

Mess, Camie

From: Mess, Camie
Sent: Wednesday, April 25, 2018 5:45 PM
To: 'srosen@r2l-architects.com'
Cc: Werner, Jeffrey B
Subject: BAR Actions - April 17, 2018 - 200 2nd St. SW

April 25, 2018

Preliminary Discussion

BAR 17-11-03

200 2nd Street SW

Tax Parcel 280069000, 280071000, 280072000, 280073000, 280074000, 280075000

Market Plaza LLC, Owner/ Keith O. Woodard, Applicant

New Construction

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 17, 2018. The following action was taken:

This was a preliminary discussion, so there was no motion. Discussion about the direction of development can be heard at: http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1292.

If you have any questions, please contact Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,

Camie Mess

NOTE: SUP NOT APPROVED



**Board of Architectural Review (BAR)
Certificate of Appropriateness**

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

RECEIVED

DEC 27 2017

Email scala@charlottesville.org

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name MARKET PLAZA LLC Applicant Name R2L ARCHITECTS - JILLIAN WAHL
 Project Name/Description WEST 2ND (AKA MARKET PLAZA) Parcel Number OWNER OF PARCEL 69 CONTRACT PURCHASER OF PARCEL 71, 72, 73, 74, 75.
 Project Property Address 200 2ND ST. SW

Applicant Information

Address: 3222 N STREET NW, SUITE 500
WASHINGTON, DC 20007
Email: JWAHL@R2L-ARCHITECTS.COM
Phone: (W) 200-600-7230 (C) 703.625.0308
(D) 200-600-7235

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] 12/27/17
Signature Date

JILLIAN WAHL 12/27/17
Print Name Date

Property Owner Information (if not applicant)

Address: 530 EAST MAIN STREET
CHARLOTTESVILLE, VA 22902
Email: KEITH@WOODARDPROPERTIES.COM
Phone: (W) 434-971-9800 (C) 434-989-6732

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

[Signature] 12/20/2017
Signature Date

KEITH O. WOODARD 12/20/2017
Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? NO

BY: RENAISSANCE INVESTMENT LLC, ITS MANAGER

Description of Proposed Work (attach separate narrative if necessary): See attached submission

List All Attachments (see reverse side for submittal requirements):

DESCRIPTION, ZONING INFORMATION, PLANS, RENDERINGS, SECTIONS. SEE TABLE OF CONTENTS ATTACHED IN SUBMITTAL.

For Office Use Only

Received by: A. Barmore
Fee paid: \$375.00 Cash/Ck. # 1417
Date Received: 12/27/2017
Revised 2016 P17-0223

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____



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NEIGHBORHOOD DEVELOPMENT SERVICES

WEST 2ND

AN URBAN, MIXED-USE DEVELOPMENT

BOARD OF ARCHITECTURAL REVIEW RESUBMISSION

MARKET PLAZA LLC | A JOINT VENTURE
LED BY WOODARD PROPERTIES

R2L:ARCHITECTS, PLLC

R2L:ARCHITECTS

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INTRODUCTION

West 2nd will become a major focal point within downtown Charlottesville, providing a civic outdoor gathering place for the City's residents and visitors and assuring a permanent home for our City Market. It will help to animate Water Street and complete the retail corridor, while bringing over 100 new downtown residents and 250 new workers to support the Mall and downtown businesses. The program maximizes the value of one of a very few remaining underdeveloped downtown city blocks with a combination of residential, office, and retail uses. It also provides +/-164 public parking spaces for office and retail use, plus one parking space for each residential unit. The building massing and materiality responds to the surrounding context of two to four story masonry buildings, while introducing a dramatic terraced profile to the downtown skyline.

CONFORMANCE WITH COMPREHENSIVE PLAN

- 1. Land Use:** The building conforms to the Future Land Use Map, which proposes this site for mixed use. The combination of residential, office, retail and City Market will ensure this site contributes to the economic sustainability of downtown Charlottesville, and adds to the diverse mix of downtown activities and attractions.
- 2. Community Facilities:** The new urban plaza will provide space for dining and leisure, as well as provide a home for the City Market. Storage, parking, and plaza access will be coordinated with Parks and Recreation to satisfy the needs of the Market. Additionally, trees have been planned where possible on the plaza to contribute to the urban tree canopy.
- 3. Economic Sustainability:** Over 100 new residents and 250 new workers will contribute to the growth of the downtown economy and benefit surrounding downtown businesses. The scale of the project will stimulate the (re)development of the entire downtown south neighborhood, and help jump start the redevelopment envisioned in the Strategic Investment Area located predominantly directly south of this property. Street-oriented retail along Water Street will help to complete this commercial corridor, and an indoor market and event space facing Second Street will activate West 2nd Street and the western edge of the plaza.
- 4. Environment:** The streetscape includes environmentally responsible landscape design, with stormwater filtration and a significant number of new street trees. Additionally, trees are planned to frame the new First Street pedestrian corridor on the plaza.
- 5. Housing:** The project will contribute approximately 85 new urban residences to the downtown housing stock. No affordable dwelling units will be displaced by the project, and the developer will comply with affordable housing requirements per section 34-12 of the zoning regulations.
- 6. Transportation:** West 2nd will provide 250 parking spaces on site for public and private use. All parking is in an underground garage, reducing surface parking and stormwater runoff. Short term bicycle parking spaces are planned in the streetscape along Water Street, as well as on the Plaza. Long term bicycle parking for building residents and employees is provided in the garage.
- 7. Urban Design and Historic Preservation:** West 2nd is designed to respond to and enhance the surrounding downtown context. The brick base relates in scale and material to the surrounding masonry buildings on Water Street and South Street, and the building setbacks ensure that the overall height will not overwhelm the lower existing buildings. The Plaza, streetscape, and building have been designed to enhance the site and surrounding neighborhood.

COMPLIANCE WITH BUILDING CODE

West 2nd is designed to comply with the following codes, as required by the Virginia Uniform Statewide Building Code (USBC):

2012 Virginia Construction Code
2012 Virginia Statewide Fire Prevention Code
2012 Virginia Mechanical Code
2012 Virginia Plumbing Code
2012 Virginia Energy Conservation Code
2012 Virginia Fuel Gas Code

In addition, the project is design to meet or exceed standards set forth in the Fair Housing Act, 2010 Americans with Disabilities Act, and any applicable local codes or amendments.

NEIGHBORHOOD CONTEXT

West 2nd has been designed to be respectful of its neighborhood context and to maximize its positive impacts on the City and the Downtown Mall.

Controlled Traffic: The project exceeds required parking regulations with +/-250 off-street parking spaces, and primary loading for the building will occur in the off-street loading dock. Additionally, there is a loading zone at the residential entry, and secondary loading can occur from the plaza via a curb ramp on South Street.

Healthy Natural Environment: The building will be designed to reduce unnecessary noise and pollution. Mechanical systems will be screened and detailed with sound isolators, and food service will be ventilated to the top of the building. The building systems will meet the latest energy efficiency standards, and the design will comply with current stormwater management regulations.

Enhance Existing Residences or Businesses: The project enhances public amenities in the City with a new large civic plaza, a new event space, and a new pedestrian thoroughfare along the First Street corridor. No businesses or residences will be displaced, and the popular City Market will return to the site. The density that West 2nd will bring to the Water Street corridor will contribute to a healthy downtown community.

Encouragement of Economic Development: The West 2nd development will increase the tax base of the City by providing new residential units, as well as over 10,000sf of new retail space, approximately 5,800sf of event space and over 45,000sf of new office space. The tax revenue that will be created by this project has been estimated at over \$950,000 per year.

Density: The design is compliant with the density allowed by Special Use Permit in the zoning regulations for the Water Street District.

Public School Population and Facilities: West 2nd residences are anticipated to be purchased by empty nesters and young urban professionals, and likely will not significantly increase the number of school aged children in the neighborhood.

Historic District Enhancement: No historic or culturally significant buildings will be displaced by the project, and the design of West 2nd is intended to enhance the surrounding district. Cues have been taken from the materiality and scale of the surrounding buildings to create a vibrant streetscape.

Conformity with Federal, State and Local Laws: The building will be designed in accordance with all applicable building codes and regulations, including the Virginia Uniform State Building Code, local zoning regulations, and local and federal accessibility regulations.

SPECIAL USE PERMIT – SUMMARY OF CHANGES

Since the initial submission in October 2017, we have received feedback from the Board of Architectural Review, the Planning Commission, the fire marshal and Charlottesville Parks and Recreation, and have continued to coordinate the design. Changes are summarize below:

1. Appurtenance use: The October submission included three residential units on the appurtenance level, which is no longer permitted by the zoning code. Residential units have been removed from the appurtenance level. Additionally, the appurtenance has been set back further from the building face to minimize its visibility from street level.
2. Retail space: The southwest portion of the ground floor was previously shown as Retail use. This has been changed to Event space, which will be made available once a week to the City Market; this use was previously approved in the 2014 Special Use Permit. The request for this use has been added to the Zoning Narrative on the following page.
3. South Street streetscape: There is a gas line in South Street that runs very close to the curb line. We propose moving the street trees on South Street to the north edge of the sidewalk to provide a consistent streetscape design and avoid the gas line. Street trees have been removed from the southwest corner of the project to provide clear fire ladder access.

WEST 2ND
SUP Data

	2014 SUP PROPOSED	2014 SUP APPROVED	2017 SUP PROPOSED
GSF - PLAZA AND ABOVE	185,395	185,395	215,522
GSF - BELOW GRADE	101,607	101,607	92,054
NO. STORIES ABOVE PLAZA	9 + APPURTENANCE	9 + APPURTENANCE	10 + APPURTENANCE
PLAZA GRADE	467'-6"	467'-6"	467'-6"
PLAZA SQUARE FOOTAGE	24,390	24,500	21,867
BUILDING HEIGHT - AVG	N/A	80.5'	94.76'
BUILDING HEIGHT - DIMENSIONAL	98'-10" OR 98'-11.5"	102'-10" OR 102'-11.5"	130.17'
BUILDING HEIGHT - MAIN ROOF	573'-6"	577'-6"	595'-2"
BUILDING HEIGHT - APPURTENANCE	563'-10"	565'-6"	583'-2"
APPURTENANCE SQUARE FOOTAGE	6,400 INCL MECH	6,100 NOT INCL MECH	6,300 SF MAX
NO. DWELLING UNITS	70	69	97 MAX
DUA	60	60	83 REQUESTED
GSF - OFFICE	56,660	52,000	50,023
GSF - EVENT	N/A	9,000	5,812
GSF - RETAIL	19,311	17,500	10,154
NO. VENDOR STALLS	130	122	115
NO. VENDOR STALLS EXCLUDING SOUTH STREET	110	106	115
TOTAL VEHICLE PARKING	257	262	+/-250
TOTAL RESIDENTIAL PARKING	70	69	ONE PER UNIT
TOTAL PUBLIC PARKING	187	193	+/-164

ZONING NARRATIVE

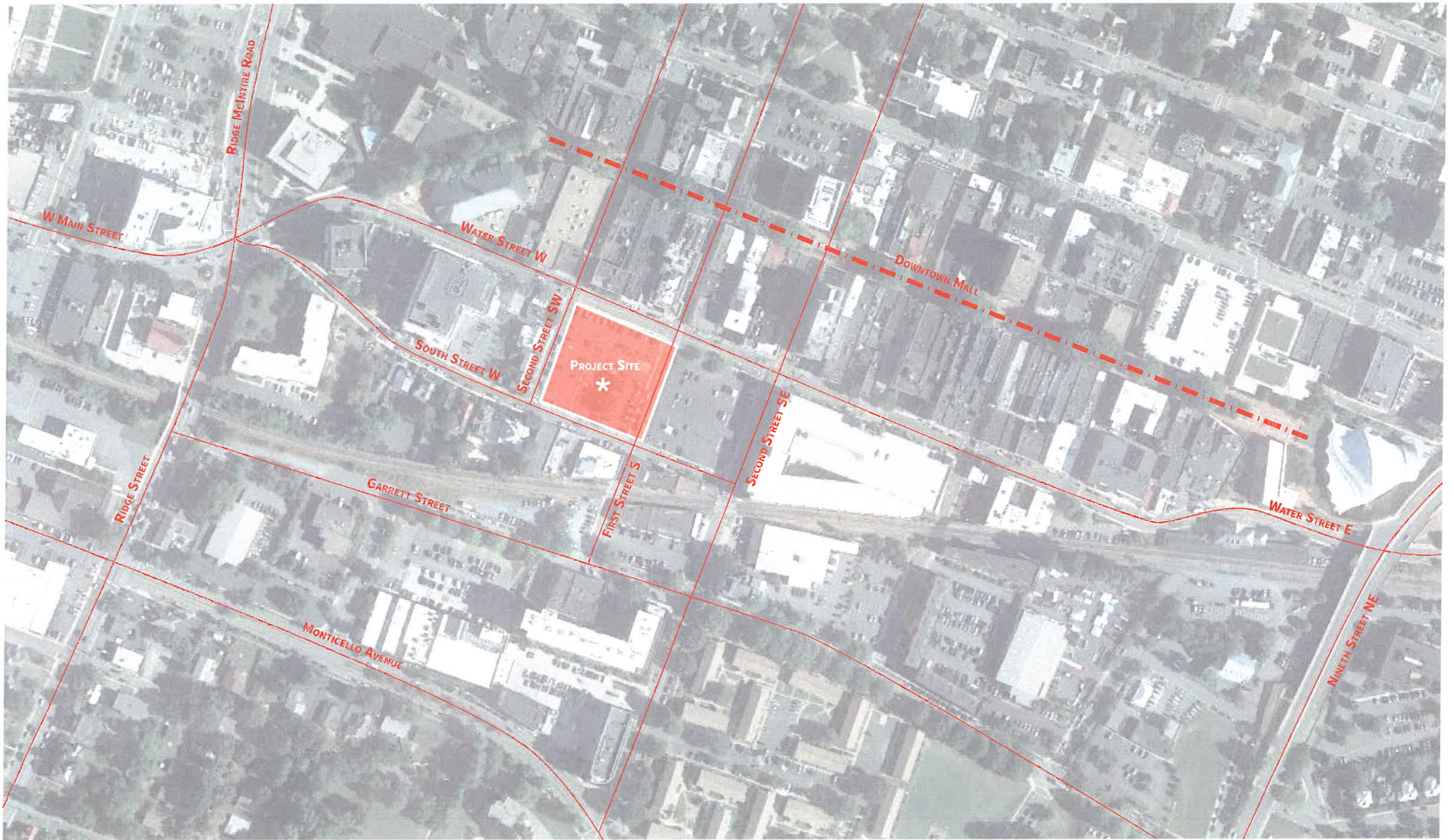
West 2nd is in compliance with the zoning requirements for the Water Street District, with the following exceptions requested in this Special Use Permit application.

