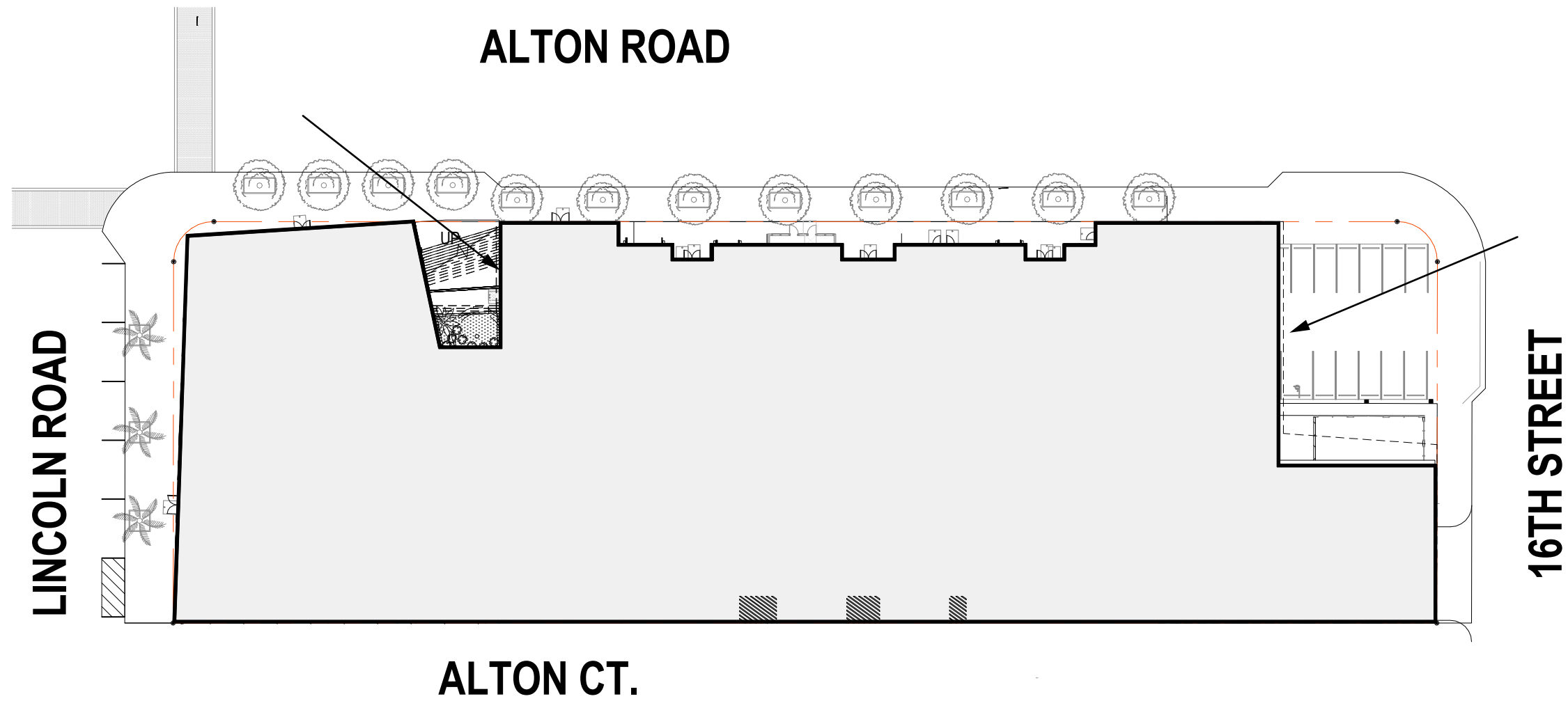
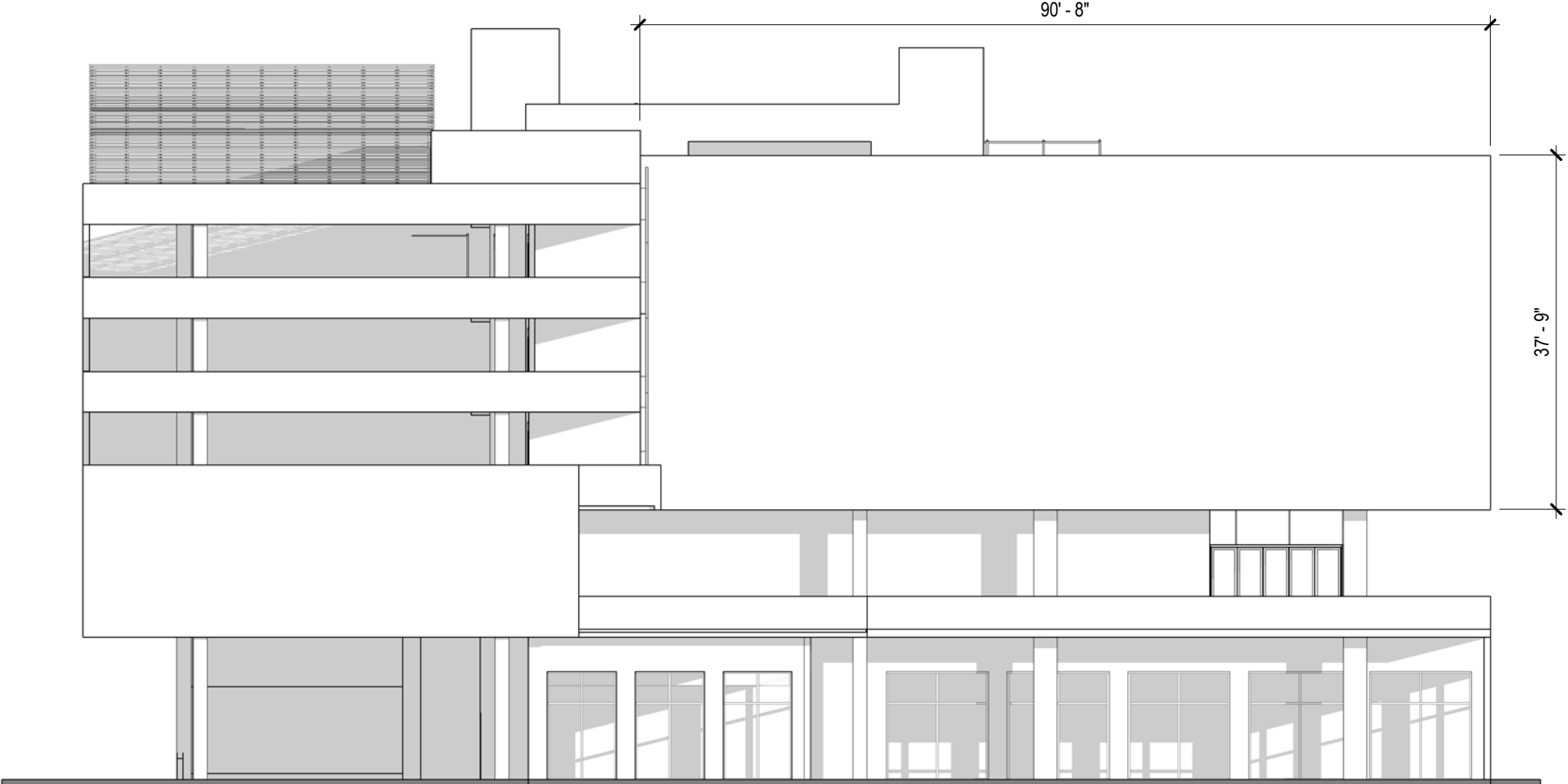
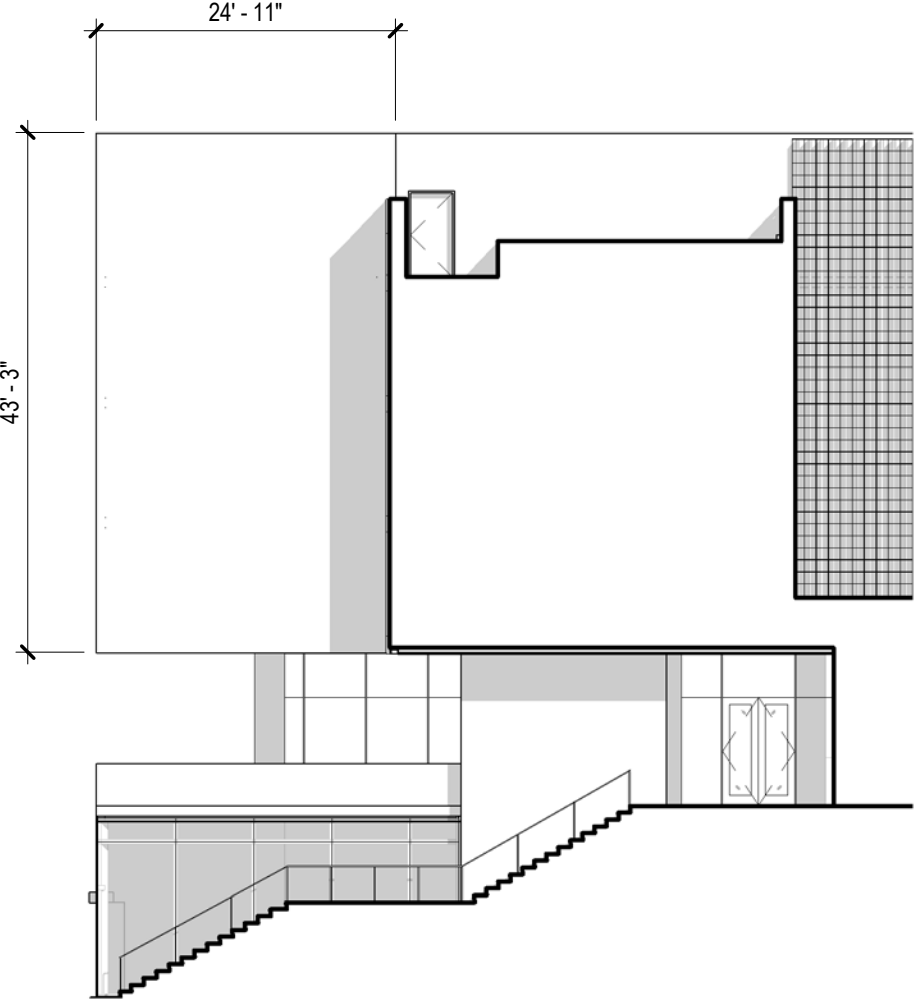








SOUTH ELEVATION VIEW

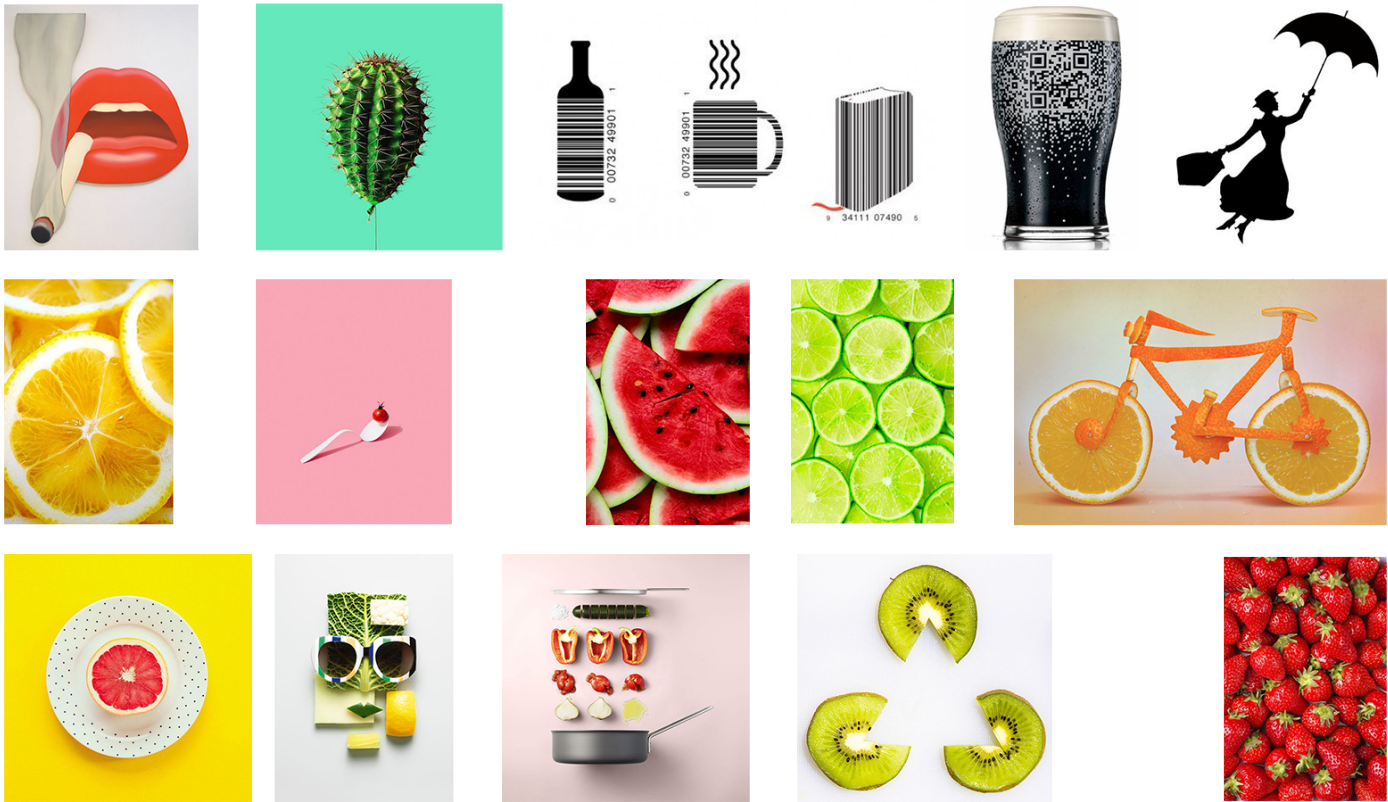


STAIR VIEW

CULTURE



FOOD



HOLIDAY



IMAGES

ZONING DATA

ZONING DATA SUMMARY		
SITE AREA = 70,666 SF		
ZONING DESIGNATION: CD2 COMMERCIAL MEDIUM INTENSITY		
142-306 DEVELOPMENT REGULATIONS		
REGULATION	REQUIREMENT	PROPOSED
MAXIMUM FAR	2.0 (MIXED USE)	2.0
MAXIMUM BUILDABLE AREA	2.0 X 70,666 = 141,332 SF MAX	141,215 (139,210 NEW + 2,005 EXISTING)
MIN % OF AREA FOR HOTEL	25% =35,305 SF (141,215 x .25)	49,480 SF
MINIMUM LOT AREA	7,000 SF	70,666 SF
MINIMUM LOT WIDTH	50 FT	471'-9" FT
MAXIMUM BUILDING HEIGHT	60 FT	60 FT
142-307 SETBACK REGULATIONS (CD2 applicable to COMMERCIAL MED. INTENSITY)		
REGULATION (PEDESTAL & TOWER)	REQUIREMENT	PROPOSED
FRONT	0 FT	VARIES; 0 FT TO 14'-5" FT
SIDE, INTERIOR	NA	NA
SIDE, FACING STREET	0 FT; 10 FT IF ABUTTING RESIDENTIAL	VARIES; 0 FT TO 58'-9" ON SOUTH, 0 FT TO 4'-9" ON NORTH
REAR	5 FT	10 FT AT GRADE AND 2ND FLOOR, 0 FT FOR ALL LEVELS ABOVE (VARIANCE REQUESTS NO. 7A AND 7B)
142-218 SETBACK REGULATIONS (RM2 applicable to HOTEL)		
PEDESTAL - FRONT	20 FT	VARIES; 0 FT TO 4'-9" (VARIANCE REQUEST NO. 5 FOR FLOORS ABOVE SECOND FLOOR)
PEDESTAL - SIDE, INTERIOR	NA	NA
PEDESTAL - SIDE, FACING STREET	37'-9" (SUM OF SIDE YARDS = 8% OF LOT WIDTH)	VARIES; 0 FT TO 15'-7" (VARIANCE REQUEST NO. 3)
PEDESTAL - REAR	15 FT (10% OF LOT DEPTH)	VARIES; 10 FT AT HOTEL GROUND FLOOR & 2ND, 0' ABOVE THIRD FLOOR (VARIANCE REQUEST NO. 1A /1B)
TOWER - FRONT	30 FT (20 FT + 1 FT FOR EVERY FT OVER 50 FT)	VARIES; 0 FT TO 4'-9" (VARIANCE REQUEST NO. 6)
TOWER - SIDE, INTERIOR	NA	NA
TOWER - SIDE, FACING STREET	37' 9" (8% OF LOT WIDTH)	0 FT (VARIANCE REQUEST NO. 4)
TOWER - REAR	22.5' (15% OF LOT DEPTH)	0 FT (VARIANCE REQUEST NO. 2)
130-33(c) OFF-STREET PARKING REQUIREMENTS FOR PARKING DISTRICTS 2, 3, 4, 5, AND 6		
REGULATION	REQUIREMENT	PROPOSED
HOTEL	50 (1 SPACE PER 2 UNITS)	50
RETAIL, FOOD STORES, PERSONAL SERVICE	310 SPACES = 92,725 SF/300 (1 SPACE PER 300 SF)	310
ADDITIONAL ROOF PARKING (UNCOVERED)	0	87
BICYCLE FOR RETAIL	10 SHORT TERM (1 PER 10,000 SF OF RETAIL) + 10 LONG TERM	10 SHORT TERM / 10 LONG TERM
BICYCLE FOR HOTEL	11 SHORT TERM (1 PER 10 ROOMS) + 1 PER 10% OF EMPLOYEES	11 SHORT TERM / TBD LONG TERM (SEE LONG TERM BIKE STORAGE AREA ON 1ST FLOOR)
130-101 OFF-STREET LOADING		
REGULATION	REQUIREMENT	PROPOSED
HOTEL	3 SPACES (3 SPACES FOR 101 - 200 UNITS)	3
RETAIL	5 SPACES (4 SPACES FOR 60,000 SF + 1 SPACE FOR NEXT 50,000 SF)	5

