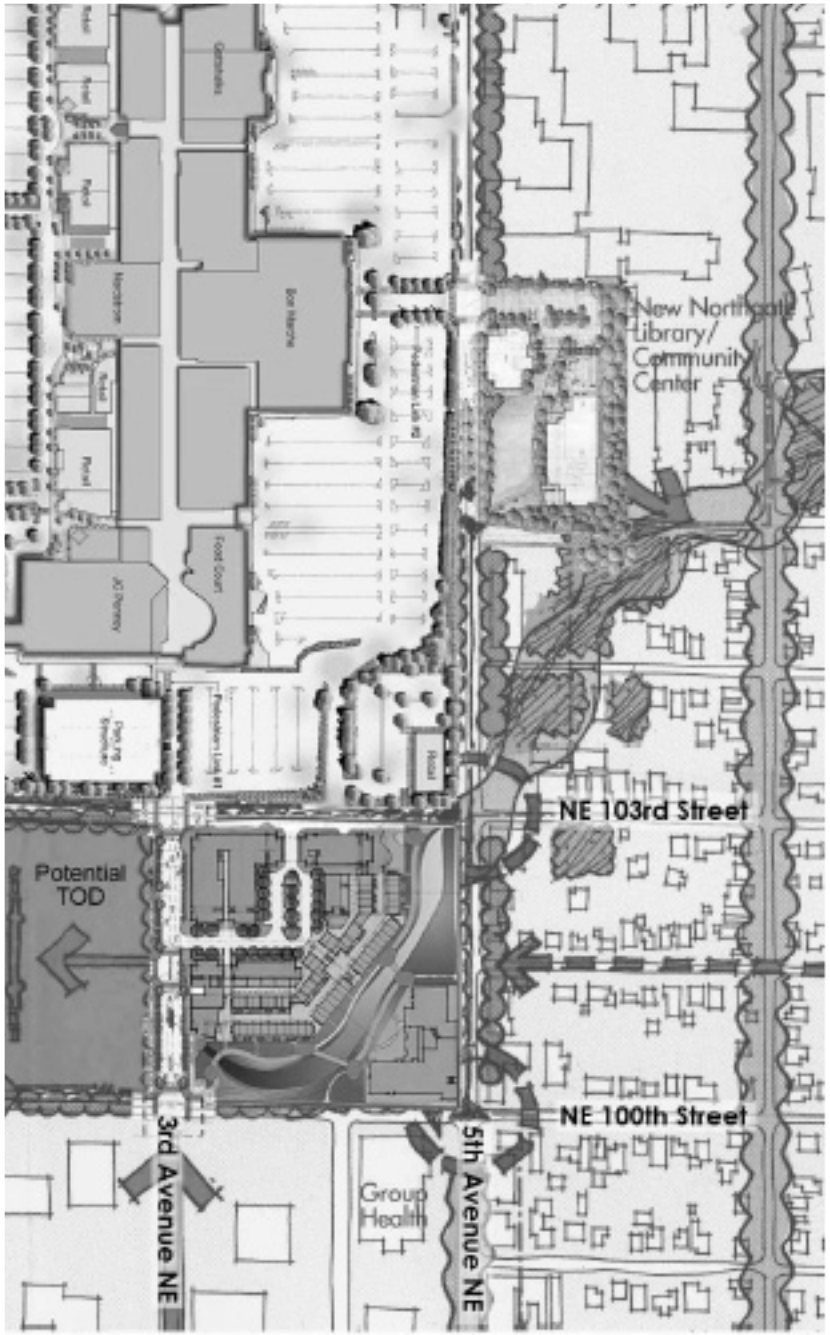
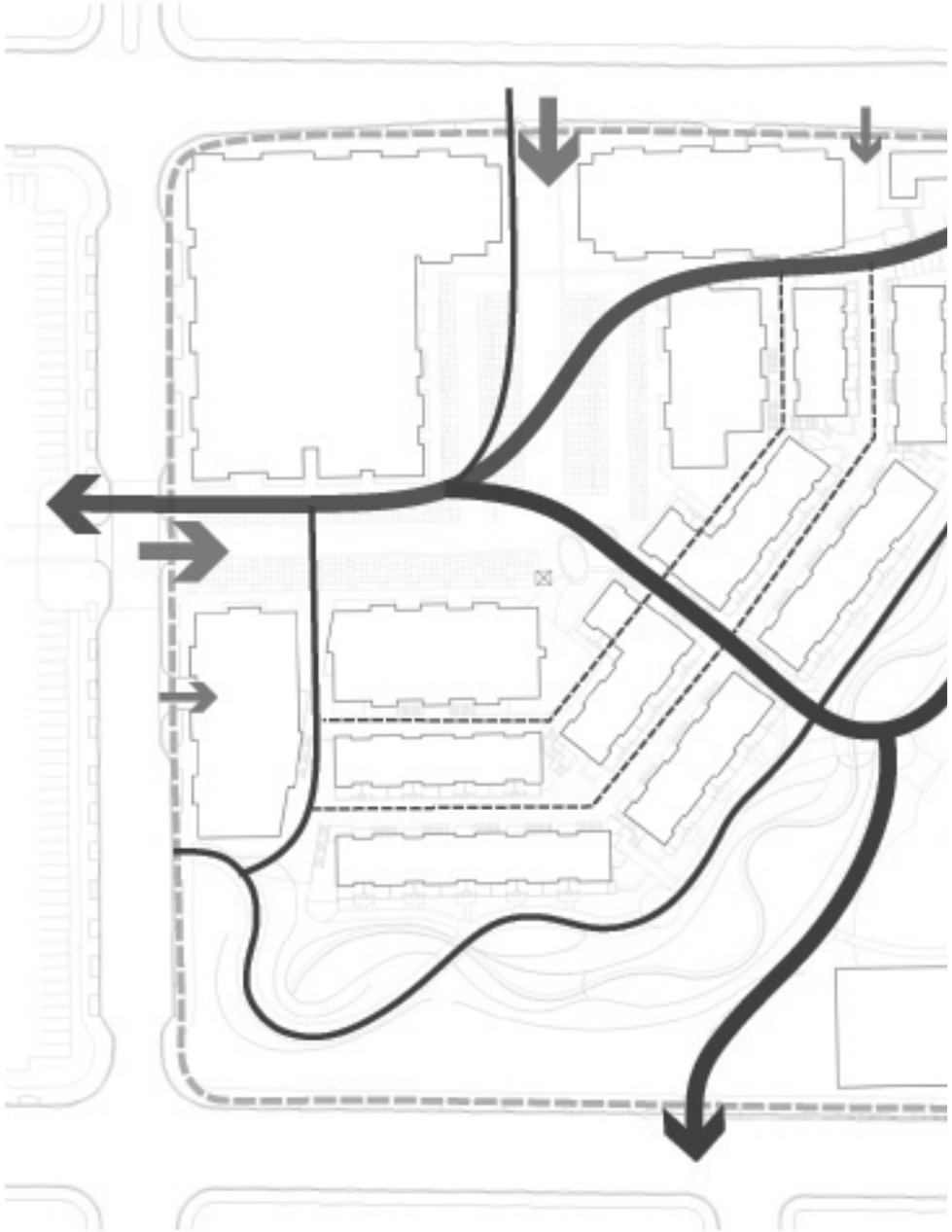