1. Water Street Street Wall Setback: The Water Street street wall setback requirement is 5 feet. The project is designed with a street wall setback of 11'-10" to 12'-6" to accommodate a more generous streetscape, which includes planting areas, bicycle parking, and a wider pedestrian sidewalk. This increased street wall setback was approved in the previous (2014) Special Use Permit submission.
2. Event and Market Use: West 2nd includes an event space of approximately 5,800sf, which will also be available during the City Market for vendors. We request these uses be permitted on the site. These uses were approved in the previous (2014) Special Use Permit.
3. Residential Dwelling Units per Acre: The by-right residential density for a mixed use building is 43 dwelling units per acre, with up to 240 units per acre maximum allowed with an approved Special Use Permit. We request a residential density of up to 83 dwelling units per acre, and no less than 60 dwelling units per acre as previously approved in the 2014 Special Use Permit application.
4. Building Height: Permitted average building height is 70 feet maximum, with up to 101 feet allowed with an approved Special Use Permit. We are requesting a building height of 101 feet, determined using the averaging method as specified in the *Building height* definition in section 34-1200 of the Charlottesville Zoning Ordinance. See building height calculations and diagrams included with this application for further information. The previous (2014) Special Use Permit requested a height increase to 101 feet maximum and was approved.

**WEST 2ND
ZONING SUMMARY**

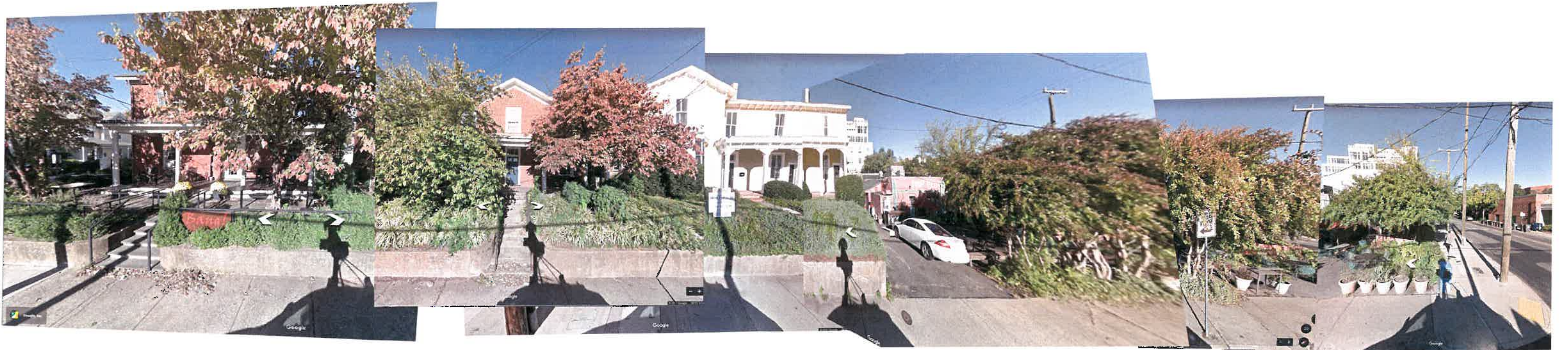
ZONE: WSD (WATER STREET DISTRICT)
HISTORICAL PRESERVATION AND ARCHITECTURAL DESIGN CONTROL OVERLAY DISTRICT

ITEM	REQUIRED	PROVIDED
BUILDING HEIGHT 34-724	MINIMUM 40', MAXIMUM 70', UP TO 101' WITH SPECIAL USE PERMIT	SPECIAL USE PERMIT APPLICATION INCLUDES AVG BUILDING HEIGHT OF 94.76 FEET
USES IN WSD DISTRICT 34-796	MULTIFAMILY RESIDENTIAL, RETAIL, OFFICE AND PARKING GARAGE ALLOWED. EVENTS ("CONSUMER SERVICE BUSINESS") AND FARMER'S MARKET USE MUST BE APPROVED BY SPECIAL USE PERMIT.	MULTIFAMILY RESIDENTIAL, RETAIL, OFFICE, PARKING, EVENTS, FARMER'S MARKET
STREET WALL 34-743(b)(1)	75% OF CONTINUOUS STREET WALL REQ'D @ PRIMARY STREET	PROVIDED
STREET WALL SETBACKS 34-743(b)(2), 34-743(b)(3)	A YARD AT LEAST 5' IN WIDTH SHALL BE PROVIDED ALONG LOT LINE ADJACENT TO WATER STREET	VARIES; 11'-10" TO 12'-6" PROVIDED
	10' SETBACK REQ'D ADJACENT TO SOUTH STREET MIXED USE CORRIDOR DISTRICT	PROJECT IS NOT ADJACENT TO SOUTH STREET MIXED USE CORRIDOR DISTRICT
DENSITY 34-744	RESIDENTIAL DENSITY SHALL NOT EXCEED 43 DUA. 240 DUA MAY BE ALLOWED BY SPECIAL USE PERMIT. MINIMUM DENSITY FOR NEW CONSTRUCTION MULTIFAMILY IS 21 DUA.	SPECIAL USE PERMIT APPLICATION REQUESTS A DUA OF 83 (FOR 1.18 ACRES)
MIXED USE DEVELOPMENT ADDITIONAL REGULATIONS 34-746(b), 34-764(c)	NO GROUND FLOOR RESIDENTIAL USES MAY FRONT WATER STREET	RESIDENTIAL LOBBY FRONTS ONTO 2ND STREET
	ALL ENTRANCES SHALL BE SHELTERED FROM WEATHER AND LIGHTED	ENTRANCES ARE RECESSED OR DESIGNED WITH A CANOPY
OFF STREET LOADING 34-747	MAY NOT FACE PUBLIC RIGHT OF WAY	PRIMARY LOADING DOCK INTERNAL TO THE BUILDING ON 2ND STREET. INCIDENTAL LOADING WILL OCCUR FROM THE CENTRAL PLAZA.
PARKING REQUIREMENTS 34-984	MULTIFAMILY: 1 SPACE/UNIT IN "PARKING MODIFIED ZONE." 85 REQUIRED	85 PROVIDED
NOTE: PROJECT IS IN "PARKING MODIFIED ZONE"	GENERAL OFFICE USE: 1 SPACE/500 SF OF GFA. MODIFIED TO 50% OF REQUIREMENT DUE TO "PARKING MODIFIED ZONE." 51 REQUIRED	COMBINED WITH RETAIL, 164 PROVIDED
	RETAIL, GENERAL: 3.5 SPACES/1,000 SF OF GFA, LESS STORAGE SPACE. MODIFIED TO 50% OF REQUIREMENT DUE TO "PARKING MODIFIED ZONE." 20 REQUIRED. FINAL REQUIREMENT PENDING TENANT BUILDOUT.	COMBINED WITH OFFICE, 164 PROVIDED
	ASSEMBLY (EVENT SPACE): 1 SPACE/200 SF OF SPACE. 30 REQUIRED.	COMBINED WITH RETAIL AND OFFICE, 165 PROVIDED
BUS STOP REDUCTION 34-985(b)(2)	REDUCTION OF 4 SPACES ALLOWED IN DOWNTOWN SOUTH DUE TO PROXIMITY TO BUS ROUTE	TOTAL REQUIREMENT: (85 RESIDENTIAL) + (51 OFFICE) + (20 RETAIL) + (30 ASSEMBLY) = 186. BUS STOP REDUCTION: (186) - (4) = 182 TOTAL REQUIRED PARKING SPACES, 249 PROVIDED.
COMPACT PARKING 34-977(b)(2)	UP TO 30% OF REQ'D OFF-STREET PARKING MAY BE COMPACT. 54 ALLOWED + 67 (NUMBER OF SPACES IN EXCESS OF REQUIRED PARKING).	NO MORE THAN 121 WILL BE PROVIDED.
BICYCLE STORAGE FACILITIES 34-881	MULTIFAMILY: 1 SPACE/2 DWELLING UNITS. 43 REQUIRED	54 PROVIDED
	NONRESIDENTIAL USES: 1 SPACE/1,000 SF OF PUBLIC SPACE. 16 REQUIRED FOR RETAIL AND EVENT/ASSEMBLY USE AREAS	18 PROVIDED
APPURTENANCES 34-1101	APPURTENANCE SHALL NOT BE COUNTED IN MEASURING BUILDING HEIGHT	
	18' MAX HEIGHT ABOVE BUILDING	18' PROVIDED
	APPURTENANCE SHALL NOT HAVE RESIDENTIAL SPACE	WILL COMPLY
	AREA LIMITED TO 25% OF THE ROOF AREA. ROOF AREA = 25,240 SF. ALLOWED APPURTENANCE AREA = 6,310 SF	MAX OF 6,300 WILL BE PROVIDED (INCLUDES MECHANICAL YARD)
	MECHANICAL EQUIPMENT SCREENED IN ACCORDANCE WITH 34-872 MAY ENCROACH INTO MINIMUM REQUIRED YARD	MECHANICAL SCREEN INCLUDED, SEE PLANS





