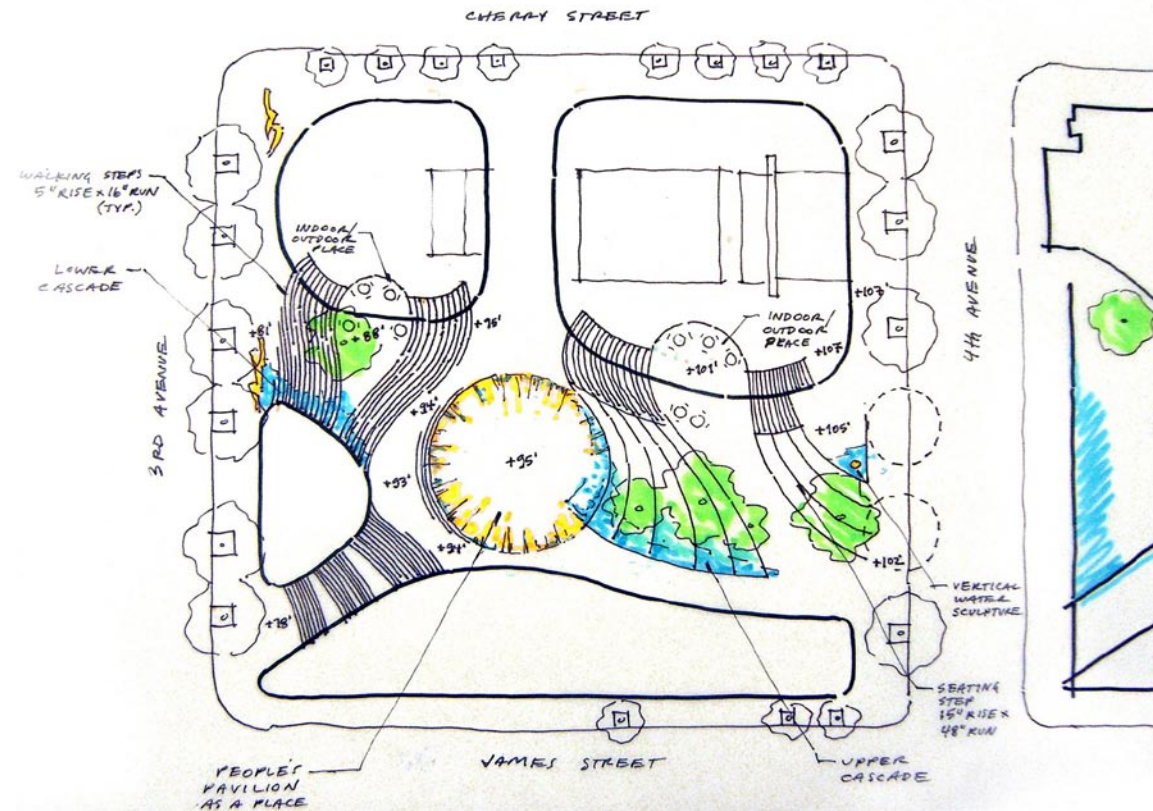


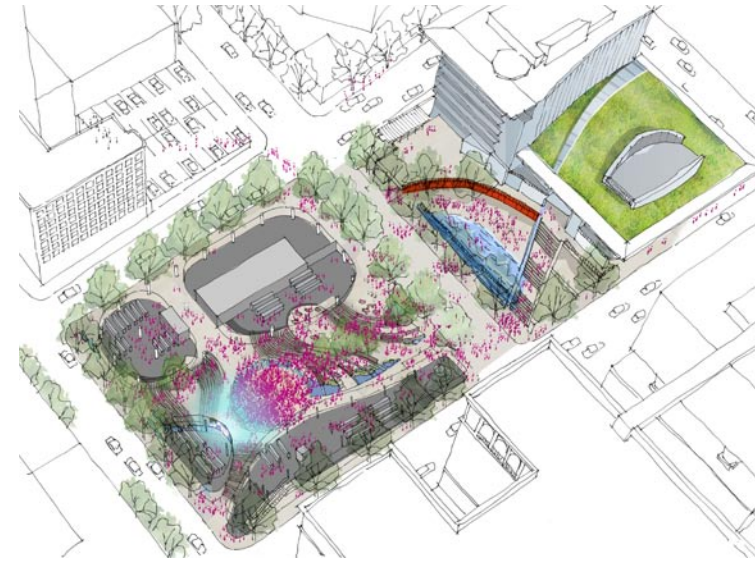
Conceptual Sketches

Plaza

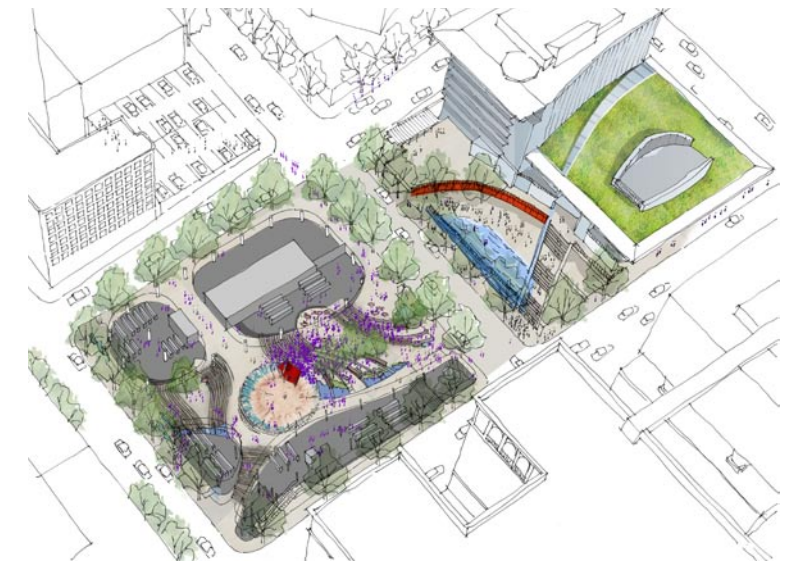
City Comment B-3, D-1, D-2, D-3



Conceptual Sketch of Plaza Showing Landscaping and a Variety of Spatial Types- Atelier Dreiseitl



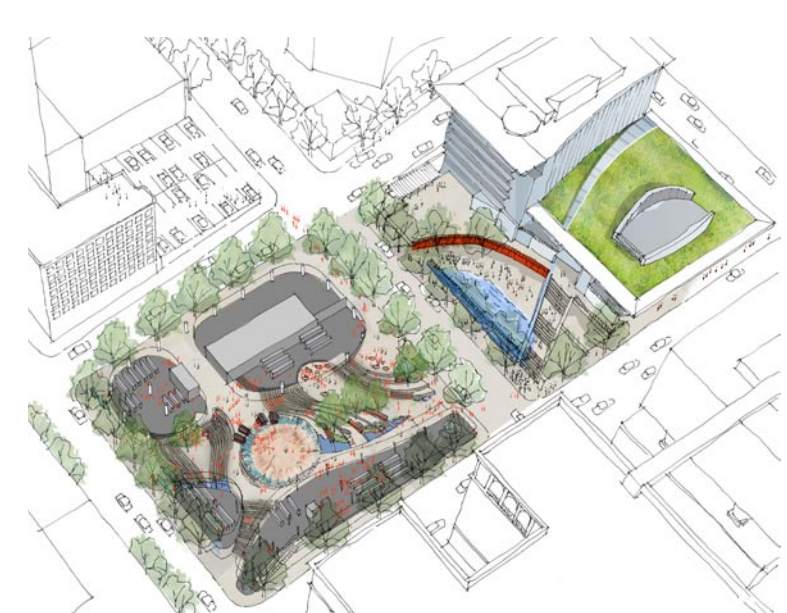
Plaza During a Large Event- Atelier Dreiseitl



