





View from Girard Avenue looking North

Site Area:

PID Number	SF	Acres
3302924430034	4809	0.11
3302924430035	5708	0.13
3302924430036	5706	0.13
Total	16223	0.37

Area & Height Data:

	Elev.	Clear Ht.	Flr. To Flr.	Cum. Ht	GSF	FAR	Common	Core	BOH	Leasable	Parking	Units	Stalls	Bike Stalls
Floor	(ft.)	(ft.)	(ft.)	(ft.)	(sf)	(sf)	(sf)	(sf)	(sf)	(sf)	(sf)	(count)	(count)	(count)
Roof	954.53	N/A	N/A	75'-0"	0	0								
L6	943.37	9'-0"	11'-2"	72'-4"	9471	9471	1436	505	226	7304		14		
L5	932.20	9'-0"	11'-2"	61'-2"	9734	9734	677	505	226	8326		15		
L4	921.53	9'-0"	10'-8"	50'-0"	9734	9734	677	505	226	8326		15		
L3	910.86	9'-0"	10'-8"	39'-4"	9734	9734	677	505	226	8326		15		
L2	900.20	9'-0"	10'-8"	28'-8"	9777	9777	677	505	226	8369		15		
L1	882.20	17'-0"	18'-0"	18'-0"	11314	3201	1819	505	238	875	7875	2	21	40
PIT	875.20	7'-0"	7'-0"	N/A										
Total					59764	51651	5963	3030	1368	41526	7875	76	21	40

Parking Data: Per Title 20 Chapter 541

	Vehicular Parking				Bike Parking	
	Stalls	Standard	ADA	Compact	Lg. Term	Sh. Term
L1	43**	8	2	35	40	3
P1	N/A	N/A	NA/	NA		
Total	0	8	2	35	40	3
Required	38	40*	4		38	N/A

*Includes Standard & ADA

** Including semi-automated stalls



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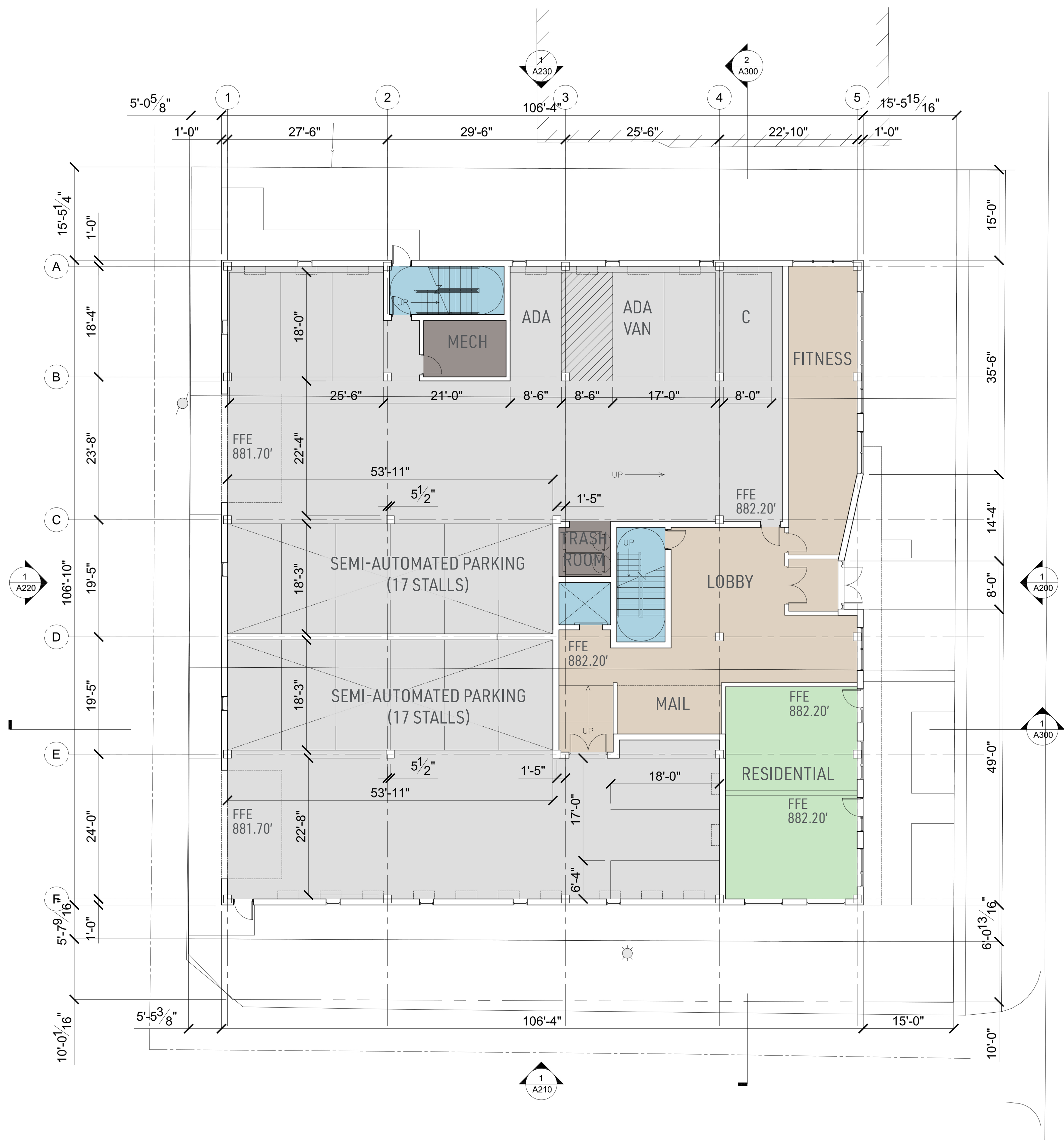
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LEVEL L1 PLAN
SCALE: 3/32" = 1'-0"