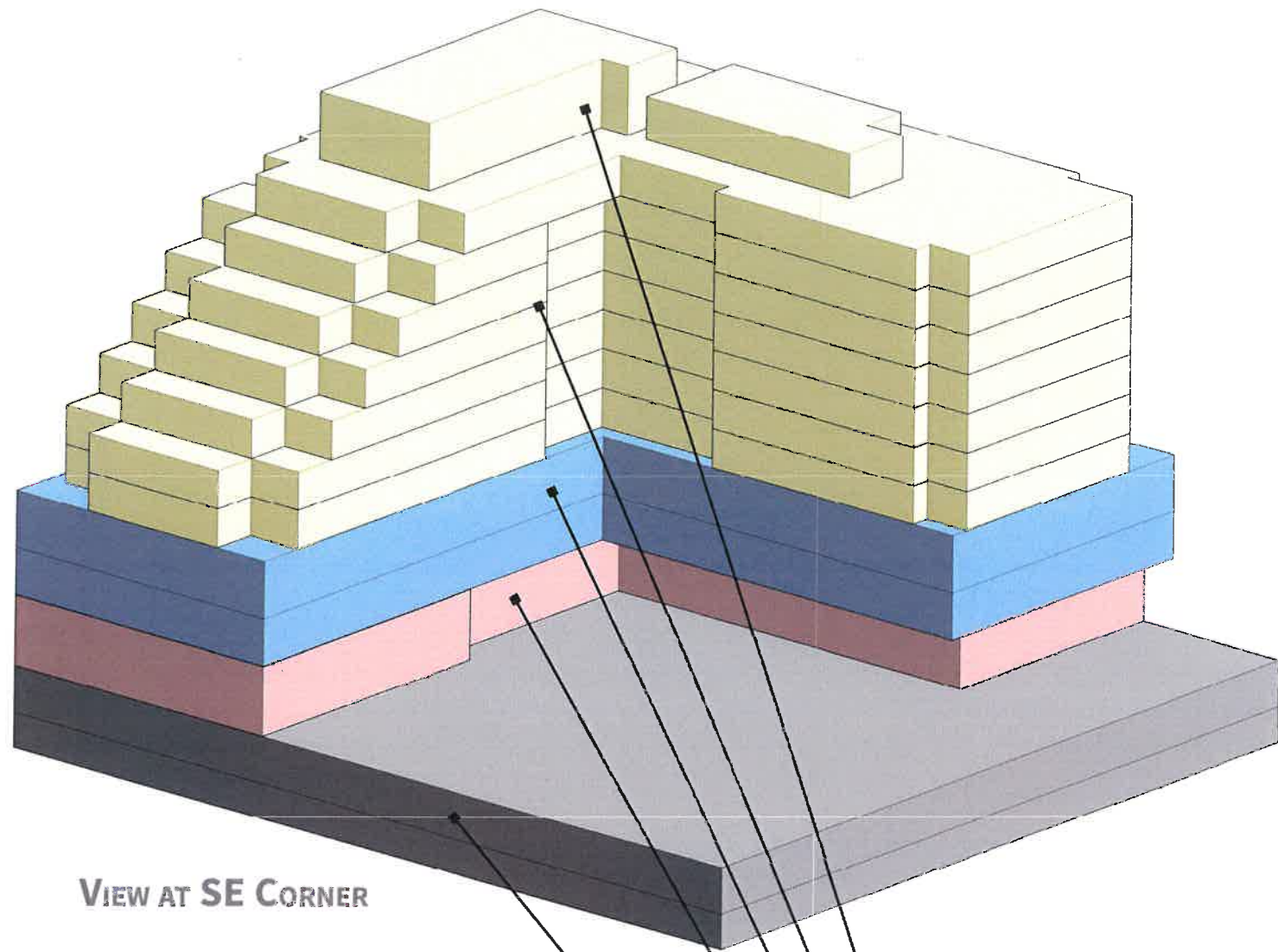
EXISTING ELEVATION ACROSS WATER STREET



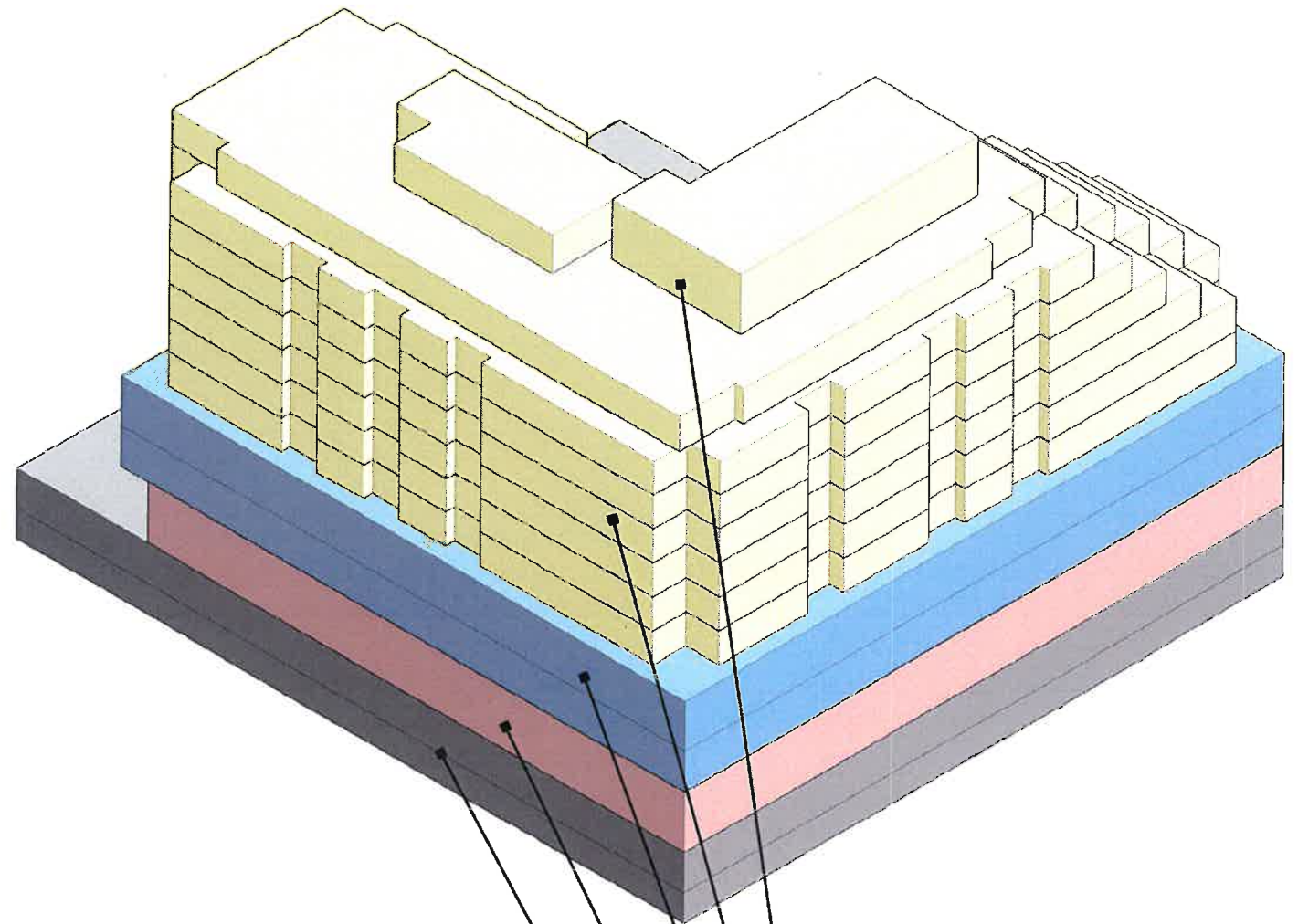
EXISTING ELEVATION ACROSS 2ND STREET



EXISTING ELEVATION ACROSS SOUTH STREET



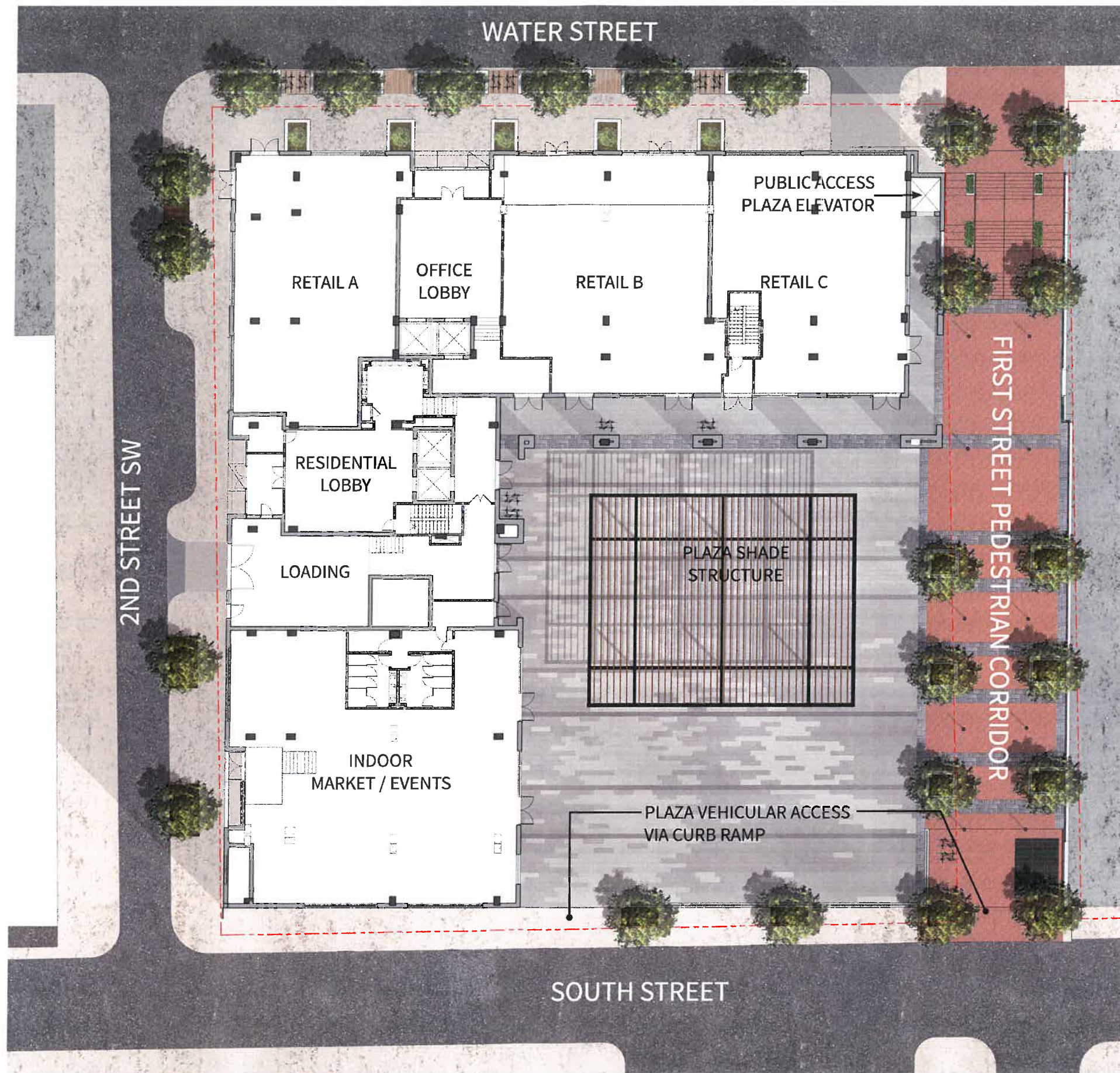
VIEW AT SE CORNER

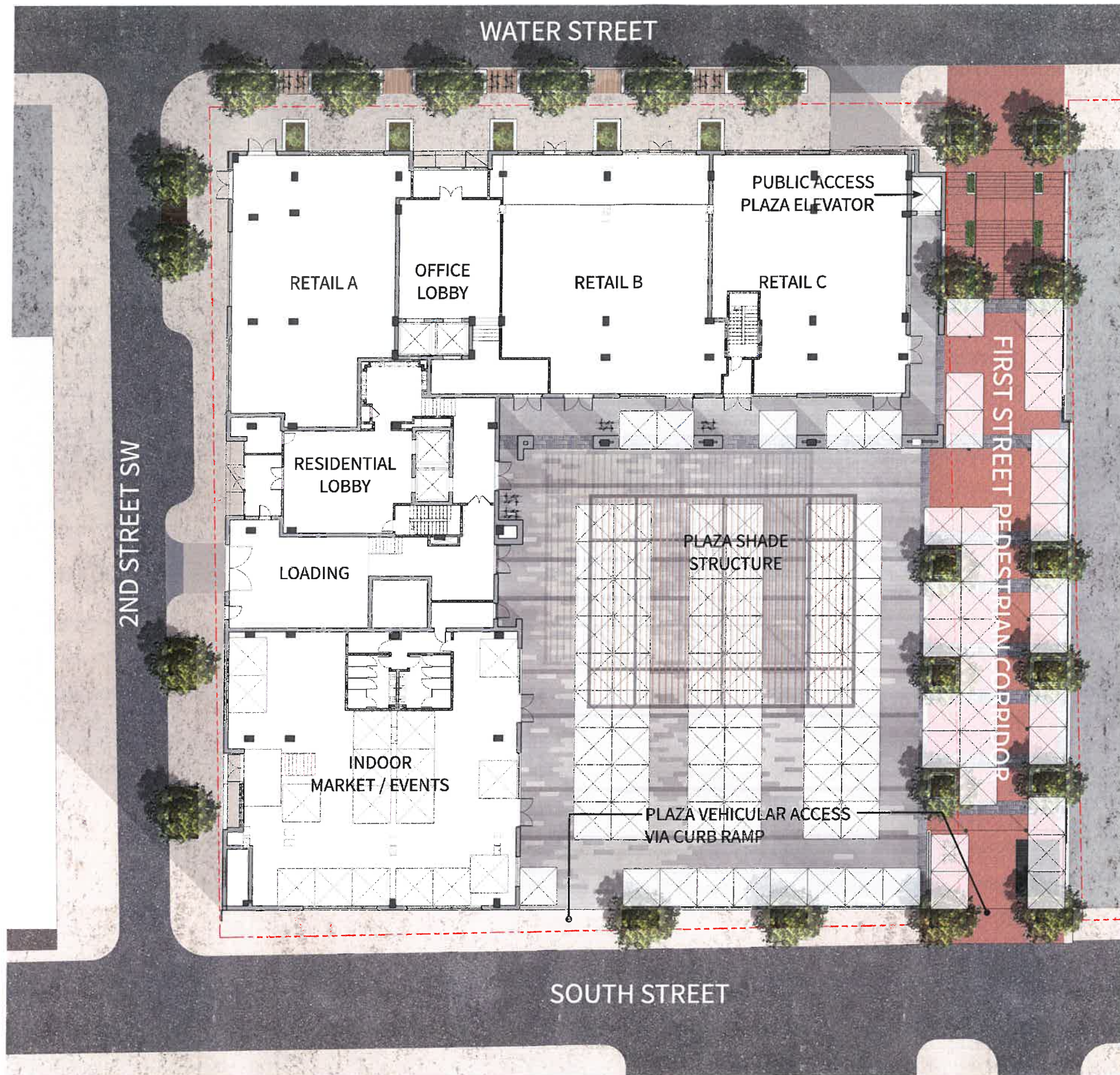


VIEW AT NW CORNER

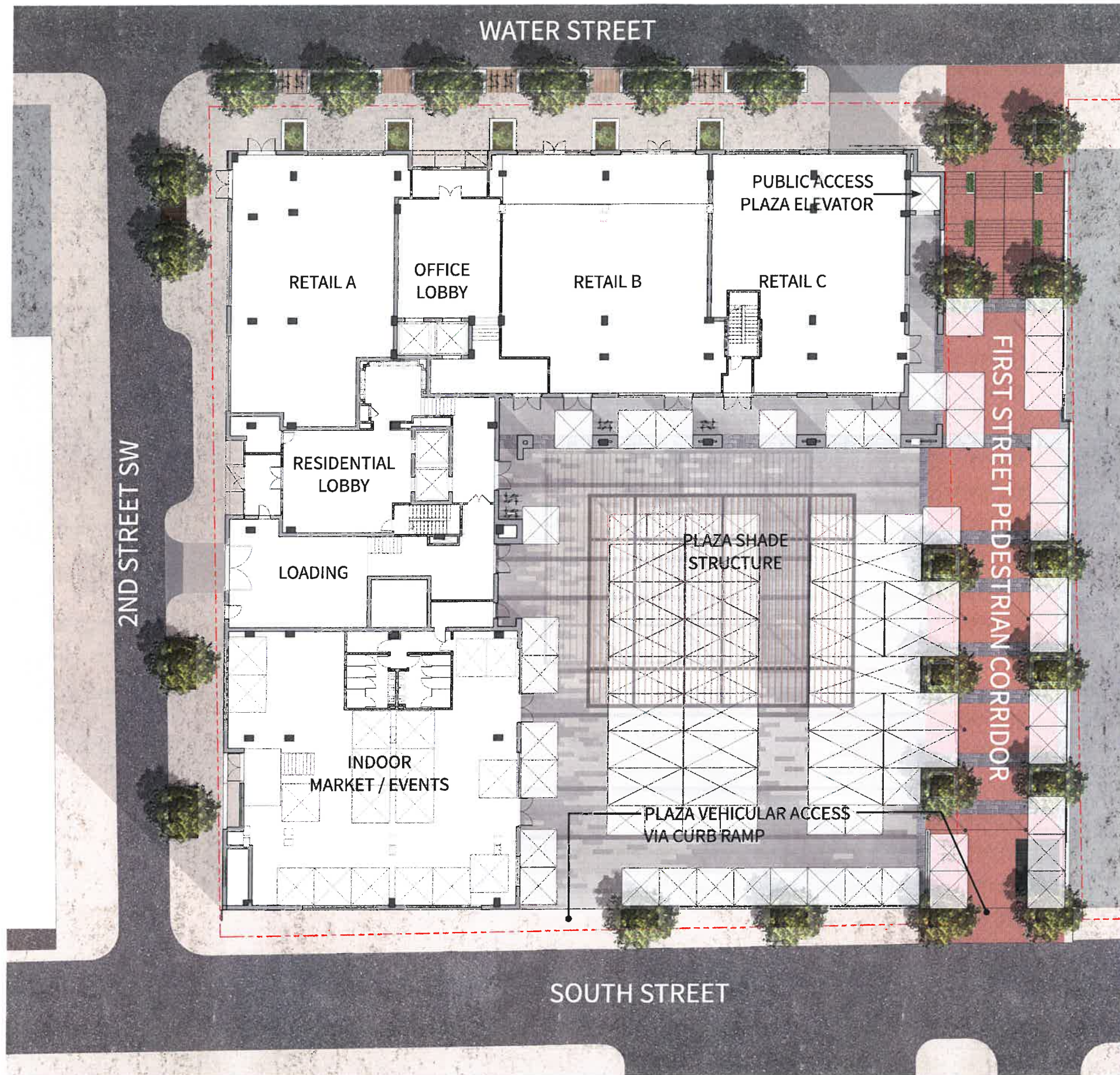
- APPURTENANCE LEVEL
- SEVEN (7) RESIDENTIAL LEVELS
- TWO (2) OFFICE LEVELS
- GROUND FLOOR RETAIL
- TWO (2) BELOW GRADE PARKING LEVELS

- APPURTENANCE LEVEL
- SEVEN (7) RESIDENTIAL LEVELS
- TWO (2) OFFICE LEVELS
- GROUND FLOOR RETAIL
- TWO (2) BELOW GRADE PARKING LEVELS





MARKET STALL SCHEDULE	
Count	Type
17	10' x 10' Indoor Stall
99	10' x 10' Outdoor Stall
TOTAL: 116	



MARKET STALL SCHEDULE - B	
Count	Type
2	10' x 8' Indoor Stall
13	10' x 8' Outdoor Stall
16	10' x 10' Indoor Stall
42	10' x 10' Outdoor Stall
23	10' x 20' Vehicle Stall
2	10' x 30' Vehicle Stall
TOTAL: 98	



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MARKET PLAZA LLC

West 2nd | Charlottesville, VA
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PLAZA ON MARKET DAYS

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PLAZA STAIR ON WATER STREET

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DECEMBER 27, 2017

BUILDING AT NORTH WEST CORNER



DECEMBER 27, 2017

WATER STREET ELEVATION

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FIRST STREET ELEVATION

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SOUTH STREET ELEVATION

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SECOND STREET ELEVATION

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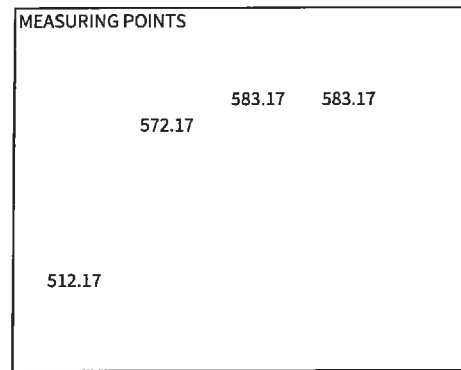
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MARKET PLAZA BUILDING HEIGHT CALCULATION

