	1,128 SF
PRIMARY MATERIALS		TOTAL AREA: 2,794 SF
REQUIRED:	80%	
PROVIDED:	30.0% (2,794 / 9,305 = .300)	
SECONDARY MATERIALS		TOTAL AREA: 6,511 SF
REQUIRED:	<20%	
PROVIDED:	69.9% (6,511 / 9,305 = 0.699)	
FACADE REQUIREMENTS: SOUTH FACADE		
STREET FACADE:	YES	
PRINCIPLE ENTRANCE:	NO	

NUMBER OF ENTRANCES	
REQUIRED:	1 PER 75 FEET OF FACADE
FACADE LENGTH:	182'-4 1/2"
REQUIRED:	182.375 / 75 = 3 (2.4)
PROVIDED:	2
GROUND STORY	
HEIGHT (VARIES):	11'-10" ON WEST SIDE 11'-8" ON EAST SIDE
GROUND STORY TOTAL AREA:	2,121 SF
TRANSPARENCY:	
GROUND STORY TRANSPARENCY ZONE AREA:	1,089 SF
(2'-0" TO 8'-0" ABOVE GRADE)	
GROUND STORY TRANSPARENCY AREA:	694 SF
(2'-0" TO 8'-0" ABOVE GRADE)	
TRANSPARENCY PROVIDED:	63% (694 / 1,089 = 0.637)
TRANSPARENCY REQUIRED:	0%

BLANK WALL LIMITATIONS	
REQUIRED:	YES (NO OPEN AREA GREATER THAN 30% OF A STORY'S FACADE, AS MEASURED FROM FLOOR TO FLOOR, SHALL BE WINDOWLESS ON THE GROUND STORY AND SOLID ON THE UPPER STORIES)
PROVIDED:	YES
VERTICAL FACADE DIVISIONS	
REQUIRED:	YES (NO GREATER THAN 30 FT. INCREMENTS)
PROVIDED:	YES
HORIZONTAL FACADE DIVISIONS	
REQUIRED:	YES (WITHIN 3'-0" OF TOP OF GROUND STORY)
PROVIDED:	YES



MATERIAL TYPE	WEST - TOTAL FACADE AREA:	7,908 SF	NUMBER OF ENTRANCES	BLANK WALL LIMITATIONS
PRIMARY	BRICK (AREA):	5,146 SF	REQUIRED: 1 PER 75 FEET OF FACADE	REQUIRED: YES (NO OPEN AREA GREATER THAN 30% OF A STORY'S FACADE, AS MEASURED FROM FLOOR TO FLOOR, SHALL BE WINDOWLESS ON THE GROUND STORY AND SOLID ON THE UPPER STORIES)
PRIMARY	CONCRETE (AREA):	345 SF	FACADE LENGTH: 182'-4 7/8"	
PRIMARY	CAST STONE (AREA):	290 SF	REQUIRED: 182.4 / 75 = 3 (2.4)	
PRIMARY	GLAZING (WINDOWS AND DOORS) (AREA):	1,943 SF	PROVIDED: 2	PROVIDED: YES
SECONDARY	METAL PANEL (AREA):	184 SF		
PRIMARY MATERIALS		TOTAL AREA: 7,724 SF	GROUND STORY	VERTICAL FACADE DIVISIONS
REQUIRED:	80%		HEIGHT: 11'-10" ON WEST SIDE	REQUIRED: YES (NO GREATER THAN 30 FT. INCREMENTS)
PROVIDED:	97% (7,724 / 7,908 = 0.972)		GROUND STORY TOTAL AREA: 2,153 SF	PROVIDED: NO
SECONDARY MATERIALS		TOTAL AREA: 184 SF	TRANSPARENCY:	HORIZONTAL FACADE DIVISIONS
REQUIRED:	<20%		GROUND STORY TRANSPARENCY ZONE AREA: 1,092 SF	REQUIRED: YES (WITHIN 3'-0" OF TOP OF GROUND STORY)
PROVIDED:	3% (184 / 7,908 = 0.028)		(2'-0" TO 8'-0" ABOVE GRADE)	PROVIDED: YES
FACADE REQUIREMENTS: WEST FACADE			GROUND STORY TRANSPARENCY AREA: 722 SF	
STREET FACADE:	YES		TRANSPARENCY PROVIDED: 66.1% (722 / 1,092 = 0.661)	
PRINCIPLE ENTRANCE:	YES		TRANSPARENCY REQUIRED: 65%	