DRAWING LIST

Sheet Name	Sheet Number
SURVEY	SUR-01
ZONING DATA AND DRAWING LIST	A00-00
LOCATION PLAN	A00-00A
ZONING AND VARIANCES	A00-01A
ZONING AND VARIANCES	A00-01B
FAR DIAGRAMS	A00-01C
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SITE PLAN	A00-02
EXISTING BUILDING KEY DIRECTIONAL PLAN	A00-03
EXISTING BUILDING SITE PHOTOS	A00-03A
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EXISTING CONTEXT KEY DIRECTIONAL PLAN	A00-04
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LEVEL 04 PHOTOMETRIC PLAN	E00-04
LEVEL 05 PHOTOMETRIC PLAN	E00-05
ROOF PHOTOMETRIC PLAN	E00-06
GROUND FLOOR LANDSCAPE PLAN	L100
3RD LEVEL LANDSCAPE PLAN	L101
ROOF LANDSCAPE PLAN	L102
GREEN WALL DETAILS	L103
GROUND FLOOR LIGHTING PLAN	L200
3RD LEVEL LIGHTING PLAN	L201
ROOF LIGHTING PLAN	L202

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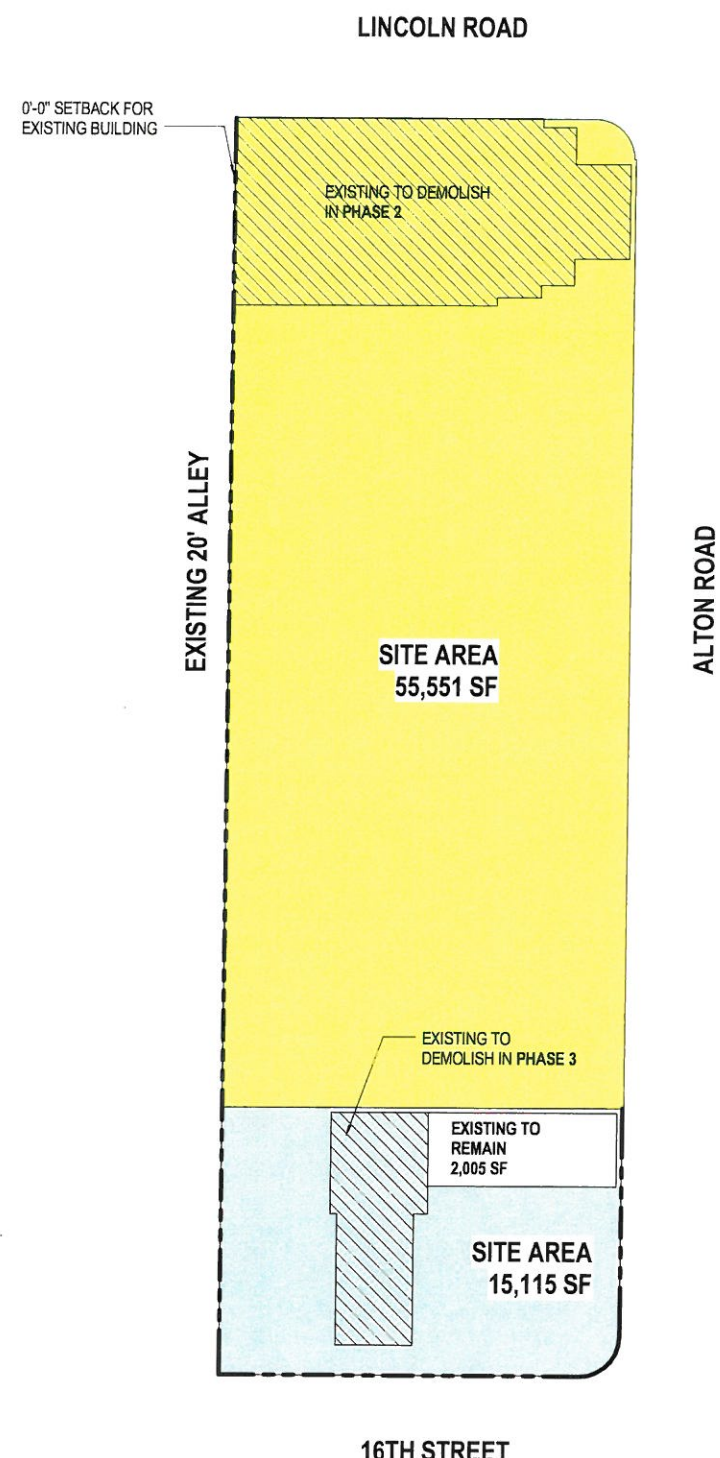
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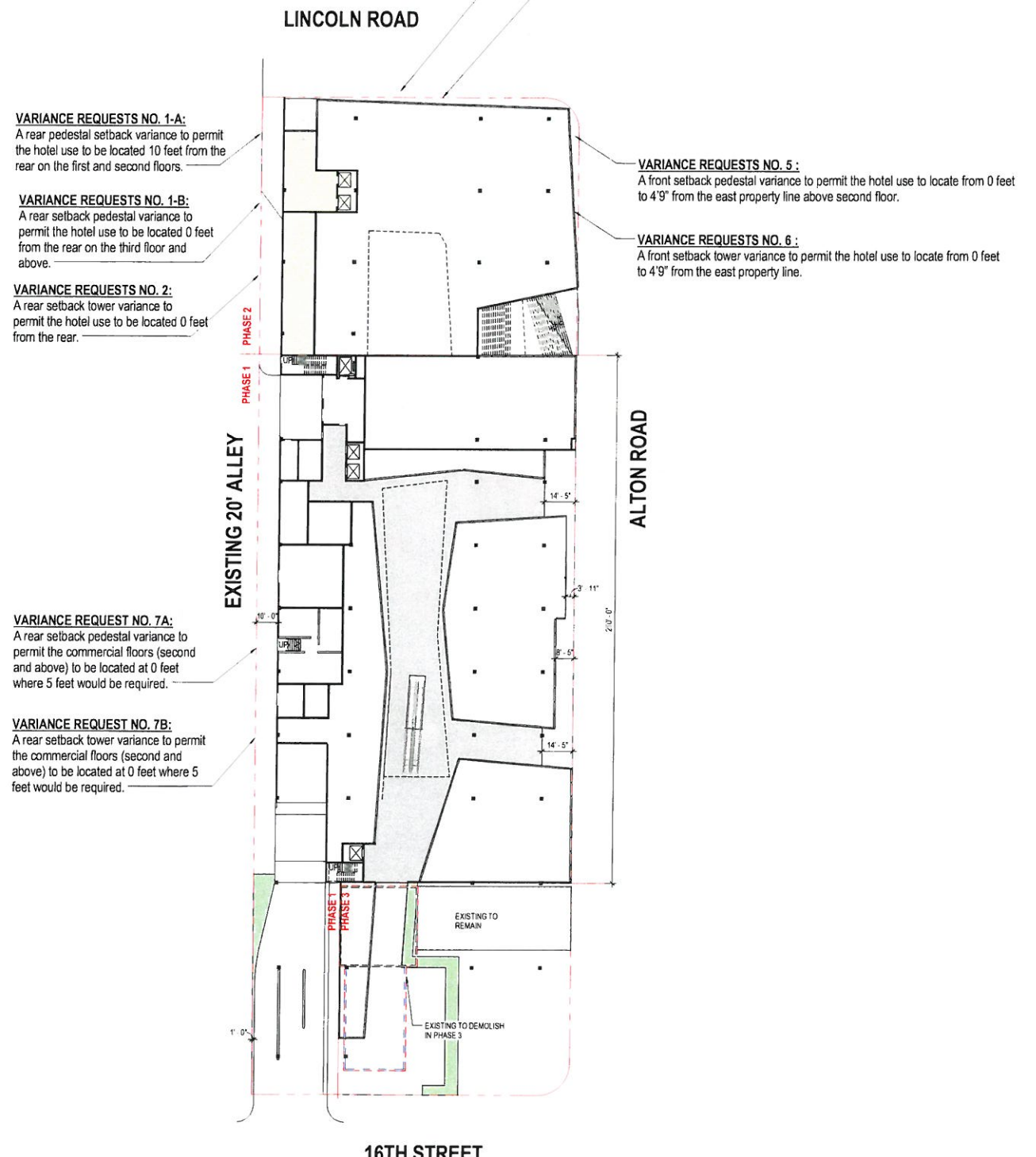
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EXISTING CD2 COMMERCIAL MEDIUM DENSITY
② 1" = 30'-0"



PROPOSED CD2 COMMERCIAL MEDIUM DENSITY
① 1" = 30'-0"