ELEVATION	AVG HT.
NORTH	97.67
WEST	91.84
SOUTH	97.67
EAST	91.84
TOTAL	94.76

SOUTH ELEVATION

Floor	Elevation
ROOF	595.17'
APPUR	583.17'
10	572.17'
9	562.17'
8	552.17'
7	542.17'
6	532.17'
5	522.17'
4	512.17'
3	497.5'
2	485.5'
1	467.5'



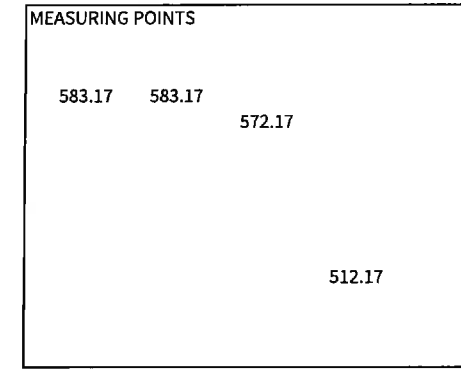
AVG. GRADE ELEVATION (SLAB) - (AVG. GRADE)

465	465	465	465
47.17	107.17	118.17	118.17

TOTAL AVG HEIGHT
97.67

NORTH ELEVATION

Floor	Elevation
ROOF	595.17'
APPUR	583.17'
10	572.17'
9	562.17'
8	552.17'
7	542.17'
6	532.17'
5	522.17'
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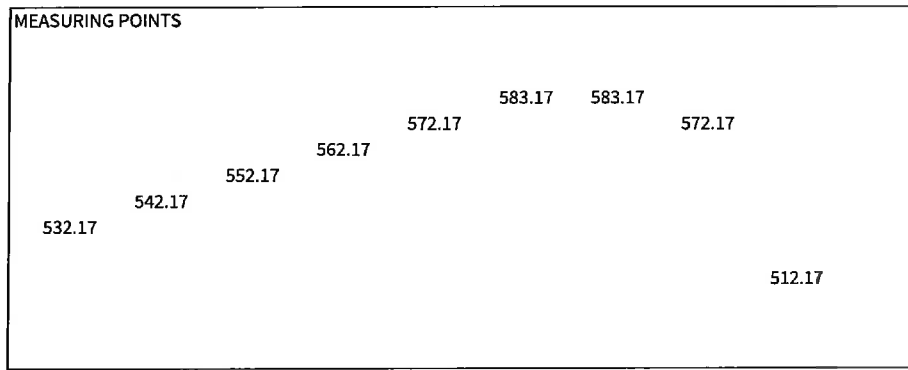
AVG. GRADE ELEVATION (SLAB) - (AVG. GRADE)

465	465	465	465
118.17	118.17	107.17	47.17

TOTAL AVG HEIGHT
97.67

EAST ELEVATION

Floor	Elevation
ROOF	595.17'
APPUR	583.17'
10	572.17'
9	562.17'
8	552.17'
7	542.17'
6	532.17'
5	522.17'
4	512.17'
3	497.5'
2	485.5'
1	467.5'



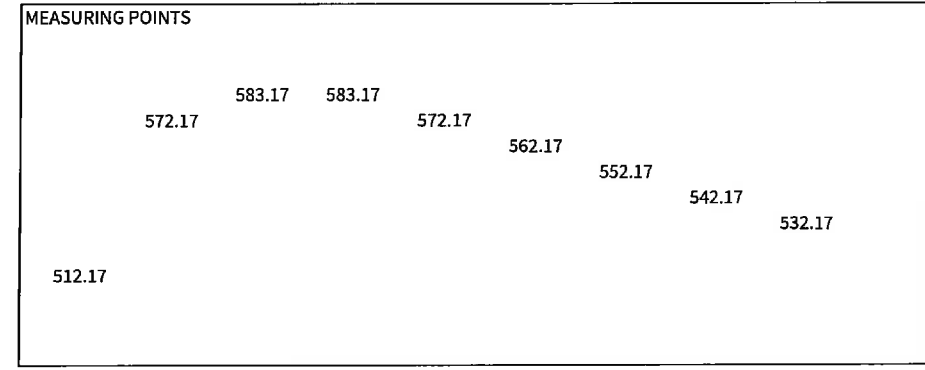
AVG. GRADE ELEVATION (SLAB) - (AVG. GRADE)

465	465	465	465	465	465	465	465	465
67.17	77.17	87.17	97.17	107.17	118.17	118.17	107.17	47.17

TOTAL AVG HEIGHT
91.84

WEST ELEVATION

Floor	Elevation
ROOF	595.17'
APPUR	583.17'
10	572.17'
9	562.17'
8	552.17'
7	542.17'
6	532.17'
5	522.17'
4	512.17'
3	497.5'
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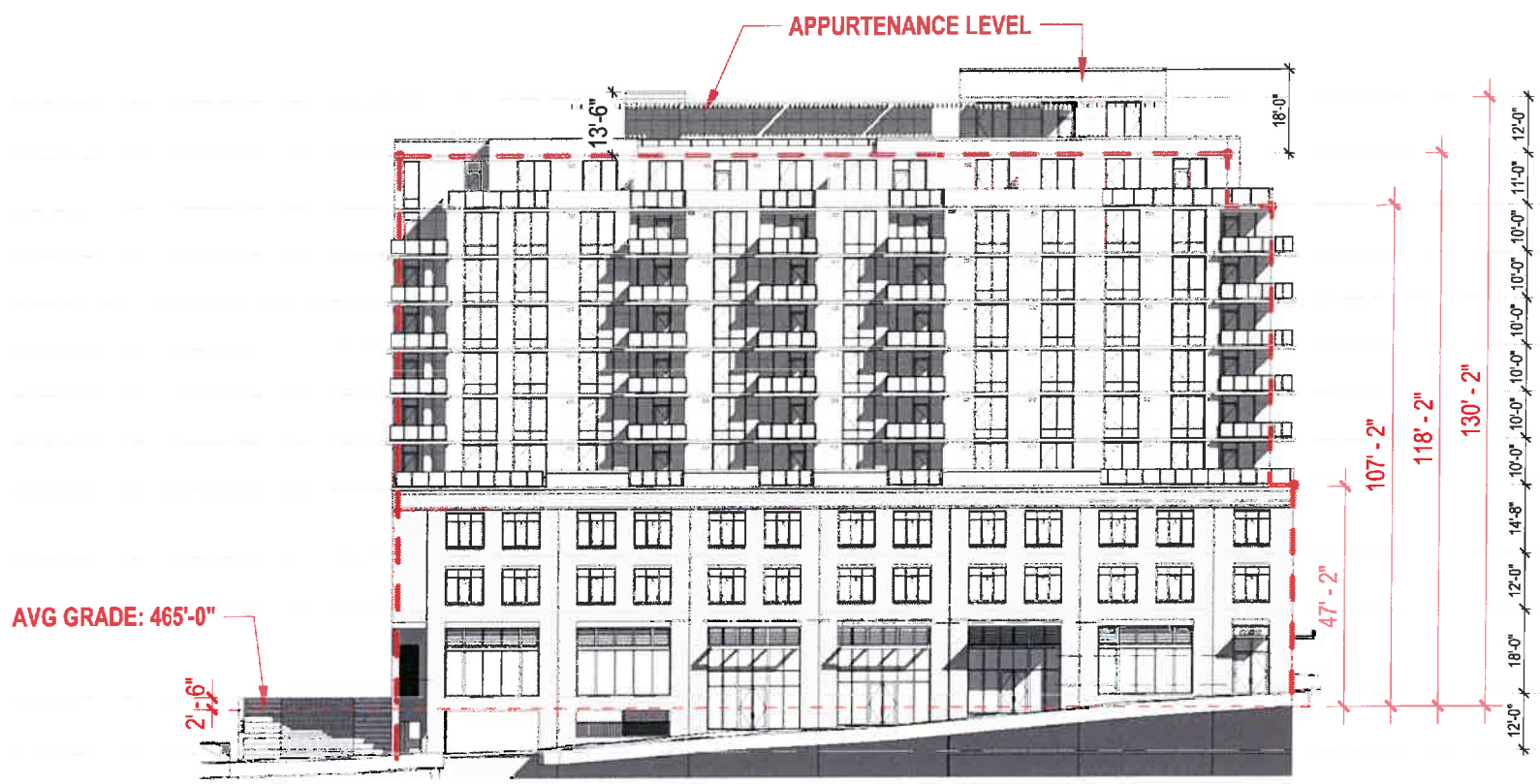


AVG. GRADE ELEVATION (SLAB) - (AVG. GRADE)

465	465	465	465	465	465	465	465	465	465
47.17	107.17	118.17	118.17	107.17	97.17	87.17	77.17	67.17	

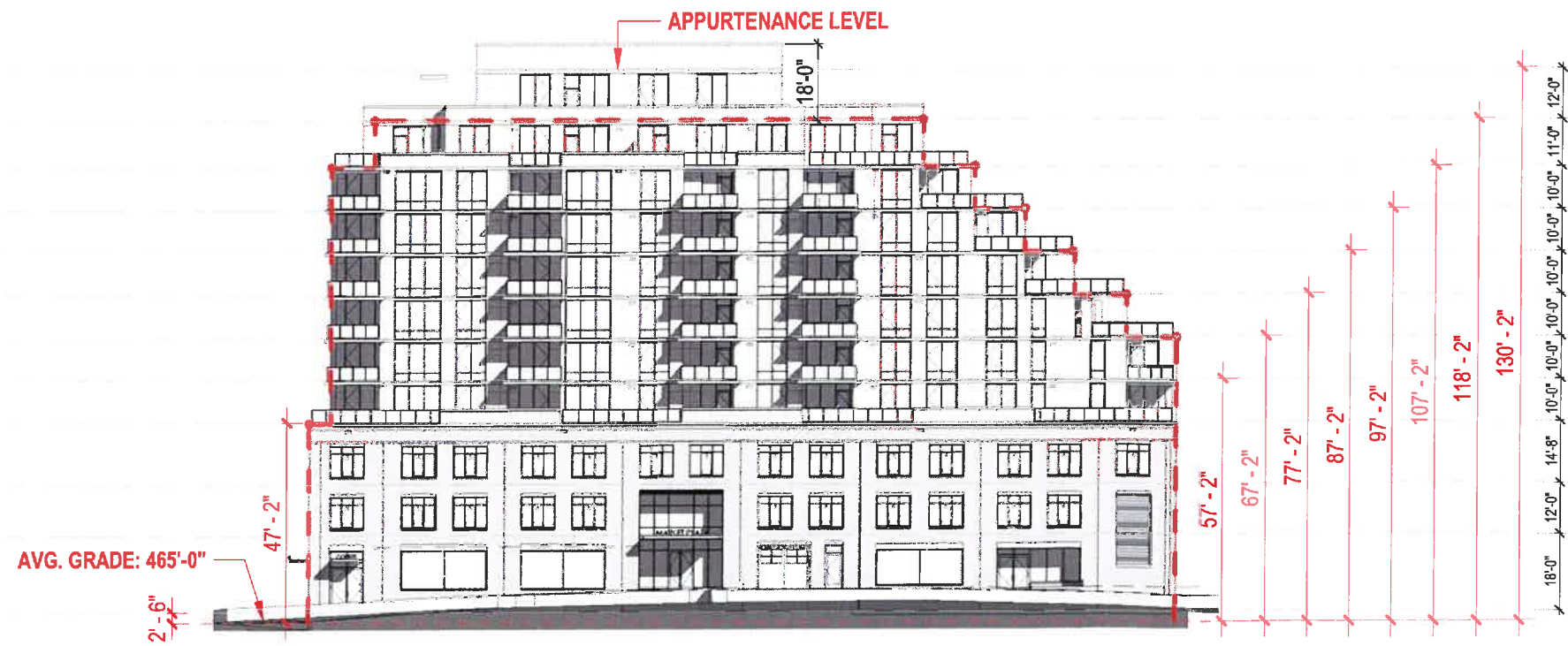
TOTAL AVG HEIGHT
91.84

NOTE: SEE SUBSEQUENT PAGES FOR BUILDING HEIGHT CALCULATION DIAGRAMS



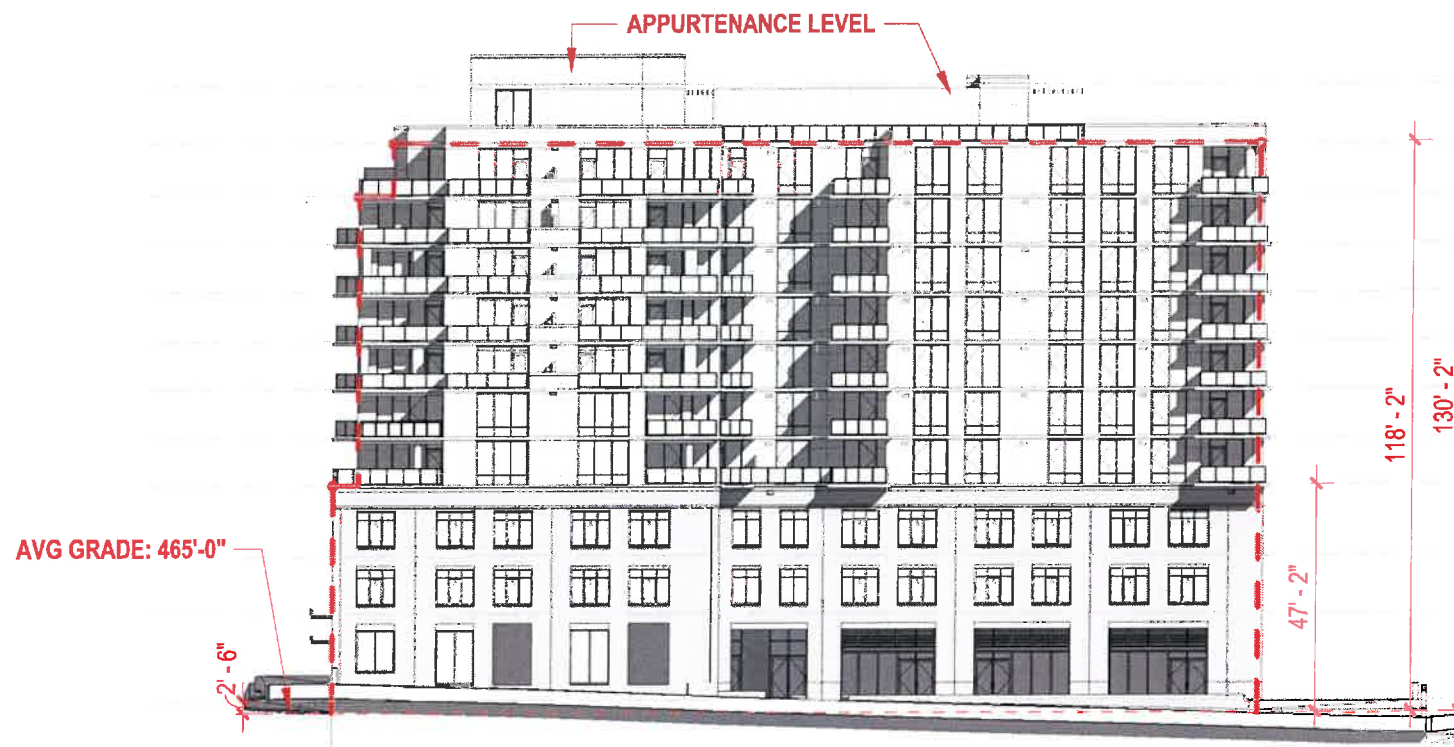
ROOF	595' - 2"
APPURTENANCE	583' - 2"
10 TENTH	572' - 2"
09 NINTH	562' - 2"
08 EIGHTH	552' - 2"
07 SEVENTH	542' - 2"
06 SIXTH	532' - 2"
05 FIFTH	522' - 2"
04 FOURTH	512' - 2"
03 THIRD	497' - 6"
02 SECOND	485' - 6"
01 PLAZA	467' - 6"
P1	455' - 6"