Plaza During a Mid-Sized Event- Atelier Dreiseitl



Plaza During a Small Event- Atelier Dreiseitl

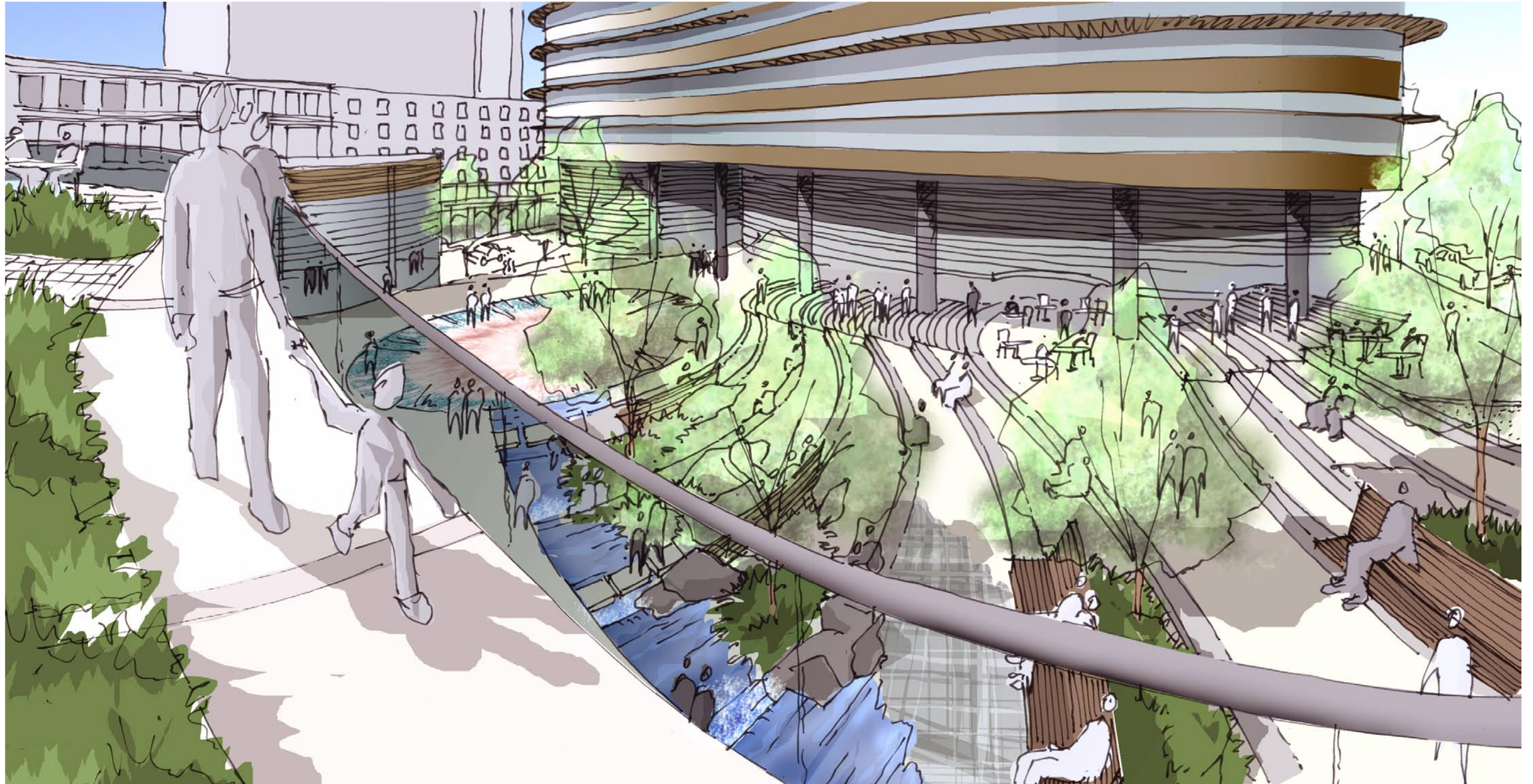
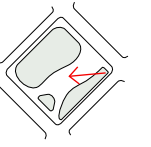


Plaza During Lunch Time- Atelier Dreiseitl



Trafalgar Square with a Diversity of Spatial Types

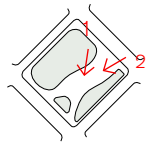
Plaza



View From Roof Garden into Plaza- Atelier Dreiseitl

Plaza Spaces

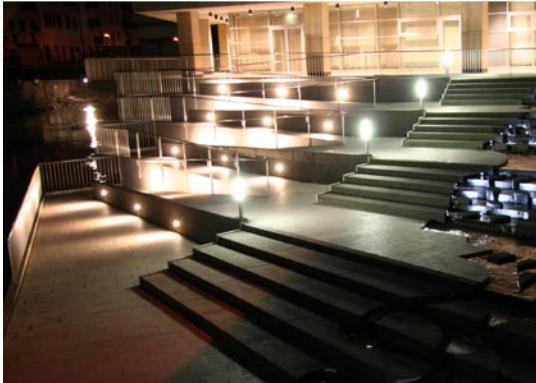
City Comment B-3, D-1, D-2, D-3



1. Plaza During an Event- Atelier Dreiseitl

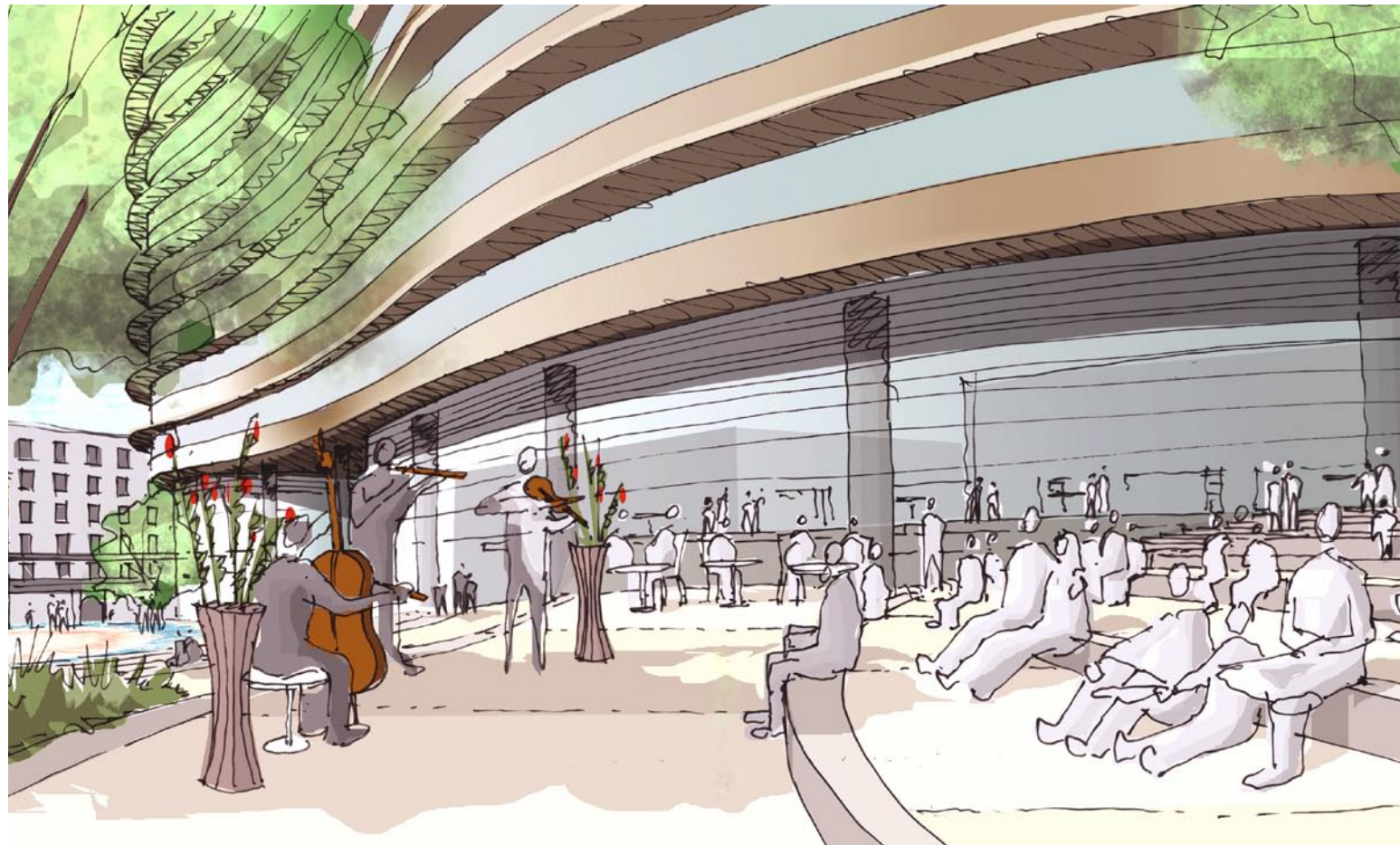
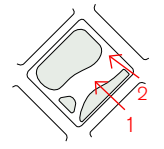


