

BLDG III - SECOND FLOOR PLAN

LINE OF FLOOR ABOVE

259'-11 3/4" BUILDING EXTENTS

TRELLIS BETWEEN BUILDINGS III AND VI-S ABOVE

REVISED ARCADE

ARCADE

RESTAURANT KITCHEN
2041 SF

PRIVATE ELEVATORS

ELEC

LOADING/TRASH
29'-6 3/8"

34'-3 1/2"

III STAIR 3

III ELEV 1 III ELEV 2

ELEVATOR LOBBY

III STAIR 2

CORRIDOR

RAMP

RAMP

RAMP

RESTAURANT SUITE
6921 SF

RETAIL SUITE
2301 SF

RETAIL SUITE
2319 SF

RETAIL SUITE
1680 SF

RETAIL SUITE
1574 SF

RETAIL SUITE
1153 SF

RESTAURANT SUITE
4253 SF

107'-8"

122'-3"

65'-2"

28'-2"

28'-2"

29'-2"

27'-4"

79'-6"

71'-0 1/8"

67'-9 3/8"

5'-4"

1'-6"

5'-0"

COVERED WALKWAY

LINE OF 5' SETBACK

PROPERTY LINE

LINE OF 5' SETBACK

LINE OF INGRESS/EGRESS EASEMENT

BUILDING III- NON UNIT RETAIL AREA		
ELEC		274.12 SF
CORRIDOR		126.16 SF
SERVICE CORRIDOR		1,643.28 SF
SUITE 100		3,303.88 SF
SUITE 200		8,947.11 SF
SUITE 203		2,270.43 SF
SUITE 205		2,320.16 SF
SUITE 207		1,680.43 SF
SUITE 209		1,569.02 SF
SUITE 211		4,158.58 SF
SUITE 211B		1,173.59 SF
SUITE 213		0 SF
TRASH LOADING		1,736.75 SF
		29,243.53 SF

PROJECT BREAKDOWN - UNIT INFO - PLANNING					
UNIT NAME	UNIT TYPE	UNIT LEASABLE AREA	QTY	GROSS LEASABLE AREA	MIX
S1.1	STUDIO/1 BATH	483 SF	2	966 SF	
A2.0	1 BED/1 BATH	663 SF	12	7,956 SF	
A2.4	1 BED/1 BATH	727 SF	2	1,414 SF	
A2.5	1 BED/1 BATH	716 SF	3	2,154 SF	
A2.6	1 BED/1 BATH	716 SF	3	2,154 SF	
A4.0	1 BED/1 BATH	722 SF	1	722 SF	
A4.2	1 BED/1 BATH	722 SF	1	722 SF	
A6.2	1 BED/1 BATH	975 SF	8	7,824 SF	
B1.0	2 BED/2 BATH	1,006 SF	3	3,024 SF	
B1.1	2 BED/2 BATH	1,025 SF	1	1,025 SF	
B3.0	2 BED/2 BATH	1,016 SF	2	2,032 SF	
B3.1	2 BED/2 BATH	1,016 SF	1	1,016 SF	
B3.2	2 BED/2 BATH	1,034 SF	6	6,204 SF	
B3.3	2 BED/2 BATH	1,034 SF	2	2,068 SF	
B3.4	2 BED/2 BATH	1,034 SF	4	4,136 SF	
B3.5	2 BED/2 BATH	1,047 SF	3	3,141 SF	
B3.6	2 BED/2 BATH	1,047 SF	2	2,094 SF	
B4.0	2 BED/2 BATH	1,020 SF	2	2,040 SF	
B6.0	2 BED/2 BATH	1,087 SF	8	8,696 SF	
B7.0	2 BED/2 BATH	1,131 SF	8	9,048 SF	
B7.1	2 BED/2 BATH	1,137 SF	1	1,137 SF	
B7.2	2 BED/2 BATH	1,153 SF	3	3,459 SF	
B7.3	2 BED/2 BATH	1,153 SF	3	3,459 SF	
B10.0	2 BED/2 BATH	1,416 SF	3	4,248 SF	
C1.0	3 BED/NA	1,544 SF	1	1,544 SF	
			85	62,283 SF	

