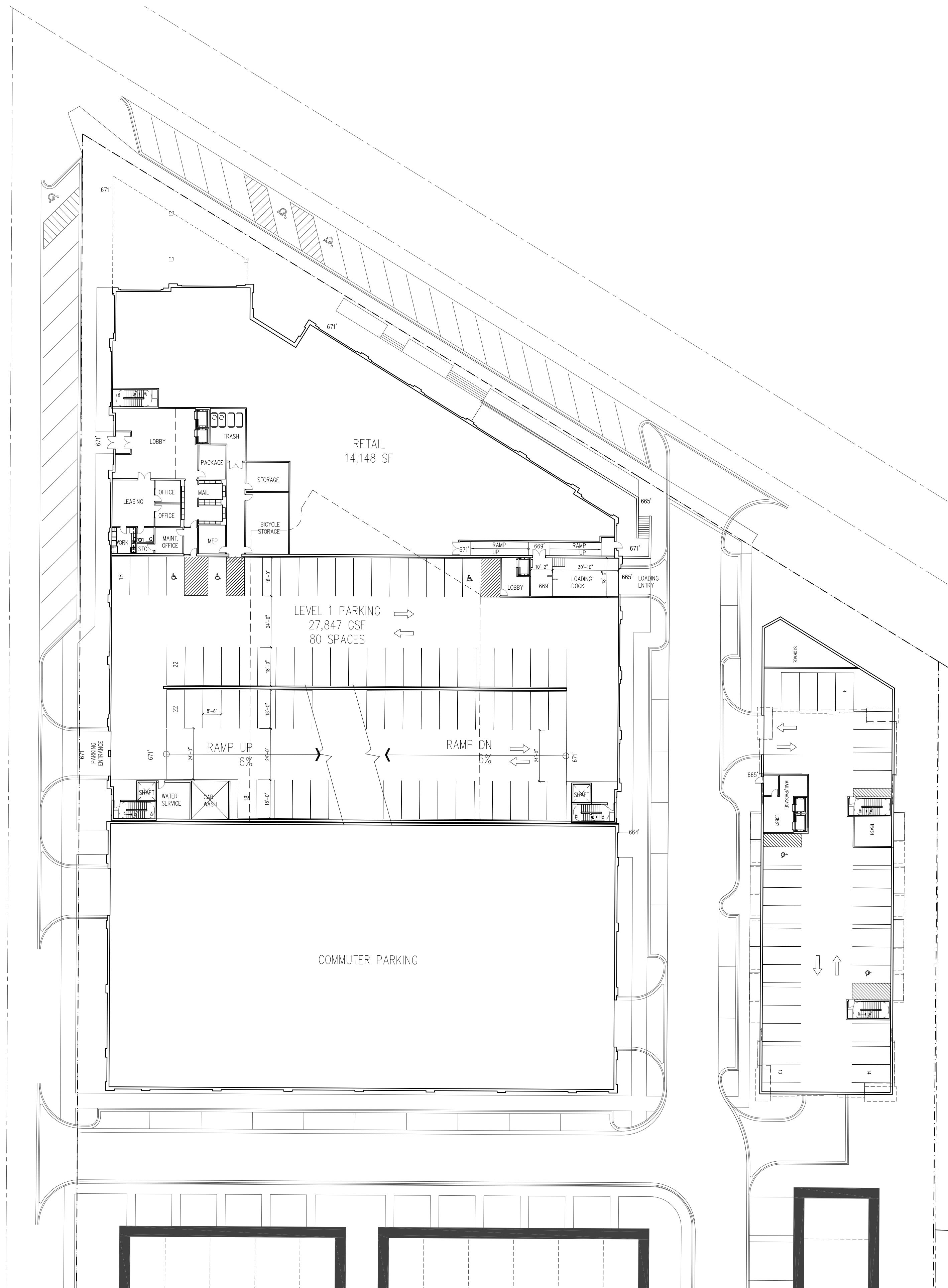
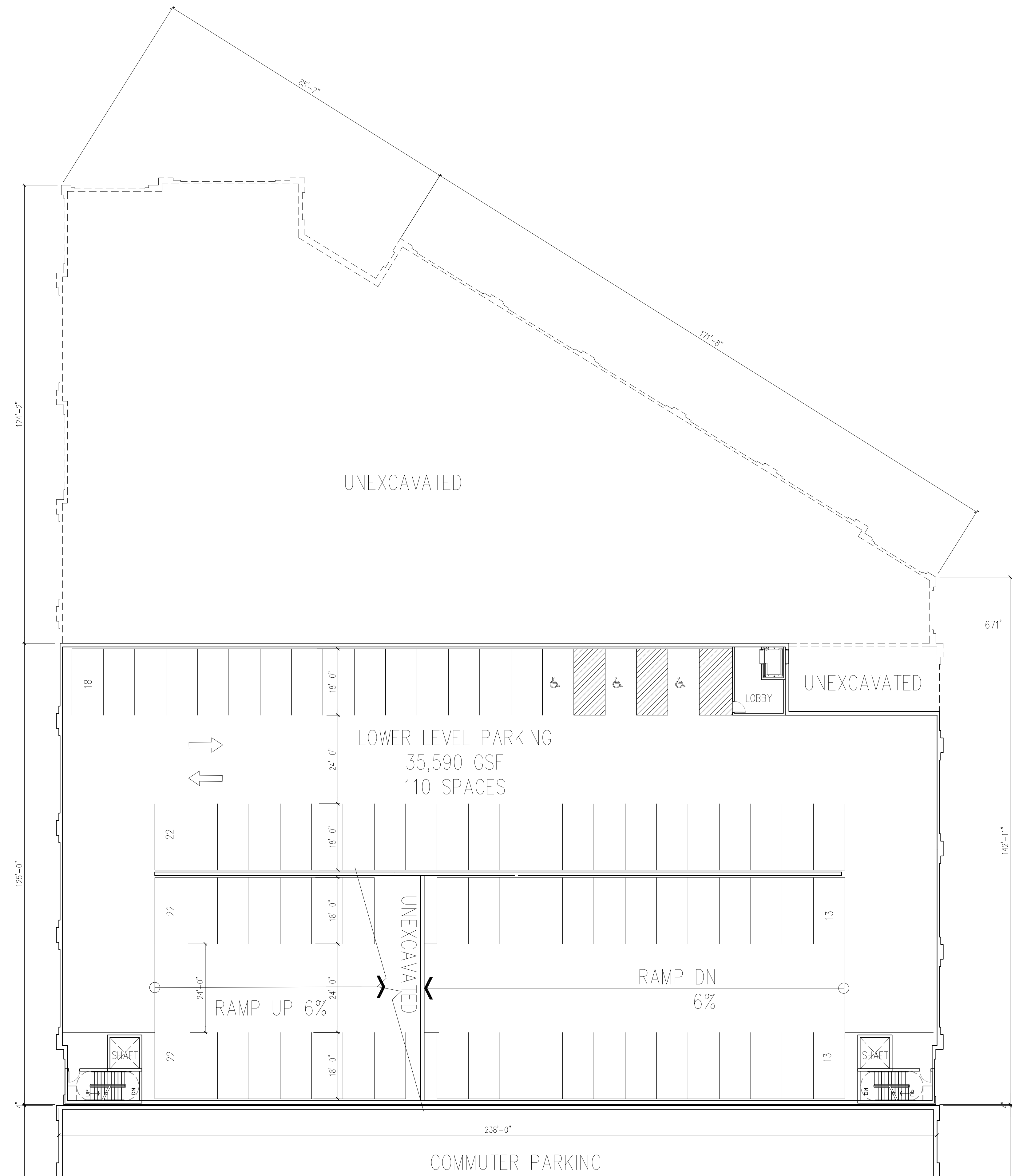
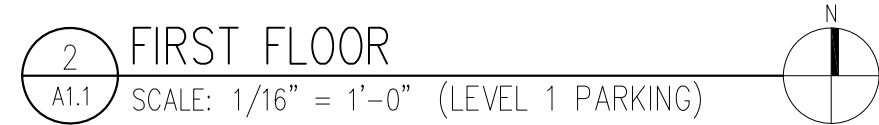