2. Looking into Plaza from 4th Avenue Entrance- Atelier Dreiseitl

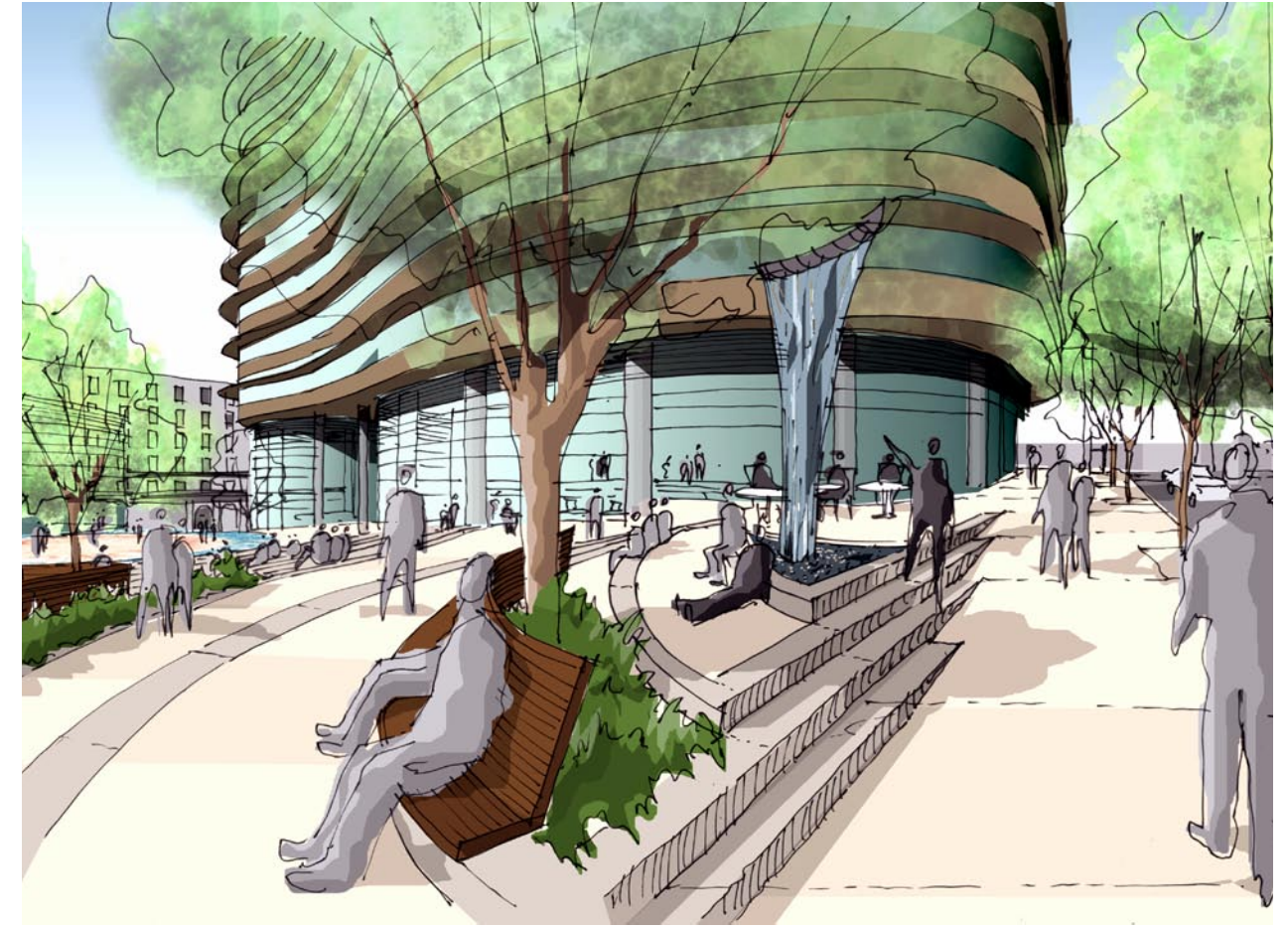


Material and Spatial References

Plaza Spaces



1. Plaza During Informal Events- Atelier Dreiseitl



2. 4th Avenue Seating- Atelier Dreiseitl

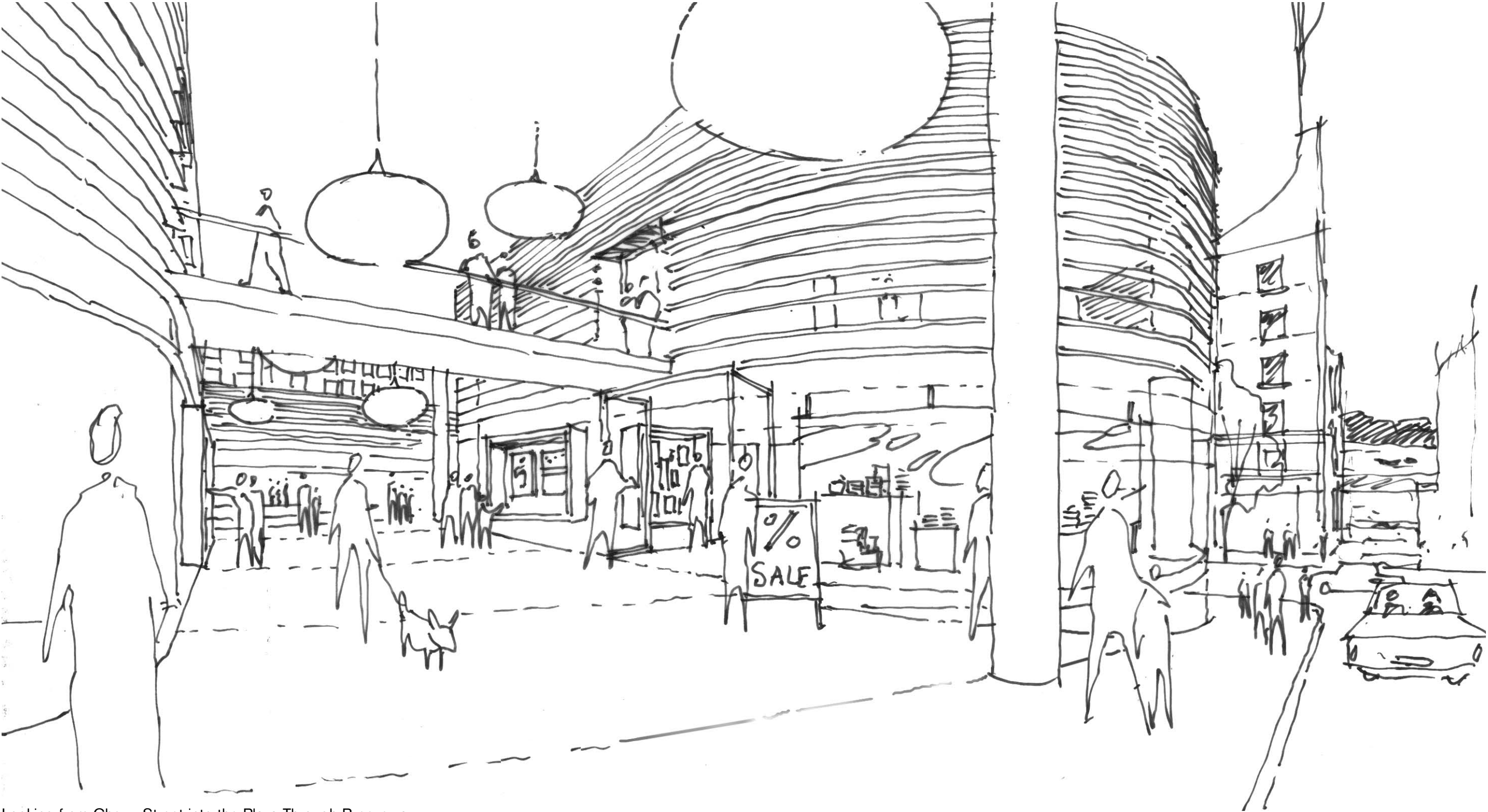
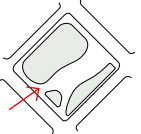