- ADD TRELLIS BETWEEN III & VI-S





BLDG III - NORTH ELEVATION



BLDG III - SOUTH ELEVATION



BLDG III - WEST ELEVATION



BLDG III - EAST ELEVATION

BUILDING III MATERIAL LEGEND

	STUCCO - CLOUD WHITE	BM-967
	STUCCO - PHILADELPHIA CREAM	BM-HC-30
	WOOD - KENDALL CHARCOAL	BM-HC-166
	LIVING WALL	
	STUCCO TRIMS - VARIES COLORS TO MATCH ADJACENT FIELD	
	SHUTTERS - KENDALL CHARCOAL	BM-HC-166

RESPONSE TO 2.12.14 STAFF COMMENTS
• BUILDING III NORTHWEST FOOTPRINT ADJUSTED DUE TO ADDITION OF RAMP AT NE 6TH AVENUE
• WINDOWS OF THE BUSINESSES AND OFFICES REMAIN UNOBSTRUCTED BY SIGNAGE
• LIGHT TRANSMISSION FOR GROUND FLOOR GLASS AREA TO BE NO GREATER THAN 20%
• KNOX BOXES TO BE PROVIDED AT ROLL DOWN GATES
• GREEN WALL IS CONSIDERED A TRELLIS WHICH SHALL BE ALLOWED TO ENCROACH INTO SETBACK ALONG FEDERAL HIGHWAY
• ADDED INGRESS/EGRESS RAMP AT NE 6TH AVE

SETTLEMENT MODIFICATION 4.21.2017
• ADD ARCADE ALONG THE NORTH ELEVATION
• ADJUST POSITION OF LOADING AREA
• ADJUST EAST AND WEST ELEVATIONS DUE TO ADDITION OF ARCADE

ARCHITECTURAL ELEVATION REVISIONS 7.19.2018
GENERALLY REVISE ELEVATIONS TO BE MORE CONSISTENT WITH ANGLO CARIBBEAN, INCLUDING:
• SCULPTED FORMS AT ARCADE AND AT FEATURE ELEMENTS OF THE BUILDING
• RE-SCALE WINDOWS AT CORNERS
• WOOD DETAILING AS ACCENT AT VERTICAL FORMS
• ENTRANCE DETAIL AT BUILDING CAP
• RE-DETAIL ARCADE AND LOW ROOF FORMS

CLASS II MODIFICATION 2019 8.2.2019
• REVISE DETAIL AT ARCADE
• ADD TRELLIS BETWEEN III & VI-S

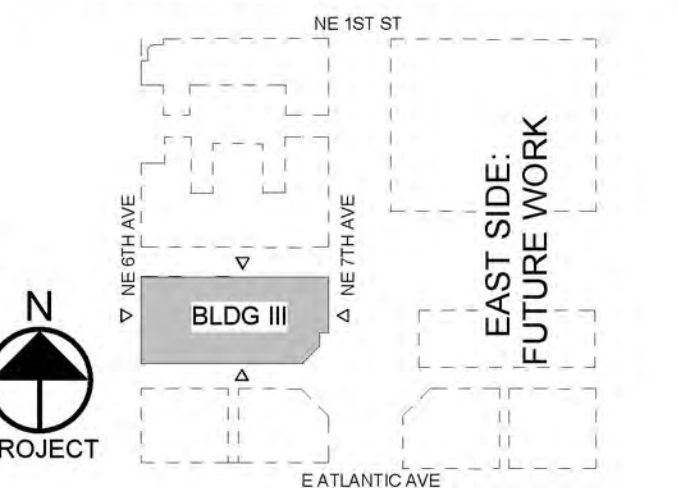
ELEVATION NOTES

NOTE: All wall cladding shall be stucco unless otherwise noted.

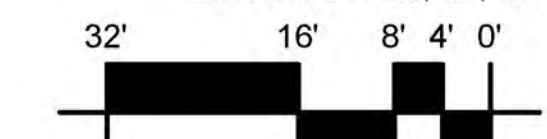
- 1 Standing seam metal roof; galvalume
- 2 Ornamental iron railing; powder coated
- 3 Built-up parapet cap; stucco
- 4 Embossed wood texture storefront system
- 5 Storefront system
- 6 Wood pergola & trellis
- 7 Painted composite Bermuda shutters
- 8 Painted composite shutters; fixed
- 9 Fabric awning system
- 10 Decorative corbel
- 11 Built-up stucco sill
- 12 Stucco parapet (6'-0" high max. from top of roof deck)
- 13 Stucco with simulated stone texture base
- 14 Overhead garage door - Glass
- 15 Decorative arched lower panel; powder coated
- 16 Wood boxed out detail
- 17 "Living wall" - Plant material over stainless steel support. Considered a trellis and will be allowed within setback
- 18 Perforated metal panel railing
- 19 Wood panel railing
- 20 Paneled wood accent
- 21 Louvered panels; powder coated
- 22 Steel Trellis
- 23 Vinyl windows
- 24 Decorative wood brackets
- 25 2" Reveal
- 26 Decorative stucco inset
- 27 Steel Cable Railing
- 28 Fluted column cap; stucco
- 29 Ornamental iron gates and screen; powder coated
- 30 Exterior light fixtures