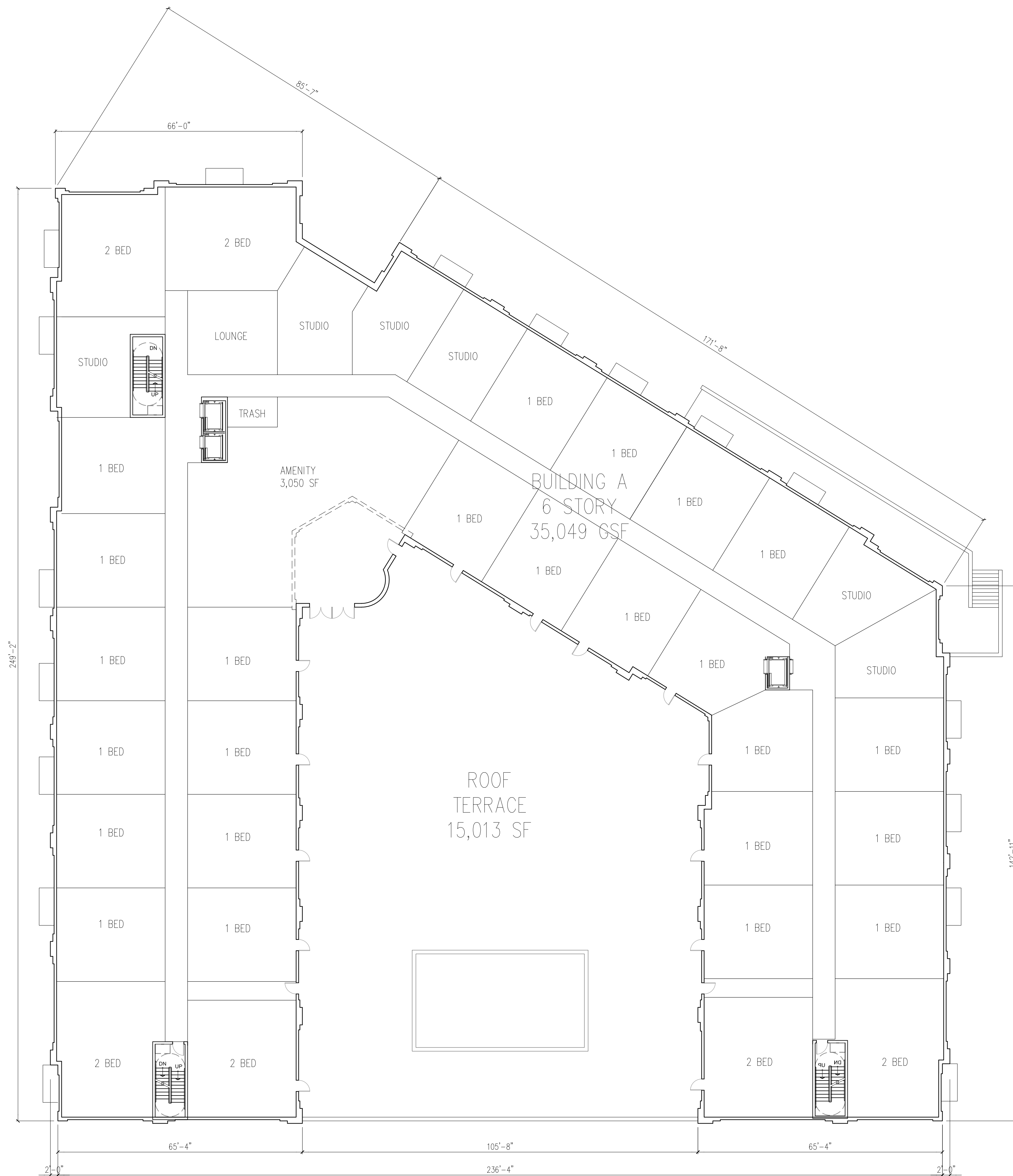


2 SITE PLAN
A1.0 SCALE: 