Level 1 Summary	
Parking - 7,875 sf	
Core - 505 sf	
Common - 1,819 sf	
BOH - 238 sf	
Total - 11,314 GSF	

- Key
- Residential Units
 - Public Area
 - Parking
 - Core
 - BOH



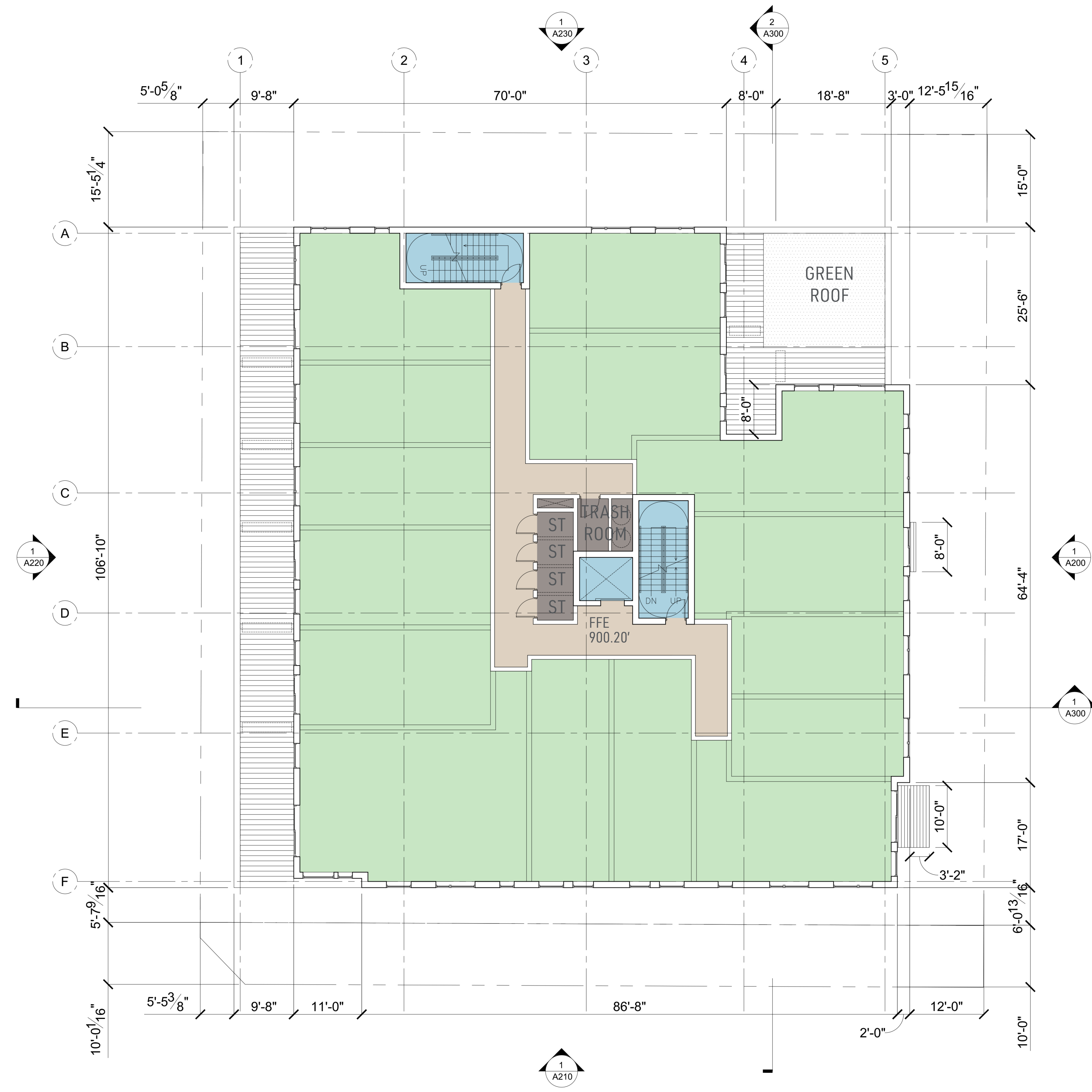
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Floor Plans

A110



LEVEL L2 PLAN
SCALE: 3/32" = 1'-0"



Level 2 Summary	
Residential	- 8,369 sf
Core	- 505 sf
Common	- 677 sf
BOH	- 226 sf
Total- 9,777 GSF	