*REFER TO SETBACK REGULATIONS TABLE AND BUILDING SECTIONS ON SHEET A00-01B

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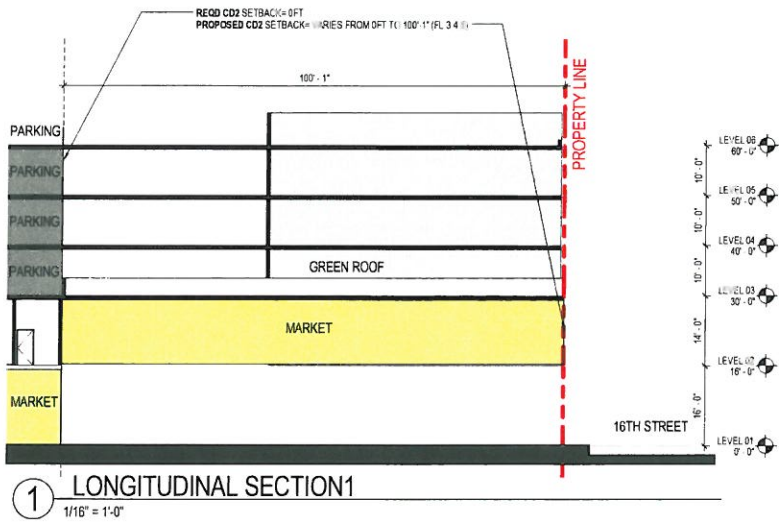
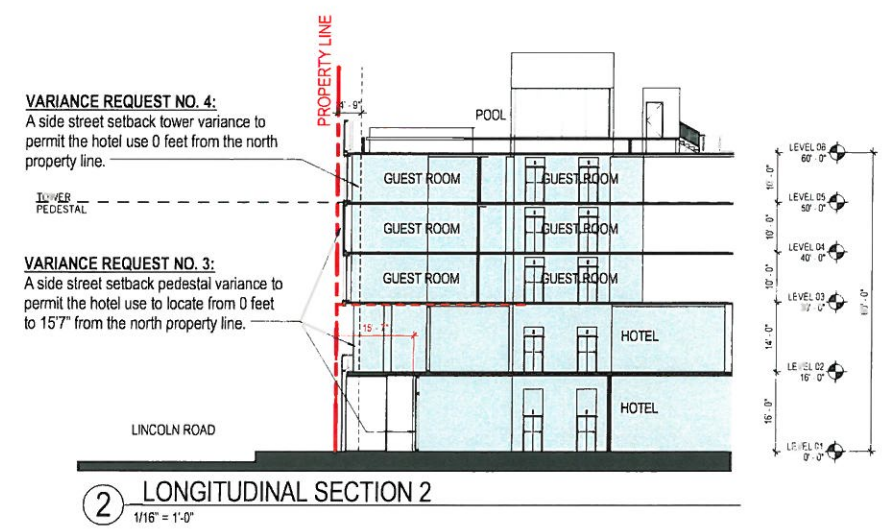
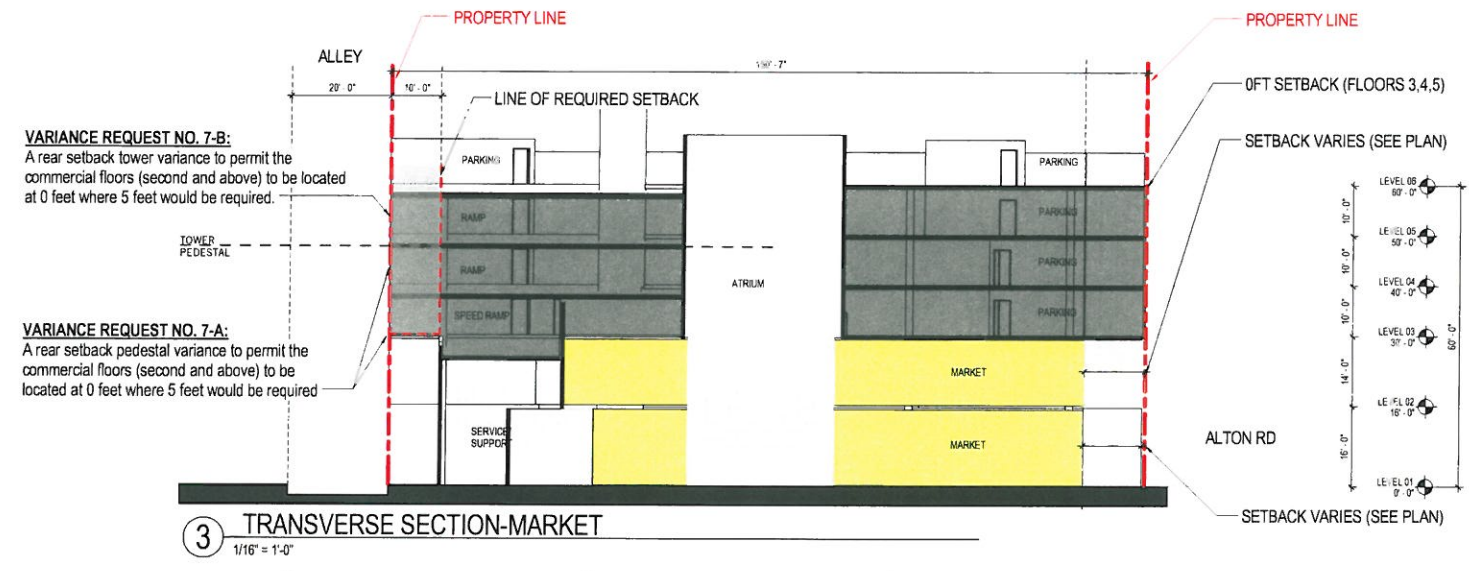
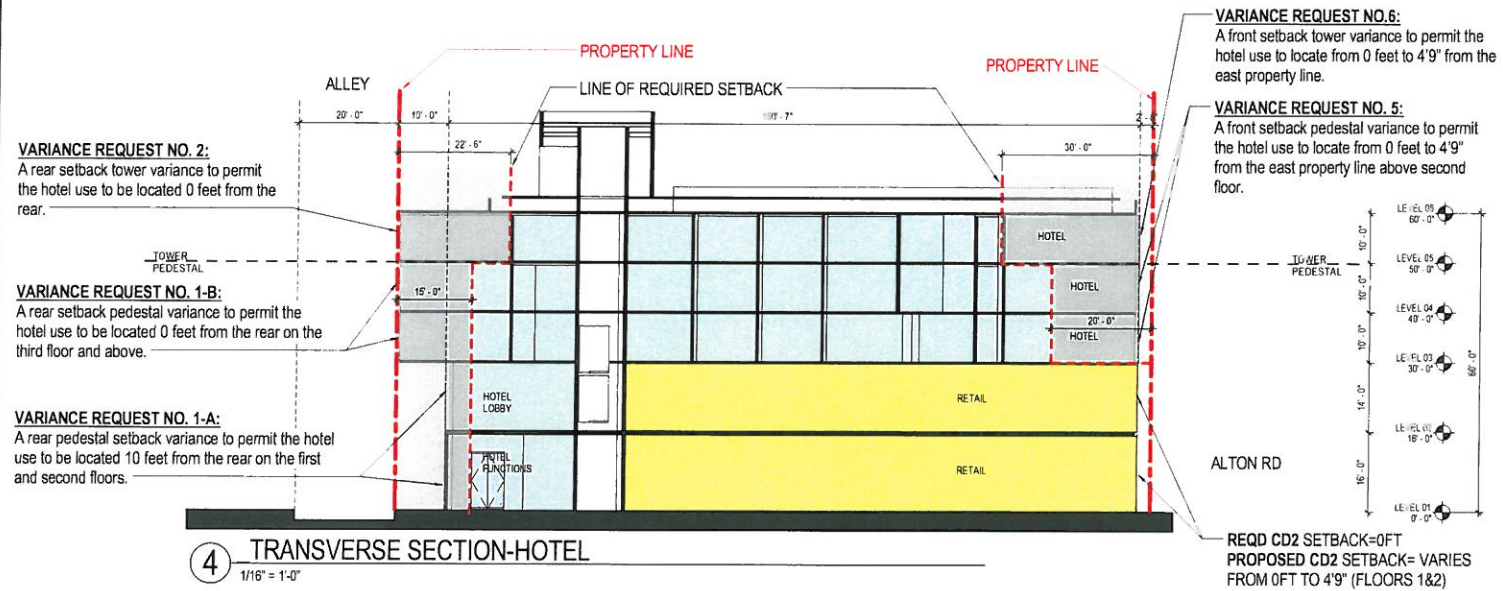
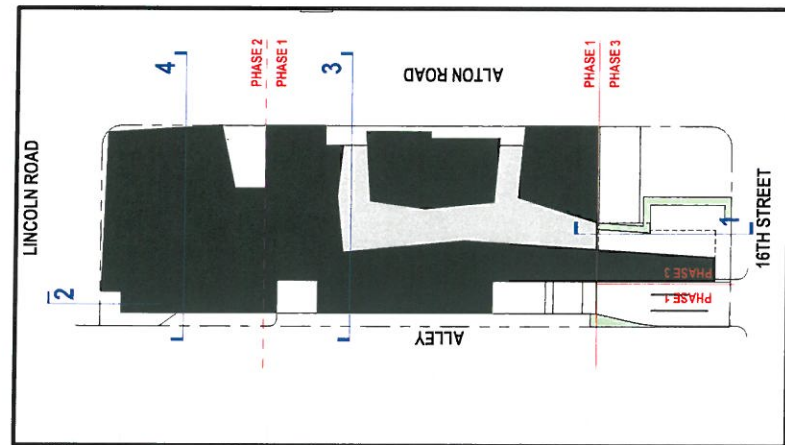
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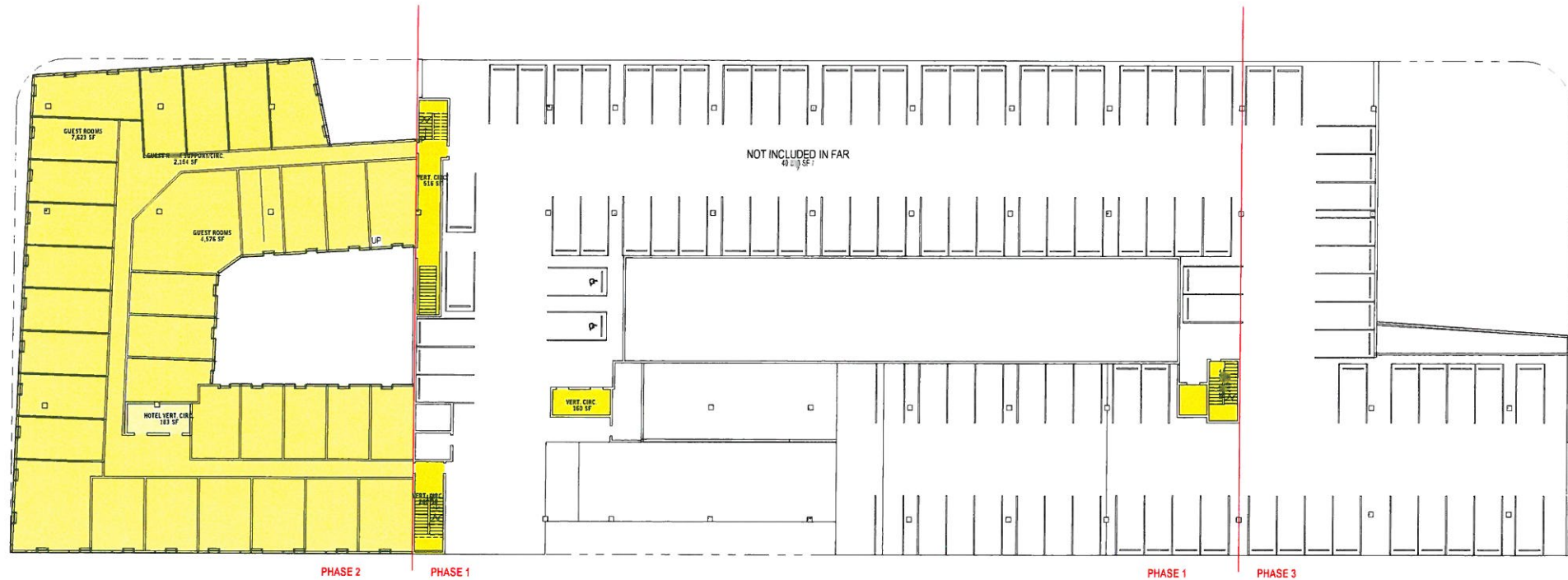
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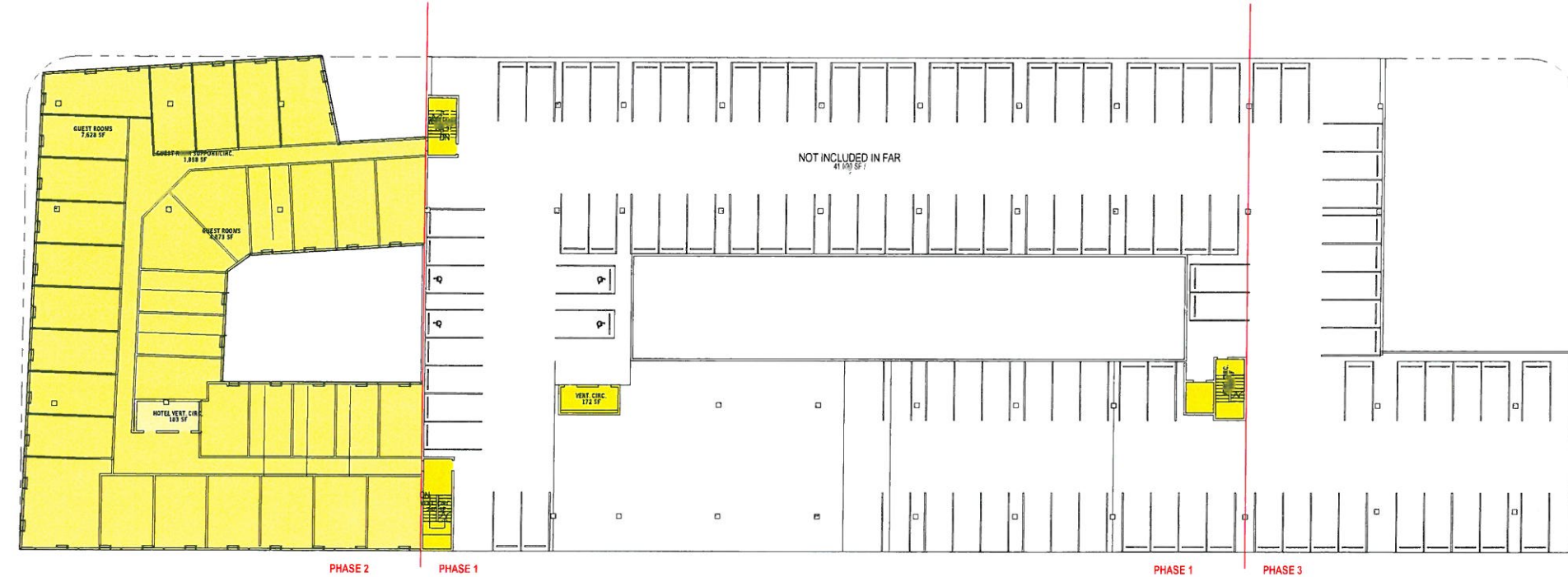
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1 LEVEL 03
1" = 20'-0"



2 LEVEL 04
1" = 20'-0"



FAR AREA C (1) 1		
LEVEL	AREA NAME	AREA
LEVEL 01	PHASE 2 RETAIL	12,001 SF
LEVEL 01	WELLS FARGO	4,457 SF
LEVEL 01	PHASE 1 MARKET	1,006 SF
LEVEL 01	PHASE 1 MARKET	3,590 SF
LEVEL 01	HOTEL	793 SF
LEVEL 01	HOTEL	1,281 SF
LEVEL 01	PHASE 3 MARKET	1,078 SF
LEVEL 01	PHASE 1 MARKET	6,022 SF
LEVEL 01	PHASE 1 MARKET	5,132 SF
LEVEL 01	PUBLIC CIRCULATION	8,344 SF
LEVEL 01	VERT. CIRC.	2,14 SF
LEVEL 01	HOTEL VERT. CIRC.	183 SF
LEVEL 01	VERT. CIRC.	161 SF
LEVEL 01	SERVICE-SUPPORT	657 SF
LEVEL 01	MARKET PUBLIC RESTROOMS	411 SF
LEVEL 01	SERVICE-SUPPORT	343 SF
LEVEL 01	VERT. CIRC.	242 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	2,005 SF
LEVEL 01	TOTAL	46,758 SF

LEVEL 02	HOTEL VERT. CIRC.	117 SF
LEVEL 02	VERT. CIRC.	161 SF
LEVEL 02	VERT. CIRC.	364 SF
LEVEL 02	PHASE 1 MARKET	997 SF
LEVEL 02	PHASE 1 MARKET	1,151 SF
LEVEL 02	PHASE 3 MARKET	11,283 SF
LEVEL 02	PHASE 2 RETAIL	10,457 SF
LEVEL 02	PHASE 1 MARKET	5,517 SF
LEVEL 02	PUBLIC CIRCULATION	8,517 SF
LEVEL 02	SERVICE-SUPPORT	292 SF
LEVEL 02	MARKET PUBLIC RESTROOMS	553 SF
LEVEL 02	VERT. CIRC.	229 SF
LEVEL 02	VERT. CIRC.	718 SF
LEVEL 02	SERVICE-SUPPORT	460 SF
LEVEL 02	HOTEL	3,224 SF
LEVEL 02	TOTAL	44,571 SF

LEVEL 03	VERT. CIRC.	160 SF
LEVEL 03	VERT. CIRC.	260 SF
LEVEL 03	HOTEL VERT. CIRC.	183 SF
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	2,114 SF
LEVEL 03	GUEST ROOMS	7,123 SF
LEVEL 03	VERT. CIRC.	260 SF
LEVEL 03	GUEST ROOMS	4,516 SF
LEVEL 03	VERT. CIRC.	516 SF
LEVEL 03	TOTAL	17,731 SF

LEVEL 04	VERT. CIRC.	172 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	HOTEL VERT. CIRC.	183 SF
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	1,858 SF
LEVEL 04	GUEST ROOMS	7,628 SF
LEVEL 04	GUEST ROOMS	4,873 SF
LEVEL 04	VERT. CIRC.	166 SF
LEVEL 04	TOTAL	15,400 SF

LEVEL 05	VERT. CIRC.	172 SF
LEVEL 05	VERT. CIRC.	260 SF
LEVEL 05	VERT. CIRC.	257 SF
LEVEL 05	HOTEL VERT. CIRC.	183 SF
LEVEL 05	GUEST ROOM SUPPORT/CIRC.	1,148 SF
LEVEL 05	HOTEL	7,226 SF
LEVEL 05	GUEST ROOMS	4,871 SF
LEVEL 05	VERT. CIRC.	210 SF
LEVEL 05	TOTAL	12,516 SF

LEVEL 06	VERT. CIRC.	172 SF
LEVEL 06	VERT. CIRC.	250 SF
LEVEL 06	HOTEL VERT. CIRC.	187 SF
LEVEL 06	VERT. CIRC.	167 SF
LEVEL 06	VERT. CIRC.	245 SF
LEVEL 06	ELEV LOBBY	131 SF
LEVEL 06	PUBLIC RESTROOMS	70 SF
LEVEL 06	TOTAL	1,423 SF
LEVEL 06	TOTAL	141,211 SF