① BUILDING HEIGHT - NORTH
1" = 40'-0"



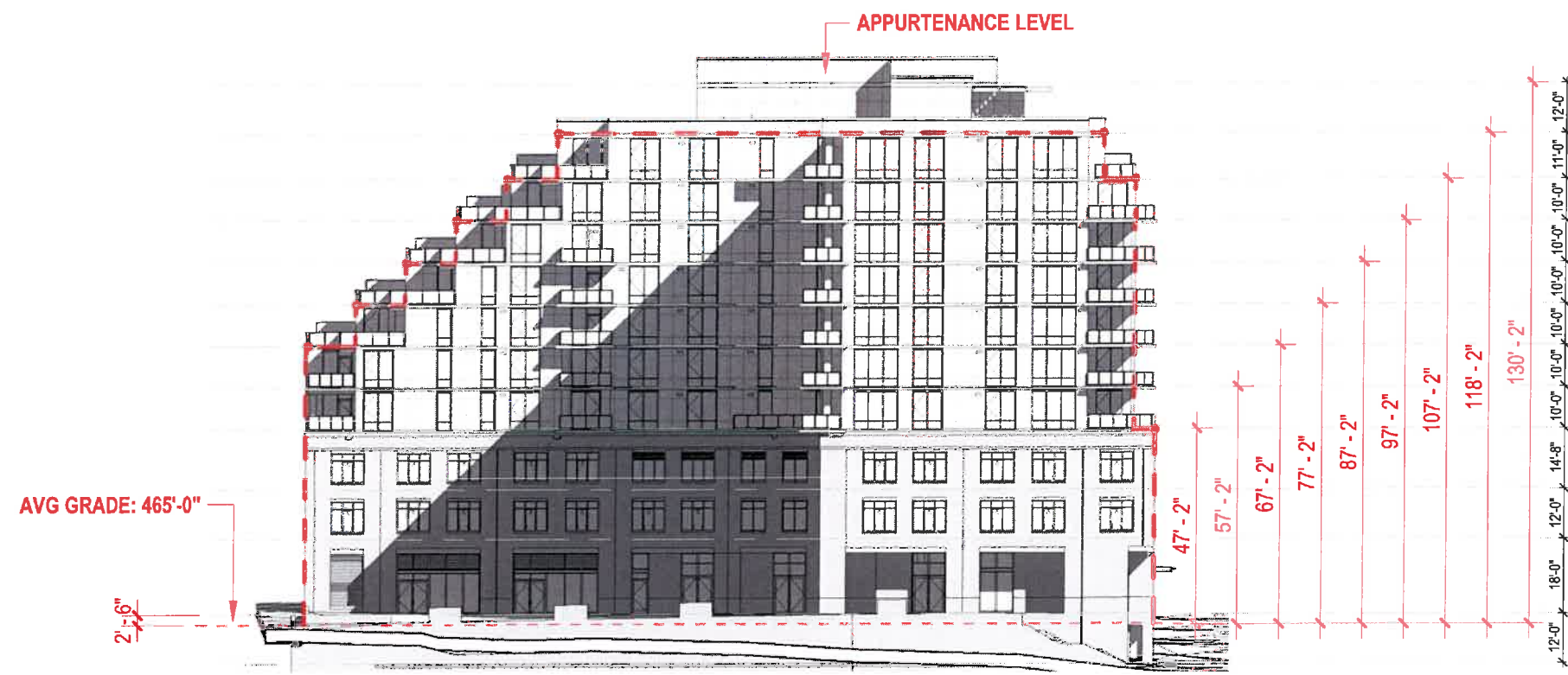
ROOF	595' - 2"
APPURTENANCE	583' - 2"
10 TENTH	572' - 2"
09 NINTH	562' - 2"
08 EIGHTH	552' - 2"
07 SEVENTH	542' - 2"
06 SIXTH	532' - 2"
05 FIFTH	522' - 2"
04 FOURTH	512' - 2"
03 THIRD	497' - 6"
02 SECOND	485' - 6"
01 PLAZA	467' - 6"

② BUILDING HEIGHT - WEST
1" = 40'-0"



ROOF	595' - 2"
APPURTENANCE	583' - 2"
10 TENTH	572' - 2"
09 NINTH	562' - 2"
08 EIGHTH	552' - 2"
07 SEVENTH	542' - 2"
06 SIXTH	532' - 2"
05 FIFTH	522' - 2"
04 FOURTH	512' - 2"
03 THIRD	497' - 6"
02 SECOND	485' - 6"
01 PLAZA	467' - 6"

① HEIGHT DIAGRAM - SOUTH
1" = 40'-0"



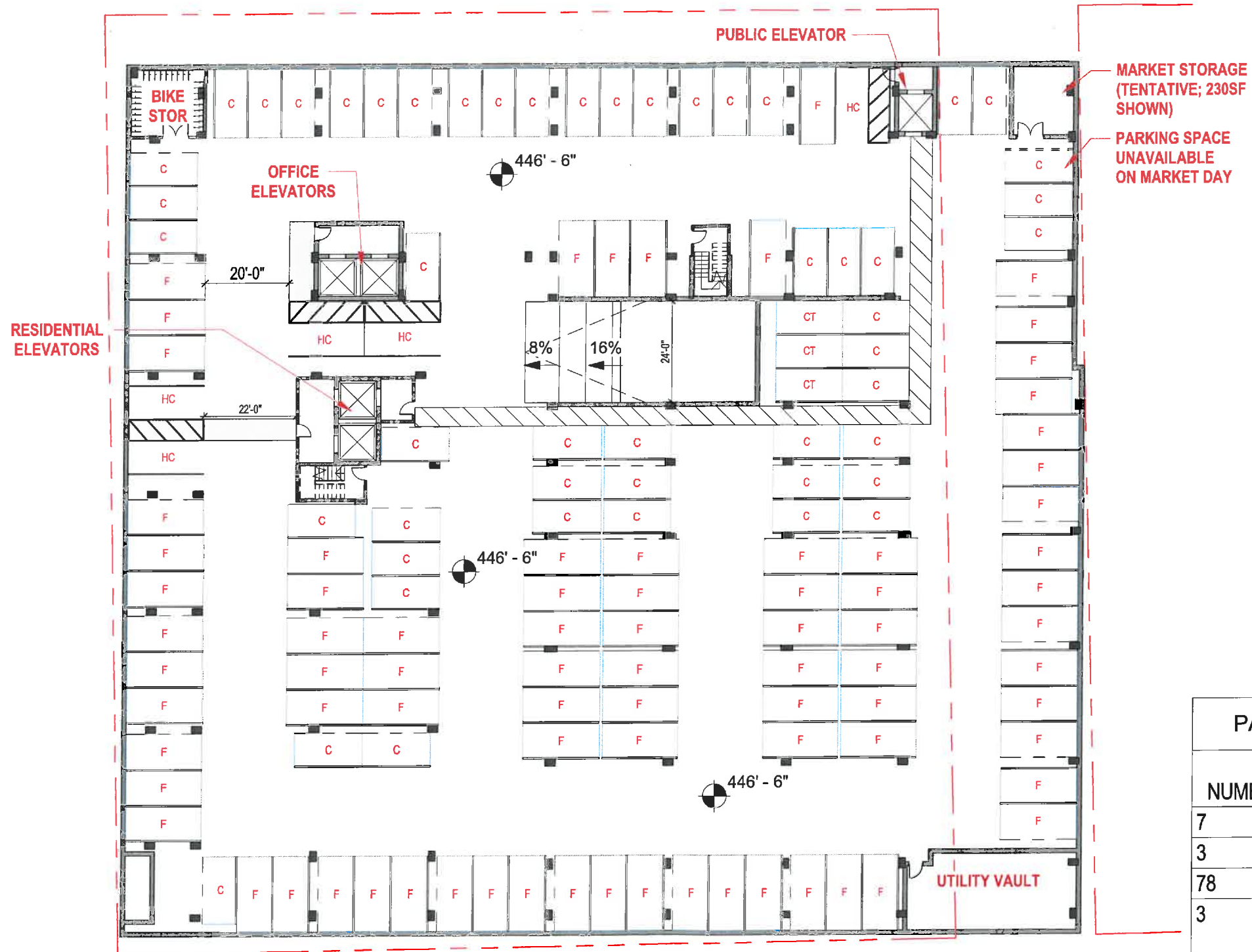
ROOF	595' - 2"
APPURTENANCE	583' - 2"
10 TENTH	572' - 2"
09 NINTH	562' - 2"
08 EIGHTH	552' - 2"
07 SEVENTH	542' - 2"
06 SIXTH	532' - 2"
05 FIFTH	522' - 2"
04 FOURTH	512' - 2"
03 THIRD	497' - 6"
02 SECOND	485' - 6"
01 PLAZA	467' - 6"
P1	455' - 6"

② HEIGHT DIAGRAM - EAST
1" = 40'-0"



SUPPLEMENTAL INFORMATION
BUILDING PLANS & SECTIONS



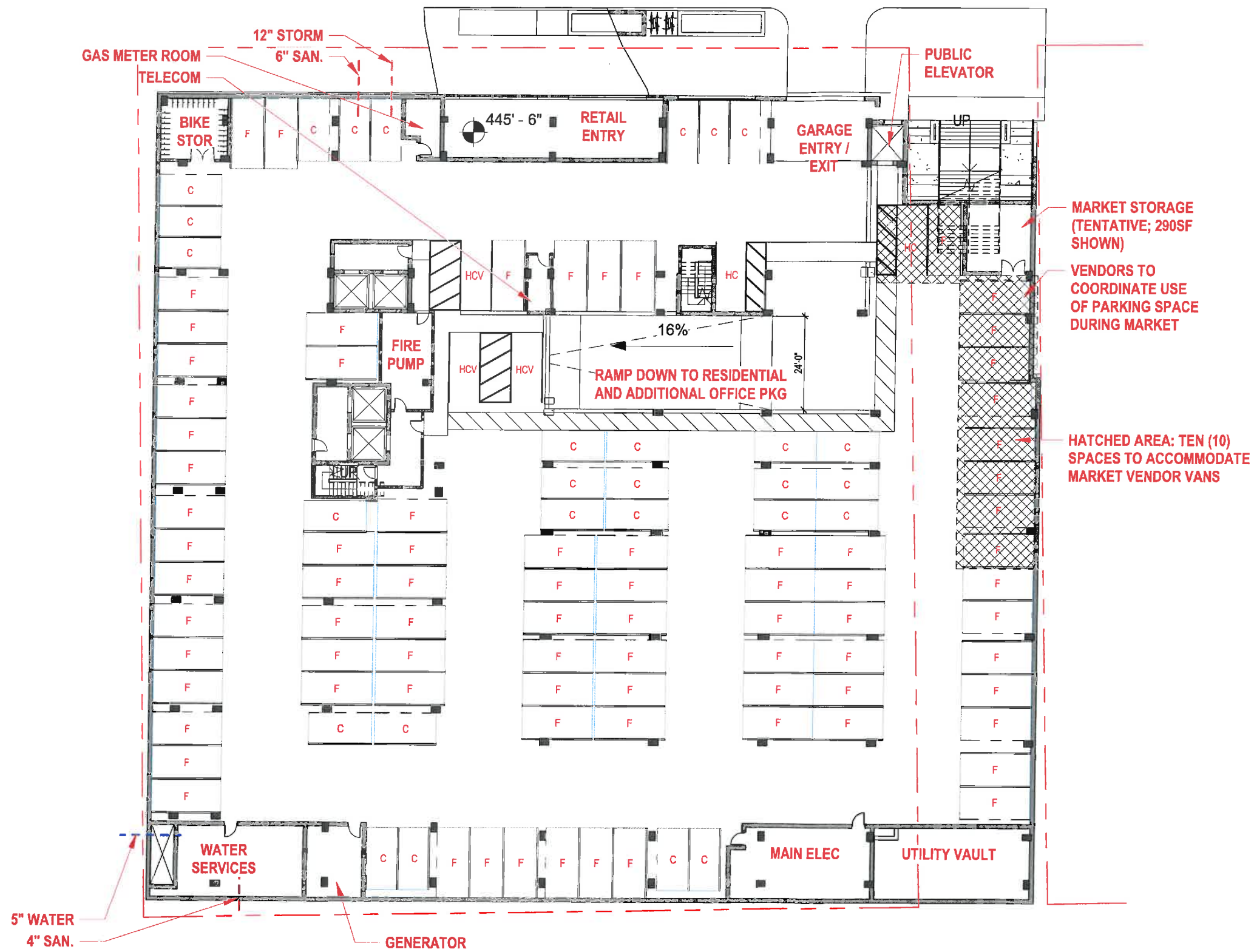


PARKING TOTALS	
FLOOR	NUMBER
P2	139
P1	113

Grand total: 252

PARKING SPACE TYPES		
NUMBER	Description	Type Mark
7	HC Car	HC
3	HC Van	HCV
78	Compact	C
3	Compact Tandem	CT
161	Full	F