1" = 30'-0"

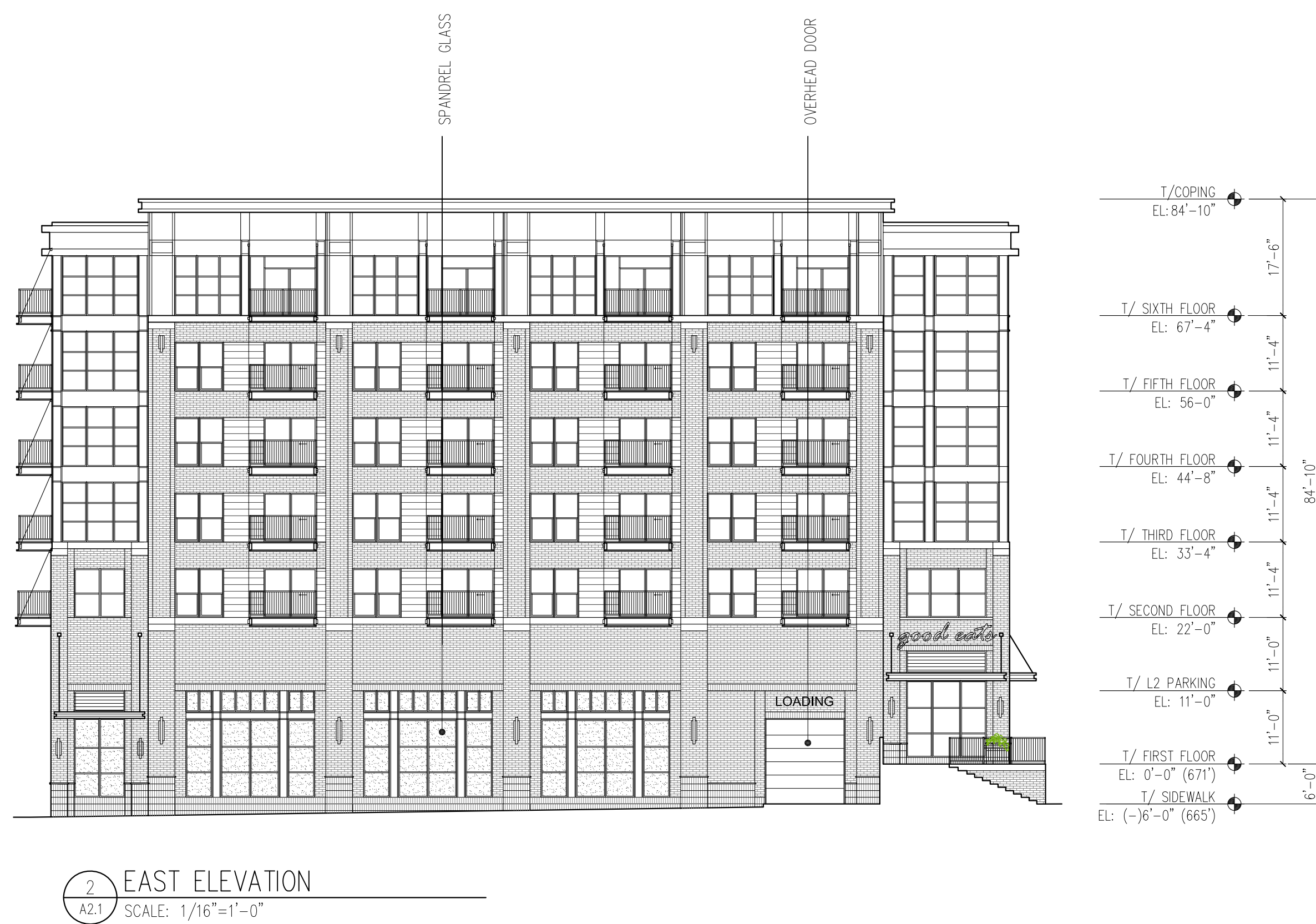