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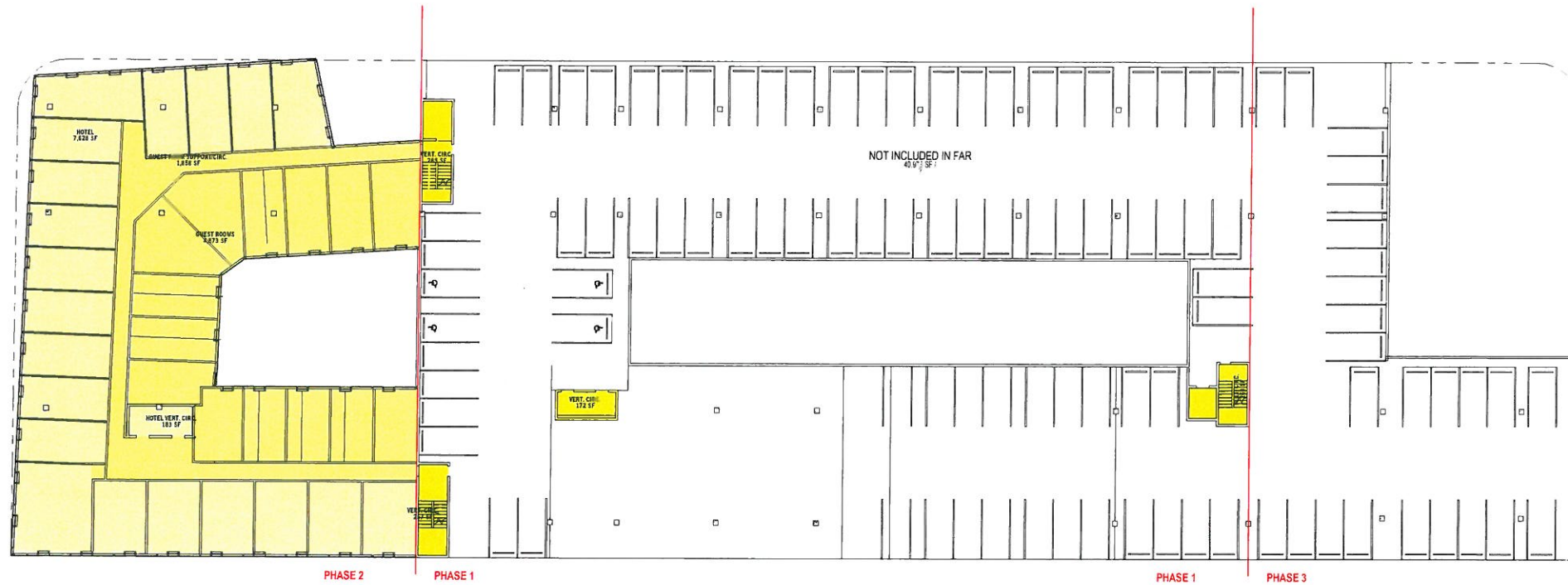
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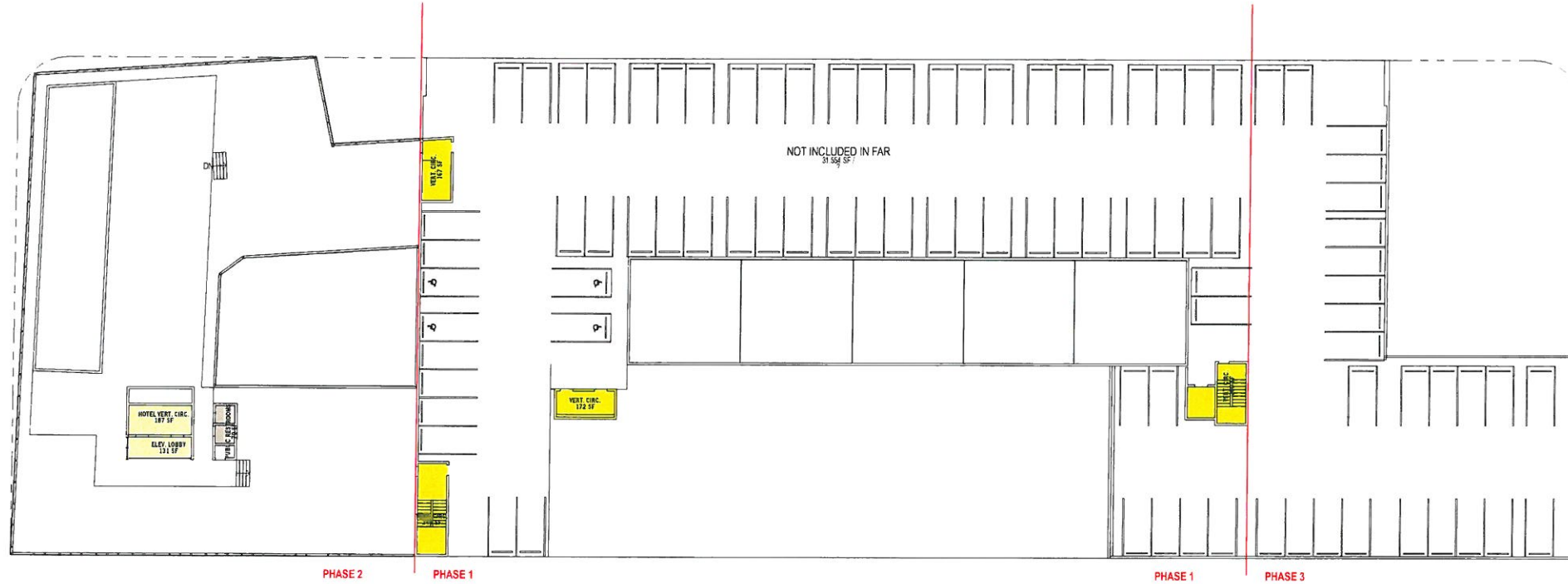
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1 LEVEL 05
1" = 20'-0"



2 LEVEL 06
1" = 20'-0"



FAR AREA C01111		
LEVEL	AREA NAME	AREA
LEVEL 01	PHASE 2 RETAIL	12,101 SF
LEVEL 01	WELLS FARGO	4,457 SF
LEVEL 01	PHASE 1 MARKET	1,000 SF
LEVEL 01	PHASE 1 MARKET	1,000 SF
LEVEL 01	HOTEL	700 SF
LEVEL 01	HOTEL	1,000 SF
LEVEL 01	PHASE 3 MARKET	1,078 SF
LEVEL 01	PHASE 1 MARKET	1,022 SF
LEVEL 01	PHASE 1 MARKET	5,132 SF
LEVEL 01	PUBLIC CIRCULATION	8,241 SF
LEVEL 01	VERT. CIRC.	254 SF
LEVEL 01	HOTEL VERT. CIRC.	167 SF
LEVEL 01	VERT. CIRC.	161 SF
LEVEL 01	SERVICE+SUPPORT	665 SF
LEVEL 01	MARKET PUBLIC RESTROOMS	416 SF
LEVEL 01	SERVICE+SUPPORT	400 SF
LEVEL 01	VERT. CIRC.	242 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	2,005 SF
LEVEL 01	REMAIN	48,758 SF

LEVEL 02	HOTEL VERT. CIRC.	117 SF
LEVEL 02	VERT. CIRC.	161 SF
LEVEL 02	VERT. CIRC.	364 SF
LEVEL 02	PHASE 1 MARKET	967 SF
LEVEL 02	PHASE 1 MARKET	1,007 SF
LEVEL 02	PHASE 3 MARKET	1,128 SF
LEVEL 02	PHASE 2 RETAIL	10,457 SF
LEVEL 02	PHASE 1 MARKET	5,547 SF
LEVEL 02	PUBLIC CIRCULATION	8,111 SF
LEVEL 02	SERVICE+SUPPORT	222 SF
LEVEL 02	MARKET PUBLIC RESTROOMS	167 SF
LEVEL 02	VERT. CIRC.	229 SF
LEVEL 02	VERT. CIRC.	356 SF
LEVEL 02	SERVICE+SUPPORT	460 SF
LEVEL 02	HOTEL	1,224 SF
LEVEL 02	REMAIN	44,578 SF

LEVEL 03	VERT. CIRC.	180 SF
LEVEL 03	VERT. CIRC.	260 SF
LEVEL 03	HOTEL VERT. CIRC.	161 SF
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	2,154 SF
LEVEL 03	GUEST ROOMS	7,413 SF
LEVEL 03	VERT. CIRC.	280 SF
LEVEL 03	GUEST ROOMS	4,676 SF
LEVEL 03	VERT. CIRC.	516 SF
LEVEL 03	REMAIN	15,714 SF

LEVEL 04	VERT. CIRC.	172 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	HOTEL VERT. CIRC.	183 SF
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	1,858 SF
LEVEL 04	GUEST ROOMS	7,428 SF
LEVEL 04	GUEST ROOMS	4,873 SF
LEVEL 04	VERT. CIRC.	100 SF
LEVEL 04	REMAIN	15,400 SF

LEVEL 05	VERT. CIRC.	172 SF
LEVEL 05	VERT. CIRC.	260 SF
LEVEL 05	VERT. CIRC.	257 SF
LEVEL 05	HOTEL VERT. CIRC.	187 SF
LEVEL 05	GUEST ROOM SUPPORT/CIRC.	1,858 SF
LEVEL 05	HOTEL	7,628 SF
LEVEL 05	GUEST ROOMS	4,873 SF
LEVEL 05	VERT. CIRC.	215 SF
LEVEL 05	REMAIN	15,516 SF

LEVEL 06	VERT. CIRC.	172 SF
LEVEL 06	VERT. CIRC.	260 SF
LEVEL 06	HOTEL VERT. CIRC.	187 SF
LEVEL 06	VERT. CIRC.	167 SF
LEVEL 06	VERT. CIRC.	245 SF
LEVEL 06	ELEV. LOBBY	131 SF
LEVEL 06	PUBLIC RESTROOMS	70 SF
LEVEL 06	REMAIN	14,215 SF

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04/15/16	50	04/15/16
04/15/16	51	04/15/16
04/15/16	52	04/15/16
04/15/16	53	04/15/16
04/15/16	54	04/15/16
04/15/16	55	04/15/16
04/15/16	56	04/15/16
04/15/16	57	04/15/16
04/15/16	58	04/15/16
04/15/16	59	04/15/16
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04/15/16	93	04/15/16
04/15/16	94	04/15/16
04/15/16	95	04/15/16
04/15/16	96	04/15/16
04/15/16	97	04/15/16
04/15/16	98	04/15/16
04/15/16	99	04/15/16
04/15/16	100	04/15/16

HOTEL UNITS

SHEET NUMBER

A00-01G

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Between 300 SF and 335 SF
336 SF - 0 SF
Calculating...

4 LEVEL 05
1/16" = 1'-0"



Between 300 SF and 335 SF
336 SF - 0 SF
Calculating...

5 LEVEL 04
1/16" = 1'-0"



Between 300 SF and 335 SF
336 SF - 0 SF
Calculating...

6 LEVEL 03
1/16" = 1'-0"

HOTEL GUEST ROOMS

LEVEL 03	32	GUEST ROOMS	5	GUEST ROOMS BETWEEN 300 SF AND 335 SF
LEVEL 04	34	GUEST ROOMS	5	GUEST ROOMS BETWEEN 300 SF AND 335 SF
LEVEL 05	34	GUEST ROOMS	5	GUEST ROOMS BETWEEN 300 SF AND 335 SF
	100	GUEST ROOMS	15	GUEST ROOMS BETWEEN 300 SF AND 335 SF

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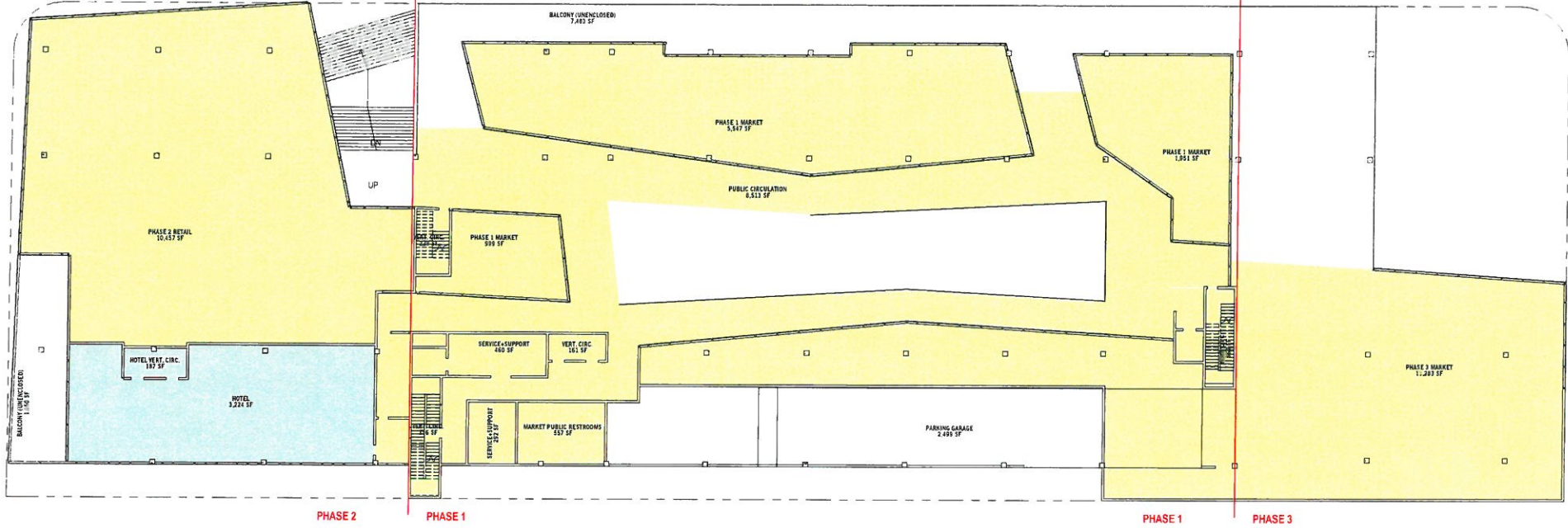
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HOTEL AREA
DIAGRAMS

SHEET NUMBER

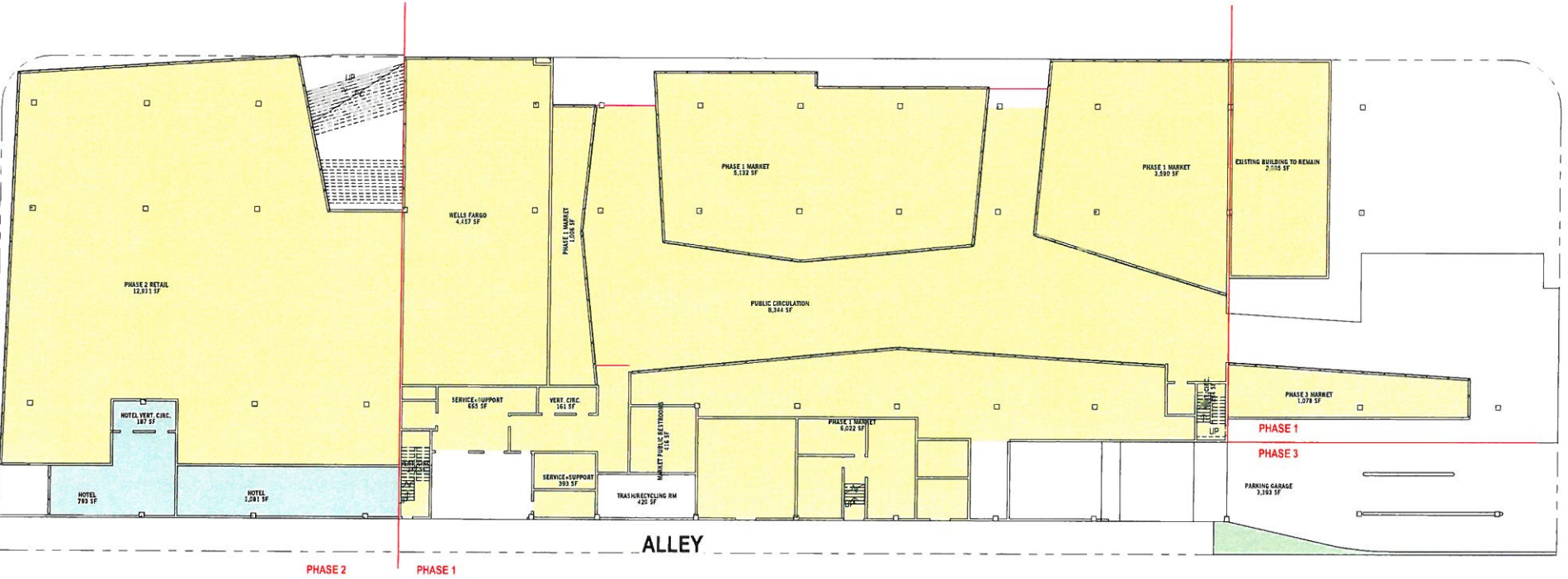
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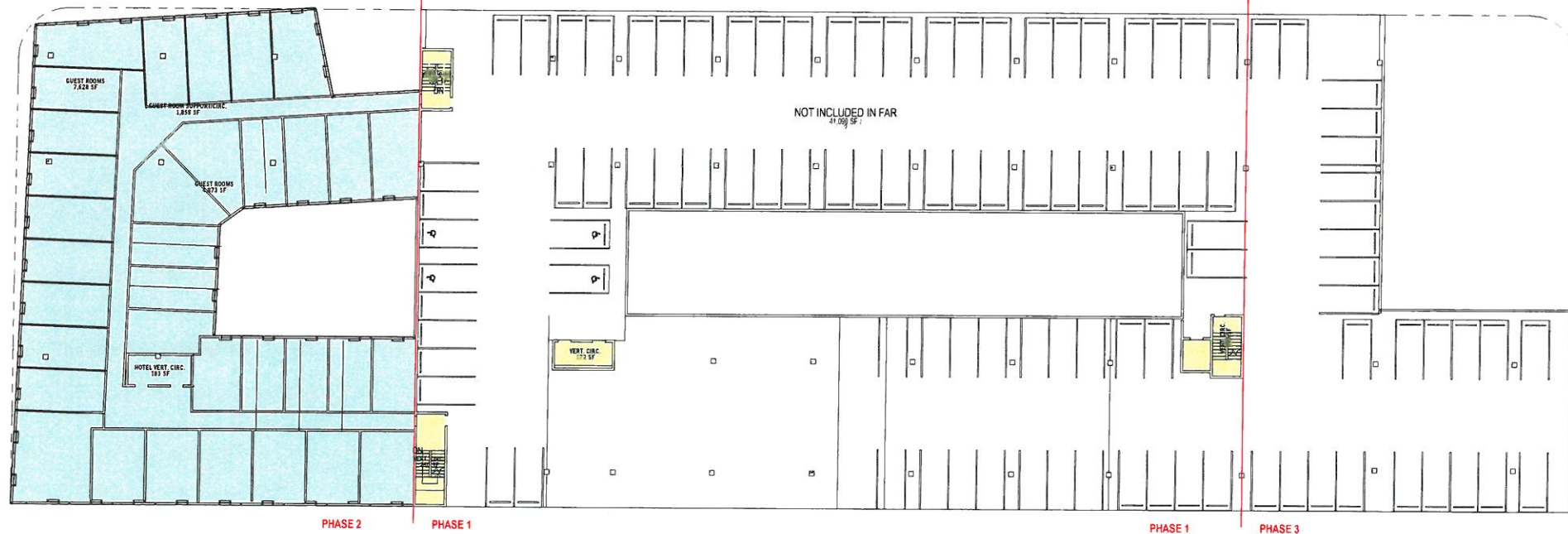
2 LEVEL 02 HOTEL FLOOR DIAGRAM
1" = 20'-0"