Grand total: 252

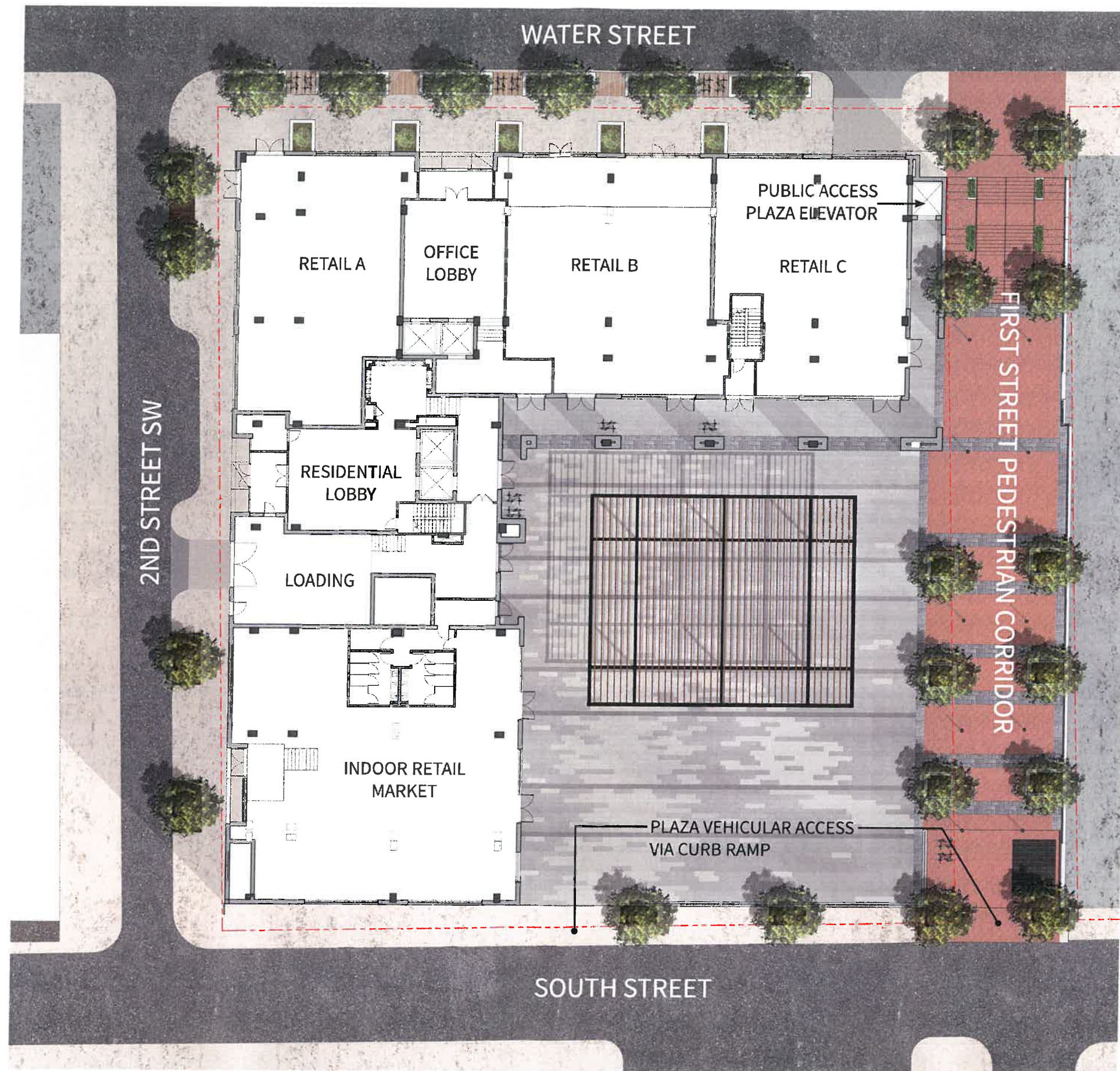


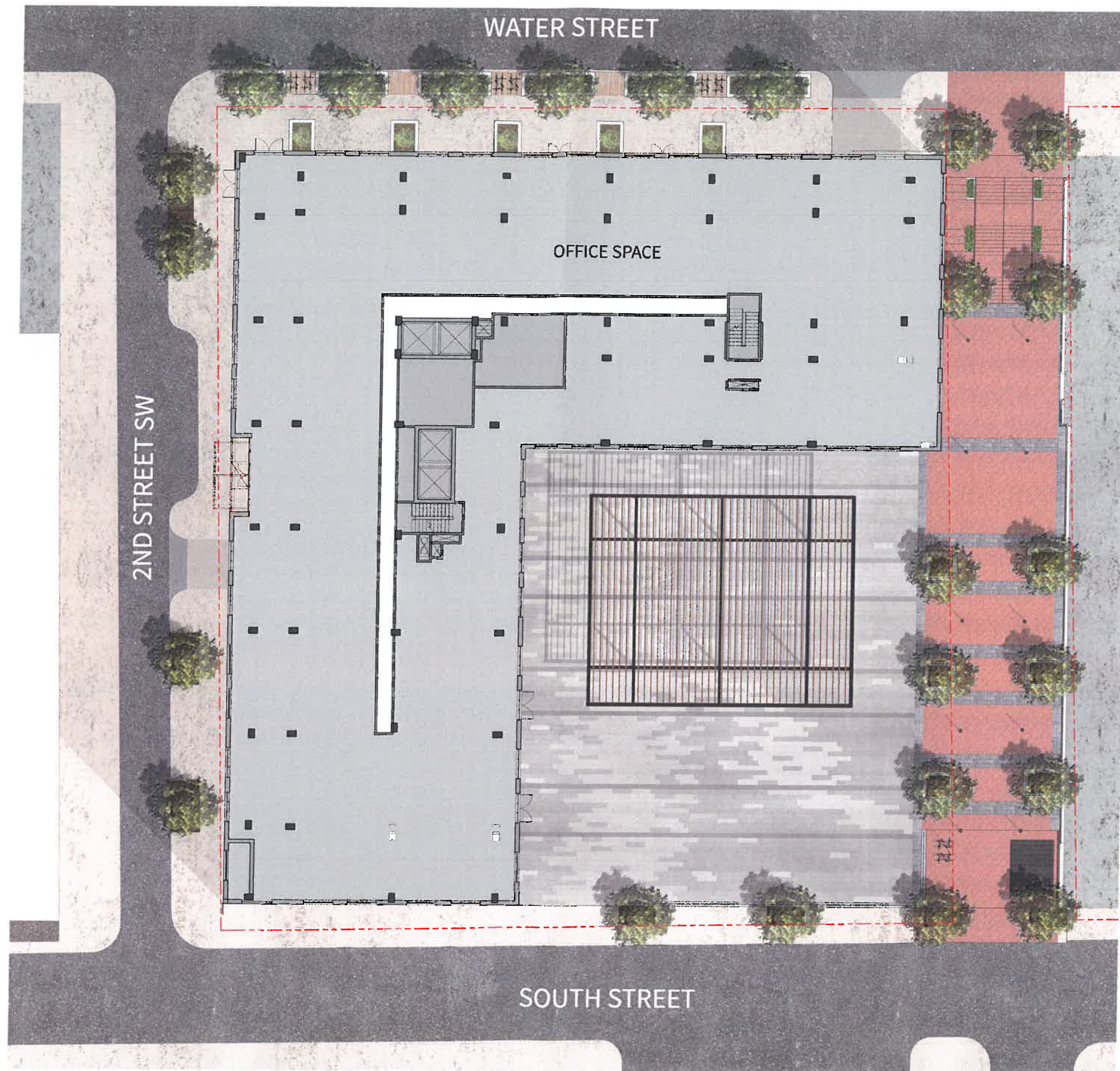
PARKING TOTALS	
FLOOR	NUMBER
P2	139
P1	113

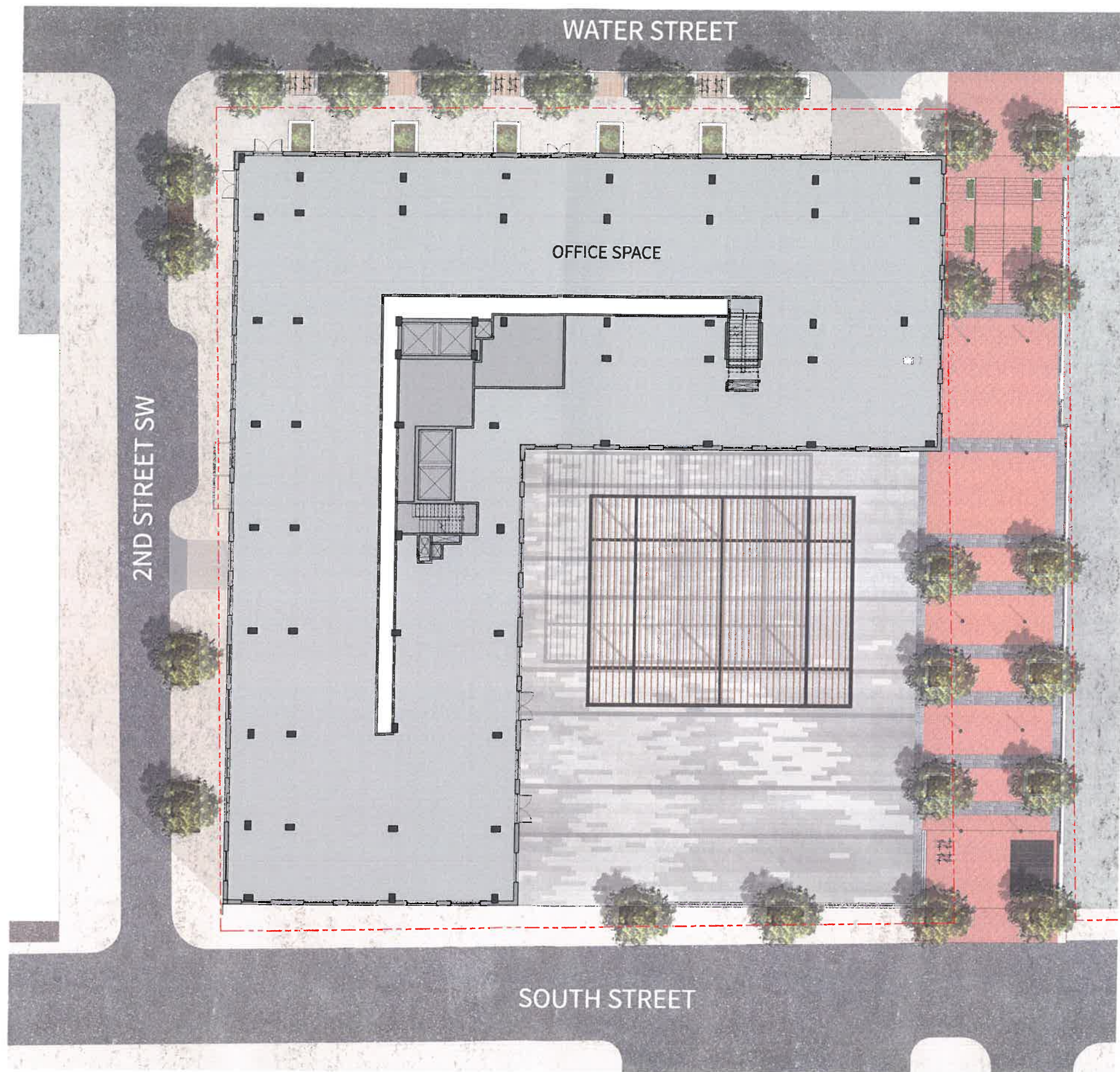
Grand total: 252

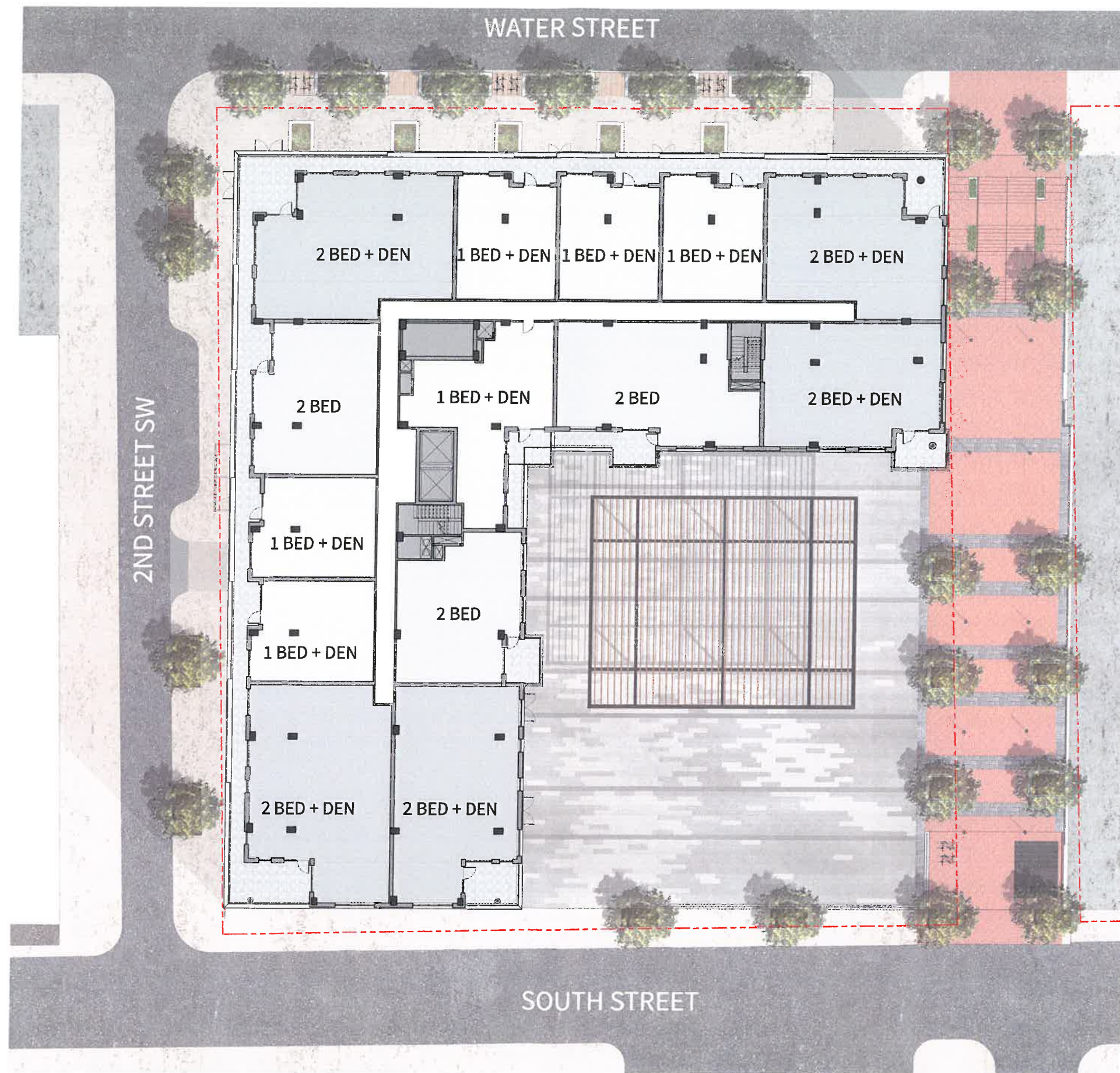
PARKING SPACE TYPES		
NUMBER	Description	Type Mark
7	HC Car	HC
3	HC Van	HCV
78	Compact	C
3	Compact Tandem	CT
161	Full	F