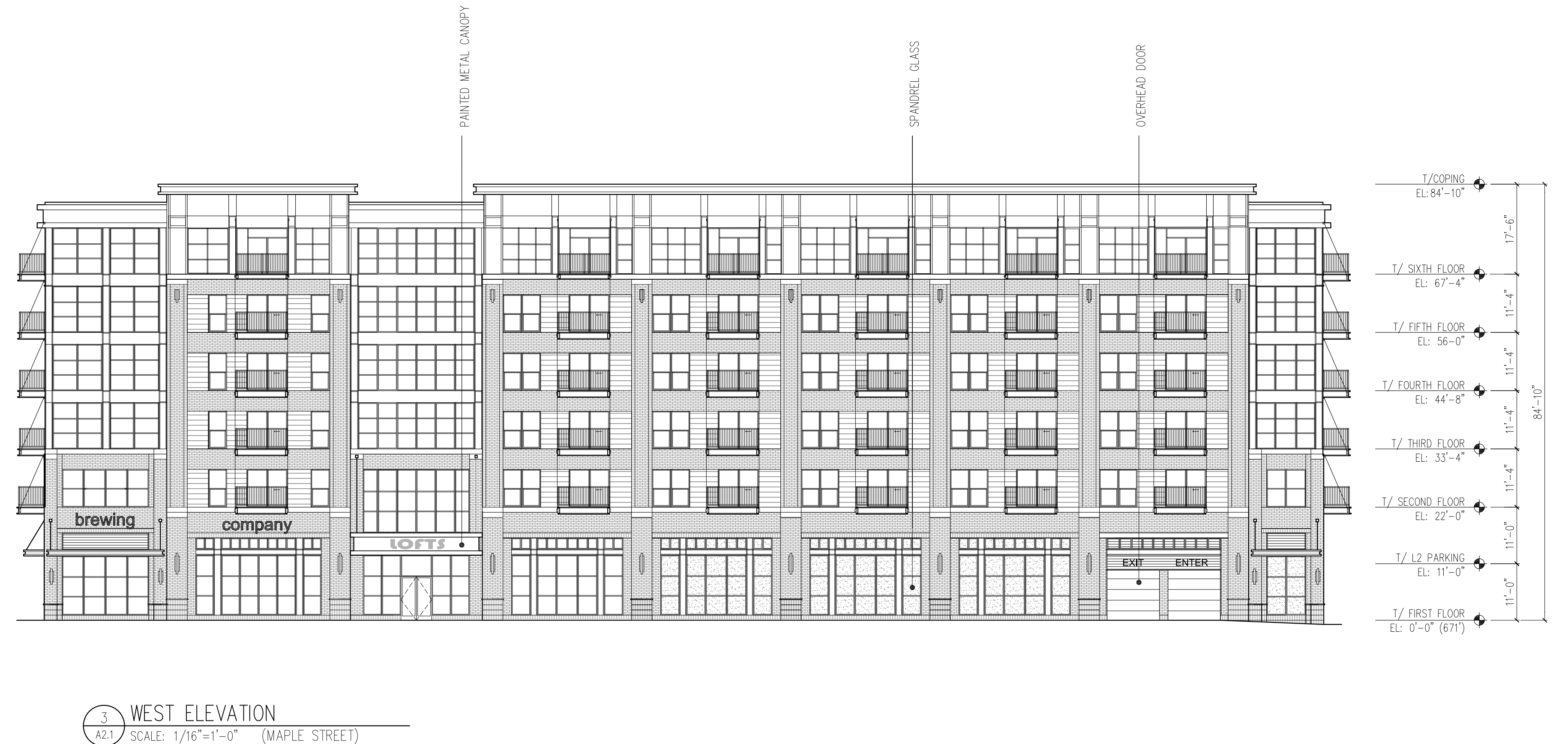
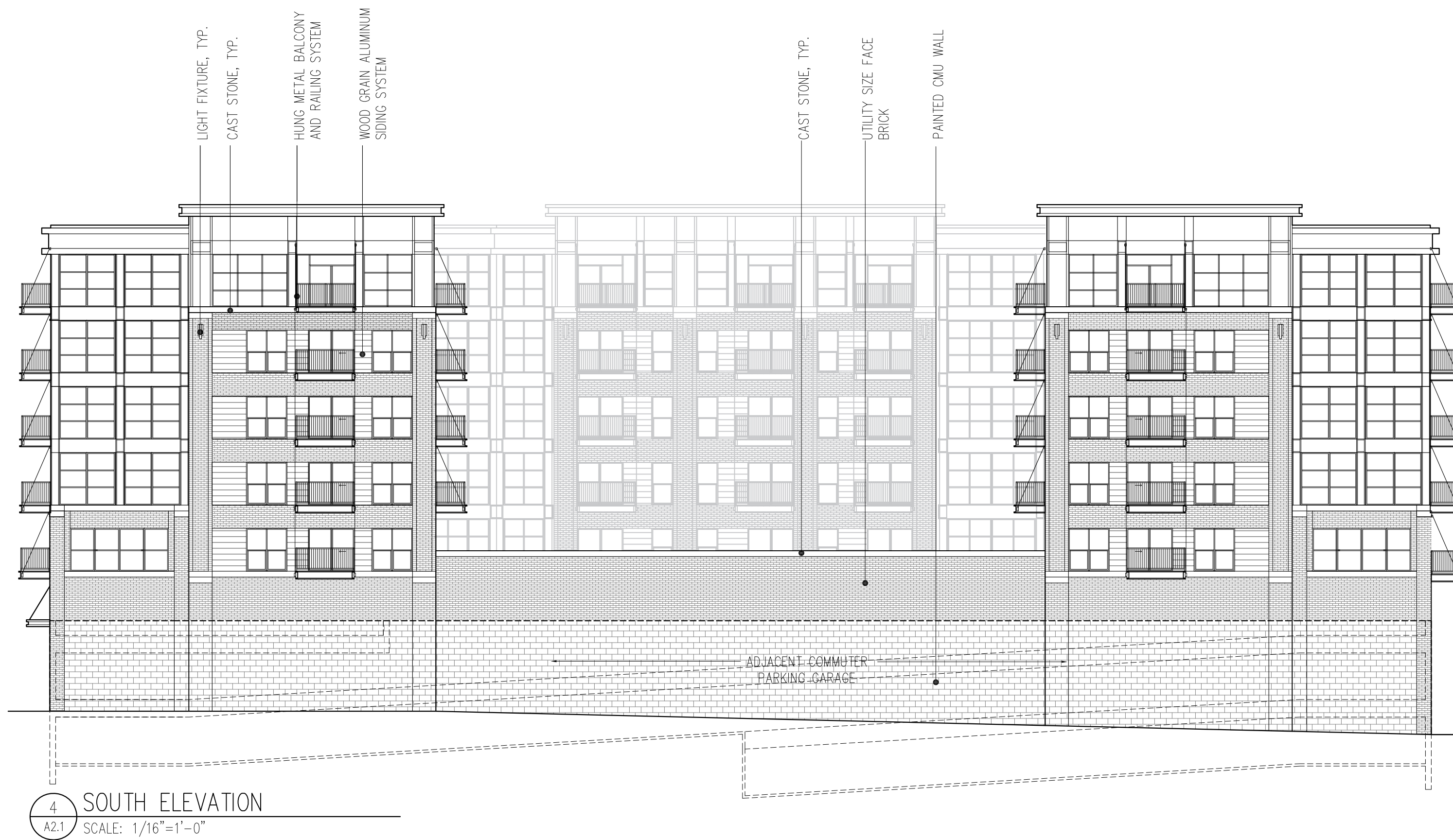