Material and Spatial References

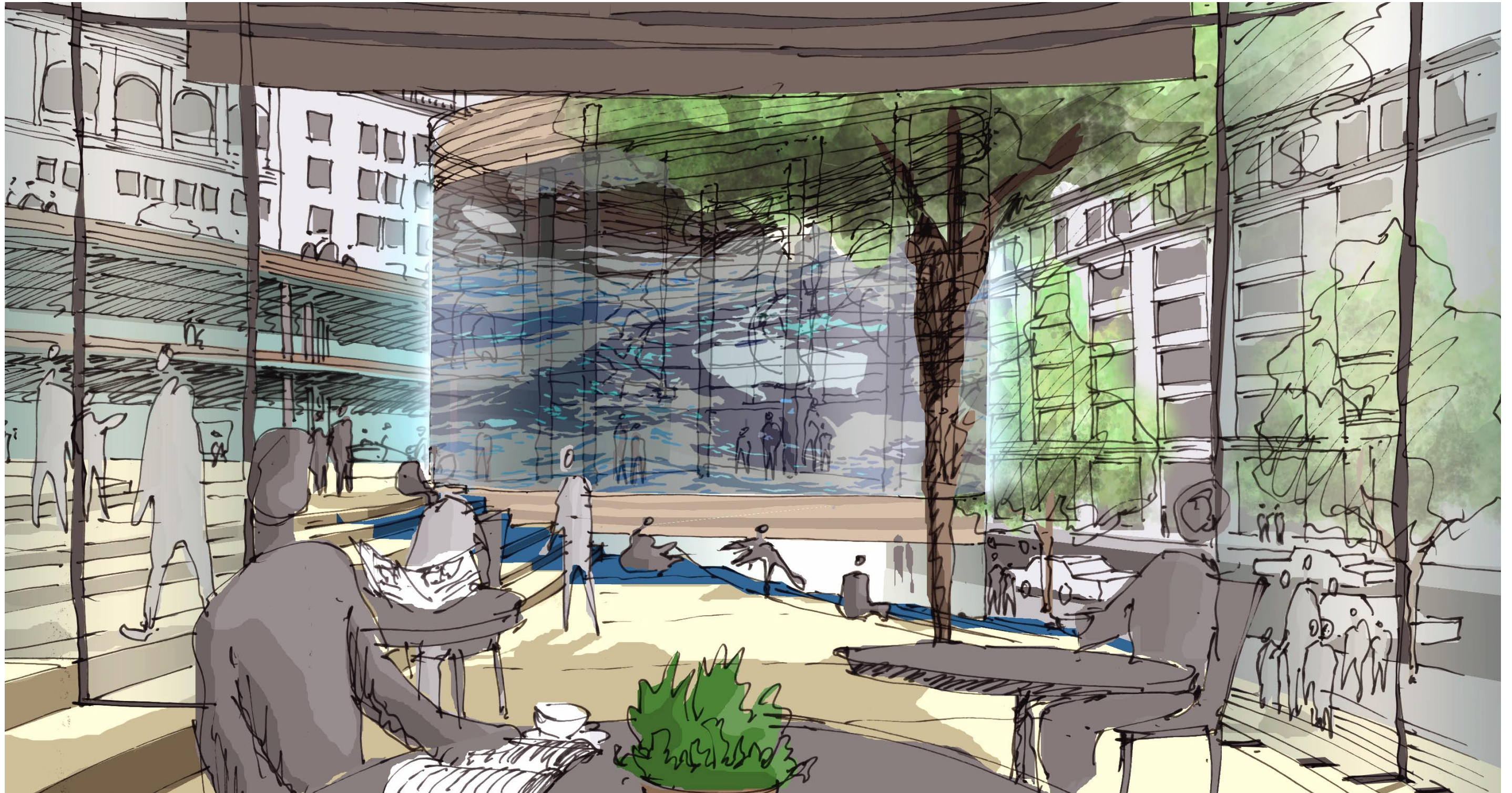
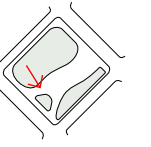
Plaza

Small Scale Spaces

City Comments C-1, C-3, D-1



Looking from Cherry Street into the Plaza Through Breezeway

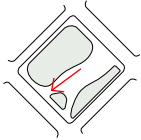


View of Sustainability Cafe from Retail Mezzanine- Atelier Dreiseitl

Plaza

Large Scale Spaces

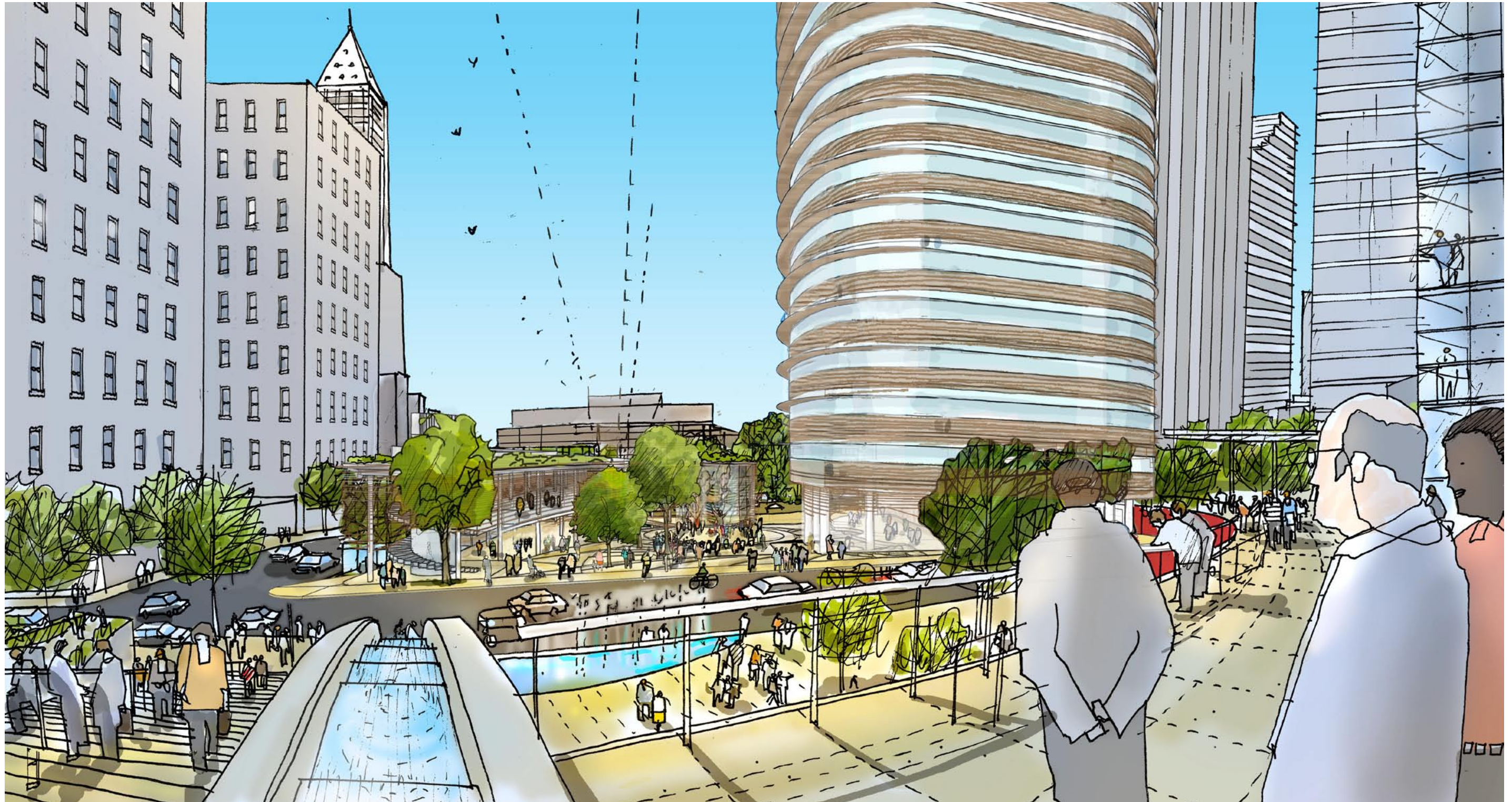
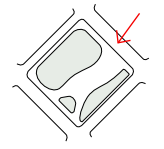
City Comments C-1, C-2, C-3, C-4, D-1