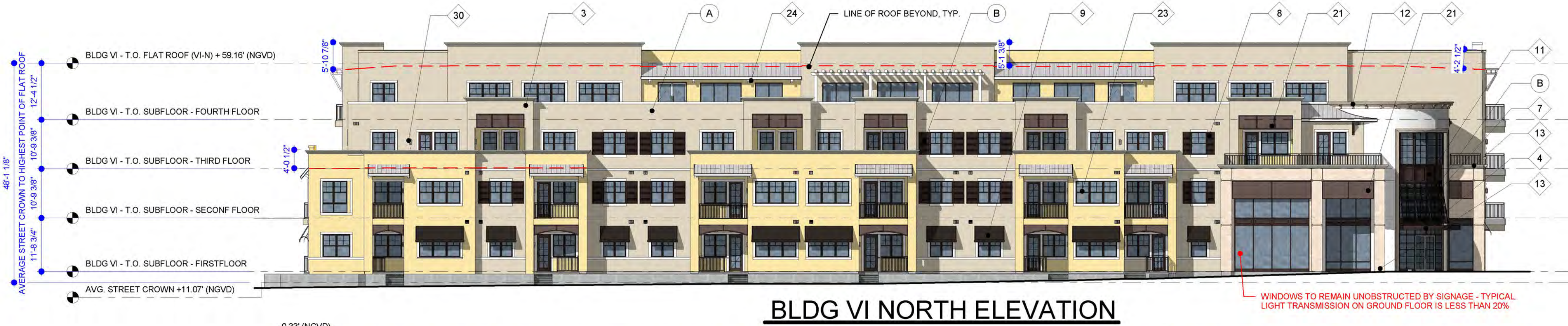


VICINITY MAP



KEY PLAN





BLDG VI NORTH ELEVATION



BLDG VI SOUTH ELEVATION



BLDG VI WEST ELEVATION



BLDG VI EAST ELEVATION

BUILDING VI MATERIALS LEGEND

	STUCCO - VALE MIST	BM-HC-1494
	STUCCO - MORNING DEW	BM-HC-1493
	STUCCO - HAWTHORNE YELLOW	BM-HC-4
	STUCCO - MANCHESTER TAN	BM-HC-81
	STUCCO - CLOUD WHITE w/ 2\"/>	BM-967
	SIMULATED STONE - FLORIDA CORAL (KEYSTONE)	BEIGE
	SIDING - FAIRVIEW TAUPE	BM-HC-85
	TILE WALL	ANN SACKS TIEMPO \"LA SPIEZA #6\"
	STUCCO TRIMS - VARIES COLORS TO MATCH ADJACENT FIELD	
	SHUTTERS - KENDALL CHARCOAL	BM-HC-166
	BRACKETS AND PERGOLAS - CLOUD WHITE	BM-967

RESPONSE TO 2.12.14 STAFF COMMENTS
• WINDOWS OF THE BUSINESSES AND OFFICES REMAIN UNOBSTRUCTED BY SIGNAGE
• LIGHT TRANSMISSION FOR GROUND FLOOR GLASS AREA TO BE NO GREATER THAN 20%
• KNOX BOXES TO BE PROVIDED AT ROLL DOWN GATES
• ADJUSTED METAL AWNINGS AND ADDED MORE SHUTTERS