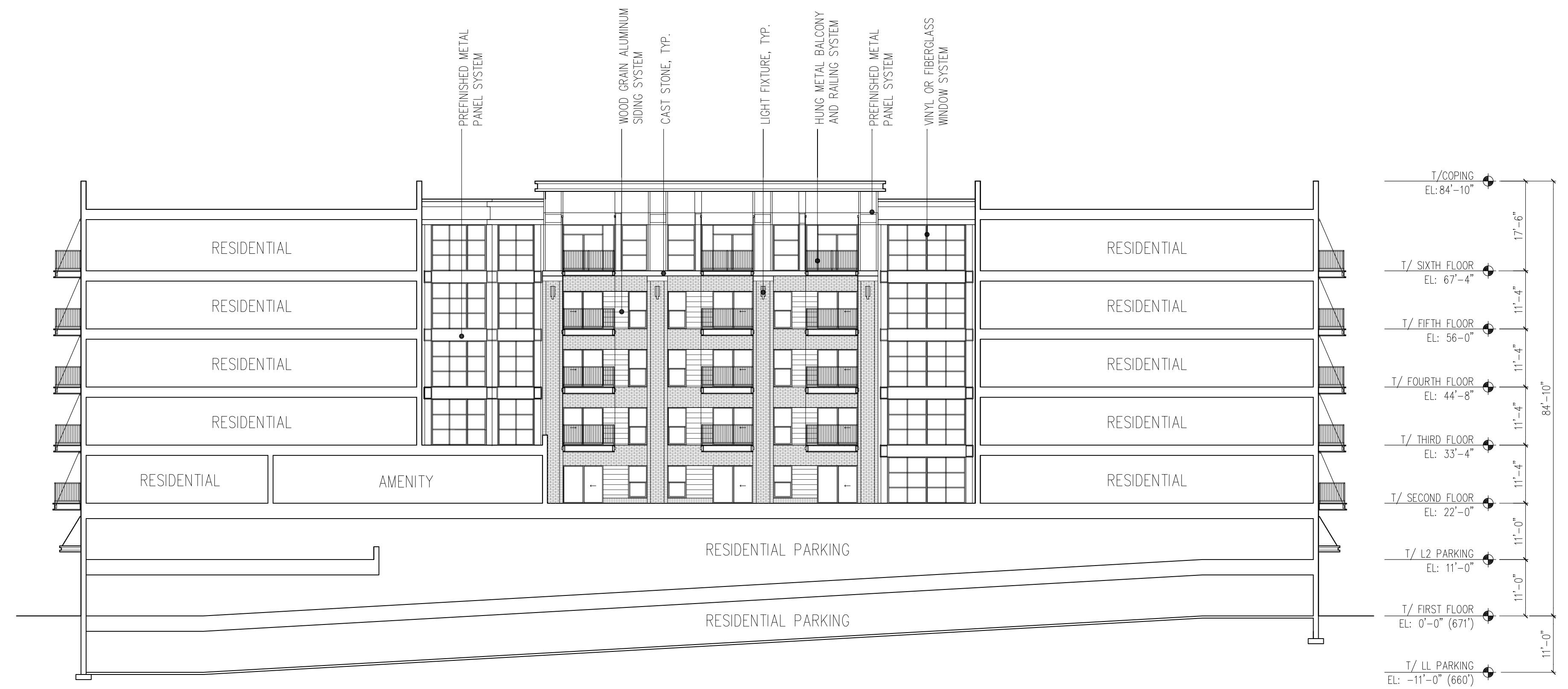
1 LOWER LEVEL
A1.0 SCALE: 1/16" = 1'-0"