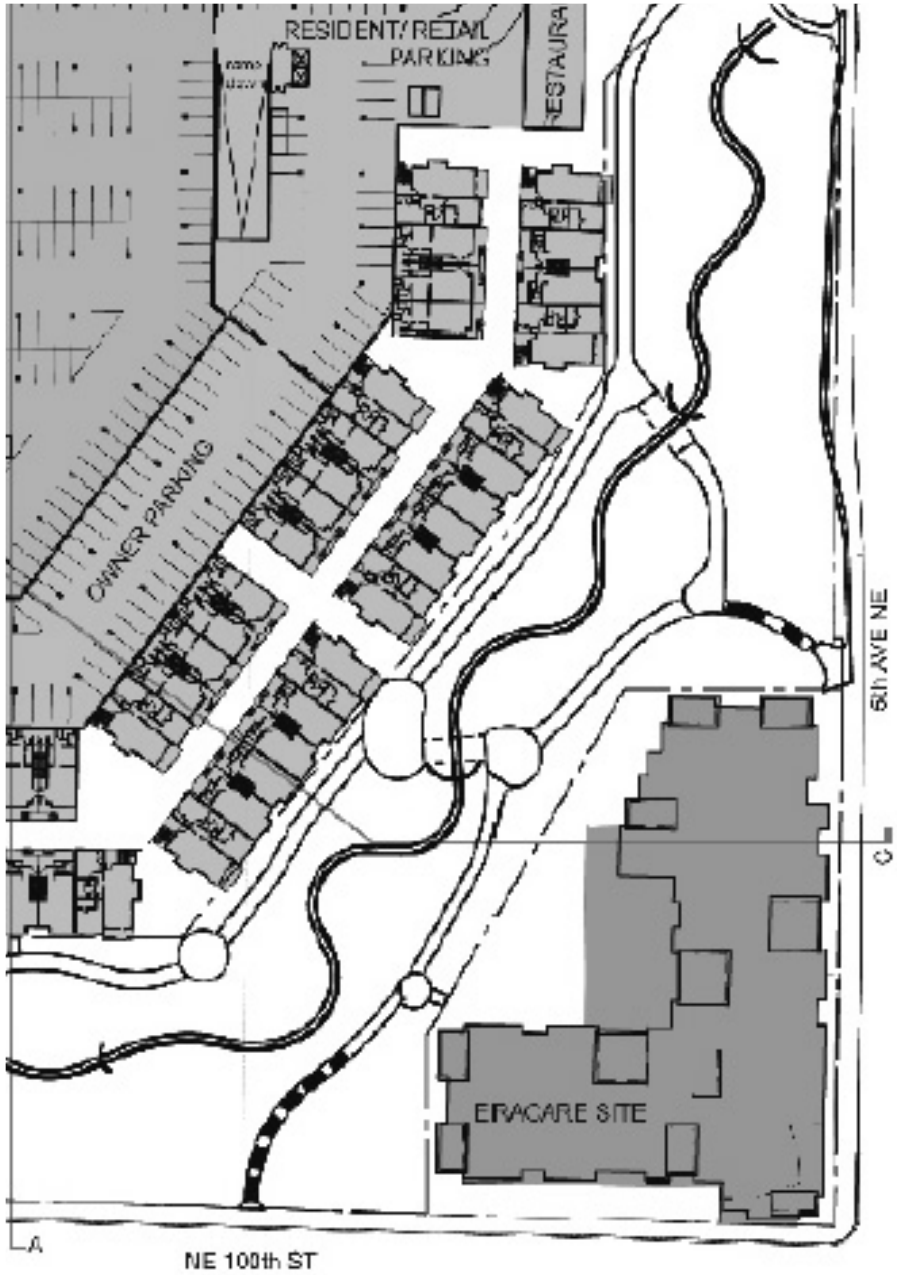


200 400 600 800 ft.

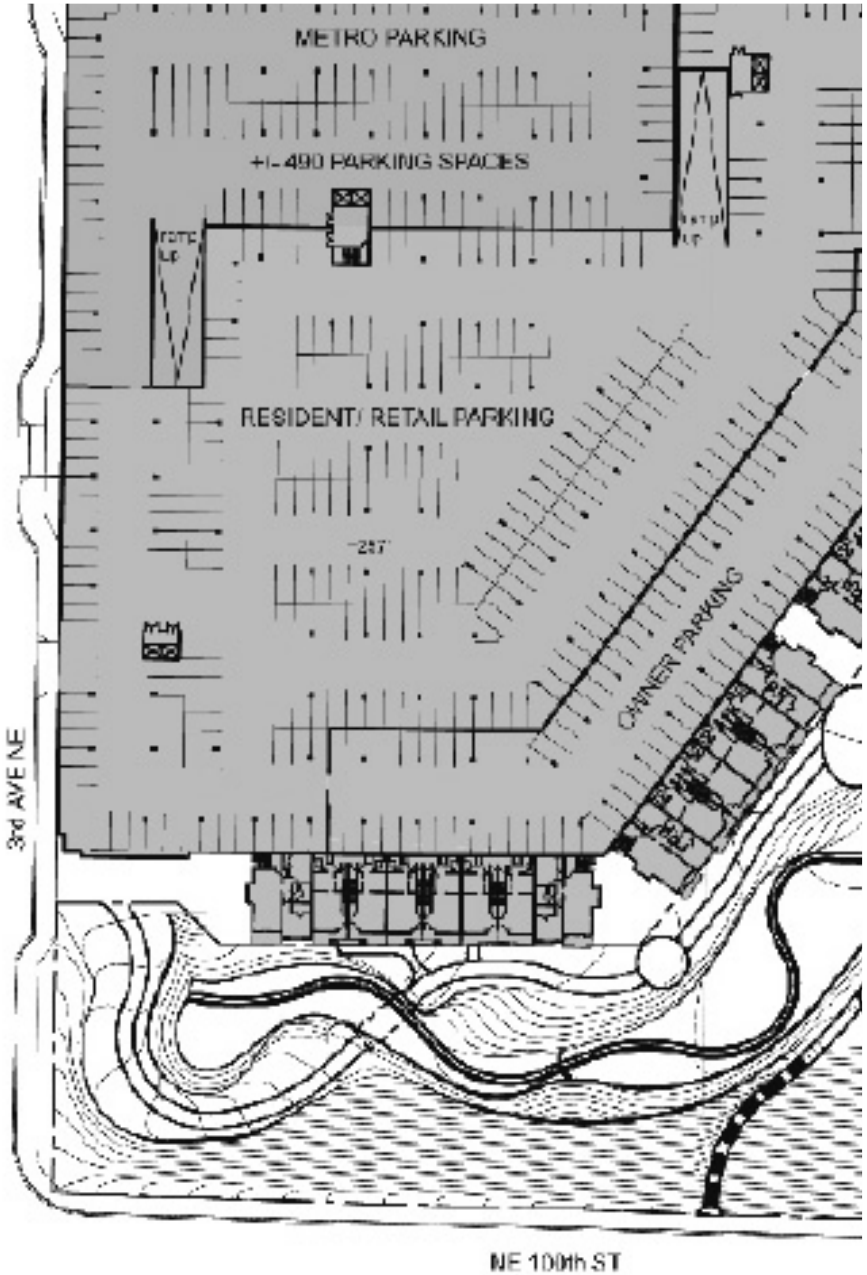