- Key
- Residential Units
 - Public Area
 - Parking
 - Core
 - BOH



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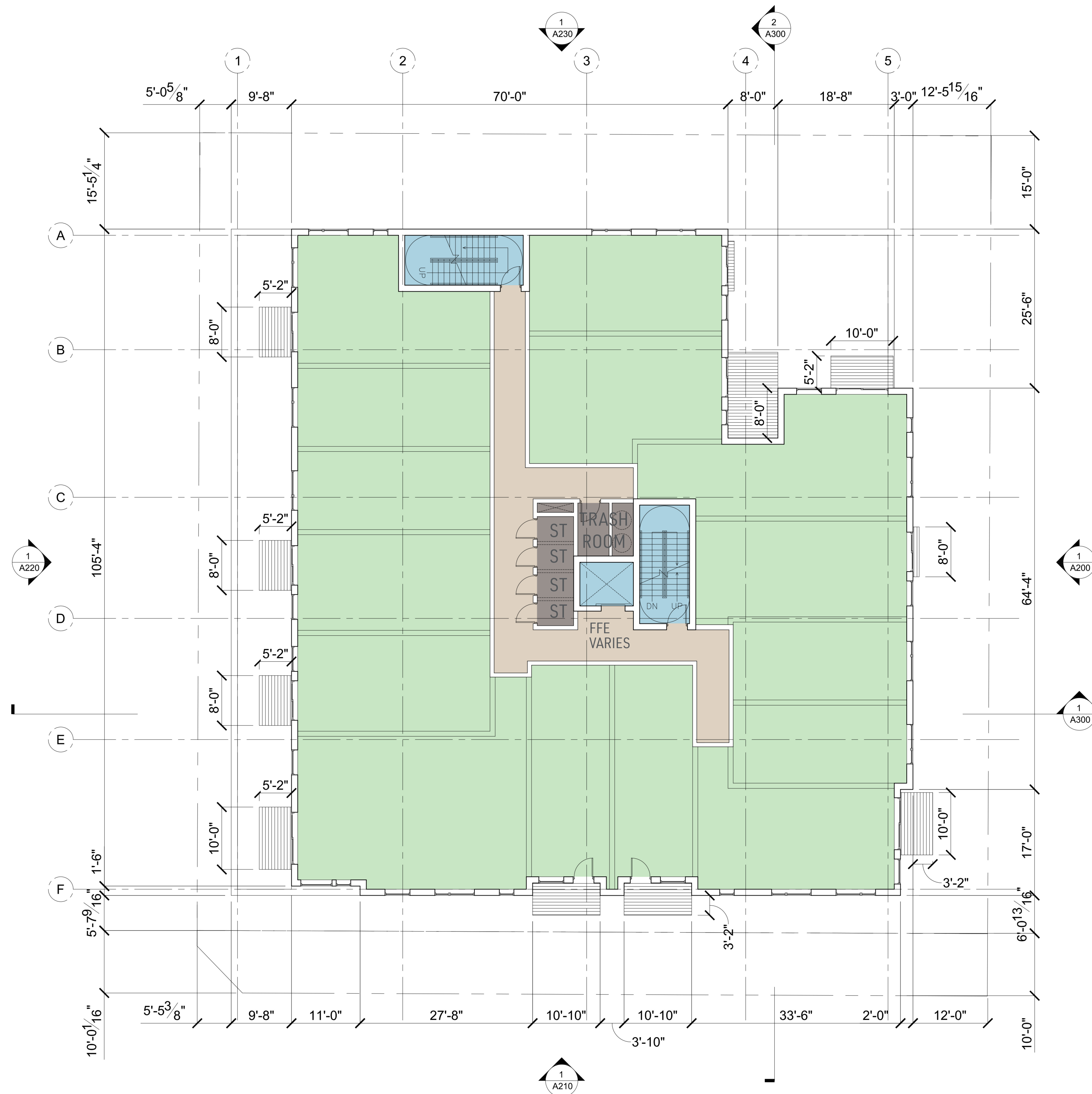
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Floor Plans

A120

Levels L3-5 Plan (Typical)



LEVELS L3-L5 PLAN
SCALE: 3/32" = 1'-0"



Typical Level 3-5 Summary

Residential - 8,326 sf
Core - 505 sf
Common - 677 sf
BOH - 226 sf

Total- 9,734 GSF



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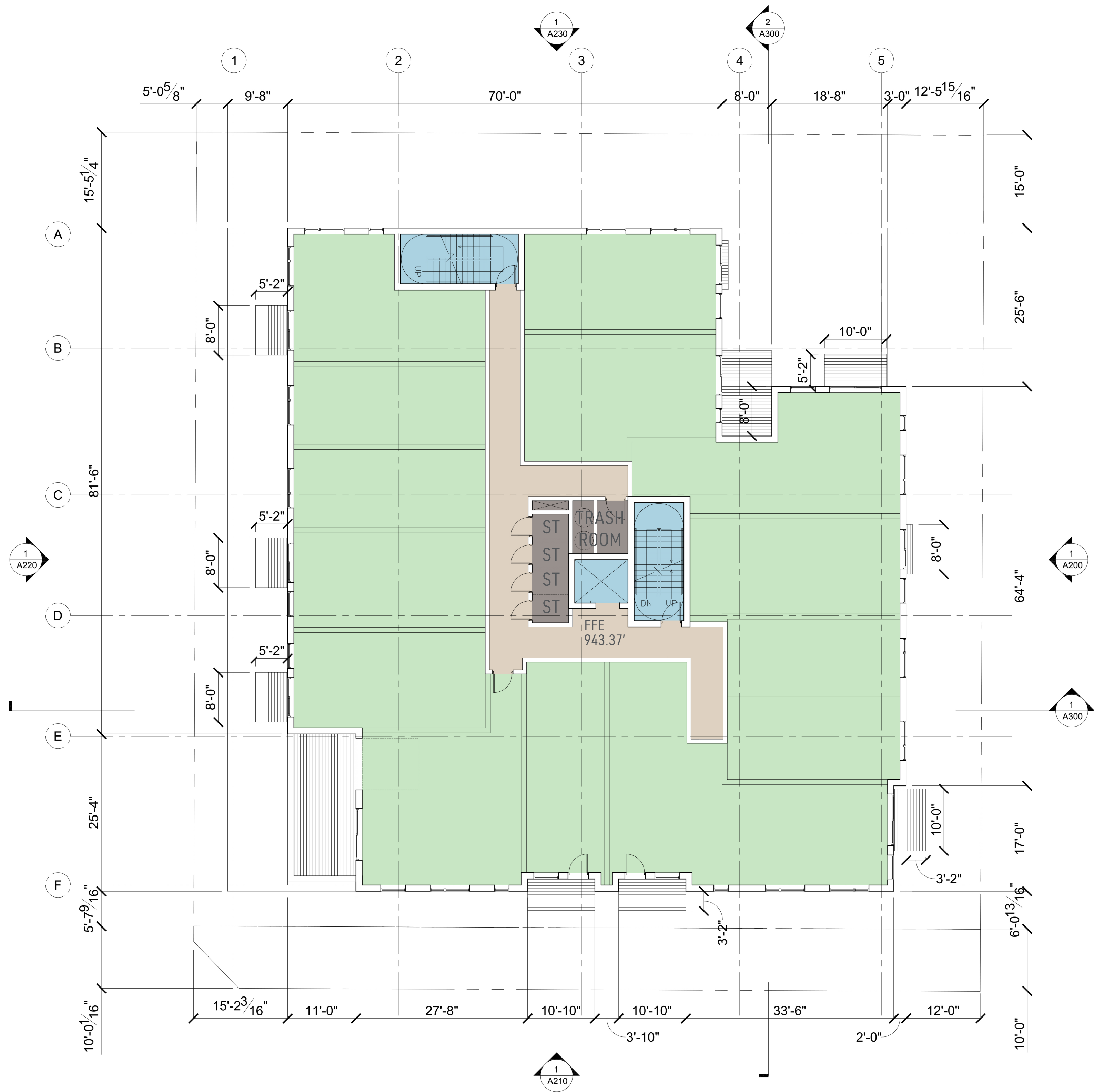
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Floor Plans