FAR AREA			
LEVEL	AREA NAME	AREA	Comments
LEVEL 01	HOTEL	750 SF	HOTEL
LEVEL 01	HOTEL	1,081 SF	HOTEL
LEVEL 01	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 01		2,061 SF	
LEVEL 02	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 02	HOTEL	3,224 SF	HOTEL
LEVEL 02		3,411 SF	
LEVEL 03	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 03	QUEST ROOM SUPPORT/CIRC.	2,154 SF	HOTEL
LEVEL 03	QUEST ROOMS	7,223 SF	HOTEL
LEVEL 03	QUEST ROOMS	4,479 SF	HOTEL
LEVEL 03		14,536 SF	
LEVEL 04	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 04	QUEST ROOM SUPPORT/CIRC.	1,147 SF	HOTEL
LEVEL 04	QUEST ROOMS	7,428 SF	HOTEL
LEVEL 04	QUEST ROOMS	4,873 SF	HOTEL
LEVEL 04		14,542 SF	
LEVEL 05	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 05	QUEST ROOM SUPPORT/CIRC.	1,858 SF	HOTEL
LEVEL 05	HOTEL	7,179 SF	HOTEL
LEVEL 05	QUEST ROOMS	4,873 SF	HOTEL
LEVEL 05		14,542 SF	
LEVEL 06	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 06	ELEV. LOBBY	131 SF	HOTEL
LEVEL 06	PUBLIC RESTROOMS	70 SF	HOTEL
LEVEL 06		218 SF	
LEVEL 06		40,480 SF	

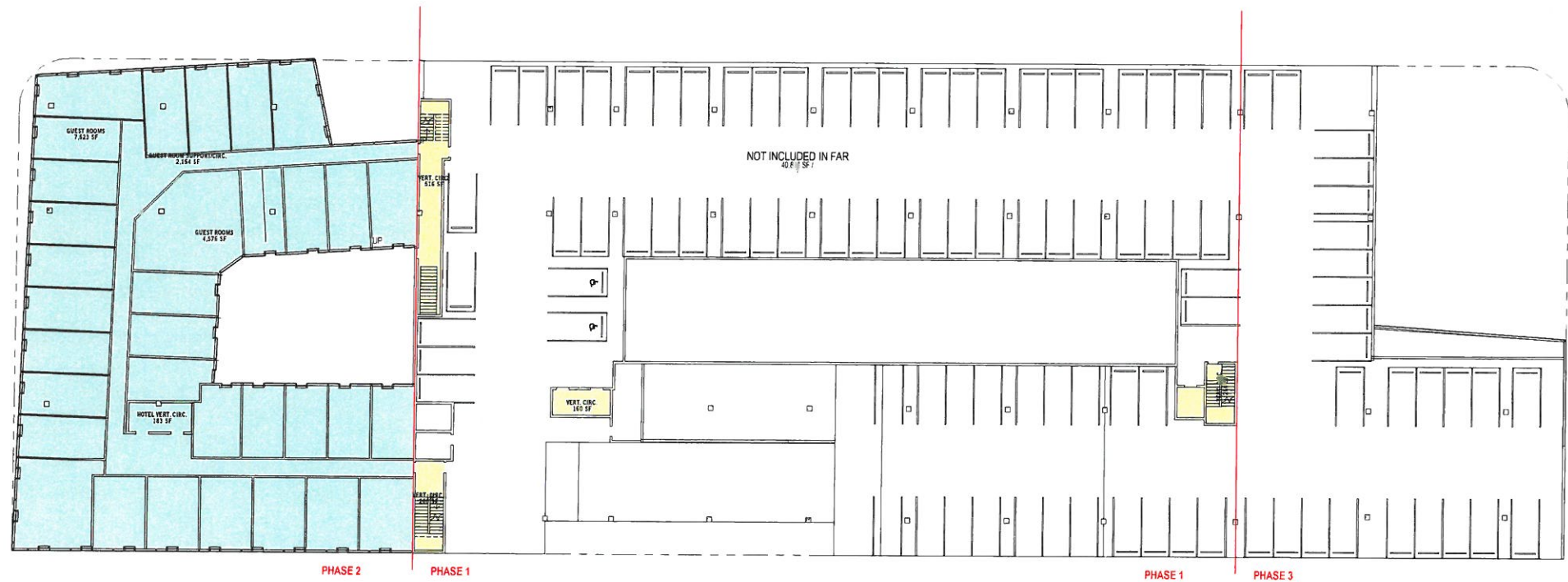


1 LEVEL 01 HOTEL FLOOR DIAGRAM
1" = 20'-0"

- EXISTING BUILDING TO REMAIN
- HOTEL
- HOTEL VERT. CIRC.
- MARKET PUBLIC RESTROOMS
- PARKING GARAGE
- PHASE 1 MARKET
- PHASE 2 RETAIL
- PHASE 3 MARKET
- PUBLIC CIRCULATION
- SERVICE+SUPPORT
- TRASH/RECYCLING RM
- VERT. CIRC.
- WELLS FARGO
- Calculating...



2 LEVEL 04 HOTEL FLOOR DIAGRAM
1" = 20'-0"



1 LEVEL 03 HOTEL FLOOR DIAGRAM
1" = 20'-0"

FAR AREA			
LEVEL	AREANAME	AREA	Comments
LE-EL 01	HOTEL	793 SF	HOTEL
LE-EL 01	HOTEL	1,081 SF	HOTEL
LEVEL 01	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 01		2,061 SF	
LE-EL 02	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 02	HOTEL	3,214 SF	HOTEL
LE-EL 02		3,411 SF	
LE-EL 03	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	2,154 SF	HOTEL
LE-EL 03	GUEST ROOMS	2,153 SF	HOTEL
LE-EL 03	GUEST ROOMS	4,671 SF	HOTEL
LE-EL 03		14,542 SF	
LEVEL 04	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	2,154 SF	HOTEL
LE-EL 04	GUEST ROOMS	7,628 SF	HOTEL
LEVEL 04	GUEST ROOMS	4,671 SF	HOTEL
LEVEL 04		14,542 SF	
LE-EL 05	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 05	GUEST ROOM SUPPORT/CIRC.	1,858 SF	HOTEL
LE-EL 05	HOTEL	7,628 SF	HOTEL
LEVEL 05	GUEST ROOMS	4,671 SF	HOTEL
LE-EL 05		14,542 SF	
LEVEL 06	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 06	ELE. LOBBY	171 SF	HOTEL
LE-EL 06	PUBLIC RESTROOMS	11 SF	HOTEL
LE-EL 06		288 SF	
LE-EL 06		49,493 SF	

- GUEST ROOM SUPPORT/CIRC.
- GUEST ROOMS
- HOTEL VERT. CIRC.
- PARKING GARAGE
- VERT. CIRC.
- Calculating...

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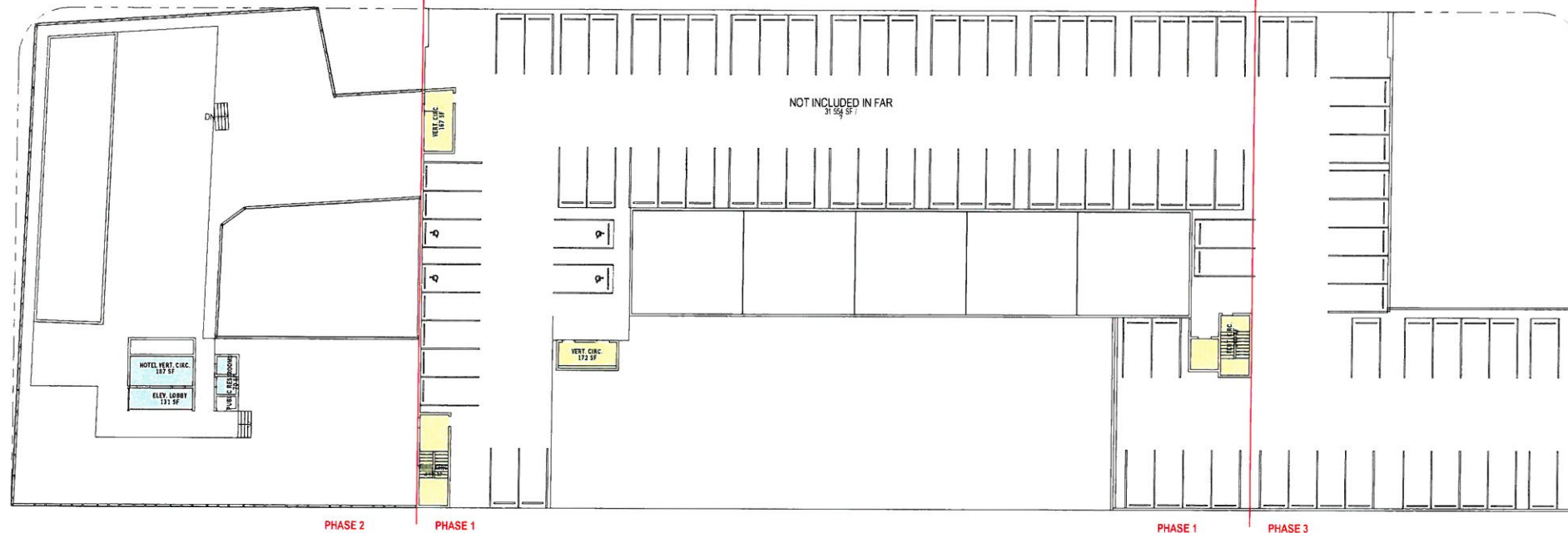
DESIGN REVIEW BOARD FINAL SUBMITTAL 04-15-2016

DESIGNED	ISSUED	DATE
Job Number	8104 14 1110	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

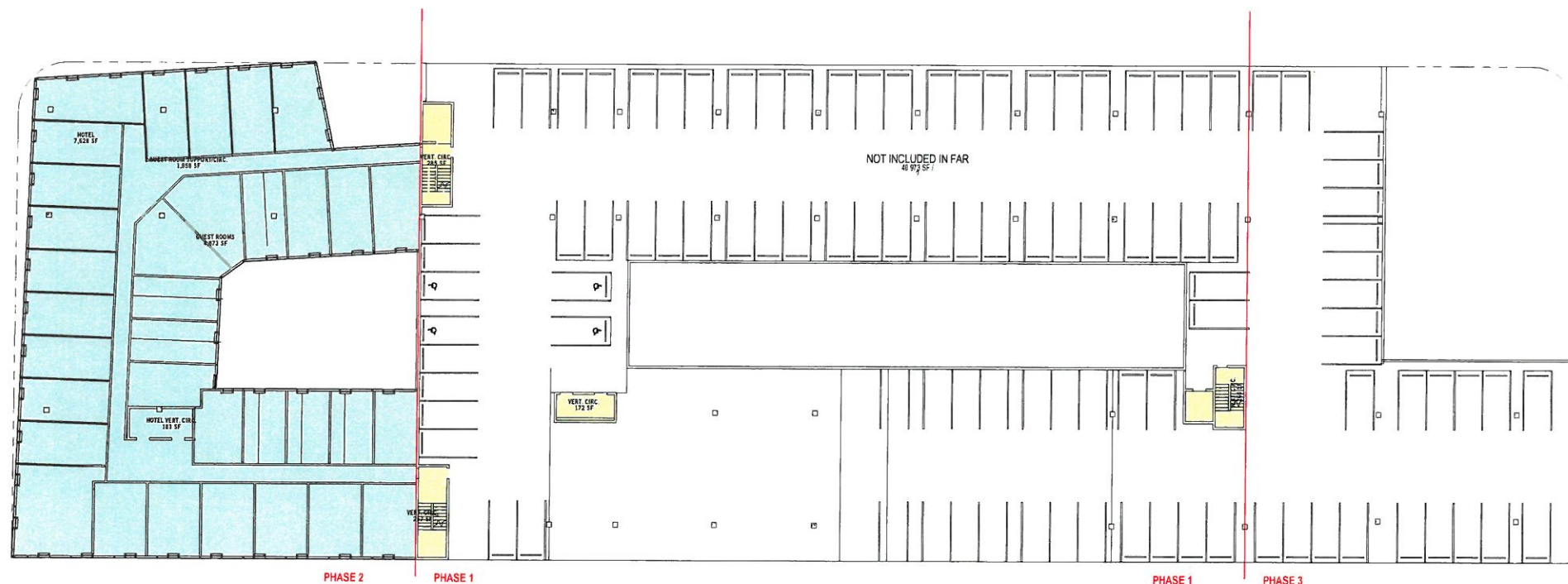
HOTEL AREA DIAGRAMS

SHEET NUMBER

A00-011



2 LEVEL 06 HOTEL FLOOR DIAGRAM
1" = 20'-0"



1 LEVEL 05 HOTEL FLOOR DIAGRAM
1" = 20'-0"

HOTEL AREA			
LE-EL	AREA NAME	AREA	Comments
LE-EL 01	HOTEL	793 SF	HOTEL
LE-EL 01	HOTEL	1,081 SF	HOTEL
LE-EL 01	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 01 3		2,061 SF	
LEVEL 02	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 02	HOTEL	3,224 SF	HOTEL
LE-EL 02 2		7,411 SF	
LEVEL 03	HOTEL VERT. CIRC.	183 SF	HOTEL
LE-EL 03	GUEST ROOM SUPPORT/CIRC.	2,154 SF	HOTEL
LE-EL 03	GUEST ROOMS	7,423 SF	HOTEL
LE-EL 03	GUEST ROOMS	4,576 SF	HOTEL
LEVEL 03 4		14,512 SF	
LE-EL 04	HOTEL VERT. CIRC.	183 SF	HOTEL
LE-EL 04	GUEST ROOM SUPPORT/CIRC.	1,151 SF	HOTEL
LEVEL 04	GUEST ROOMS	7,426 SF	HOTEL
LE-EL 04	GUEST ROOMS	4,871 SF	HOTEL
LEVEL 04 4		14,512 SF	
LEVEL 05	HOTEL VERT. CIRC.	181 SF	HOTEL
LE-EL 05	GUEST ROOM SUPPORT/CIRC.	1,858 SF	HOTEL
LE-EL 05	HOTEL	7,628 SF	HOTEL
LE-EL 05	GUEST ROOMS	4,871 SF	HOTEL
LE-EL 05 4		14,542 SF	
LE-EL 06	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 06	ELEV. LOBBY	131 SF	HOTEL
LE-EL 06	PUBLIC RESTROOM	79 SF	HOTEL
LE-EL 06 3		388 SF	
		49,480 SF	

- GUEST ROOM SUPPORT/CIRC.
- GUEST ROOMS
- HOTEL
- HOTEL VERT. CIRC.
- PARKING GARAGE
- VERT. CIRC.
- Calculating...