citydesign



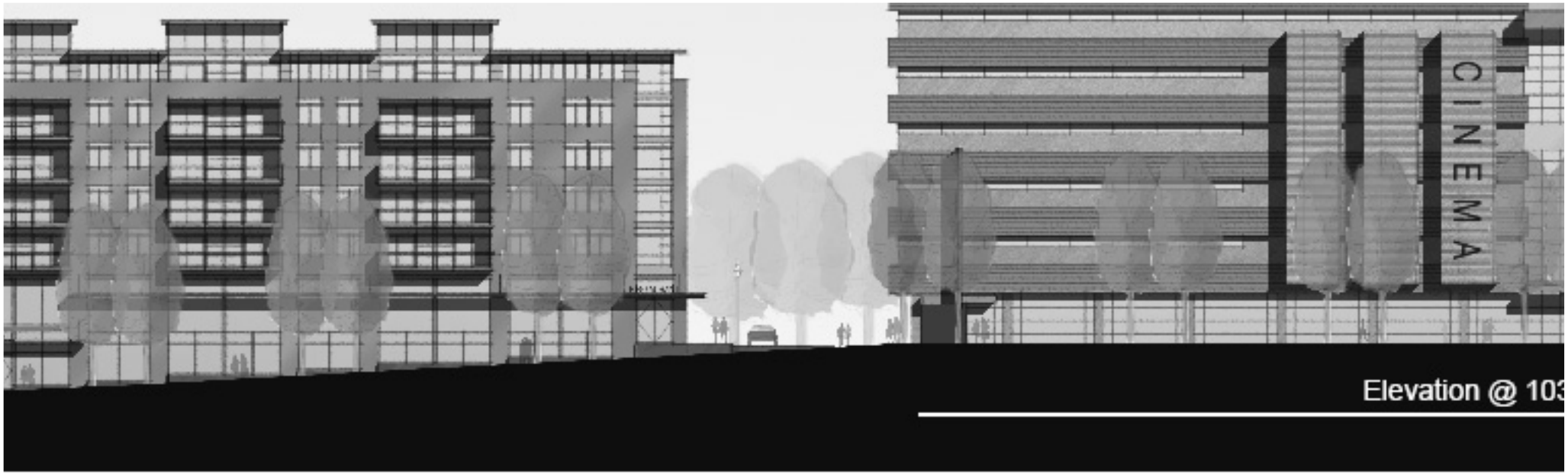
Pedestrian/Vehicular