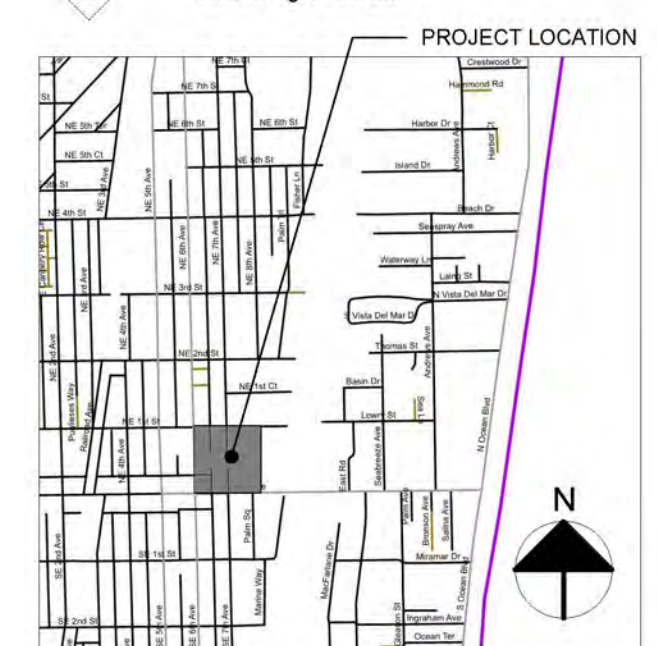
SETTLEMENT MODIFICATION 4.21.2017
• RELOCATED ENTRY TO PARKING GARAGE
• ADJUST EAST AND SOUTH DUE TO PARKING GARAGE ENTRY RELOCATION

ARCHITECTURAL ELEVATION REVISIONS 7.19.2018
GENERALLY REVISE ELEVATIONS TO BE MORE CONSISTENT WITH MASONRY MODERN, INCLUDING:
• STRENGTHENING PEDESTRIAN SCALE OF ENTRY TO LEASING (NORTH-WEST CORNER)
• ENHANCED HORIZONTAL DETAILING AT BASE - ADDED ROOF FORMS, CONSOLIDATED COLOR, MINIMIZED TALL SLENDER VERTICAL FORMS
• ENHANCE DETAILING AT BUILDING CORNERS
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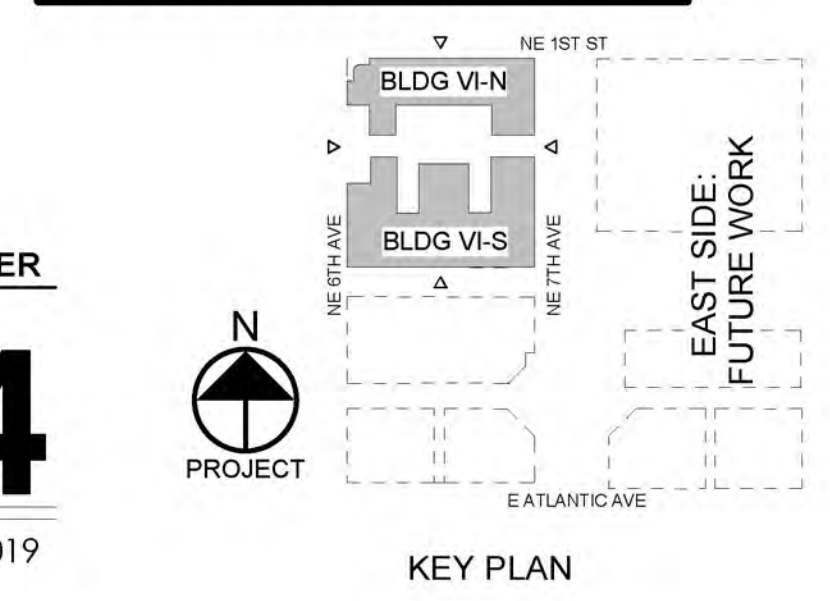
CLASS II MODIFICATION 8.2.2019
• ADD TRELLIS BETWEEN III & VI-S

ELEVATION NOTES

- NOTE: All wall cladding shall be stucco unless otherwise noted.
- Standing seam metal roof, galvalume
 - Ornamental iron railing, powder coated
 - Built-up parapet cap; stucco
 - Embossed wood texture storefront system
 - Storefront system
 - Wood pergola & trellis
 - Painted composite Bermuda shutters
 - Painted composite shutters, fixed
 - Fabric awning system
 - Decorative corbel
 - Built-up stucco sill
 - Stucco parapet (6\"/>
 - Stucco with simulated stone texture base
 - Overhead garage door - Glass
 - Decorative arched louver panel; powder coated
 - Wood boxed out detail
 - \"Living wall\" - Plant material over stainless steel support. Considered a trellis and will be allowed within setback
 - Perforated metal panel railing
 - Wood panel railing
 - Paneled wood accent
 - Louvered panels; powder coated
 - Steel Trellis
 - Vinyl windows
 - Decorative wood brackets
 - 2\"/>
 - Decorative stucco inset
 - Steel Cable Railing
 - Fluted column cap; stucco
 - Ornamental iron gates and screen; powder coated
 - Exterior light fixtures