A130

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LEVEL L6 PLAN
SCALE: 3/32" = 1'-0"



Level 6 Summary	
Residential - 7,304 sf	
Core - 505 sf	
Common - 1,436 sf	
BOH - 226 sf	
Total- 9,471 GSF	

- Key
- Residential Units
 - Public Area
 - Parking
 - Core
 - BOH



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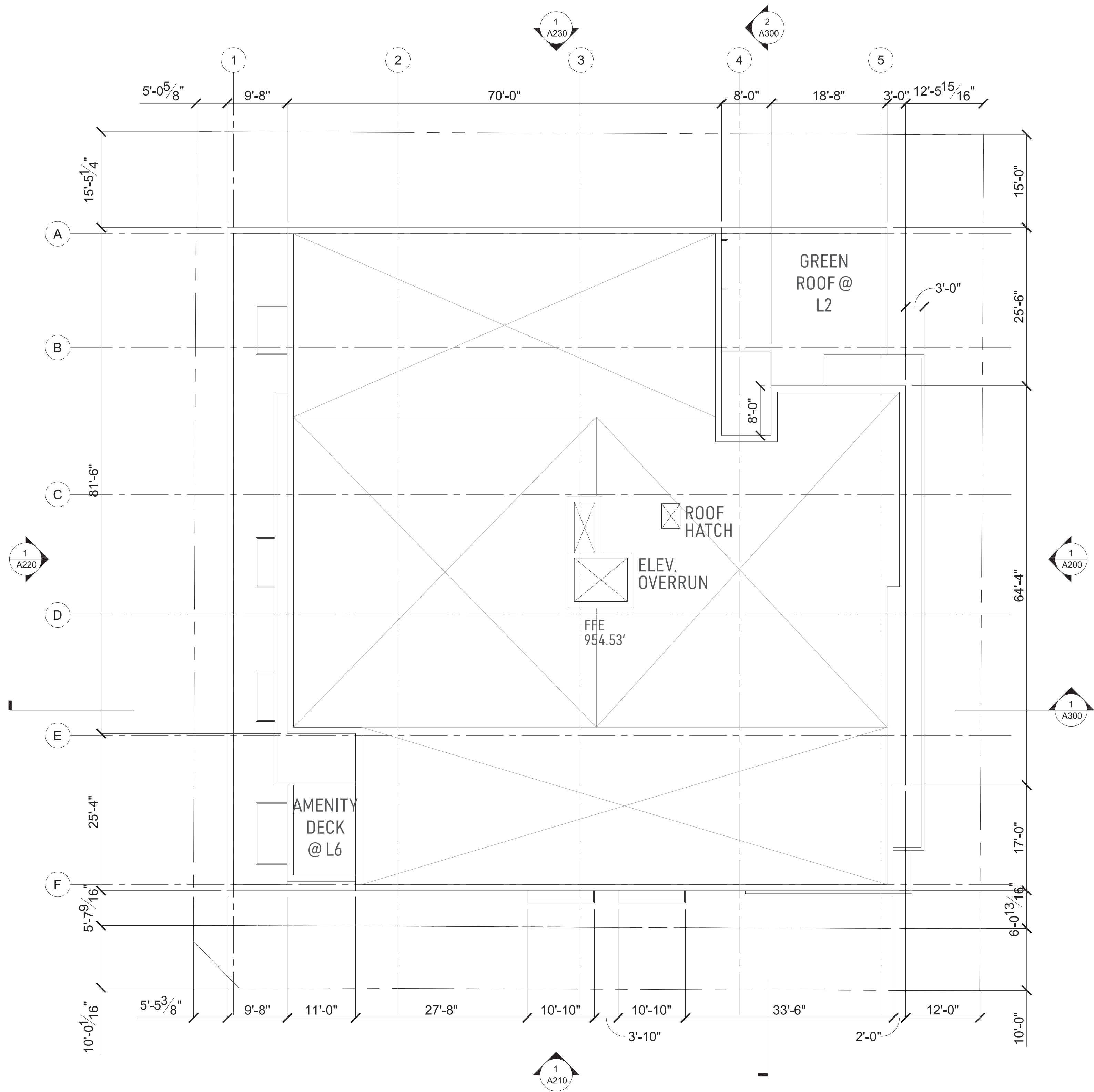
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Floor Plans