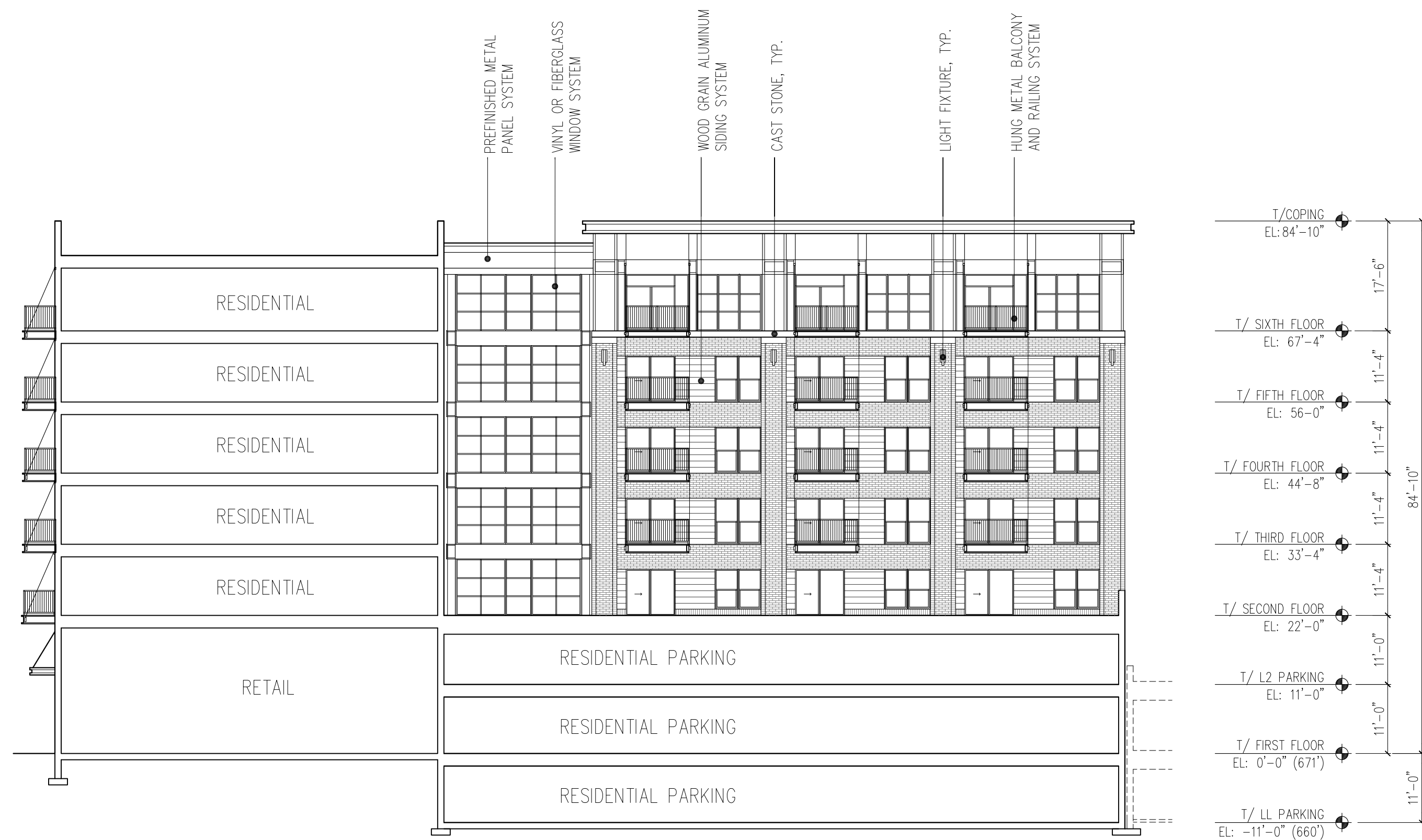


2 SECOND FLOOR
A1.2 SCALE: 1/16" = 1'-0"

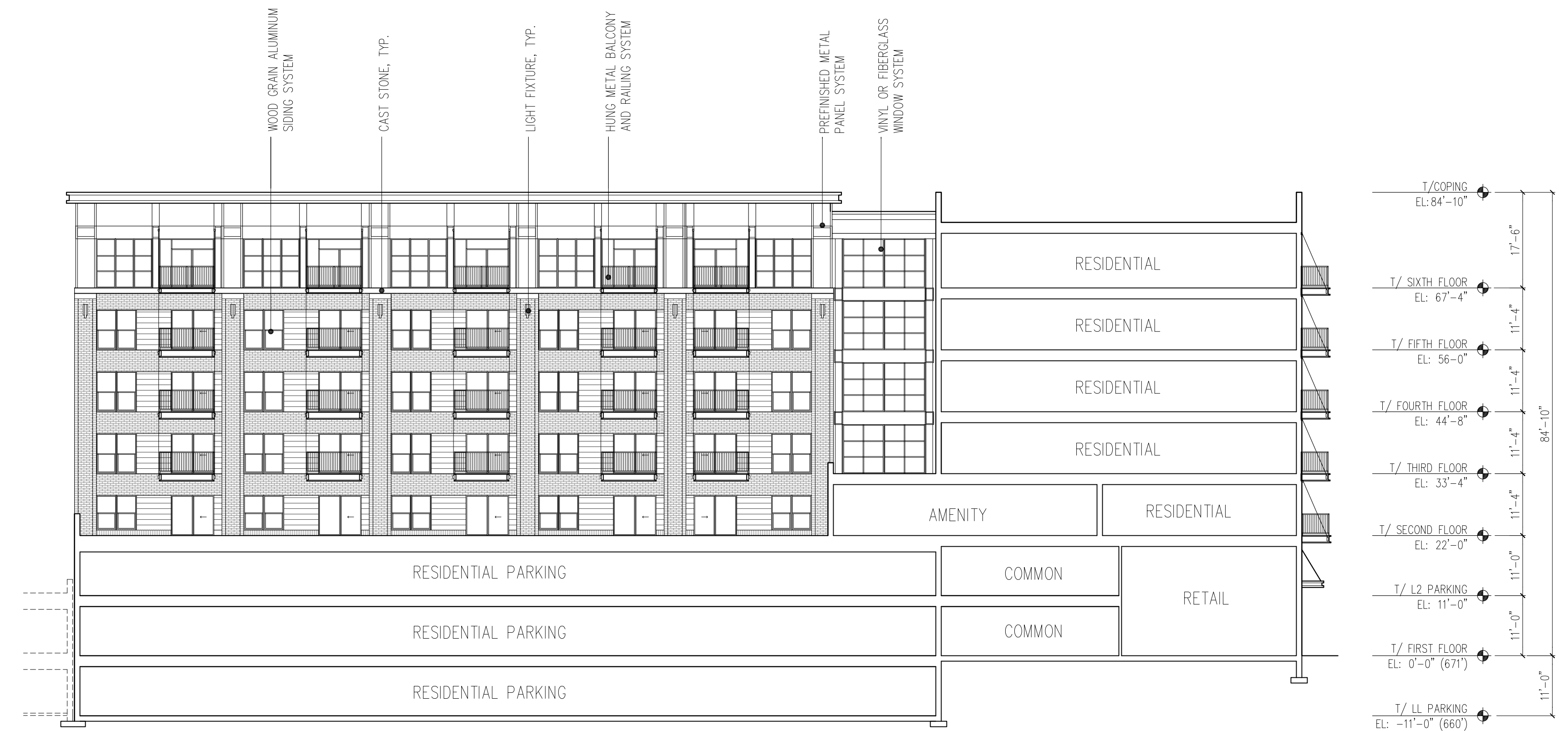




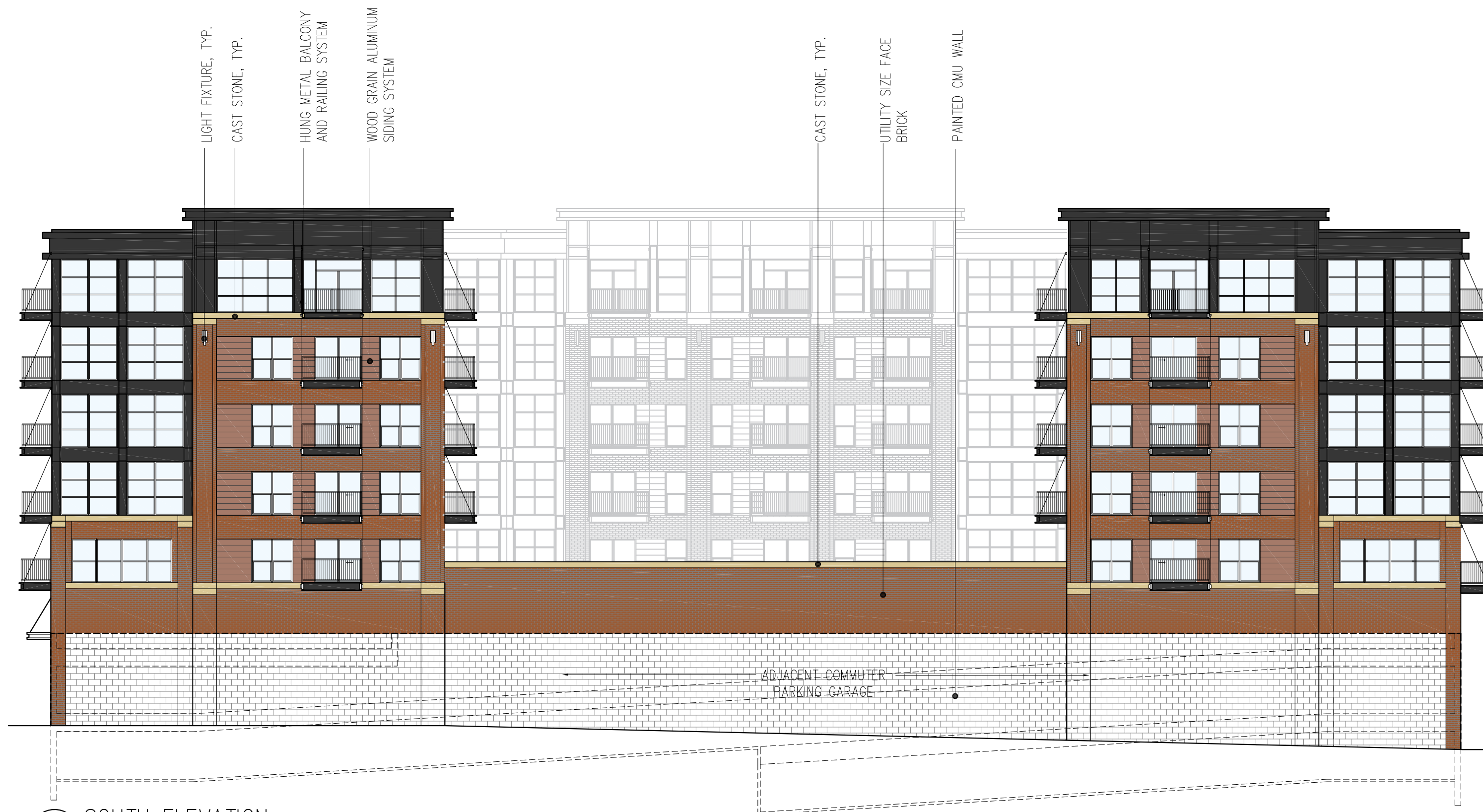
3 TERRACE SOUTH ELEVATION
SCALE: 1/16"=1'-0"



2 TERRACE WEST ELEVATION
SCALE: 1/16"=1'-0"



1 TERRACE EAST ELEVATION
SCALE: 1/16"=1'-0"



4 SOUTH ELEVATION
A2.1 SCALE: 1/16"=1'-0"



3 WEST ELEVATION
A2.1 SCALE: 1/16"=1'-0" (MAPLE STREET)

T/COPING	EL: 84'-10"
T/ SIXTH FLOOR	EL: 67'-4"
T/ FIFTH FLOOR	EL: 56'-0"
T/ FOURTH FLOOR	EL: 44'-8"
T/ THIRD FLOOR	EL: 33'-4"
T/ SECOND FLOOR	EL: 22'-0"
T/ L2 PARKING	EL: 11'-0"
T/ FIRST FLOOR	EL: 0'-0" (671')



T/COPING	EL: 84'-10"
T/ SIXTH FLOOR	EL: 67'-4"
T/ FIFTH FLOOR	EL: 56'-0"
T/ FOURTH FLOOR	EL: 44'-8"
T/ THIRD FLOOR	EL: 33'-4"
T/ SECOND FLOOR	EL: 22'-0"
T/ L2 PARKING	EL: 11'-0"
T/ FIRST FLOOR	EL: 0'-0" (671')
T/ SIDEWALK	EL: (-)6'-0" (665')