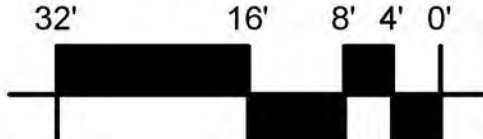
VICINITY MAP



DATE:	ISSUE / REVISIONS:
06.18.2013	Site Plan Submittal
09.17.2013	Response to Staff Comments
10.29.2013	10/18 Staff Response
11.14.2014	Response 2.12.14 Comments
04.21.2017	Settlement Modification
07.19.2018	Arch. Elevation Revisions
08.06.2019	Class II Modification 2019

BLDG VI ELEVATIONS

DRAWN BY: CS, BB, KK



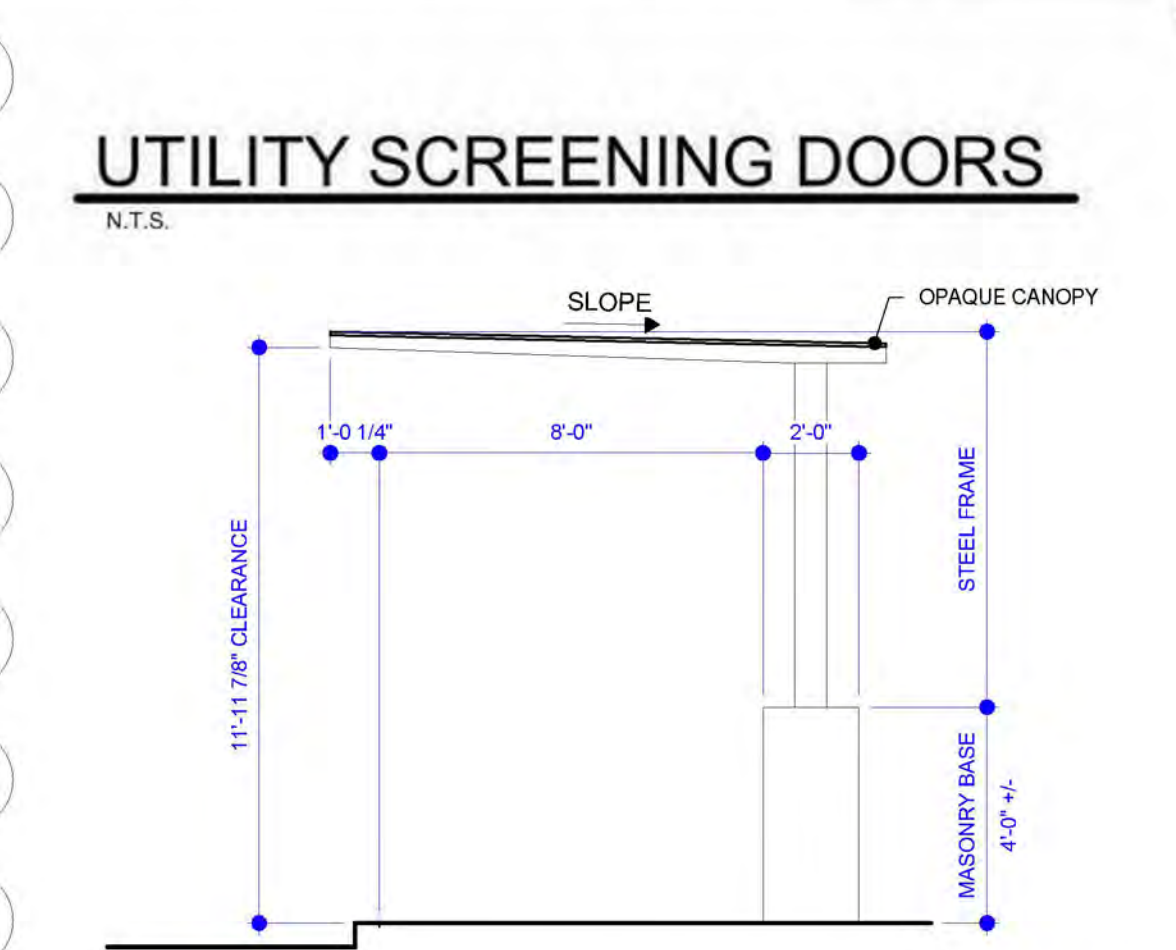
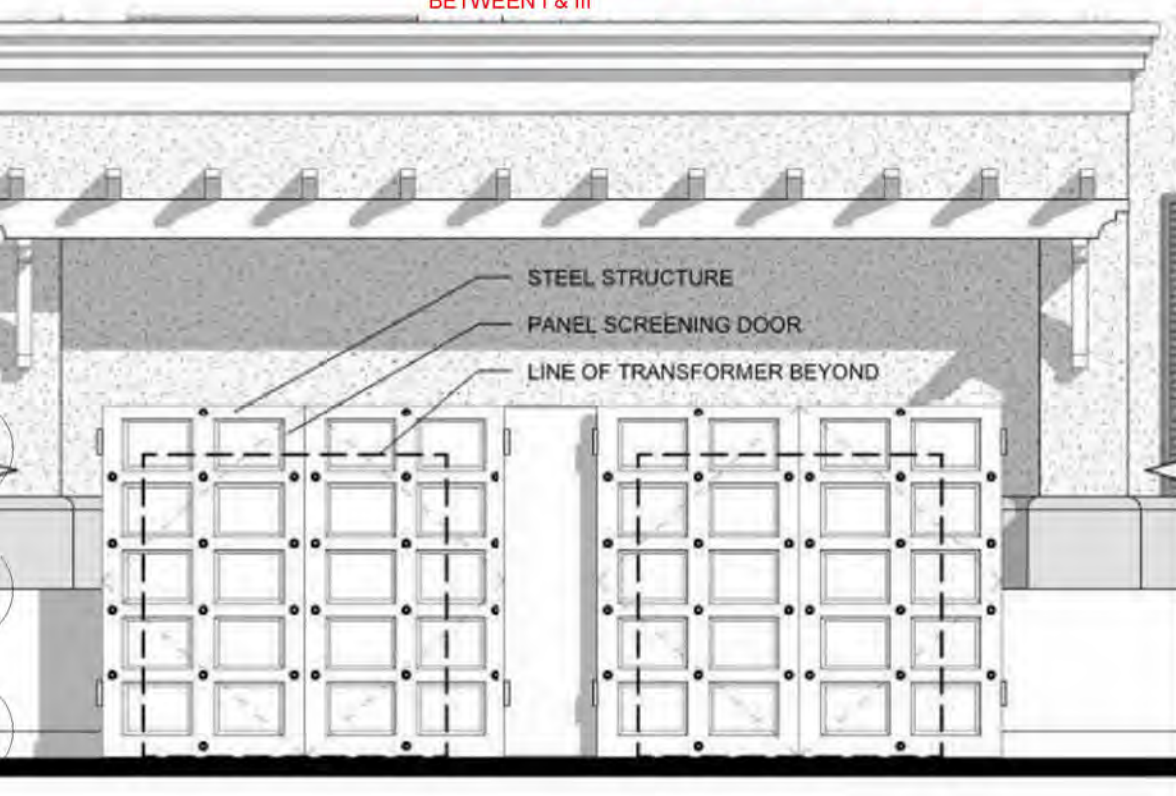
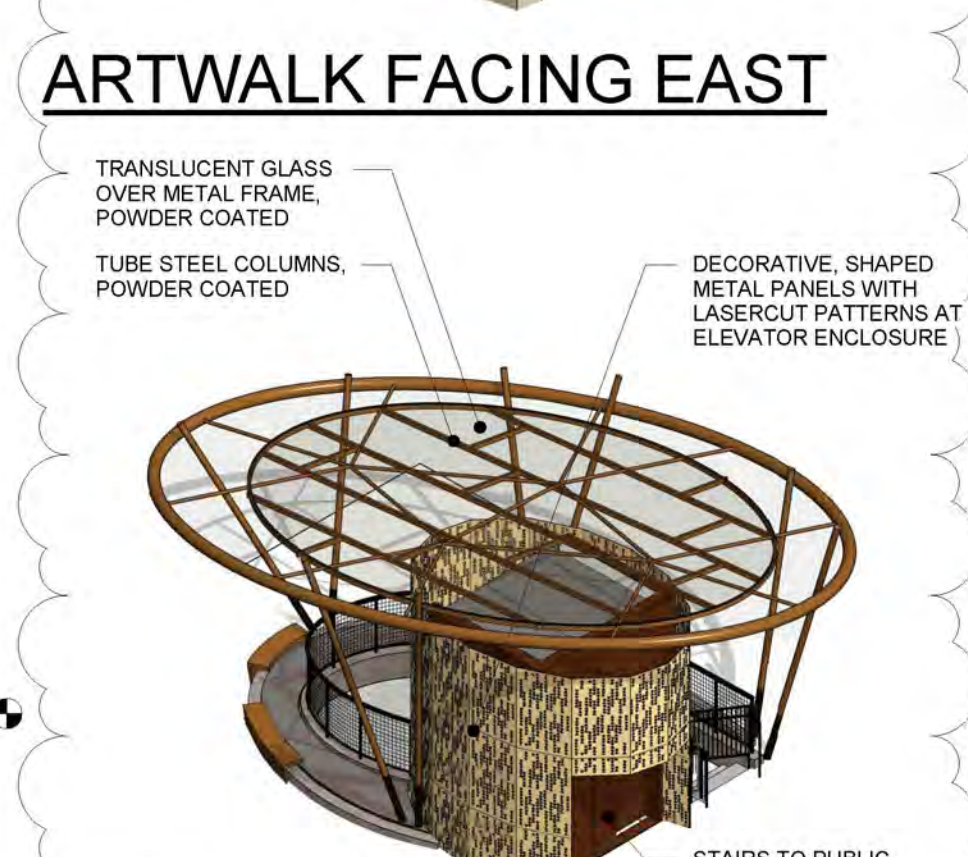
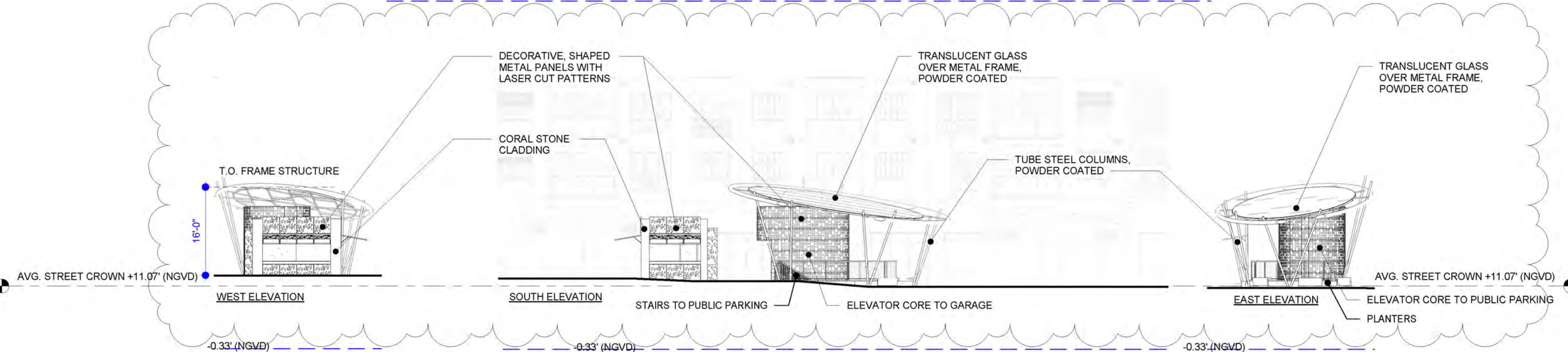
As indicated