A160



ROOF PLAN
SCALE: 3/32" = 1'-0"



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Roof Plan

A170

East Elevation



	Area	Glass		Brick		Fiber Cement (Wood)		Precast		Metal		Burnished Block	
	(sf)	(sf)	(%)	(sf)	(%)	(sf)	(%)	(sf)	(%)	(sf)	(%)	(sf)	(%)
East Total	1413	2204		287		187		93		3864		0	
	8092	565		0		0		0		848		0	
	6079	2744	33.9%	357	4.4%	186	2.3%	93	1.1%	4712	58.2%	0	0.0%
	1593	975		1840		0		104		3159		0	
North Total	7722	435		0		0		0		1159		0	
	7722	1382	17.9%	1279	16.6%	0	0.0%	103	1.3%	4433	57.4%	525	6.8%
West Total	8109	1382		70		0		71		4433		525	
	8109	2110	26.0%	70	0.9%	687	8.5%	71	0.9%	3779	46.6%	1392	17.2%
South Total	7776	2110		1574		592		104		3822		0	
	7776	1684	21.7%	1574	20.2%	592	7.6%	104	1.3%	3822	49.2%	0	0.0%
TOTAL	31699	7920	25.0%	3280	10.3%	1465	4.6%	371	1.2%	16746	52.8%	1917	6.0%

EAST ELEVATION
SCALE: 3/32" = 1'-0"

- Exterior Material Key:
- ST1 - STONE
 - BR1 - BRICK
 - BR2 - BURNISHED BLOCK
 - MTL1 - METAL PANEL (WHITE)
 - MTL2 - METAL PANEL (CHARCOAL)
 - MTL3 - METAL PANEL (MATTE BLACK)
 - MTL4 - METAL PANEL (MATTE BLACK)
 - CP1 - PRECAST CONCRETE (SLATE)
 - CP1 - FIBER CEMENT WOOD (CEDAR)
 - GL1 - LOW-E GLASS
 - LT1 - WALL LIGHT 1
 - LT2 - WALL LIGHT 2



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Elevations

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	Area		Glass		Brick		Fiber Cement (Wood)		Precast		Metal		Burnished Block	
	(sf)		(sf)	(%)	(sf)	(%)	(sf)	(%)	(sf)	(%)	(sf)	(%)	(sf)	(%)
East Total	1413	2204	565		287		187		93		3864		0	
	8092	2744	33.9%		357	4.4%	186	2.3%	93	1.1%	4712	58.2%	0	0.0%
	6079	975			1840		0		104		3159		0	
	1593	435			0		0		0		1159		0	
North Total	7722	1382	17.9%		1279	16.6%	0	0.0%	103	1.3%	4433	57.4%	525	6.8%
West Total	8109	2110	26.0%		70	0.9%	687	8.5%	71	0.9%	3779	46.6%	1392	17.2%
South Total	7776	1684	21.7%		1574	20.2%	592	7.6%	104	1.3%	3822	49.2%	0	0.0%
TOTAL	31699	7920	25.0%		3280	10.3%	1465	4.6%	371	1.2%	16746	52.8%	1917	6.0%

NORTH ELEVATION
SCALE: 3/32" = 1'-0"

- Exterior Material Key:
- ST1 - STONE
 - BR1 - BRICK
 - BR2 - BURNISHED BLOCK
 - MTL1 - METAL PANEL (WHITE)
 - MTL2 - METAL PANEL (CHARCOAL)
 - MTL3 - METAL PANEL (MATTE BLACK)
 - MTL4 - METAL PANEL (MATTE BLACK)
 - CN1 - PRECAST CONCRETE (SLATE)
 - CP1 - FIBER CEMENT WOOD (CEDAR)
 - GL1 - LOW-E GLASS
 - LT1 - WALL LIGHT 1
 - LT2 - WALL LIGHT 2



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Elevations

A210



	Area	Glass		Brick		Fiber Cement (Wood)		Precast		Metal		Burnished Block	
	(sf)	(sf)	(%)	(sf)	(%)	(sf)	(%)	(sf)	(%)	(sf)	(%)	(sf)	(%)
East Total	1413	2204		287		187		93		3864		0	
	8092	565		0		0		0		848		0	
	6079	2744	33.9%	357	4.4%	186	2.3%	93	1.1%	4712	58.2%	0	0.0%
	1593	975		1840		0		104		3159		0	
North Total	7722	435		0		0		0		1159		0	
West Total	7722	1382	17.9%	1279	16.6%	0	0.0%	103	1.3%	4433	57.4%	525	6.8%
South Total	8109	2110	26.0%	70	0.9%	687	8.5%	71	0.9%	3779	46.6%	1392	17.2%
South Total	7776	1684	21.7%	1574	20.2%	592	7.6%	104	1.3%	3822	49.2%	0	0.0%
TOTAL	31699	7920	25.0%	3280	10.3%	1465	4.6%	371	1.2%	16746	52.8%	1917	6.0%