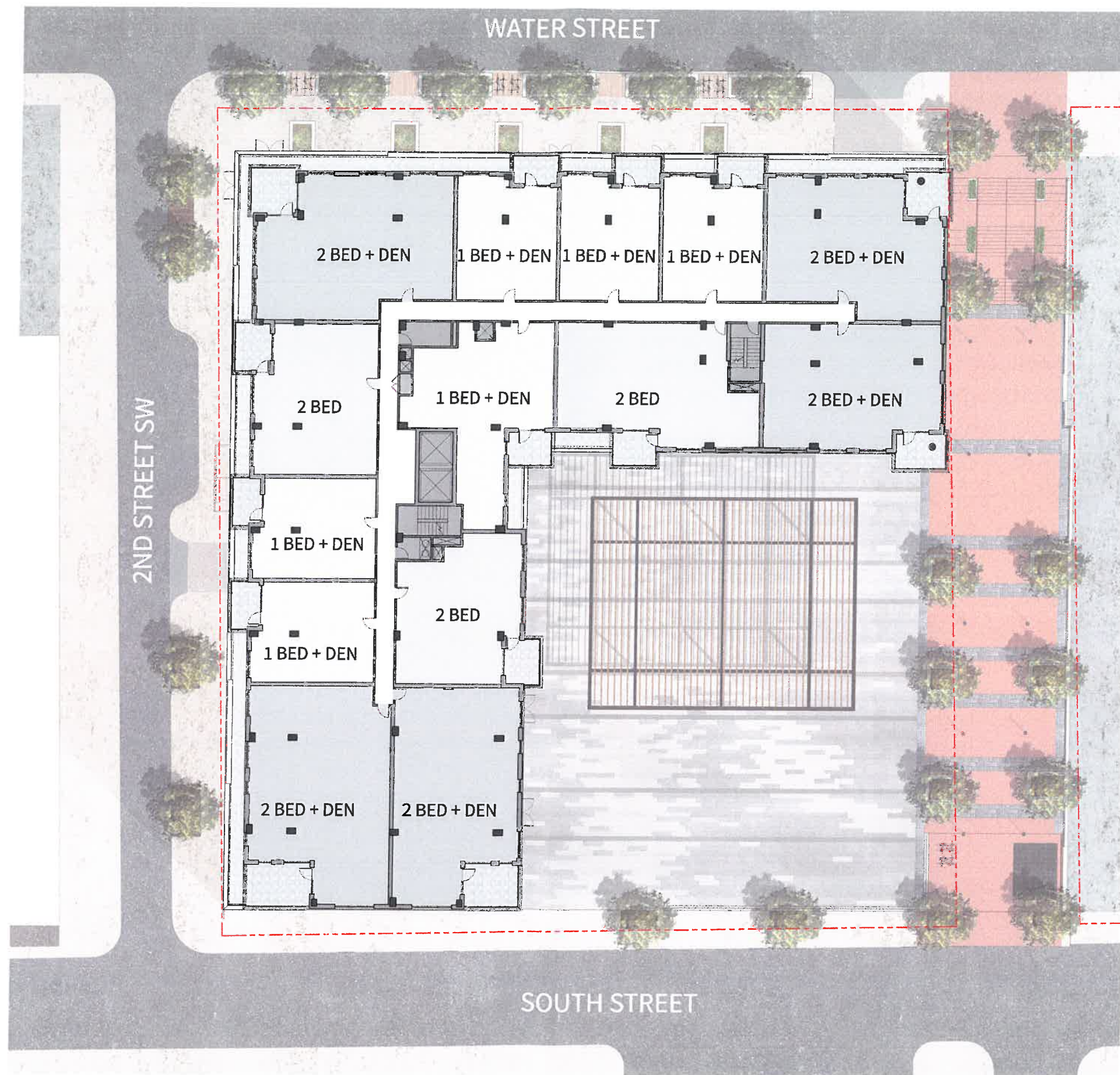
Grand total: 252

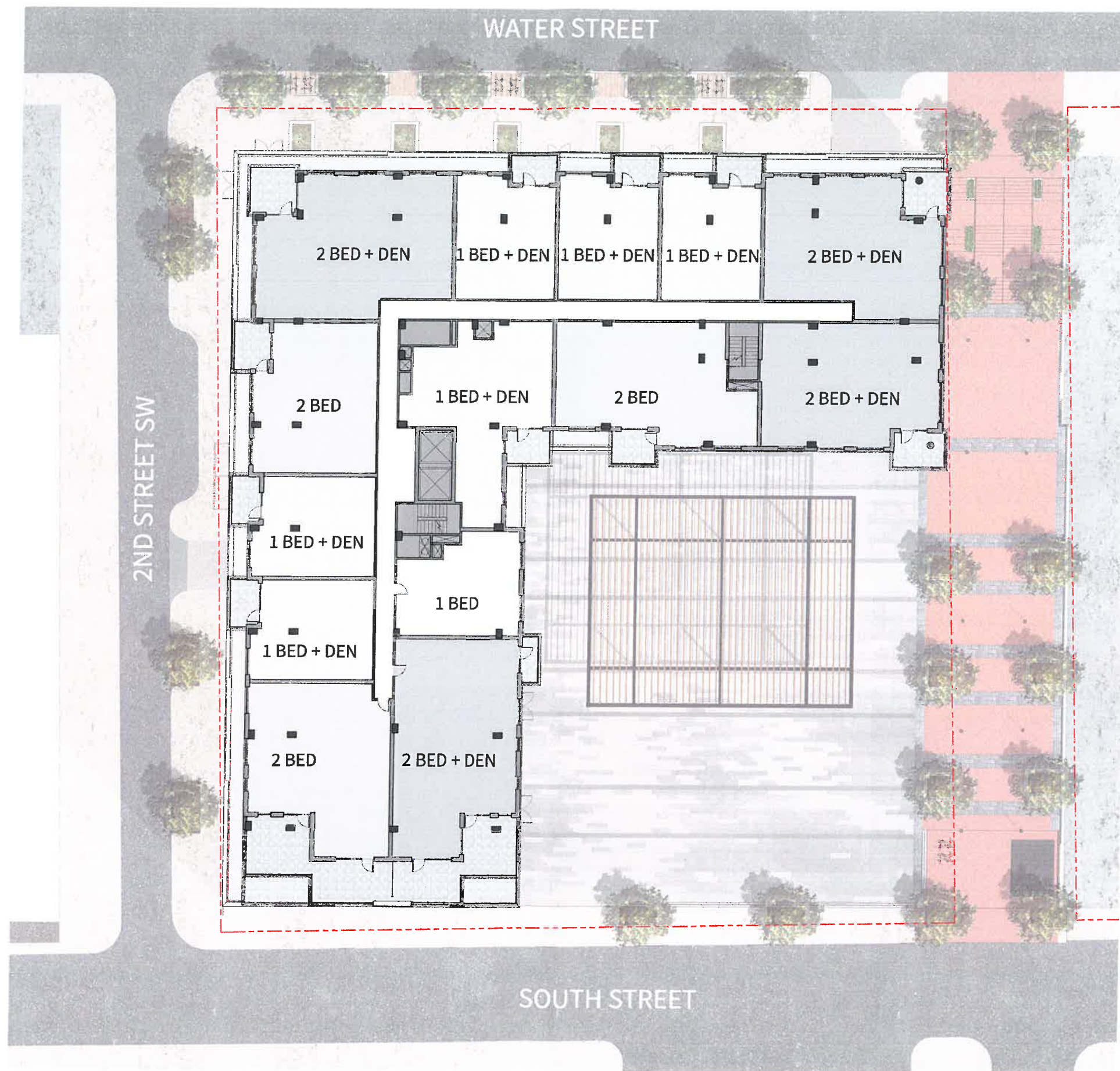


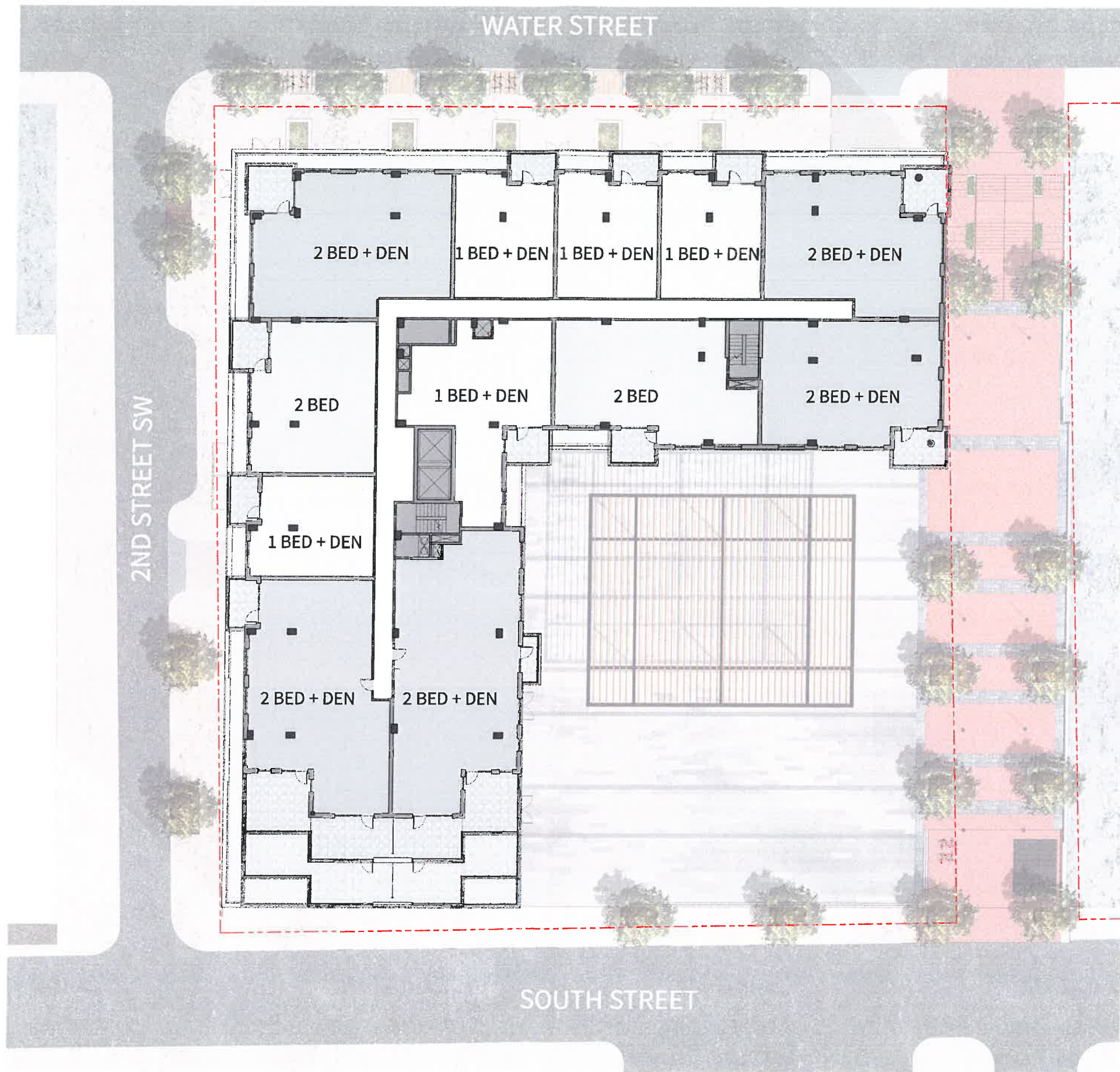


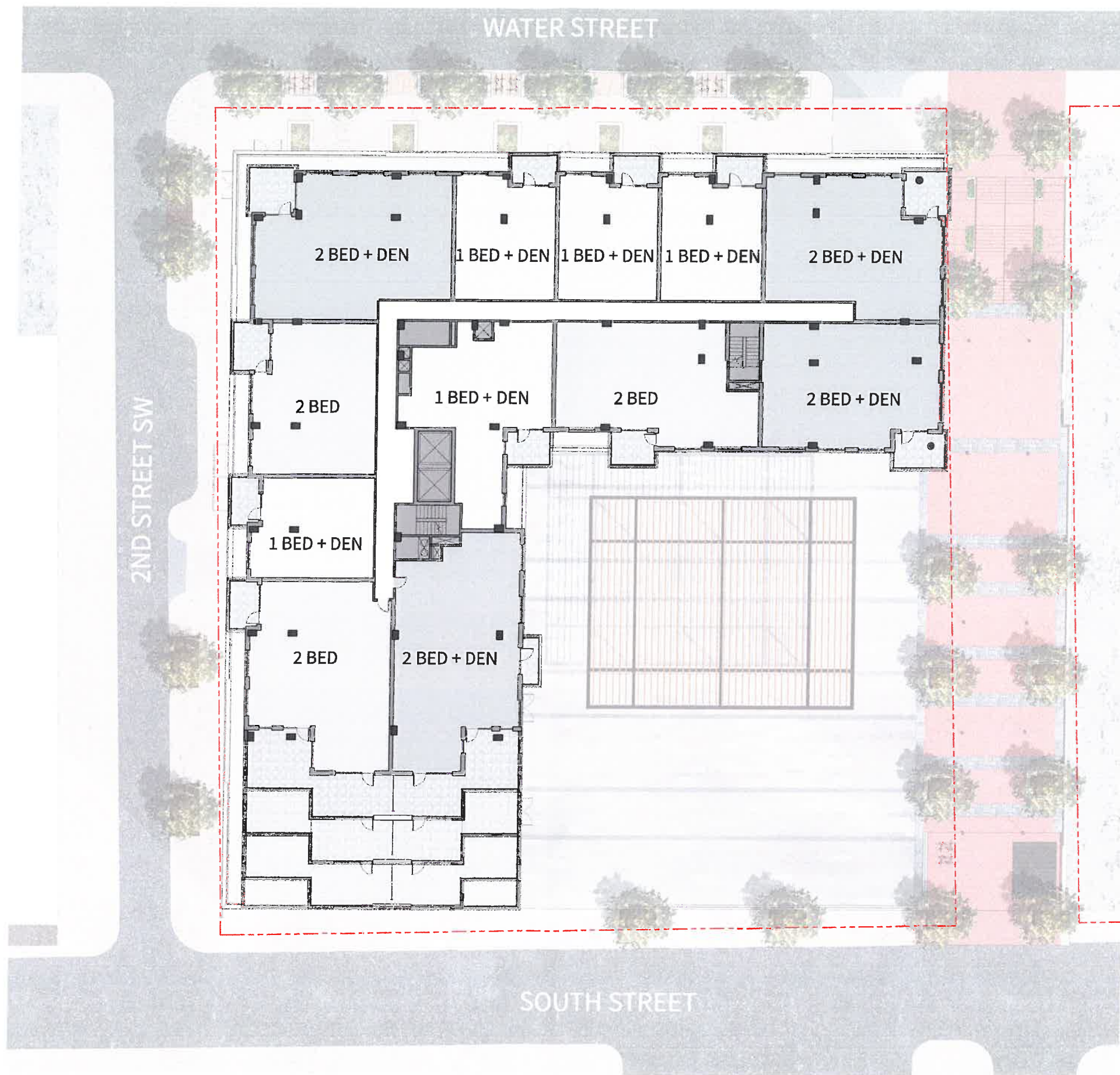


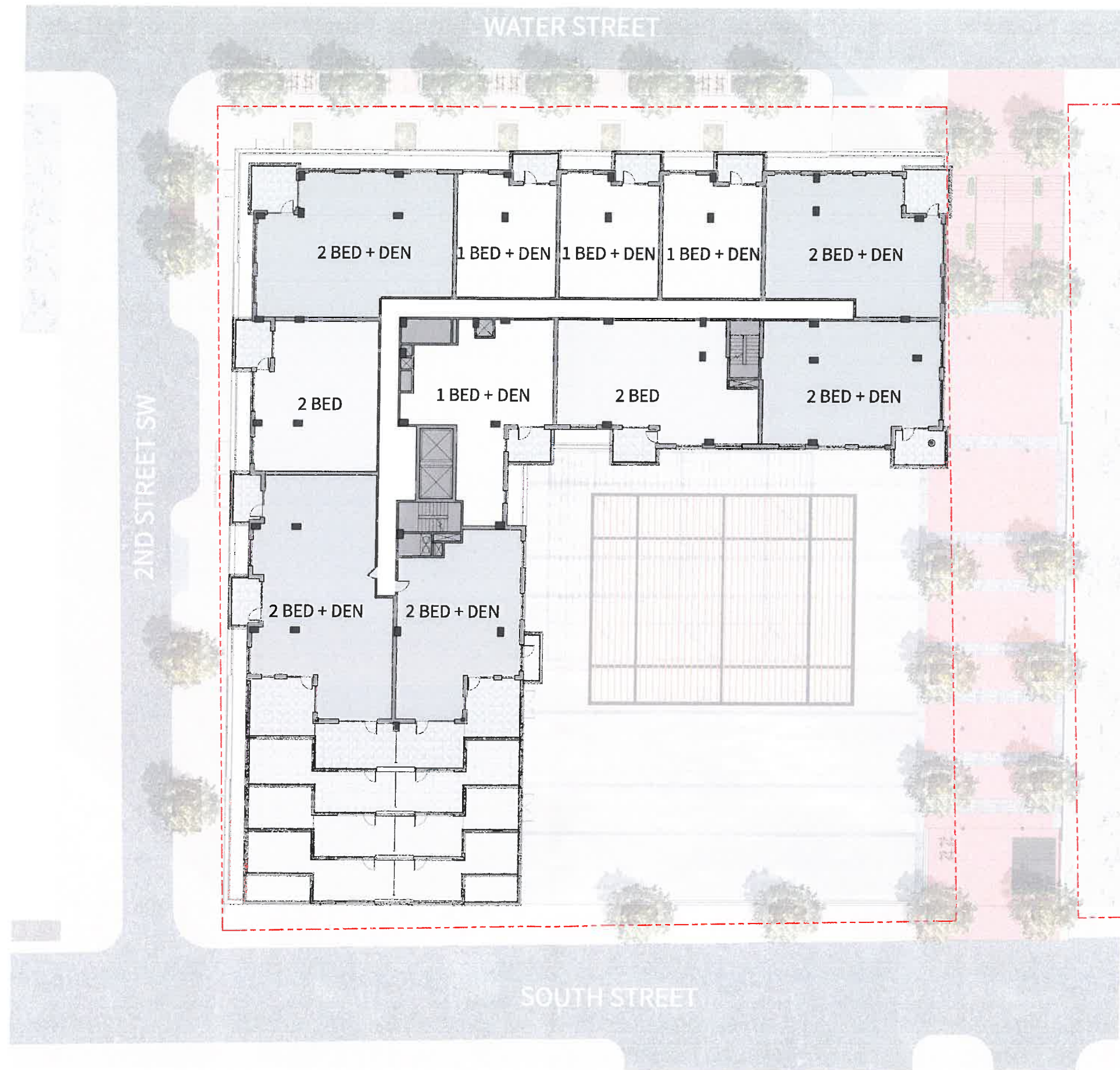


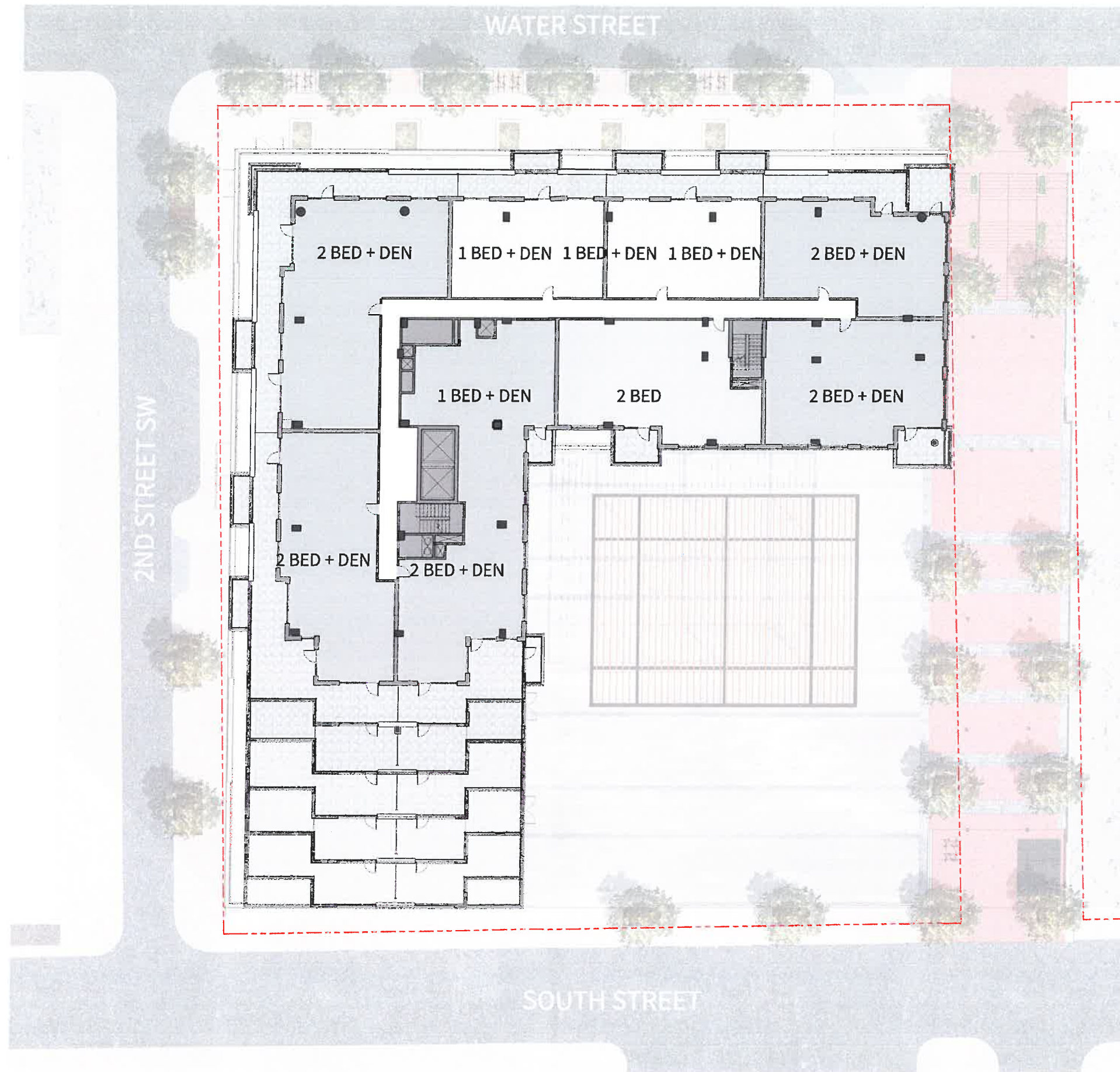


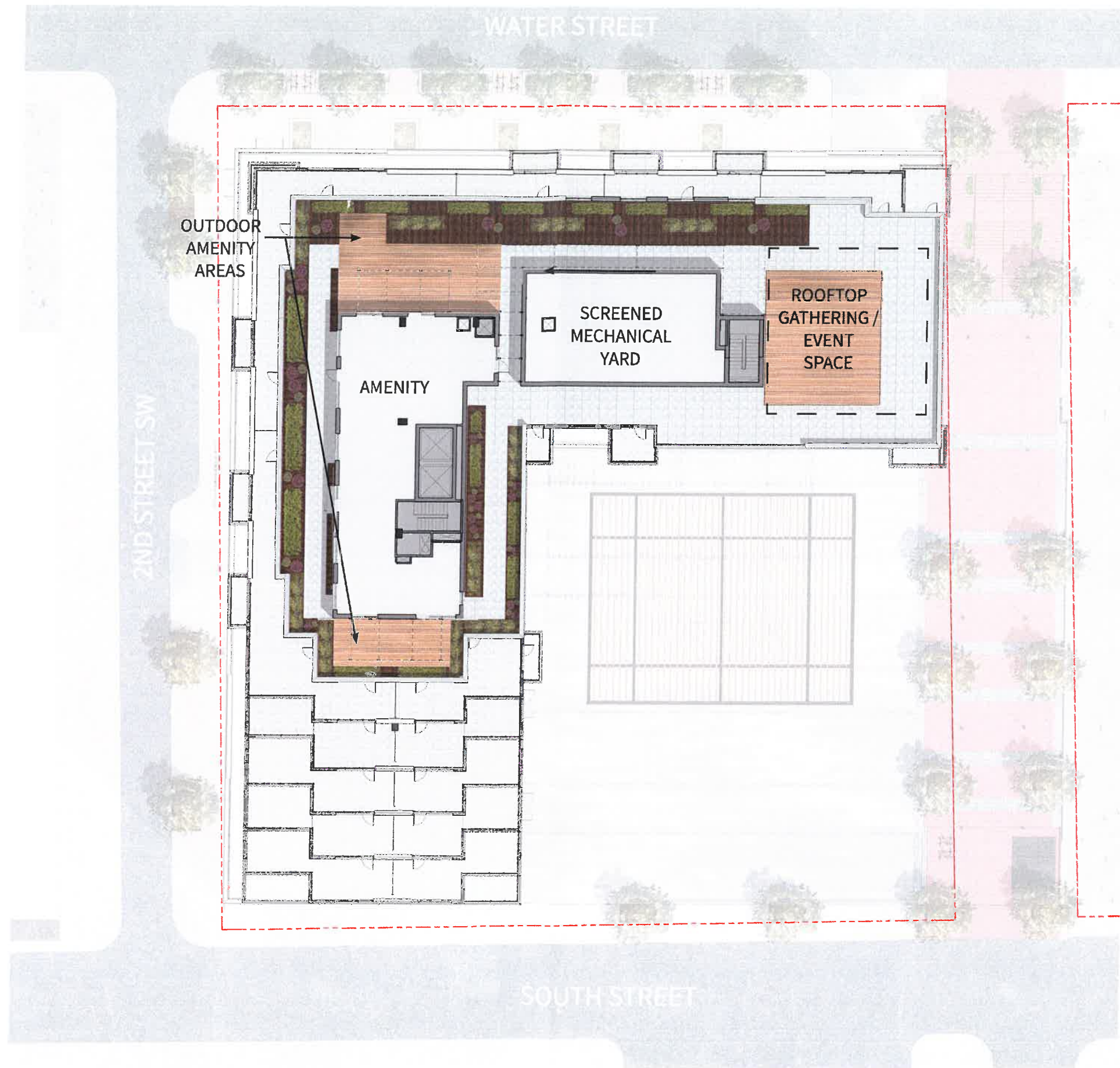


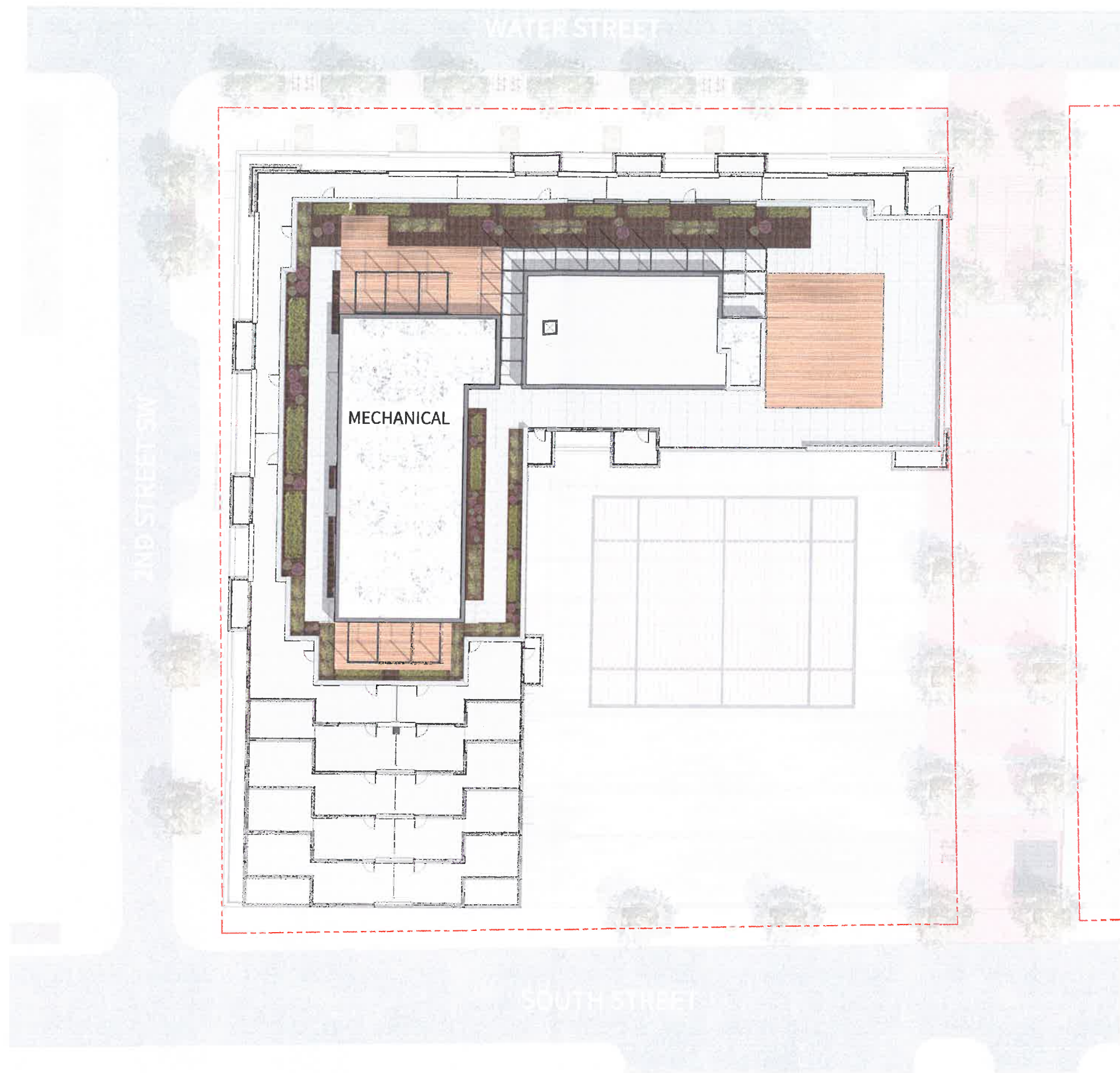












K J H G F E D C B A



ROOF	595' - 2"
APPURTENANCE	583' - 2"
10 TENTH	572' - 2"
09 NINTH	562' - 2"
08 EIGHTH	552' - 2"
07 SEVENTH	542' - 2"
06 SIXTH	532' - 2"
05 FIFTH	522' - 2"
04 FOURTH	512' - 2"
03 THIRD	497' - 6"
02 SECOND	485' - 6"
01 PLAZA	467' - 6"
MEASURING	465' - 0"
P1	455' - 6"
P2	446' - 6"

12'-0"
11'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
14'-8"
12'-0"
18'-0"



DECEMBER 27, 2017

EAST-WEST SECTION