Looking Toward 3rd Avenue from Plaza

Public Plaza

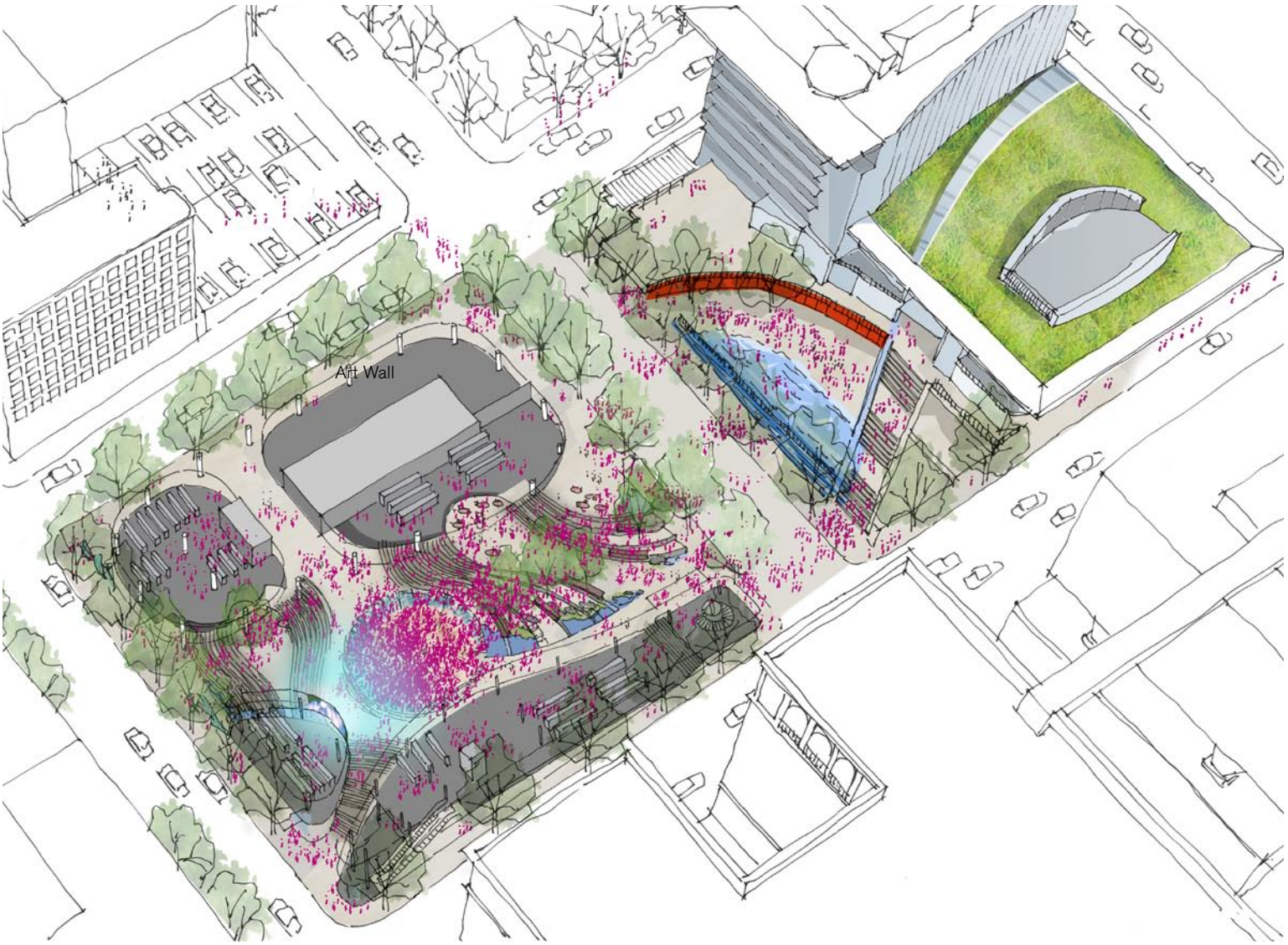
City Comment D-1, D-2, D-3



View from City Hall

The People's Plaza

City Comment D-3



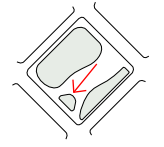
Public Plaza During Large During Event Spanning Across 4th Avenue to City Hall- Atelier Dreiseitl



Public Art Reference Images for Art Wall

The People's Plaza

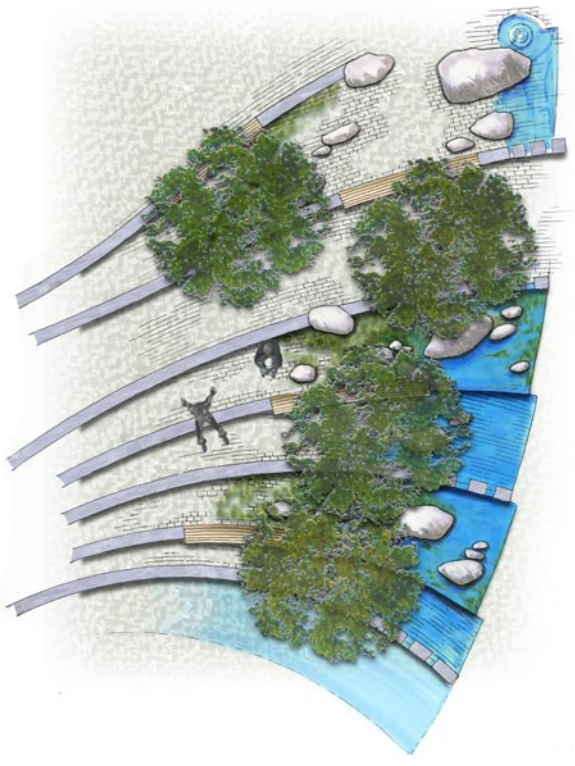
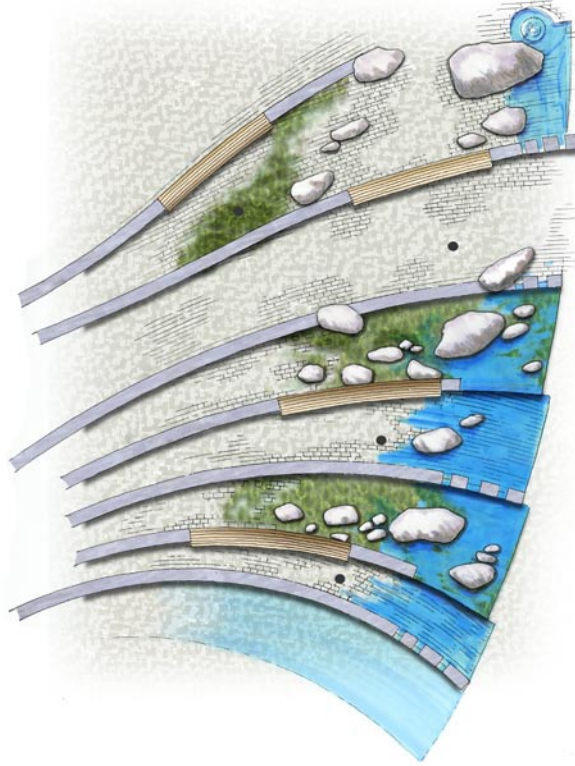
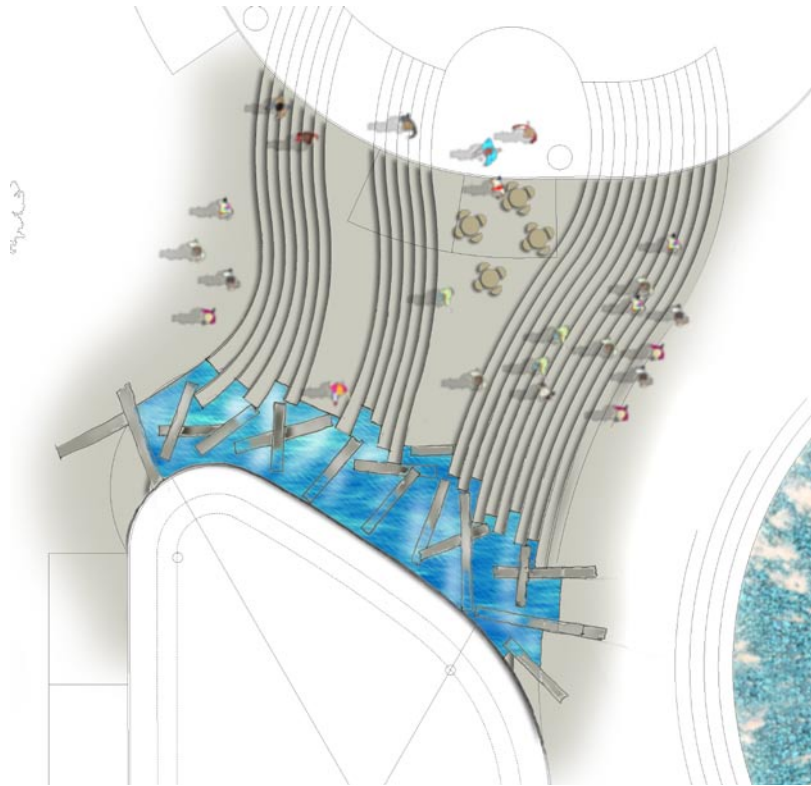
City Comments B-1, B-2, D-1, D-3