PROVIDED: YES





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VEGETATED SCREENING



DECORATIVE ART SCRIM



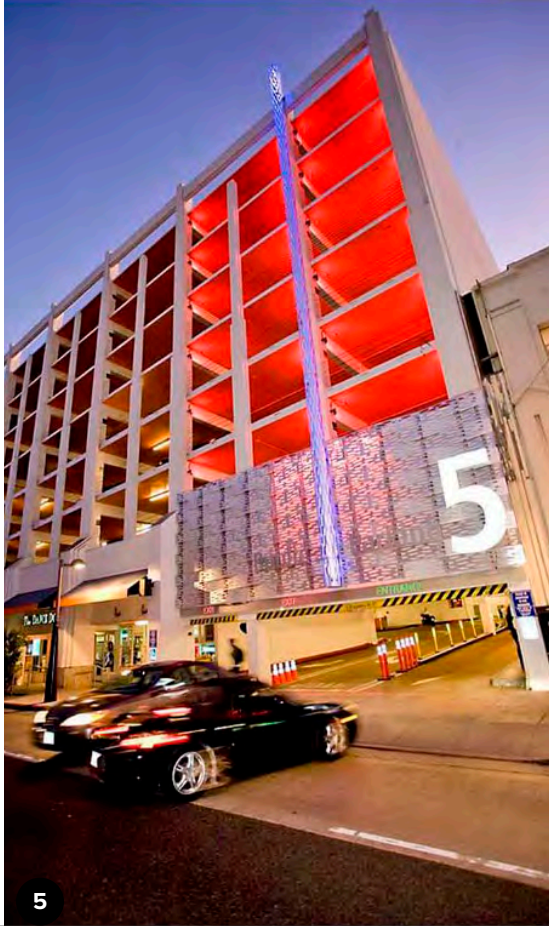
CONCRETE STAIR



FROSTED GLAZING



ACCENT LIGHTING



ACCENT COLOR



ACCENT LIGHTING



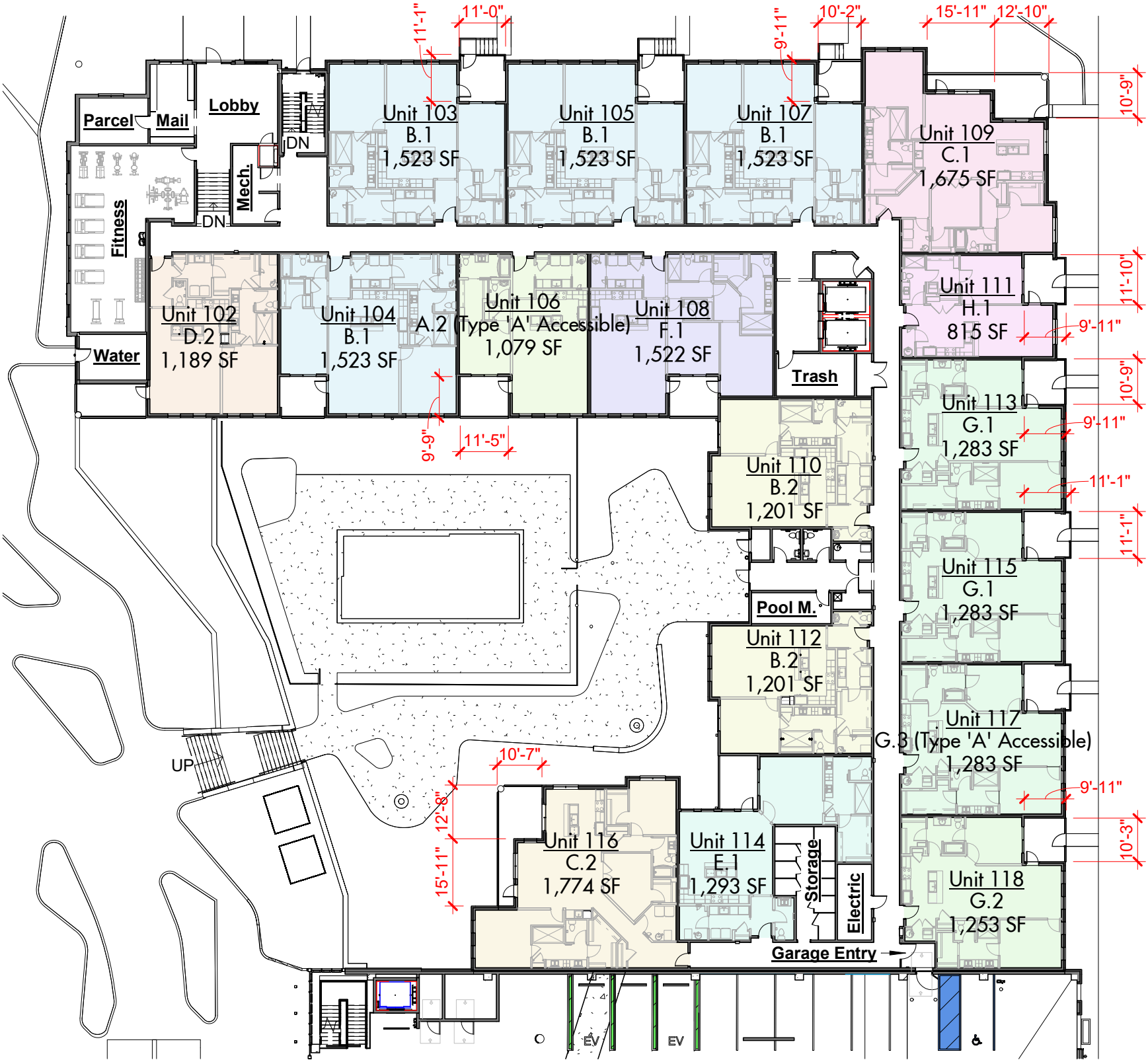
DECORATIVE ART SCRIM

Front RBZ: 5 - 20 ft.
Requirement Met

Corner Side RBZ: 5 - 20 ft.
Requirement Met

Building Area Schedule	
Level	Area (Gross)
Floor 1	31,769 SF
Floor 2	32,246 SF
Floor 3	32,223 SF
Floor 4	32,246 SF
Floor 5	31,706 SF
	160,191 SF

Unit Area Schedule			
Unit Type	Unit Description	Area (Gross)	Count
A.1	1 Bedroom, 1 1/2 Bath	1,079 SF	4
A.2 (Type 'A' Accessible)	1 Bedroom, 1 1/2 Bath	1,079 SF	1
B.1	2 Bedroom, 2 Bath	1,523 SF	20
B.2	1 Bedroom, 1 1/2 Bath	1,201 SF	2
B.3	2 Bedroom, 2 Bath	1,497 SF	8
C.1	3 Bedroom, 2 Bath	1,675 SF	5
C.2	3 Bedroom, 2 Bath	1,774 SF	5