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04-15-2016**

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**HOTEL AREA
DIAGRAMS**

SHEET NUMBER

A00-01J

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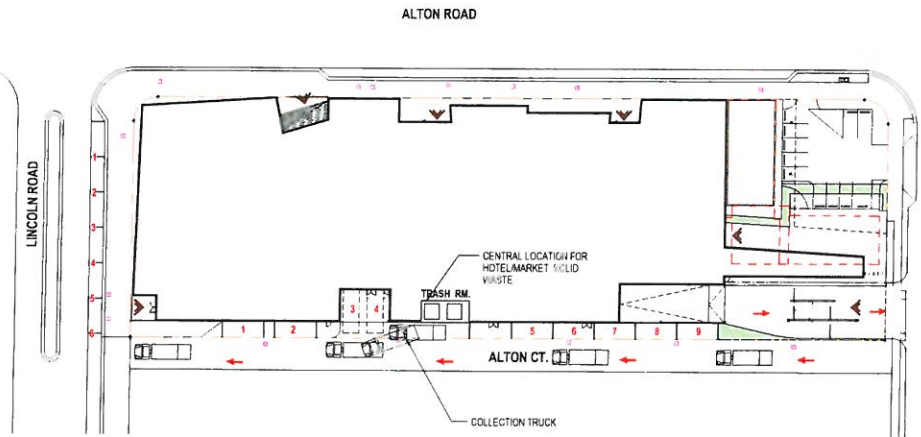
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SITE PLAN

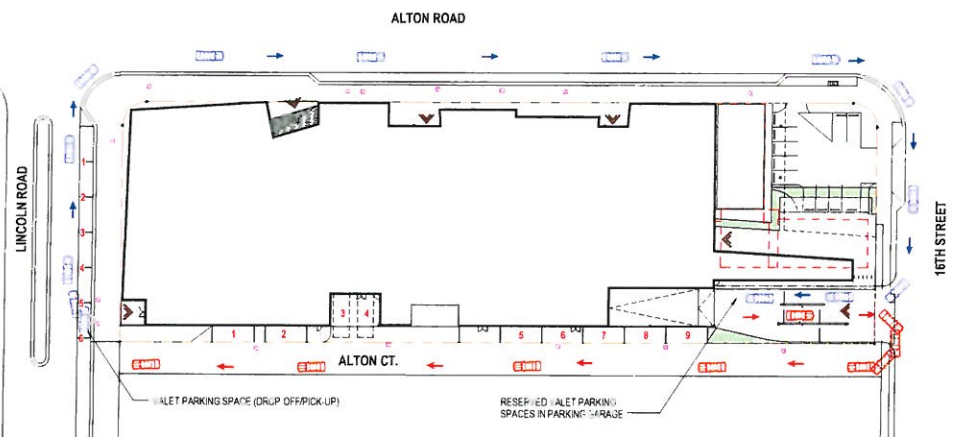
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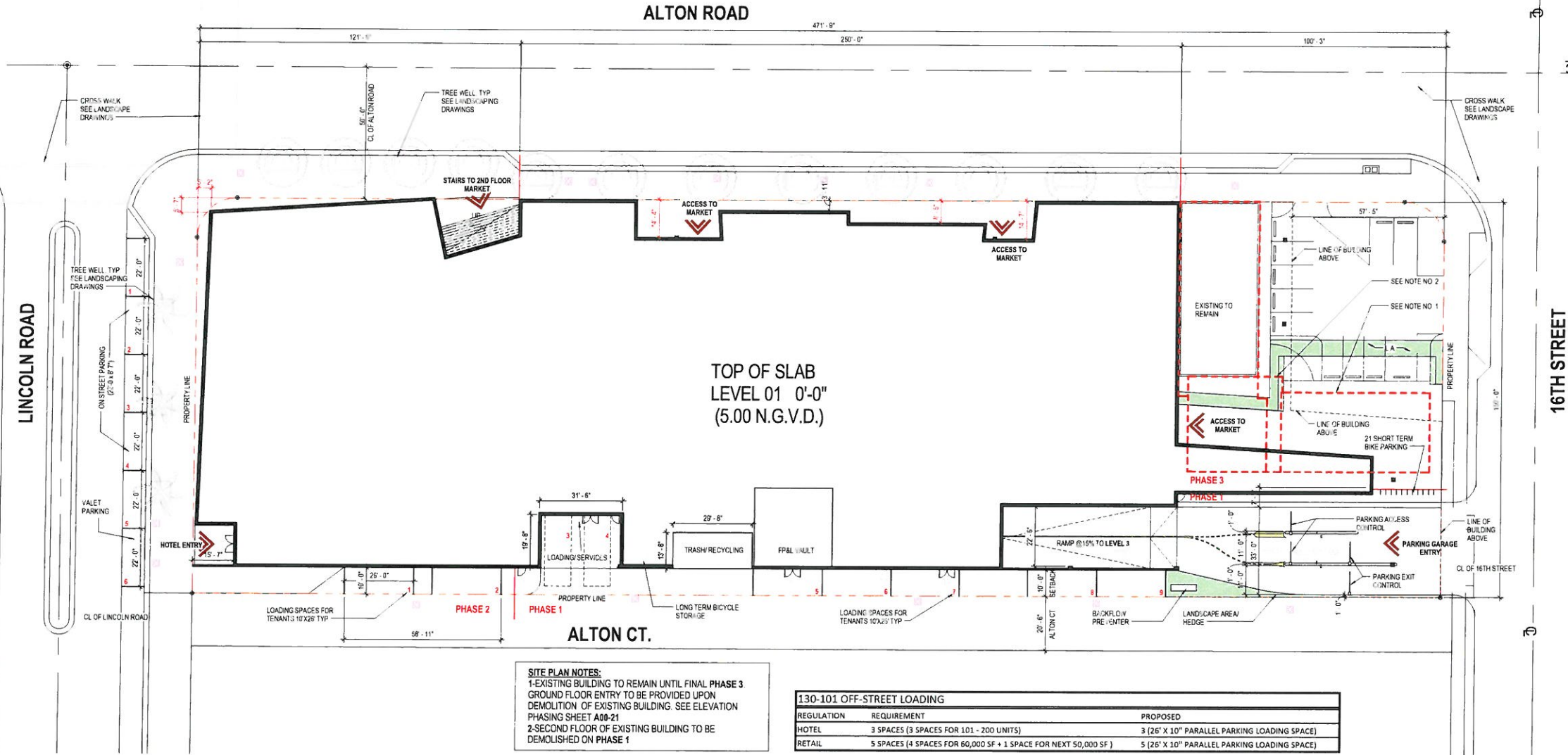
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3 WASTE MANAGEMENT OPERATION
1" = 50'-0"



2 VALET OPERATION
1" = 50'-0"



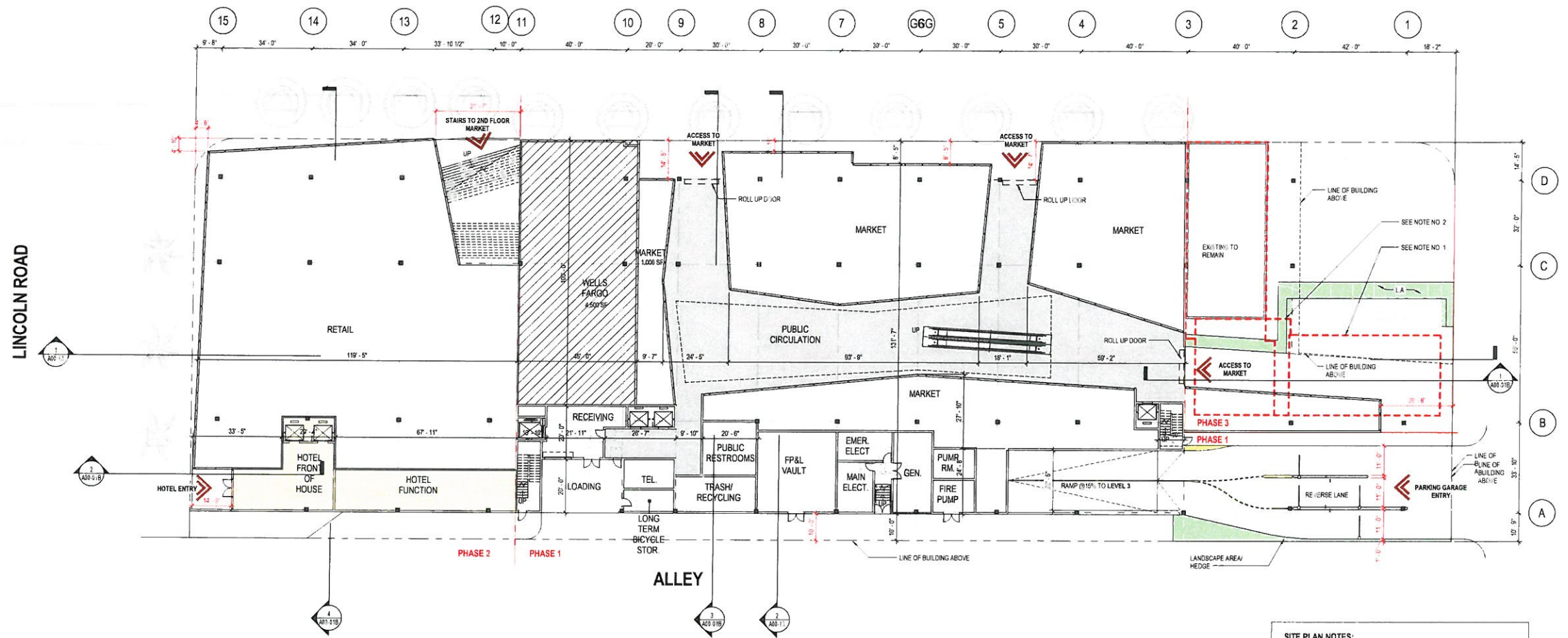
1 SITE PLAN
3/16" = 1'-0"

SITE PLAN NOTES:
1-EXISTING BUILDING TO REMAIN UNTIL FINAL PHASE 3.
GROUND FLOOR ENTRY TO BE PROVIDED UPON
DEMOLITION OF EXISTING BUILDING. SEE ELEVATION
PHASING SHEET A00-21
2-SECOND FLOOR OF EXISTING BUILDING TO BE
DEMOLISHED ON PHASE 1

130-101 OFF-STREET LOADING		
REGULATION	REQUIREMENT	PROPOSED
HOTEL	3 SPACES (3 SPACES FOR 101 - 200 UNITS)	3 (28' X 10" PARALLEL PARKING LOADING SPACE)
RETAIL	5 SPACES (4 SPACES FOR 60,000 SF + 1 SPACE FOR NEXT 50,000 SF)	5 (28' X 10" PARALLEL PARKING LOADING SPACE)

CC - Occupant Load & Min. Egress Width Calcs - Level 1 (Areas)					
OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO. DE.	OCC. LOAD FACTOR	OCC. LOAD
WELLS FARGO	BUSINESS	4,482 SF	IBC	100 SF	45
HOTEL BACK OF HOUSE	MEDH/EQUIP/STOR	1,081 SF	IBC	300 SF	4
SERVICE+SUPPORT	MEDH/EQUIP/STOR	819 SF	IBC	300 SF	3
SERVICE+SUPPORT	MEDH/EQUIP/STOR	517 SF	IBC	300 SF	2
SERVICE+SUPPORT	MEDH/EQUIP/STOR	212 SF	IBC	300 SF	1
TRASH/RECYCLING RM	MEDH/EQUIP/STOR	420 SF	IBC	300 SF	2
EXISTING BUILDING TO REMAIN	MERCANTILE - BASEMENT & GRADE	2,007 SF	IBC	30 SF	67
PHASE 1 MARKET	MERCANTILE - BASEMENT & GRADE	1,048 SF	IBC	30 SF	34
PHASE 1 MARKET	MERCANTILE - BASEMENT & GRADE	8,022 SF	IBC	30 SF	201
PHASE 1 MARKET	MERCANTILE - BASEMENT & GRADE	3,541 SF	IBC	30 SF	120
PHASE 1 MARKET	MERCANTILE - BASEMENT & GRADE	5,132 SF	IBC	30 SF	172
PHASE 2 RETAIL	MERCANTILE - BASEMENT & GRADE	12,124 SF	IBC	30 SF	431
PHASE 3 MARKET	MERCANTILE - BASEMENT & GRADE	1,054 SF	IBC	30 SF	34
PUBLIC CIRCULATION	MERCANTILE - BASEMENT & GRADE	8,344 SF	IBC	30 SF	219
PUBLIC RESTROOMS	MERCANTILE - BASEMENT & GRADE	416 SF	IBC	30 SF	14
VERT. CIRC.	MERCANTILE - BASEMENT & GRADE	161 SF	IBC	30 SF	6
VERT. CIRC.	MERCANTILE - BASEMENT & GRADE	254 SF	IBC	30 SF	9
PARKING GARAGE	PARKING GARAGE	4,212 SF	IBC	200 SF	22
HOTEL FRONT OF HOUSE	RESIDENTIAL	786 SF	IBC	200 SF	4
VERT. CIRC.	RESIDENTIAL	151 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	245 SF	IBC	200 SF	2
		53,664 SF			1465

Area Schedule Level 01					
Level	Name	CO. No.	Gross Area	Net Area	Comments
LEVEL 01	PHASE 2 RETAIL	Gross	12,124 SF		LEASEABLE AREA
LEVEL 01	WELLS FARGO	Gross	4,482 SF		LEASEABLE AREA
LEVEL 01	PHASE 1 MARKET	Gross	10,070 SF		LEASEABLE AREA
LEVEL 01	PHASE 1 MARKET	Gross	7,900 SF		LEASEABLE AREA
LEVEL 01	HOTEL	Gross	1,081 SF		HOTEL
LEVEL 01	HOTEL	Gross	1,081 SF		HOTEL
LEVEL 01	PHASE 3 MARKET	Gross	1,076 SF		LEASEABLE AREA
LEVEL 01	PHASE 1 MARKET	Gross	6,022 SF		LEASEABLE AREA
LEVEL 01	PHASE 1 MARKET	Gross	5,132 SF		LEASEABLE AREA
LEVEL 01	PUBLIC CIRCULATION	Gross	8,344 SF		
LEVEL 01	VERT. CIRC.	Gross	254 SF		
LEVEL 01	HOTEL VERT. CIRC.	Gross	161 SF		HOTEL
LEVEL 01	VERT. CIRC.	Gross	161 SF		
LEVEL 01	SER. ICE+SUPPORT	Gross	611 SF		
LEVEL 01	MARKET PUBLIC RESTROOMS	Gross	416 SF		
LEVEL 01	SER. ICE+SUPPORT	Gross	703 SF		
LEVEL 01	TRASH/RECYCLING RM	Gross	420 SF		NOT INCLUDED IN FAR
LEVEL 01	PARKING GARAGE	Gross	5,110 SF		NOT INCLUDED IN FAR
LEVEL 01	VERT. CIRC.	Gross	242 SF		
LEVEL 01	EXISTING BUILDING TO REMAIN	Gross	2,175 SF		
LEVEL 01: 20			52,571 SF		
Grand total: 20			57,011 SF		



SITE PLAN NOTES:
1-EXISTING BUILDING TO REMAIN UNTIL FINAL PHASE 3
GROUND FLOOR ENTRY TO BE PROVIDED UPON
DEMOLITION OF EXISTING BUILDING. SEE ELEVATION
PHASING SHEET A00-21
2-SECOND FLOOR OF EXISTING BUILDING TO BE
DEMOLISHED ON PHASE 1

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BOARD FINAL
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04-15-2016**