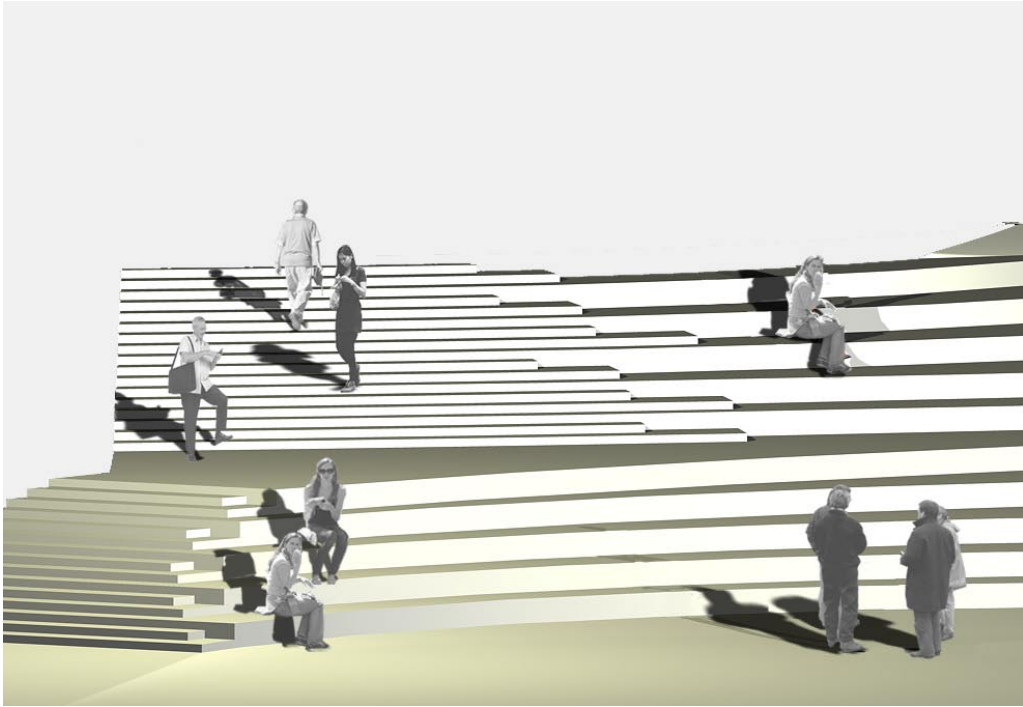
View from 4th Ave Seating/Stairs to Plaza

Plaza Features

Softscape, Water Design, Stair Geometry



Upper Watersteps- Atelier Dreiseitl



Water Concepts- Atelier Dreiseitl

Plaza Features

Glass Light Art, Water Design



Parking and Loading

City Comments E-1, E-2



Typical Basement Parking Level (b03)

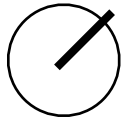


Level 01



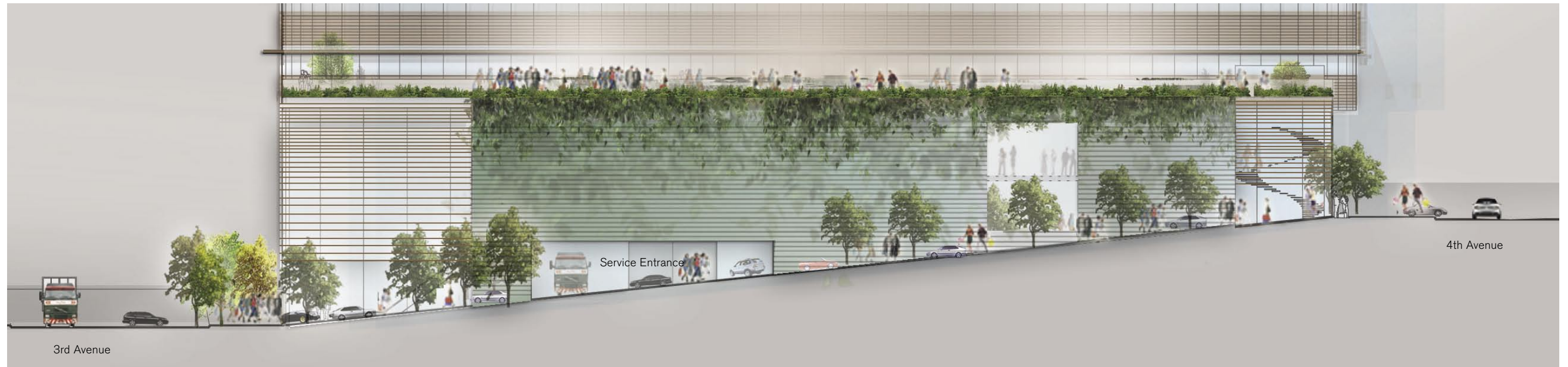
Mezzanine Level

← Service
← Passenger Vehicles



Vehicular Access and Service Areas

City Comments C-3, E-2



James Street Elevation



Cherry Street Elevation

Plaza Level Plan

Third Avenue Level

City Comments B-4, C-5, D-1



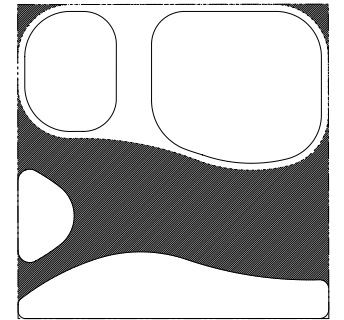
← Entrances

Plaza Level Plan
Fourth Avenue Level

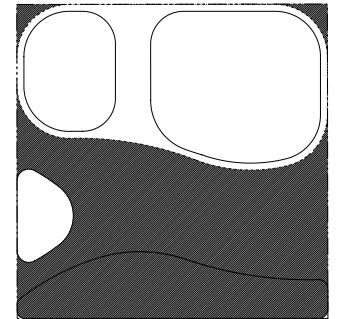
City Comments C-4, D-1, D-2



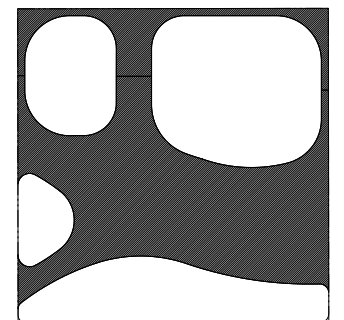
← Entrances



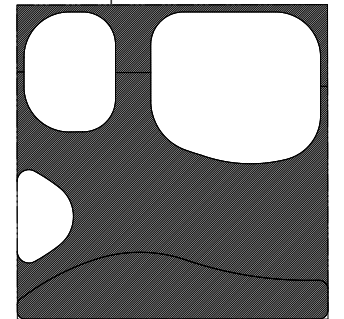
Open Air (excl. Roof Garden):
20 171 sqft, 35%