WEST ELEVATION
SCALE: 3/32" = 1'-0"

- Exterior Material Key:
- ST1 - STONE
 - BR1 - BRICK
 - BR2 - BURNISHED BLOCK
 - MTL1 - METAL PANEL (WHITE)
 - MTL2 - METAL PANEL (CHARCOAL)
 - MTL3 - METAL PANEL (MATTE BLACK)
 - MTL4 - METAL PANEL (MATTE BLACK)
 - CN1 - PRECAST CONCRETE (SLATE)
 - CP1 - FIBER CEMENT WOOD (CEDAR)
 - GL1 - LOW-E GLASS
 - LT1 - WALL LIGHT 1
 - LT2 - WALL LIGHT 2



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Elevations

A220



	Area		Glass		Brick		Fiber Cement (Wood)		Precast		Metal		Burnished Block	
	(sf)		(sf)	(%)	(sf)	(%)	(sf)	(%)	(sf)	(%)	(sf)	(%)	(sf)	(%)
East Total	1413	2204	565		287		187		93		3864		0	
	8092	2744	33.9%		357	4.4%	186	2.3%	93	1.1%	4712	58.2%	0	0.0%
	6079	975			1840		0		104		3159		0	
	1593	435			0		0		0		1159		0	
North Total	7722	1382	17.9%		1279	16.6%	0	0.0%	103	1.3%	4433	57.4%	525	6.8%
West Total	8109	2110	26.0%		70	0.9%	687	8.5%	71	0.9%	3779	46.6%	1392	17.2%
South Total	7776	1684	21.7%		1574	20.2%	592	7.6%	104	1.3%	3822	49.2%	0	0.0%
TOTAL	31699	7920	25.0%		3280	10.3%	1465	4.6%	371	1.2%	16746	52.8%	1917	6.0%

SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

- Exterior Material Key:
- ST1 - STONE
 - BR1 - BRICK
 - BR2 - BURNISHED BLOCK
 - MTL1 - METAL PANEL (WHITE)
 - MTL2 - METAL PANEL (CHARCOAL)
 - MTL3 - METAL PANEL (MATTE BLACK)
 - MTL4 - METAL PANEL (MATTE BLACK)
 - CN1 - PRECAST CONCRETE (SLATE)
 - CP1 - FIBER CEMENT WOOD (CEDAR)
 - GL1 - LOW-E GLASS
 - LT1 - WALL LIGHT 1
 - LT2 - WALL LIGHT 2



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Elevations

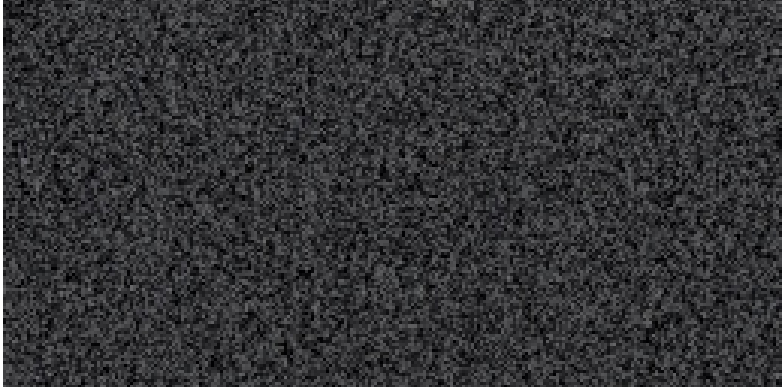
A230



View from Girard Avenue
looking Northwest



BR1 - BRICK
Vendor/Supplier: Hebron or similar
Model: Onyx Velour, Modular
Color: Onyx Velour
Use: Field Material



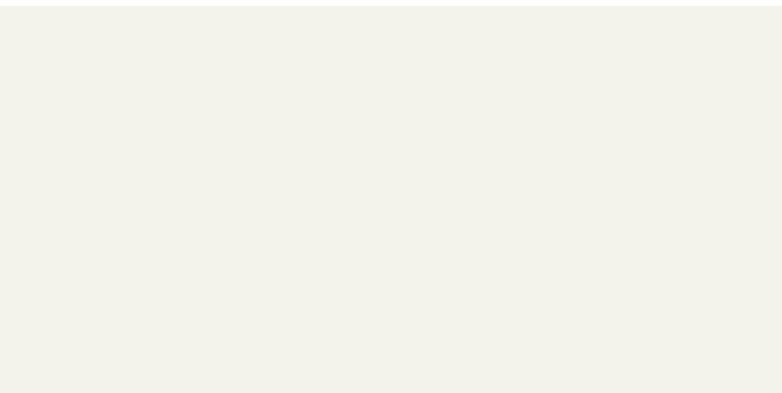
CN1 - PRECAST CONCRETE (SLATE)
Vendor/Supplier: Stoneworks or Similar
Model: #1584 or Similar
Color: Slate Very Light Sand Blast
Use: Podium base



BR2 - BURNISHED BLOCK (SHADOW)
Vendor/Supplier: Amcon or similar
Model: Colored Series
Color: Shadow 302
Use: Field Material



LT1 - WALL LIGHT 1
Vendor/Supplier: Lumasales
Model: TBD
Color: 3000K
Use: Podium Sconce



MTL1 - METAL PANEL (WHITE)
Vendor/Supplier: Pac-Clad or similar
Model: Flush Panel
Color: Bone White
Use: Field Material