D.1	3 Bedroom 2 1/2 Bath	1,806 SF	8
D.2	1 Bedroom, 1 1/2 Bath	1,189 SF	1
E.1	1 Bedroom, 1 1/2 Bath	1,293 SF	5
F.1	2 Bedroom, 2 Bath	1,522 SF	5
G.1	2 Bedroom, 2 Bath	1,283 SF	14
G.2	2 Bedroom, 2 Bath	1,253 SF	5
G.3 (Type 'A' Accessible)	2 Bedroom, 2 Bath	1,283 SF	1
H.1	1 Bedroom, 1 Bath	815 SF	5
Grand total		126,784 SF	89





Condominium Floor 1 Plan

1" = 30'-0"

BLOCK J - Condominium Building

BSD Building Type: Apartment Building

06-02-2025



Condominium Floor 2 Plan

1" = 30'-0"

BLOCK J - Condominium Building

BSD Building Type: Apartment Building

06-02-2025







Condominium Floor 3 Plan
1" = 30'-0"

BLOCK J - Condominium Building

BSD Building Type: Apartment Building

06-02-2025



Condominium Floor 4 Plan

1" = 30'-0"

BLOCK J - Condominium Building

BSD Building Type: Apartment Building

06-02-2025

Z4
Condominium
Floor 4 Plan







Condominium Floor 5 Plan
1" = 30'-0"