Open Air (incl. Roof Garden):
28 184 sqft, 49%



Plaza Area (excl. Roof Garden):
26 635 sqft, 46%

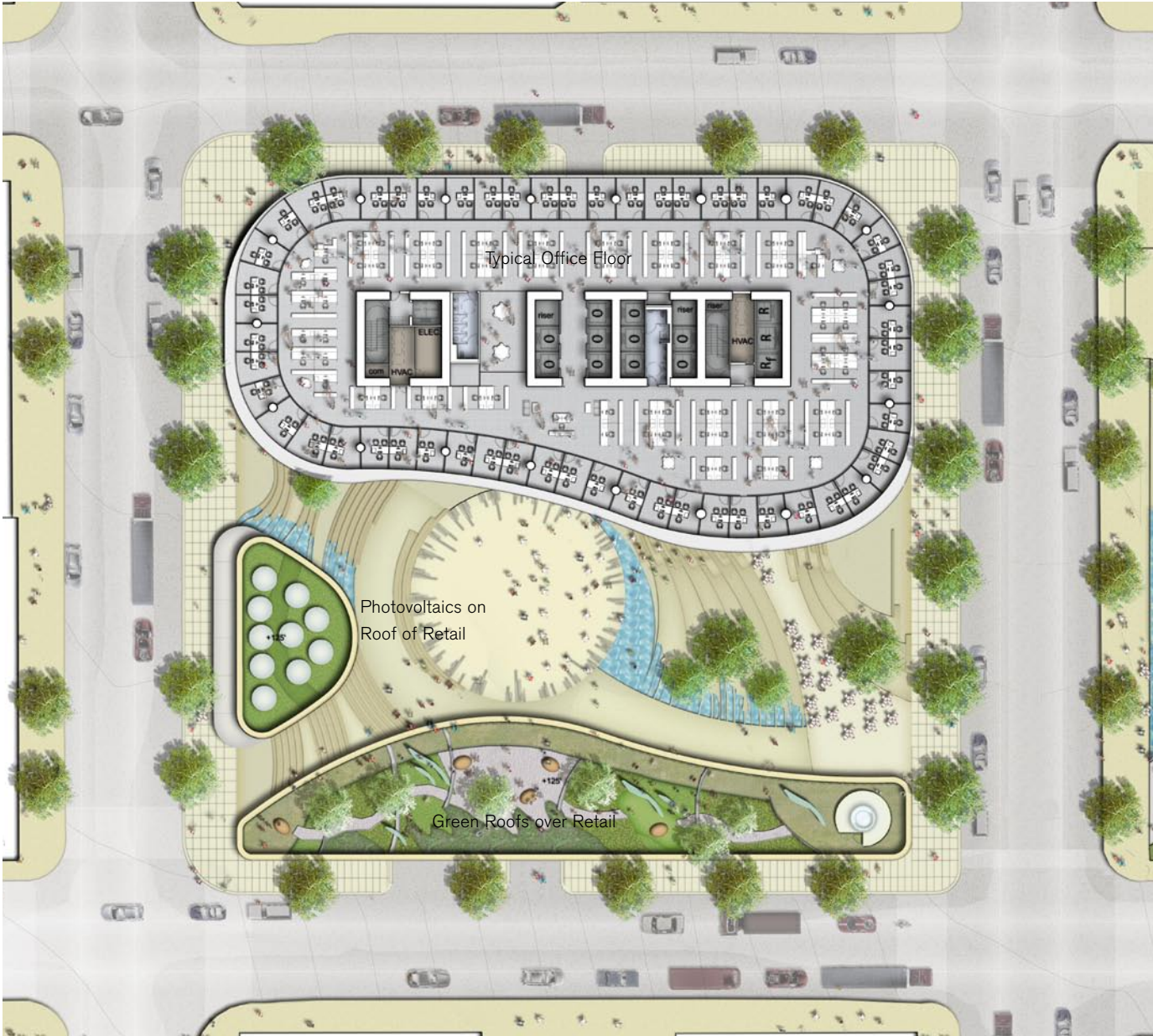


Plaza Area (incl. Roof Garden):
35 648 sqft, 62%

Tower

Office and Residential Plans with Landscaped Green Roof

City Comment A-1, A-2, B-4



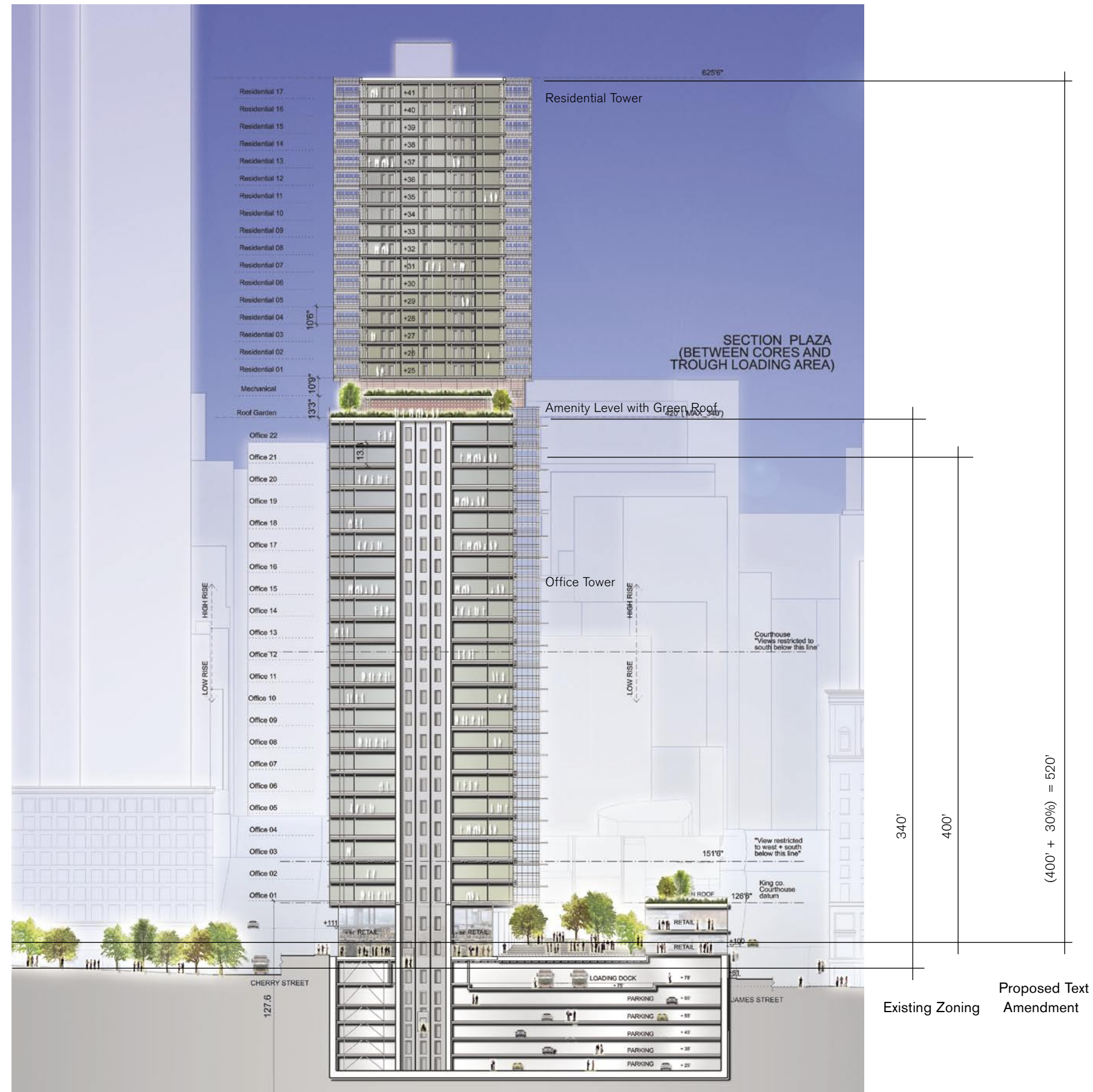
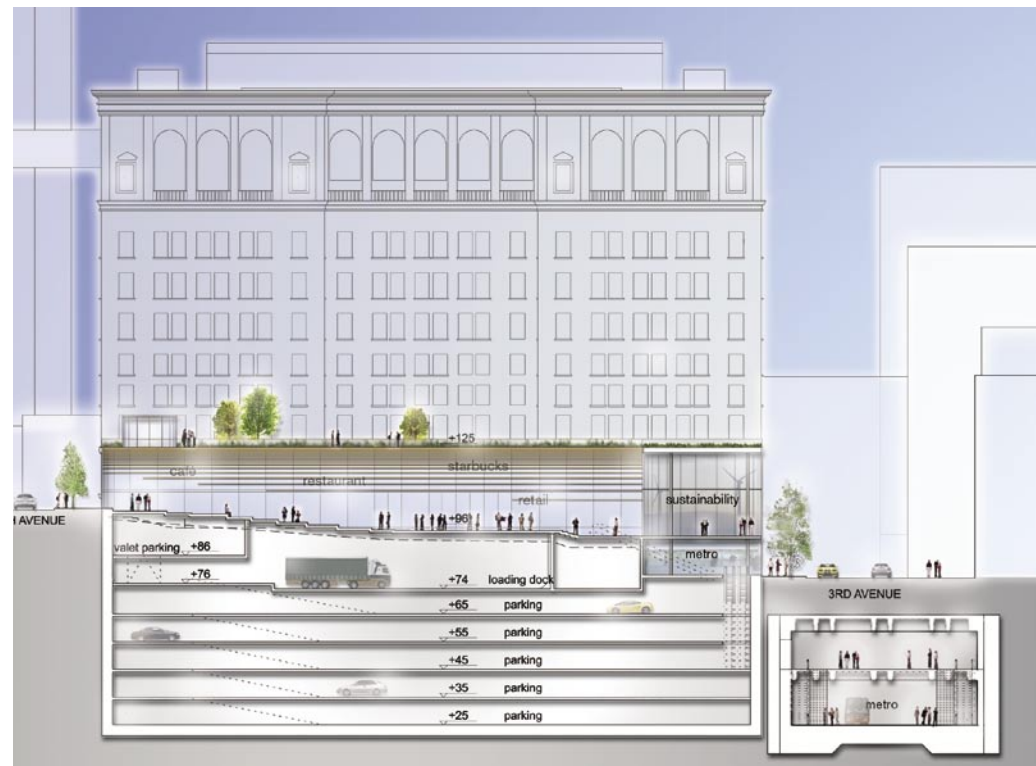
Office Plan