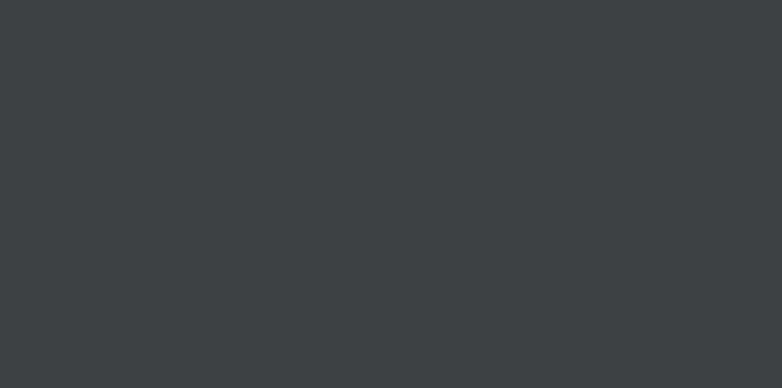
LT2 - WALL LIGHT 2
Vendor/Supplier: Lumasales
Model: TBD
Color: 3000K
Use: Path light on exterior wall



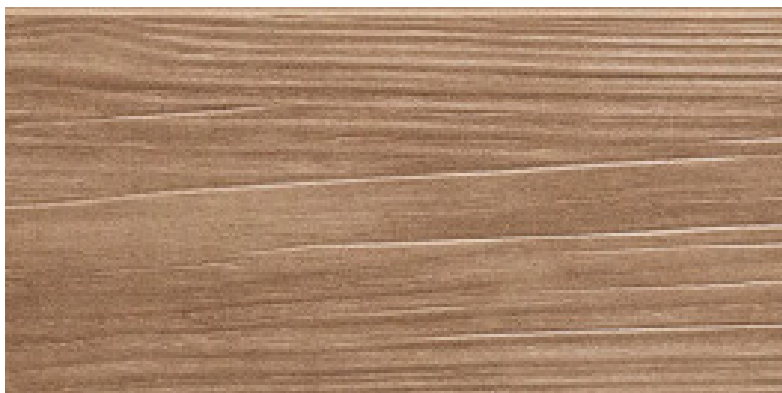
MTL2 - METAL PANEL (CHARCOAL)
Vendor/Supplier: Pac-Clad or similar
Model: Reveal Panel
Color: Charcoal
Use: Field Material



MTL3 - METAL PANEL (MATTE BLACK)
Vendor/Supplier: Pac-Clad or similar
Model: Flush Panel
Color: Matte Black
Use: Field Material



MTL4 - METAL PANEL (MATTE BLACK)
Vendor/Supplier: TBD
Model: Break Metal
Color: To match MTL3
Use: Trim & area above storefront



CP1 - FIBER CEMENT WOOD (CEDAR)
Vendor/Supplier: Nichiha or similar
Model: Vintage Wood
Color: Cedar
Use: Accents



GL1 - LOW-E GLASS
Vendor/Supplier: Vitro or Similar
Model: SN 68, Insulated, Low-E coating or Similar
Color: Starphire
Use: All glass