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LEVEL 01 PLAN

SHEET NUMBER

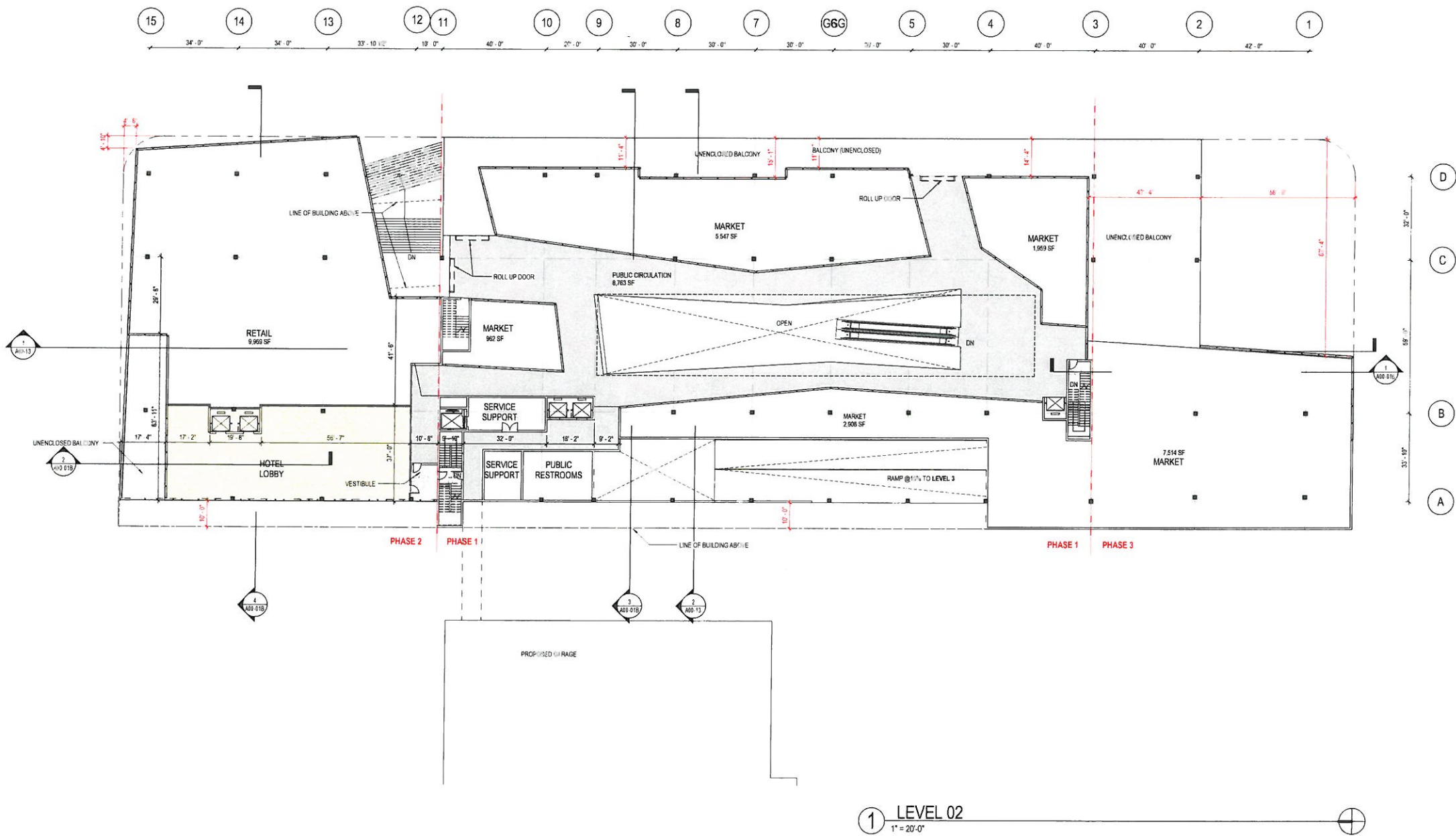
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1 LEVEL 01
1" = 20'-0"

CC - Occupant Load & Min. Egress Width Calcs - Level 2 (Areas)					
OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO DE	OCC. LOAD FACTOR	OCC. LOAD
BALCONY UNENCLOSED	ASSEMBLY UNENC. TABLES & CHAIRS	3,841 SF	IBC	15 SF	257
BALCONY UNENCLOSED	ASSEMBLY UNENC. TABLES & CHAIRS	1,049 SF	IBC	15 SF	70
SERVICE-SUPPORT	MED./EQUIP. STOR.	213 SF	IBC	200 SF	2
SERVICE-SUPPORT	MED./EQUIP. STOR.	276 SF	IBC	300 SF	1
PHASE 1 MARKET	MERCANTILE - OTHER	5,547 SF	IBC	60 SF	93
PHASE 1 MARKET	MERCANTILE - OTHER	1,558 SF	IBC	60 SF	33
PHASE 1 MARKET	MERCANTILE - OTHER	8,780 SF	IBC	60 SF	147
PHASE 1 MARKET	MERCANTILE - OTHER	999 SF	IBC	60 SF	17
PHASE 1 MARKET	MERCANTILE - OTHER	1,244 SF	IBC	60 SF	21
PHASE 1 MARKET	MERCANTILE - OTHER	1,188 SF	IBC	60 SF	20
PHASE 2 RETAIL	MERCANTILE - OTHER	13,882 SF	IBC	60 SF	229
PHASE 3 MARKET	MERCANTILE - OTHER	8,968 SF	IBC	60 SF	149
PUBLIC RESTROOMS	MERCANTILE - OTHER	517 SF	IBC	60 SF	9
VERT. CIRC.	MERCANTILE - OTHER	249 SF	IBC	60 SF	4
VERT. CIRC.	MERCANTILE - OTHER	151 SF	IBC	60 SF	3
VERT. CIRC.	MERCANTILE - OTHER	354 SF	IBC	60 SF	6
PARKING GARAGE	PARKING GARAGE	2,499 SF	IBC	200 SF	13
VERT. CIRC.	RESIDENTIAL	187 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	117 SF	IBC	200 SF	1
		52,073 SF			10-1

Area Schedule Level 02				
Level	Name	Area	Comments	
LEVEL 02	HOTEL VERT. CIRC.	187 SF		HOTEL
LEVEL 02	VERT. CIRC.	181 SF		
LEVEL 02	VERT. CIRC.	214 SF		
LEVEL 02	PHASE 1 MARKET	999 SF		LEASABLE AREA
LEVEL 02	PHASE 2 MARKET	11,283 SF		LEASABLE AREA
LEVEL 02	PHASE 3 MARKET	10,457 SF		LEASABLE AREA
LEVEL 02	PHASE 1 MARKET	5,547 SF		LEASABLE AREA
LEVEL 02	PUBLIC CIRCULATION	7,113 SF		
LEVEL 02	BALCONY (UNENCLOSED)	7,483 SF		
LEVEL 02	BALCONY (UNENCLOSED)	1,049 SF		
LEVEL 02	SERVICE-SUPPORT	292 SF		
LEVEL 02	MARKET PUBLIC RESTROOMS	557 SF		
LEVEL 02	PARKING GARAGE	2,499 SF		NOT INCLUDED IN FAR
LEVEL 02	VERT. CIRC.	229 SF		
LEVEL 02	VERT. CIRC.	355 SF		
LEVEL 02	SERVICE-SUPPORT	460 SF		
LEVEL 02	HOTEL	1,204 SF		HOTEL
Grand Total 18		51,409 SF		
		55,609 SF		



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URBANROBOT.NET
LA 6666853

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SUITE 1100
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STRUCTURAL

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12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

**DESIGN REVIEW
BOARD FINAL
SUBMITTAL
04-15-2016**

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Job Number	810414 000	
Drawn	Author	
Checked	Client	
Approved	Approver	
TITLE		

LEVEL 02 PLAN

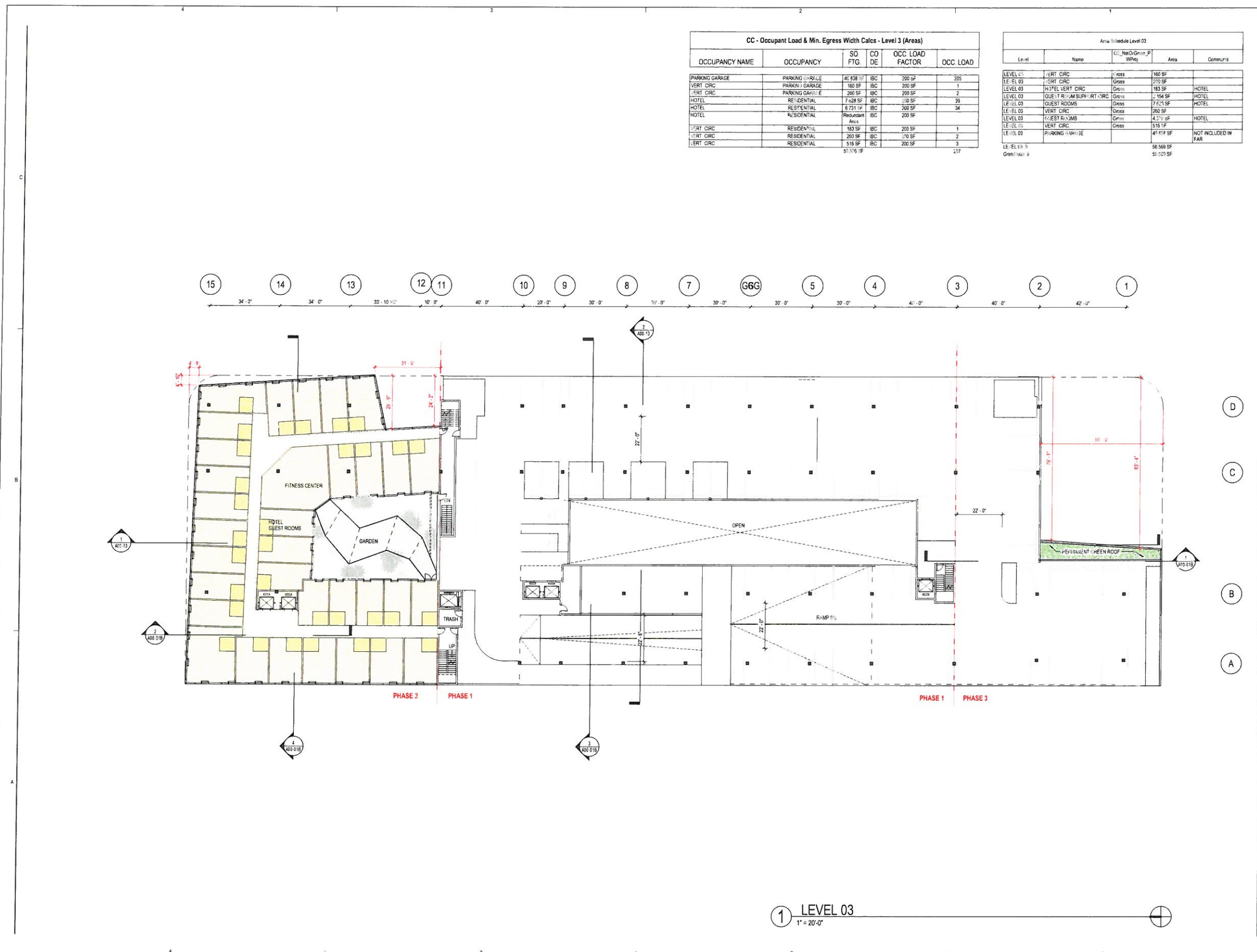
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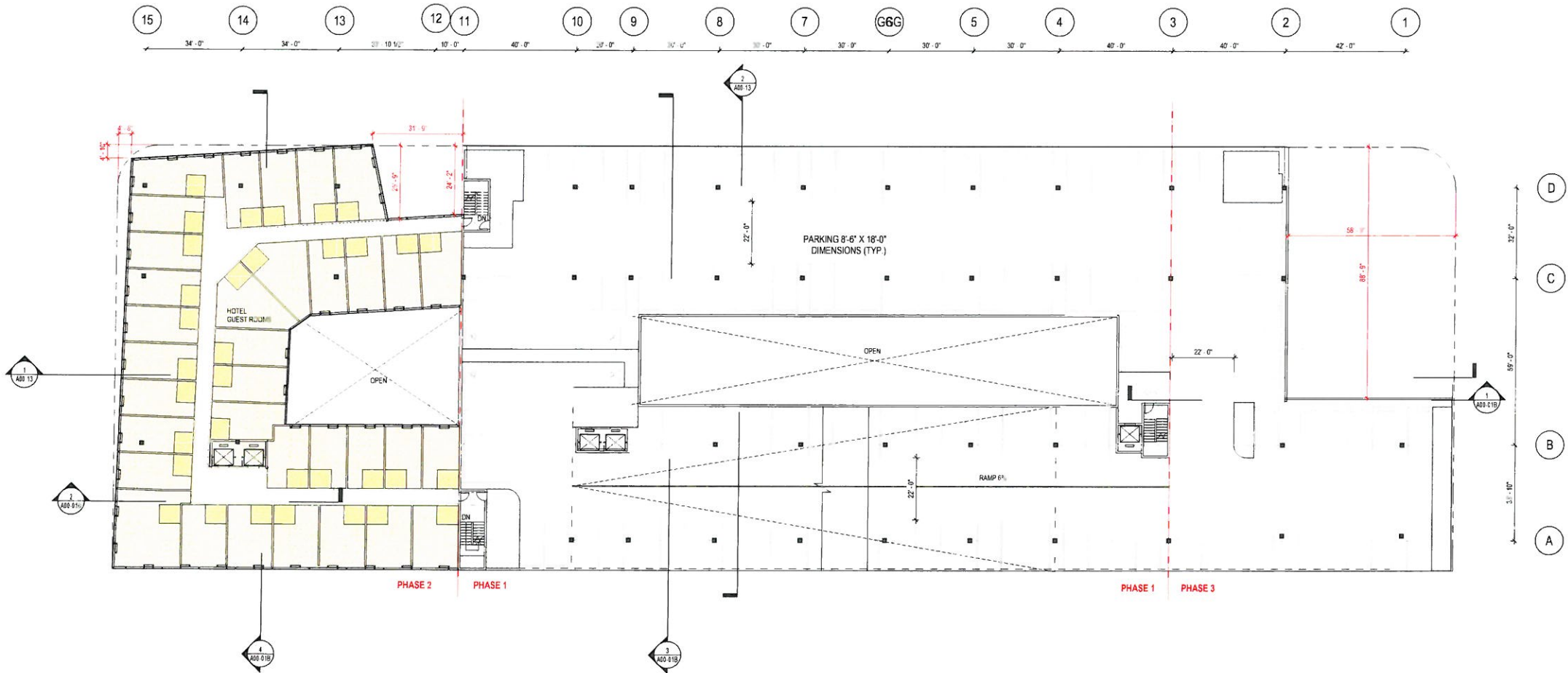
Area Schedule Level 03						
Level	Name	Cl.	Ne/Org	P Wkg	Area	Comments
LEVEL 03	VERT CIRC		Grass		180 SF	
LEVEL 03	VERT CIRC		Grass		270 SF	
LEVEL 03	HOTEL VERT CIRC		Grass		183 SF	HOTEL
LEVEL 03	QUELTERIUM SUPHURIC		Grass		154 SF	
LEVEL 03	GUEST ROOMS		Grass		7762 SF	HOTEL
LEVEL 03	VERT CIRC		Grass		260 SF	HOTEL
LEVEL 03	CORRIDOR		Grass		425 SF	
LEVEL 03	VERT CIRC		Grass		516 SF	
LEVEL 03	PARKING (400) SE				40,676 SF	NOT INCLUDED FAR
LEVEL 03					56,569 SF	
Grand Total #					56,500 SF	

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CC - Occupant Load & Min. Egress Width Calcs - Level 4 (Areas)					
OCCUPANCY NAME	OCCUPANCY	SQ. FTG	CO DE	OCC. LOAD FACTOR	OCC. LOAD
PARKING GARAGE	PARKING GARAGE	41,090 SF	IBC	200 SF	206
VERT. CIRC.	PARKING GARAGE	172 SF	IBC	200 SF	1
VERT. CIRC.	PARKING GARAGE	260 SF	IBC	200 SF	2
HOTEL	RESIDENTIAL	7,103 SF	IBC	200 SF	39
HOTEL	RESIDENTIAL	6,131 SF	IBC	200 SF	34
HOTEL	RESIDENTIAL	Refundant Area	IBC	200 SF	
VERT. CIRC.	RESIDENTIAL	183 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	260 SF	IBC	200 SF	2
VERT. CIRC.	RESIDENTIAL	166 SF	IBC	200 SF	1
		56,489 SF			286