BLOCK J - Condominium Building

BSD Building Type: Apartment Building

06-02-2025

- MATERIALS KEY:**

 - 1. THIN BRICK VENEER WITH MATCHING MORTAR; RUNNING BOND COURSING
 - 2. THIN BRICK ROWLOCK SILL
 - 3. THIN BRICK SOLDIER HEADER
 - 4. CORBELED THIN BRICK STRETCHER COURSE
 - 5. CORBELED THIN BRICK DOUBLE SOLDIER COURSE
 - 6. CAST STONE WATERTABLE WITH MATCHING MORTAR
 - 7. CAST STONE SILL WITH MATCHING MORTAR
 - 8. CAST STONE MASONRY VENEER WITH MATCHING MORTAR
 - 9. FLAT SHINGLE STYLE INTERLOCKING METAL WALL PANEL SIDING
 - 10. ALUMINUM COMPOSITE MATERIAL PANEL SIDING
 - 11. INTAKE / EXHAUST VENT; COLOR TO MATCH ADJACENT MATERIAL
 - 12. PREFINISHED ALUMINUM STOREFRONT ENTRY, BLACK, WITH PREFINISHED METAL CANOPY WITH HANGER RODS, BLACK
 - 13. COMPOSITE FIXED OR SINGLE HUNG WINDOW WITH TRANSOM, BLACK
 - 14. INSULATED METAL, FULL GLASS BALCONY DOOR, PAINT - BLACK
 - 15. PREFINISHED ALUMINUM GUARD RAIL WITH STAINLESS STEEL CABLE RAILS
 - 16. PREFINISHED METAL COPING, BLACK
 - 17. WALL WASH LED LIGHT FIXTURE, BLACK
 - 18. LINEAR LED LIGHT FIXTURE, BLACK
 - 19. PREFINISHED ALUMINUM SCUPPER, LEADER BOX & DOWNSPOUT, BLACK
 - 20. PREFINISHED ALUMINUM SCUPPER OVERFLOW
 - 21. CAST STONE CORBELLED VENEER



Condominium East Elevation

1" = 20'-0"



Condominium North Elevation

1" = 20'-0"

BLOCK J - Condominium Building

BSD Building Type: Apartment Building

06-02-2025

- MATERIALS KEY:
1.

THIN BRICK VENEER WITH MATCHING MORTAR; RUNNING BOND COURSING
2.

THIN BRICK ROWLOCK SILL
3.

THIN BRICK SOLDIER HEADER
4.

CORBELED THIN BRICK STRETCHER COURSE
5.

CORBELED THIN BRICK DOUBLE SOLDIER COURSE
6.

CAST STONE WATERTABLE WITH MATCHING MORTAR
7.

CAST STONE SILL WITH MATCHING MORTAR
8.

CAST STONE MASONRY VENEER WITH MATCHING MORTAR
9.

FLAT SHINGLE STYLE INTERLOCKING METAL WALL PANEL SIDING
10.

ALUMINUM COMPOSITE MATERIAL PANEL SIDING
11.

INTAKE / EXHAUST VENT; COLOR TO MATCH ADJACENT MATERIAL
12.

PREFINISHED ALUMINUM STOREFRONT ENTRY, BLACK, WITH PREFINISHED METAL CANOPY WITH HANGER RODS, BLACK
13.

COMPOSITE FIXED OR SINGLE HUNG WINDOW WITH TRANSOM, BLACK
14.

INSULATED METAL, FULL GLASS BALCONY DOOR, PAINT - BLACK
15.

PREFINISHED ALUMINUM GUARD RAIL WITH STAINLESS STEEL CABLE RAILS
16.

PREFINISHED METAL COPING, BLACK
17.

WALL WASH LED LIGHT FIXTURE, BLACK
18.

LINEAR LED LIGHT FIXTURE, BLACK
19.

PREFINISHED ALUMINUM SCUPPER, LEADER BOX & DOWNSPOUT, BLACK
20.

PREFINISHED ALUMINUM SCUPPER OVERFLOW
21.