2 EAST ELEVATION
A2.1 SCALE: 1/16"=1'-0"



T/COPING	EL: 84'-10"
T/ SIXTH FLOOR	EL: 67'-4"
T/ FIFTH FLOOR	EL: 56'-0"
T/ FOURTH FLOOR	EL: 44'-8"
T/ THIRD FLOOR	EL: 33'-4"
T/ SECOND FLOOR	EL: 22'-0"
T/ L2 PARKING	EL: 11'-0"
T/ FIRST FLOOR	EL: 0'-0" (671')

1 NORTH ELEVATION
A2.1 SCALE: 1/16"=1'-0" (PROSPECT AVENUE)



3 TERRACE SOUTH ELEVATION
A2.2 SCALE: 1/16"=1'-0"



2 TERRACE WEST ELEVATION
A2.2 SCALE: 1/16"=1'-0"



1 TERRACE EAST ELEVATION
A2.2 SCALE: 1/16"=1'-0"

BUILDING A AREA SUMMARY (GSF)					
FLOOR	RESIDENTIAL	COMMON	PARKING	RETAIL	TOTAL
6	30,080	4,969	0	0	35,049
5	30,080	4,969	0	0	35,049
4	30,080	4,969	0	0	35,049
3	30,080	4,969	0	0	35,049
2	27,191	22,871*	0	0	50,062
L2	0	3,410	20,479	0	23,889
1 (L1)	0	8,067	27,847	14,148	50,062
LL	0	953	35,590	0	36,543
TOTAL	147,511	55,177	83,916	14,148	300,752

*INCLUDES 15,013 SF ROOF TERRACE
OVER PARKING

BUILDING A UNIT DISTRIBUTION TABLE					
FLOOR	UNIT COUNT	STUDIO	1 BED	2 BED	3 BED
6	39	8	25	6	0
5	39	8	25	6	0
4	39	8	25	6	0
3	39	8	25	6	0
2	36	6	24	6	0
1	0	0	0	0	0
TOTAL	192	38	124	30	0

BUILDING A - 2015 IBC CODE ANALYSIS

ITEM DESCRIPTION	SECTION	ALLOWABLE/REQUIRED	ACTUAL	REMARKS
3 USE AND OCCUPANCY CLASSIFICATION	CHAPTER 3			
CLASSIFICATION	SECTION 302			
Assembly Group A-3		303.4 Fitness, Lounge		
Business Group B		304.1 Office, Leasing		
Mercantile Group M		309.1 Retail		
Residential Group R-2		310.4 Apartments		
Low-Hazard Storage S-2		311.3 Enclosed Parking Garage		
4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY	CHAPTER 4			
HIGH-RISE BUILDINGS	SECTION 403	<75'-0"	73'-4"***	** Building height measured per HIGH-RISE BUILDING definition from top of highest occupied floor to lowest level (ground) of fire department vehicle access Per 903.3.1.1
Automatic sprinkler system		403.3 NFPA 13	NFPA 13	
GROUPS I-1, R-1, R-2, R-3, AND R-4	SECTION 420			
Seperation walls		420.2 1hr	1hr	
Horizontal separation		420.3 1hr	1hr	
Automatic sprinkler system		420.5 NFPA 13	NFPA 13	Per 903.2.8
5 GENERAL BUILDING HEIGHTS AND AREAS	CHAPTER 5			
BUILDING HEIGHT AND NUMBER OF STORIES	SECTION 504			
Group A-3, B, M, R-2, S-2, Type IA Construction		Unlimited	25'-4", 1 Story (unlimited)	Building below 3hr horizontal assembly
Group R-2, Type IIIA Construction		85'-0", 5 Stories	83'-0", 5 Stories	Number of stories measured from top of 3hr horizontal assembly per 510.2. Building height measured from grade plane per 510.2-6
BUILDING AREA	SECTION 506			
Group A-3, B, M, R-2, S-2, Type IA Construction		Unlimited	110,494 sf (unlimited)	With NFPA 13 sprinkler system
Group R-2, Type IIIA Construction, Mixed-occupancy, multistory		251,280 sf	175,245 sf	With NFPA 13 sprinkler system, Aa = (72,000+(24,000*.49))*3 = 251,280sf
MIXED USE AND OCCUPANCY	SECTION 508			
Nonseperated occupancies		508.4		
Between S-2 and A-3, B, M, R-2		0hrs	0hrs	
SPECIAL PROVISIONS	SECTION 510			
Horizontal building separation allowance		510.2 3hrs	3hrs	A building shall be considered as separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction
6 TYPES OF CONSTRUCTION	CHAPTER 6			
Fire-resistance rating requirements for building elements	Table 601 and 602			
Primary structural frame	Type IA/IIIA	Type IA/IIIA		
Bearing walls	3hrs/1hr	3hrs/1hr		
Exterior	3hrs/1hr	N/A/1hr		
Interior	3hrs/1hr	N/A/1hr		
Nonbearing walls and partitions				
Exterior	0hrs/0hrs	2hrs**/1hr**		** See FIRE WALL analysis below for south wall between residential and commuter parking. North, east, and west walls 0hrs.
Interior	0hrs/0hrs	0hrs/0hrs		
Floor construction	2hrs/1hr	2hrs/1hr		
Roof construction	1.5hrs/1hr	1.5hrs/1hr		
7 FIRE AND SMOKE PROTECTION FEATURES	CHAPTER 7			
FIRE WALLS	SECTION 706			
Party walls	706.1.1			Party walls between buildings shall be constructed as fire walls
Fire-resistance rating	706.4 2hrs	2hrs		South wall between S-2 occupancies
Stepped buildings	706.6.1 1hr	1hr		Fire wall to extend a minimum of 30 inches above lower roof at buildings having different roof levels provided the exterior wall for a height of 15 feet above the lower roof is not less than 1-hr fire resistance rated construction from both sides with openings protected by fire assemblies having a fire protection rating of not less than 3/4hr.



METAL PANEL COLOR



METAL SIDING COLOR



BRICK COLOR



CAST STONE COLOR