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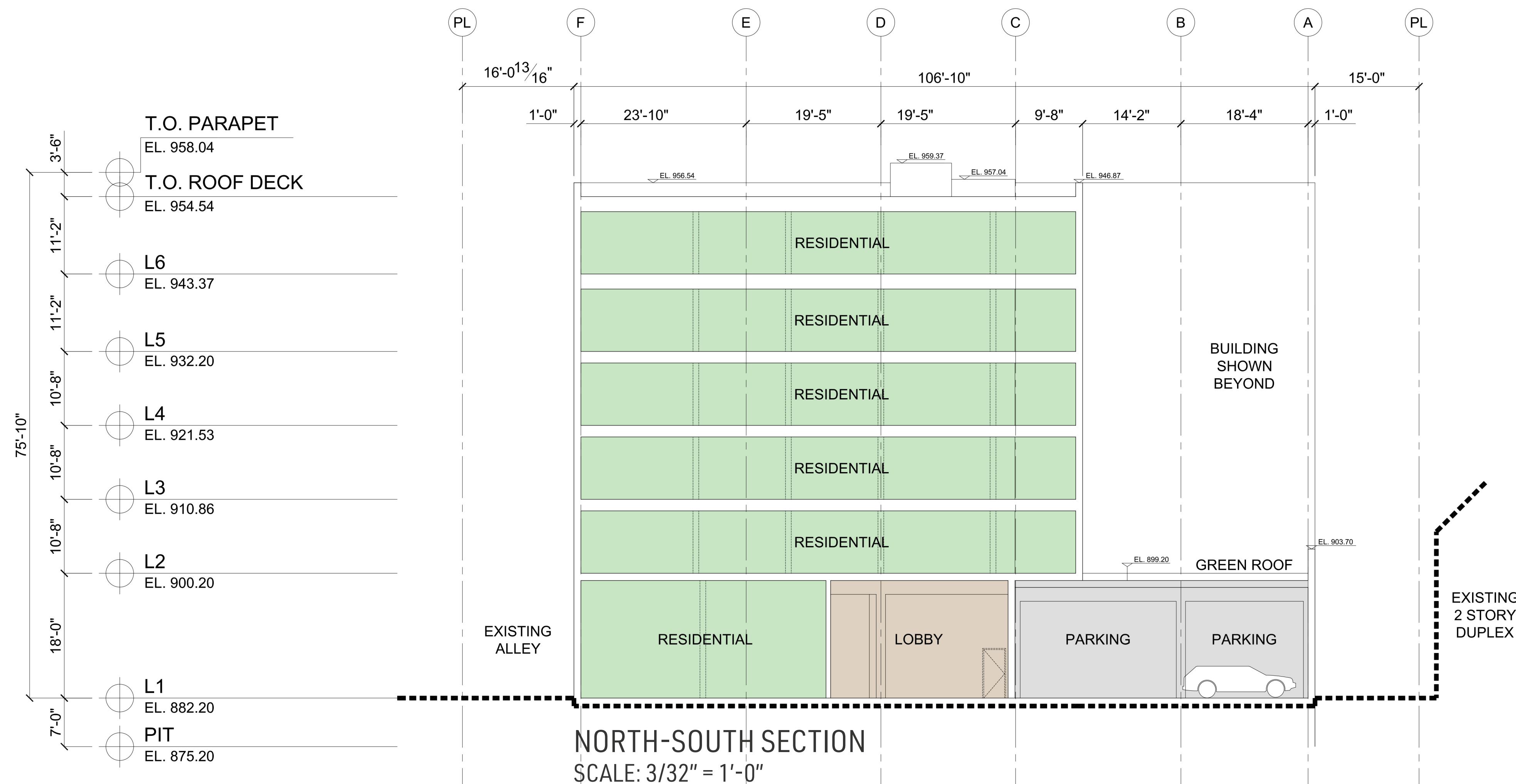
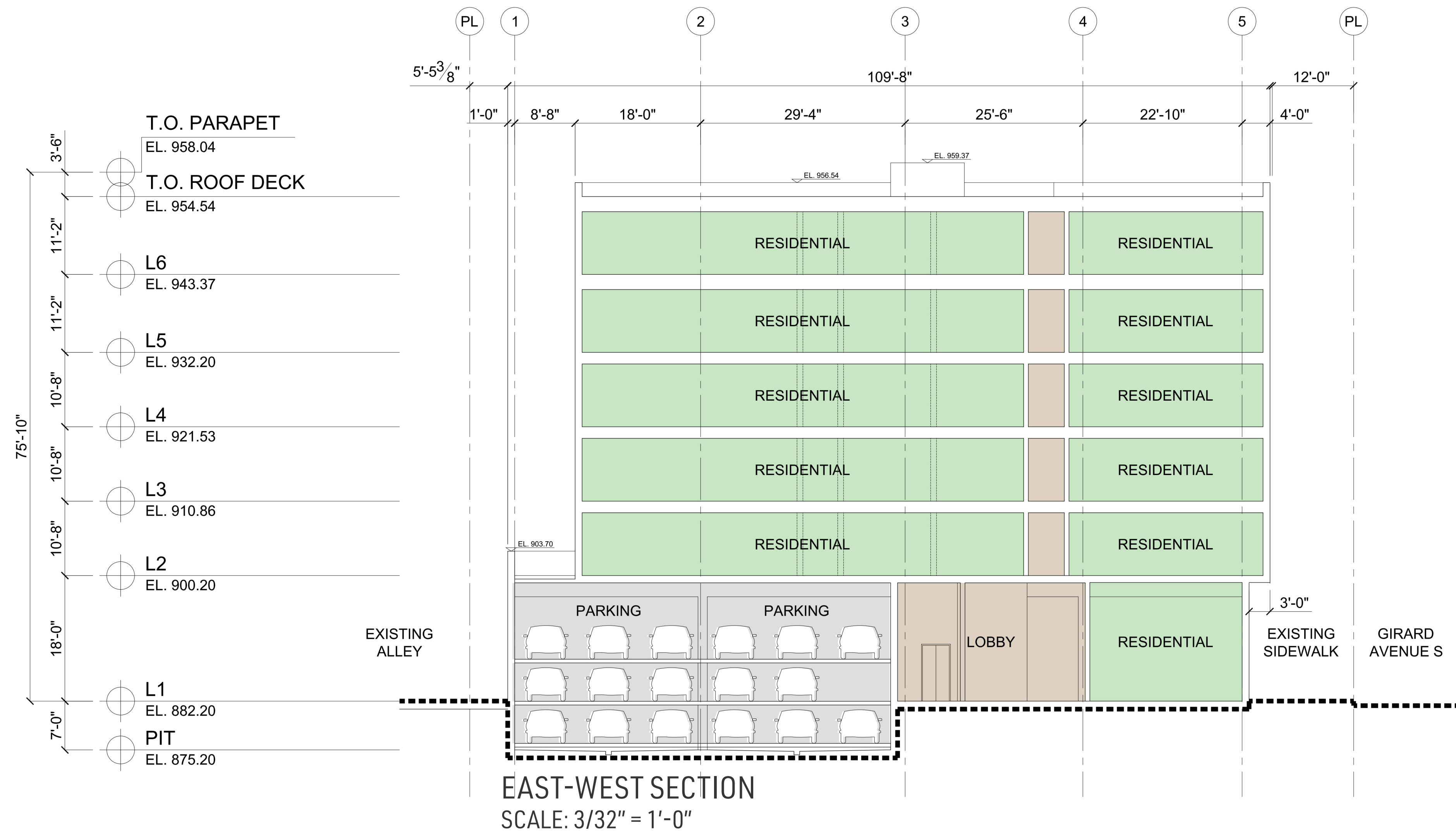
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Exterior Materials

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- Key**
- Residential Units
 - Public Area
 - Parking
 - Core
 - BOH



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Building Sections

A300

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View from Girard Avenue looking Northwest



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Renderings

A400



View from Girard looking Southwest



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Renderings

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View from Girard Avenue looking North



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Renderings

A402



View from Hennepin Avenue looking West



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Renderings

A403