Area Schedule Level 04				
Level	Name	Area	Comments	
LE-EL 04	VERT. CIRC.	172 SF		
LEVEL 04	VERT. CIRC.	Gross	260 SF	
LEVEL 04	VERT. CIRC.	Gross	260 SF	
LEVEL 04	HOTEL, VERT. CIRC.	Gross	183 SF	HOTEL
LEVEL 04	GUEST ROOMS/SUPPORT CIRC.	Gross	1,108 SF	HOTEL
LEVEL 04	GUEST ROOMS	Gross	7,108 SF	HOTEL
LEVEL 04	GUEST ROOMS	Gross	4,873 SF	HOTEL
LEVEL 04	VERT. CIRC.	Gross	166 SF	
LEVEL 04	PARKING GARAGE	Gross	41,090 SF	NOT INCLUDED IN FAR
LE-EL 04 9		56,489 SF		
Grand Total: 9		56,489 SF		



1 LEVEL 04
1" = 20'-0"

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LANDSCAPE ARCHITECT

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LEVEL 04 PLAN

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CC - Occupant Load & Min. Egress Width Calcs - Level 5 (Areas)					
OCCUPANCY NAME	OCCUPANCY	SQ FTG	CO DE	OCC. LOAD FACTOR	OCC. LOAD
PARKING GARAGE	PARKING GARAGE	40,973 SF	IBC	200 SF	205
VERT. CIRC.	PARKING GARAGE	172 SF	IBC	200 SF	1
VERT. CIRC.	PARKING GARAGE	260 SF	IBC	200 SF	2
HOTEL	RESIDENTIAL	7,818 SF	IBC	200 SF	39
HOTEL	RESIDENTIAL	6,731 SF	IBC	200 SF	34
HOTEL	RESIDENTIAL	Redundant Area	IBC	200 SF	
VERT. CIRC.	RESIDENTIAL	183 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	285 SF	IBC	200 SF	2
VERT. CIRC.	RESIDENTIAL	277 SF	IBC	200 SF	2
		56,489 SF			209

Area Schedule Level 05				
Level	Name	CC, Net/Gross, P (WP)	Area	Comments
LEVEL 05	VERT. CIRC.	Gross	172 SF	
LEVEL 05	VERT. CIRC.	Gross	260 SF	
LEVEL 05	VERT. CIRC.	Gross	257 SF	
LEVEL 05	HOTEL VERT. CIRC.	Gross	183 SF	HOTEL
LEVEL 05	GUEST ROOM SUPPORT AREA	Gross	1,959 SF	HOTEL
LEVEL 05	HOTEL	Gross	7,626 SF	HOTEL
LEVEL 05	GUEST ROOMS	Gross	4,613 SF	HOTEL
LEVEL 05	VERT. CIRC.	Gross	265 SF	
LEVEL 05	PARKING GARAGE		40,973 SF	NOT INCLUDED IN P&R
LEVEL 05			56,489 SF	
LEVEL 05	Grand total:		56,489 SF	

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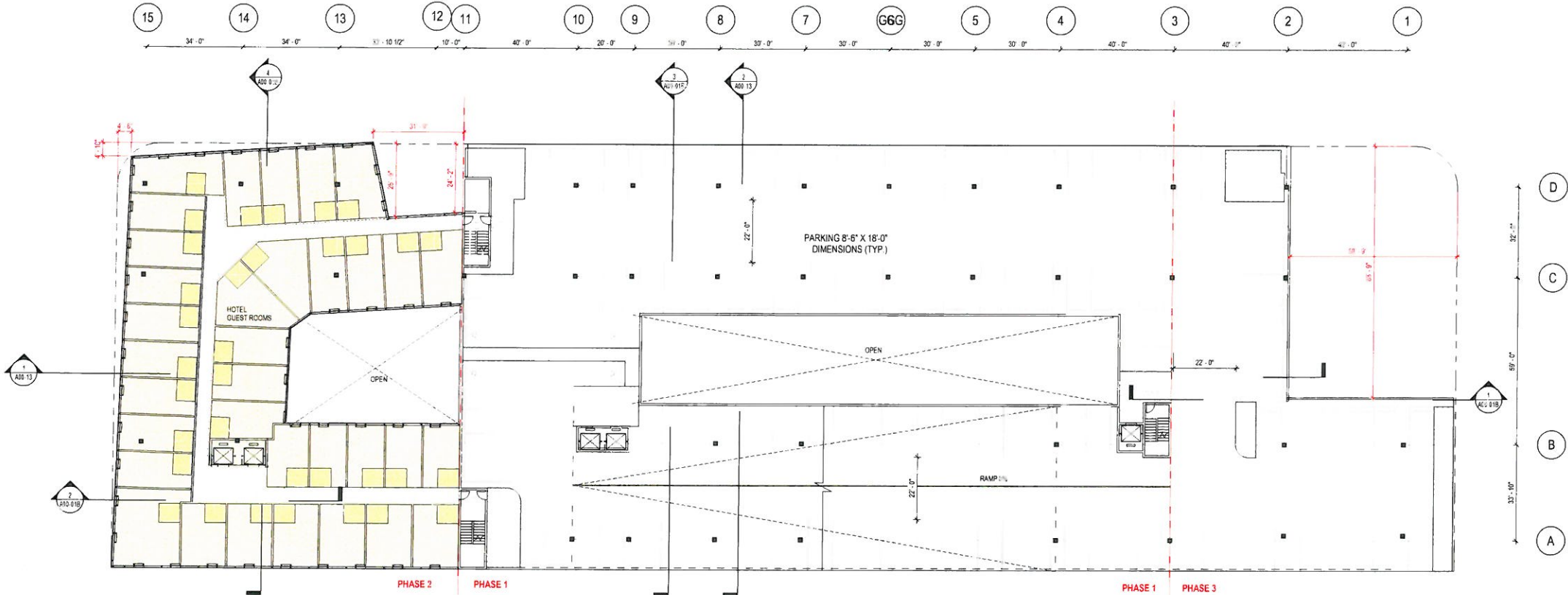
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LEVEL 05 PLAN

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1 LEVEL 05
1" = 20'-0"

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ROOF PAVING
PATTERN

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1 ROOF PAVING PATTERN
NOT TO SCALE

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**LEVEL 01 ALTERNATE
PLAN**

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A00-11

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LINCOLN ROAD

ALTON ROAD

ALLEY

44,498 SF (IDENTICAL
GROSS FLOOR AREA AS
BASE SCHEME)

② LEVEL 02 ALTERNATIVE PLAN
1" = 40'-0"

① LEVEL 01 ALTERNATE PLAN
1" = 20'-0"

LEGEND	
	DESCRIPTION
2	ARCHITECTURAL CIP WHITE CONCRETE
3	STRUCT. SEALANT GLAZED ALUM. WINDOW WALL, CAPLESS SIGHTLINE WITH INSULATING LAMINATED GLAZING
4	STRUCT. SEALANT GLAZED ALUM. WINDOW WALL, CAPLESS SIGHTLINE WITH INSULATING LAMINATED GLAZING
7	GLAZED OPERATIVE METAL RAILING
8	STAINLESS STEEL CABLE RAILING
9	GREENSCREEN TRELLIS PANELS
10	METAL SCREEN
11	SLIDING GLASS DOOR WITH STAINLESS STEEL CABLE RAILING ON INTERIOR SIDE
14	EXISTING BUILDING TO REMAIN

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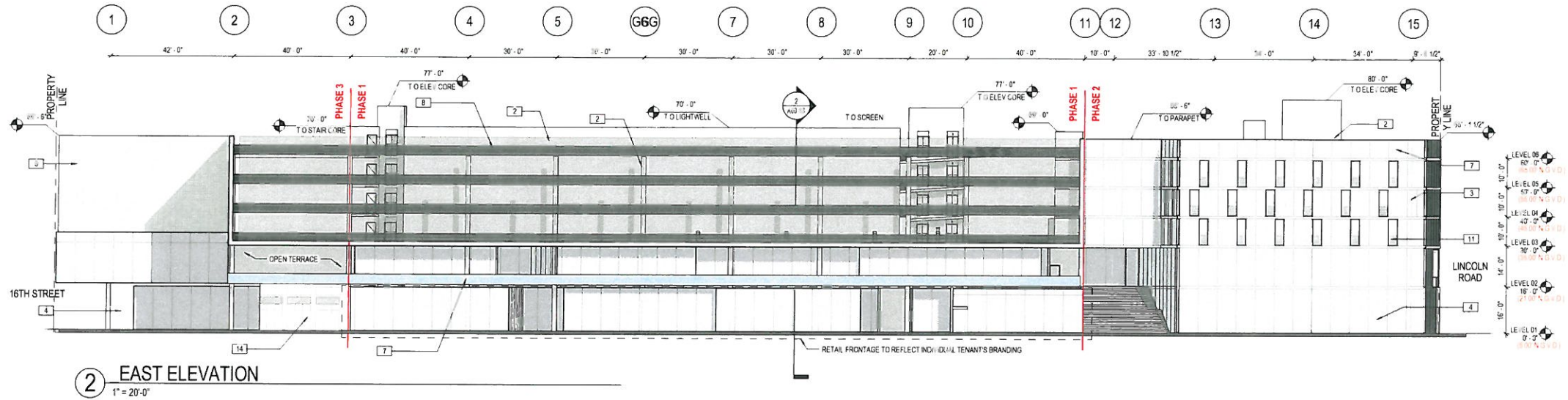
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Approved	Approver	
TITLE		

**EXTERIOR
ELEVATIONS**

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A00-12A

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LEGEND	
	DESCRIPTION
2	ARCHITECTURAL DIP WHITE CONCRETE
3	STRUCT. SEALANT GLAZED ALUM. WINDOW WALL, CARLESS ZERO SIGHTLINE WITH INSULATING LAMINATED POLYURETHANE GLAZING
4	STRUCT. SEALANT GLAZED ALUM. WINDOW WALL, CARLESS ZERO SIGHTLINE WITH INSULATING LAMINATED VISION GLAZING
7	GLAZED DEEPRAIL® METAL RAILING
11	SLIDING GLASS DOOR WITH STAINLESS STEEL CABLE RAILING ON INTERIOR SIDE
12	ALUM. GLASS DOOR INTEGRATED WITH ALUM. WINDOW WALL

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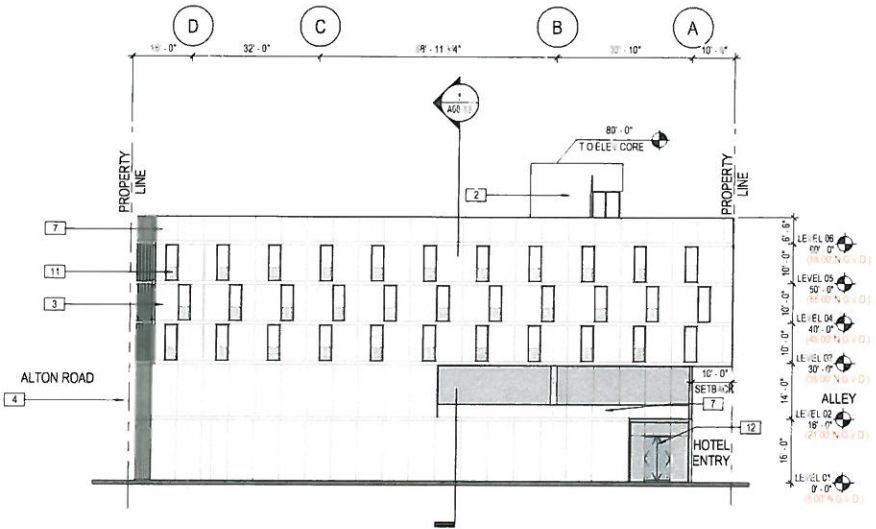
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TITLE		

NORTH ELEVATION

SHEET NUMBER

A00-012B

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1 NORTH ELEVATION
1" = 20'-0"

LEGEND	
	DESCRIPTION
2	ARCHITECTURAL OP WHITE CONCRETE
4	STRUCT SEALANT GLAZED ALUM WINDOW WALL (APLESS ZERO SIGHTLINE WITH INSULATING LAMINATED WINDOW GLAZING)
7	GLAZED DECORATIVE METAL RAILING
10	METAL GREEN
14	EXISTING BUILDING TO REMAIN

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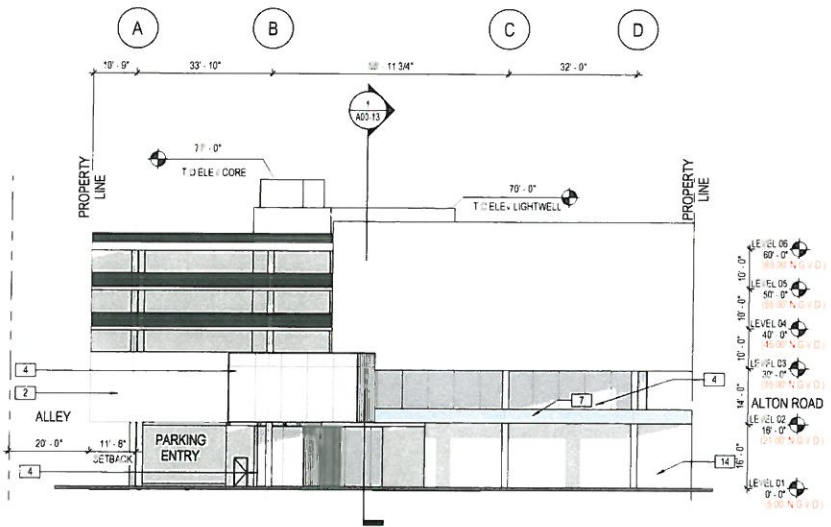
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SOUTH ELEVATION

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1 SOUTH ELEVATION
1" = 20'-0"

LEGEND	DESCRIPTION
1	METAL DOOR WITH PAINTED FINISH
2	ARCHITECTURAL CP WHITE CONCRETE
3	STRUCT SEALANT GLAZED ALUM WINDOW WALL CAPLESS ZERO SIGHTLINE WITH INSULATING LAMINATED GLAZING
4	STRUCT SEALANT GLAZED ALUM WINDOW WALL CAPLESS ZERO SIGHTLINE WITH INSULATING LAMINATED GLAZING
8	STAINLESS STEEL CABLE RAILING
10	METAL GREEN
11	SLIDING GLASS DOOR WITH STAINLESS STEEL CABLE RAILING ON INTERIOR SIDE
15	42" HIGH METAL SHIELD TO PREVENT LIGHT SPILLAGE

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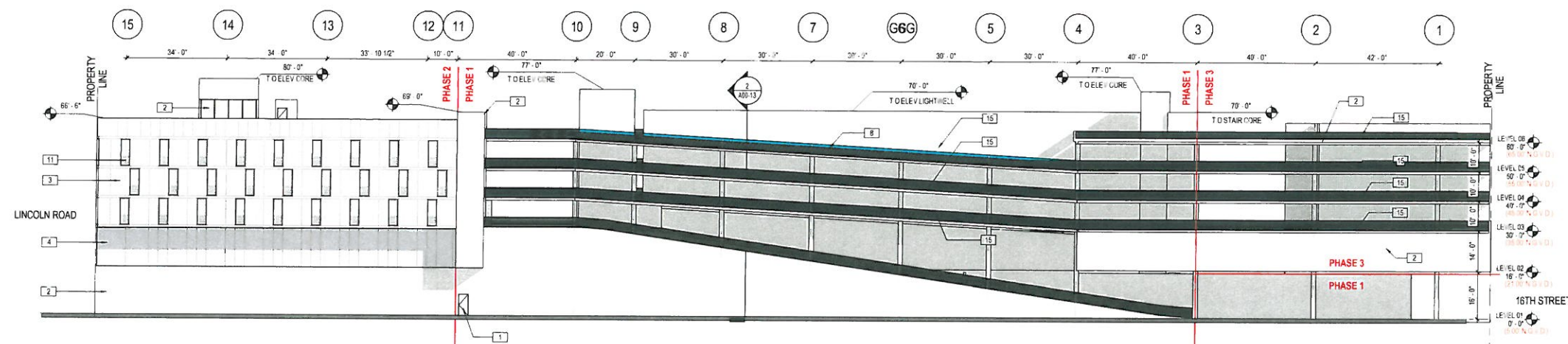
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TITLE		

WEST ELEVATION

SHEET NUMBER

A00-012D

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1 WEST ELEVATION
1" = 20'-0"