CAST STONE CORBELLED VENEER



Condominium West Elevation

1" = 20'-0"



Condominium South Elevation

1" = 20'-0"

Condominium Courtyard North Elevation

1" = 20'-0"

BLOCK J - Condominium Building

BSD Building Type: Apartment Building

06-02-2025



WALL WASH LED LIGHT FIXTURE - 5 INCH



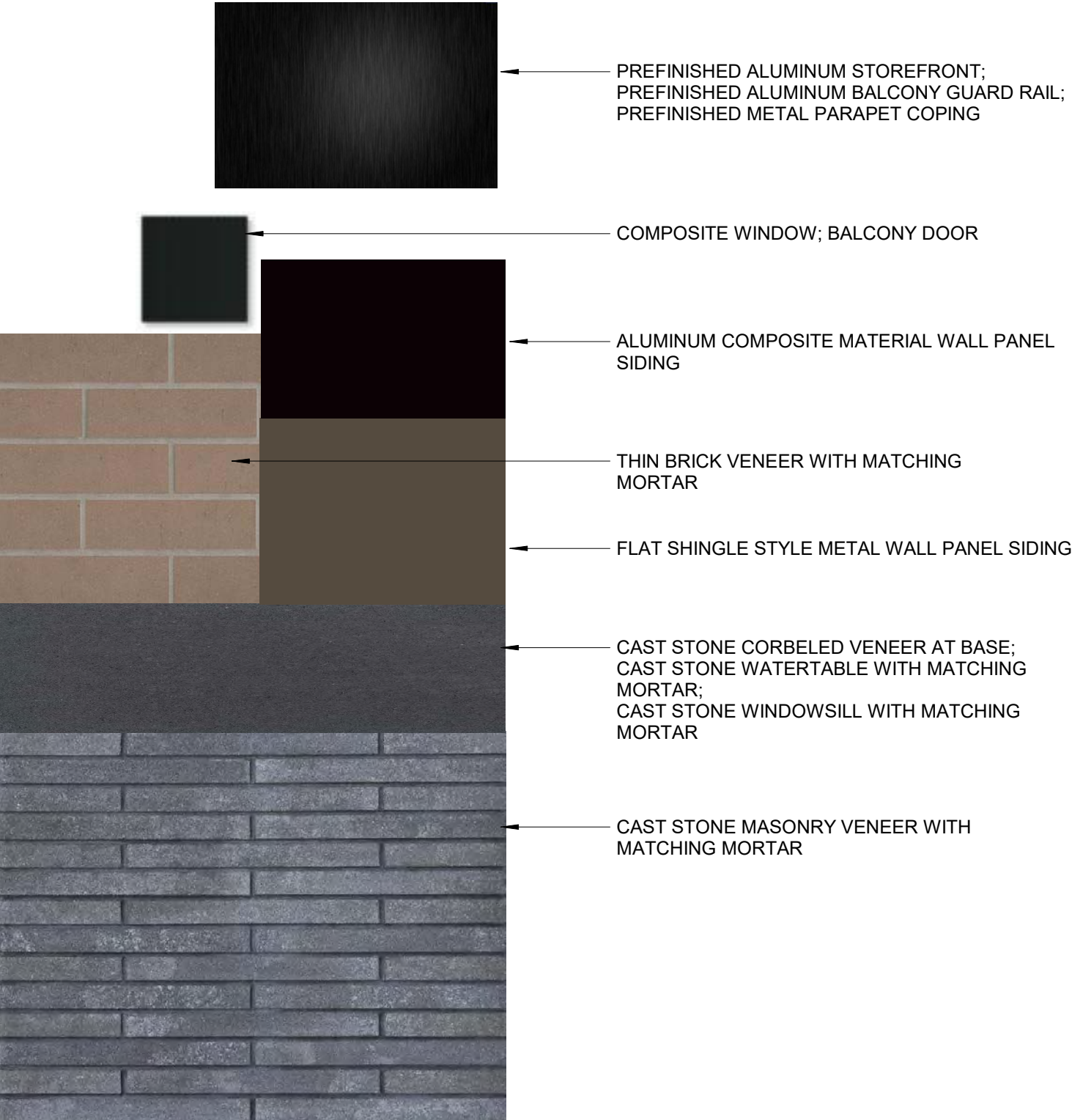
UNIT BALCONY LED LIGHT FIXTURE - 6 INCH



LINEAR LED LIGHT FIXTURE - 72 INCH



COURTYARD ENTRY LED LIGHT FIXTURE - 18 INCH



BLOCK J - Condominium Building

BSD Building Type: Apartment Building

06-02-2025