Residential Plan

Tower
Sections

City Comments A-2, B-2, B-4, D-2



Third Avenue Facade

City Comments B-1, B-4



RETAIL GROSS AREA

4th Ave Level	11093.6 gsf
Main Plaza Level	19133.7 gsf
3rd Ave Level	7928.8 gsf
total	38156.1 gsf

If Amenity level is part public (gym, café.),
retail GSF will become bigger (+/- 14200/2 gsf)

	7100 gsf
total with 1/2 amenity	45256.1 gsf

RESIDENTIAL GROSS AREA

4th Ave Level	2055.6 gsf
Residential Floors (x17)	182019 gsf
(Approximately 170 Units)	
total	184074.6 gsf

COMMERCIAL GROSS AREA

4 th Ave Level	12672 gsf
Main Plaza Level	3403.1 gsf
Office Floors (x22)	567600 gsf
Amenity Level	14200 gsf
total	597875.1 gsf

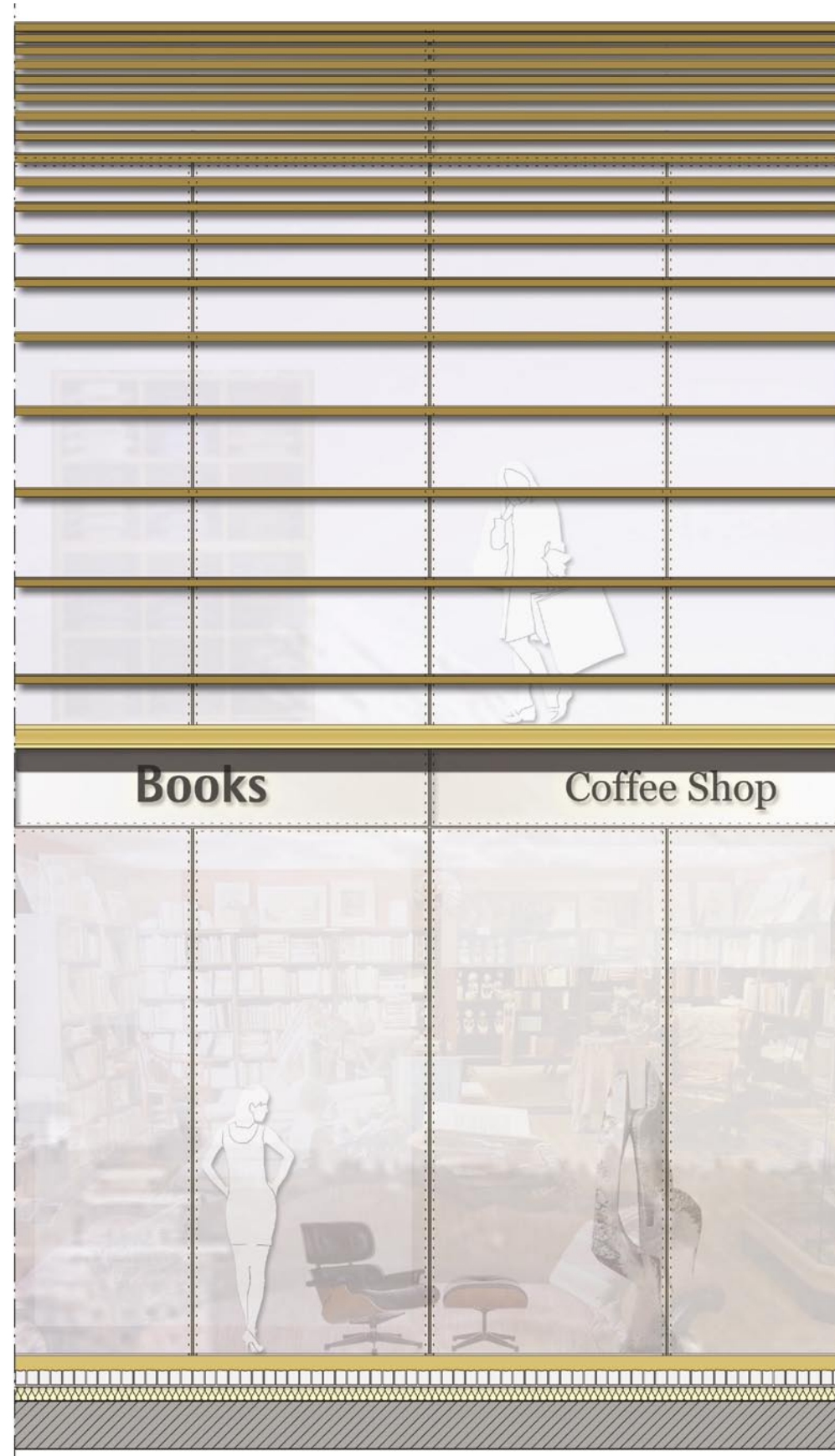
If Amenity level is part public (gym, café.),
commercial GSF becomes smaller.(around 14200/2 gsf)

	7100 gsf
total with 1/2 amenity	590775.1 gsf

Facade Details

Retail

City Comment C-2, C-5



Signage with Backlit

Curtain Wall Facade

Louvers
Recycled Composite Material

Canopy
with 8 feet Cantilever