SHEET NUMBER

VOLUME 2

A6.4

DATE: 08.06.2019



BUILDING VI MATERIALS LEGEND		
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	STUCCO - MORNING DEW	BM-HC-1493
	STUCCO - HAWTHORNE YELLOW	BM-HC-4
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	SHUTTERS - KENDALL CHARCOAL	BM-HC-166
	BRACKETS AND PERGOLAS - CLOUD WHITE	BM-967

RESPONSE TO 2.12.14 STAFF COMMENTS

- LIGHT TRANSMISSION FOR GROUND FLOOR GLASS AREA TO BE NO GREATER THAN 20%
- PROVIDED ELEVATIONS OF THE SCREENING DOORS AT TRANSFORMER ENCLOSURES

ARCHITECTURAL ELEVATION REVISIONS 1.19.2018

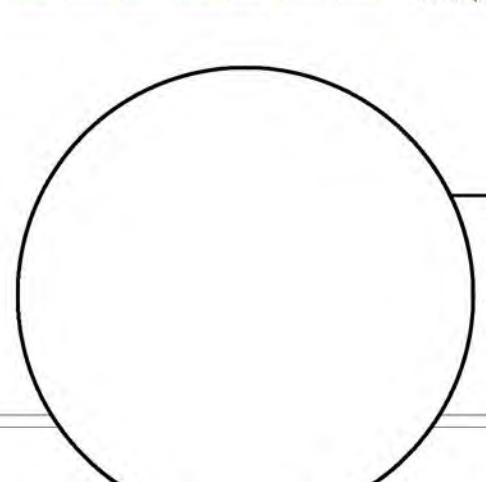
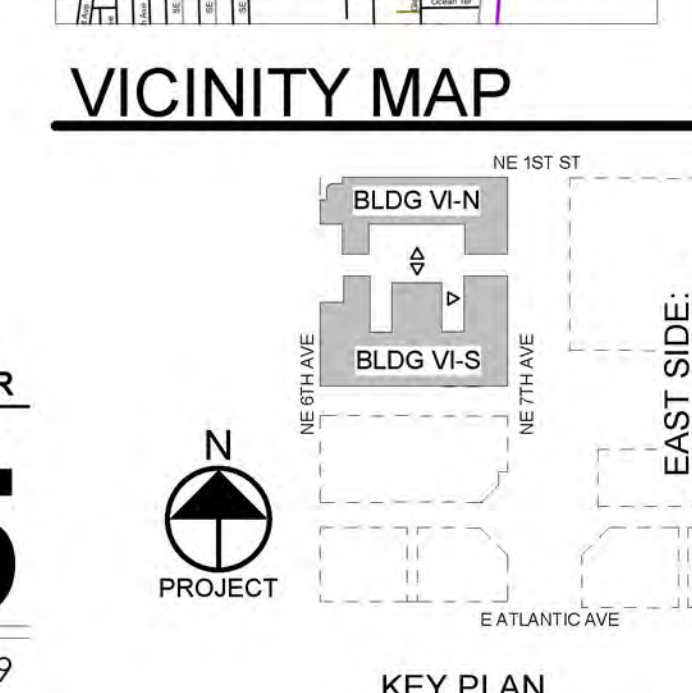
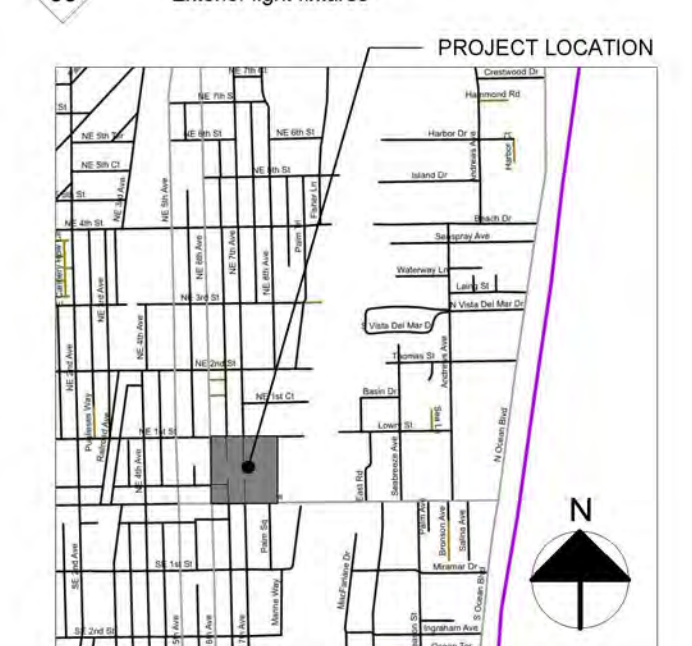
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- ENHANCE DETAILING AT BUILDING CAP
- ENHANCE DETAILING AT BUILDING CORNERS

GLASS II MODIFICATION 8.2.2019

- ADD TRELLIS BETWEEN III & VI-S
- REVISE DETAIL AT ELEVATOR/STAIR/BAR FEATURE BETWEEN I & III

ELEVATION NOTES	
NOTE: All wall cladding shall be stucco unless otherwise noted.	
1	Standing seam metal roof, galvalume
2	Ornamental iron railing, powder coated
3	Built-up parapet cap; stucco
4	Embossed wood texture storefront system
5	Storefront system
6	Wood pergola & trellis
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