Circulation Diagr

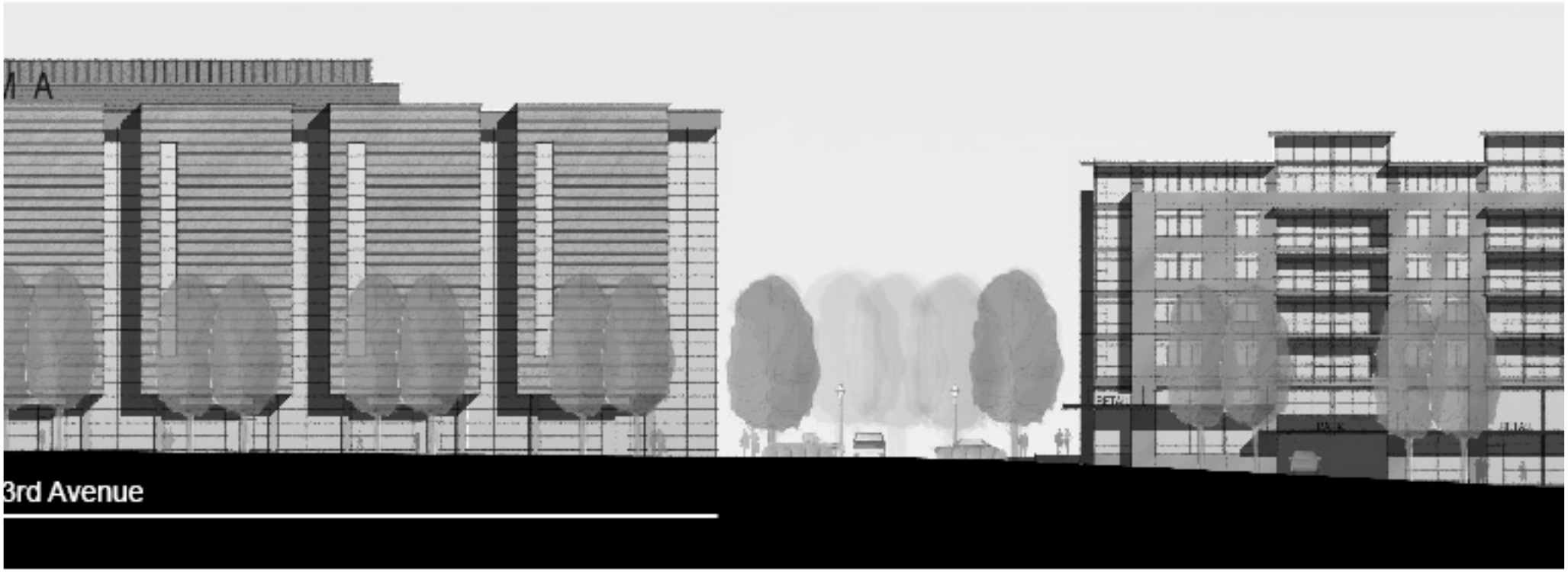


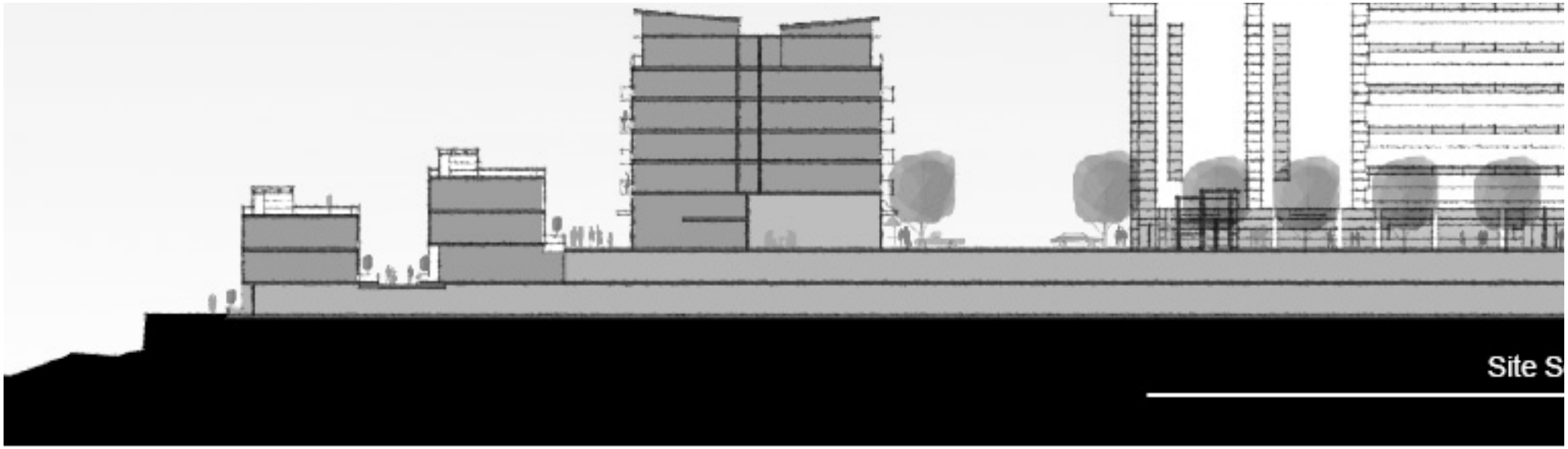
RETAIL / RENTAL PARKING
FOR SALE/ FOR SALE PARKING
FRA Carp
METRO PARKING

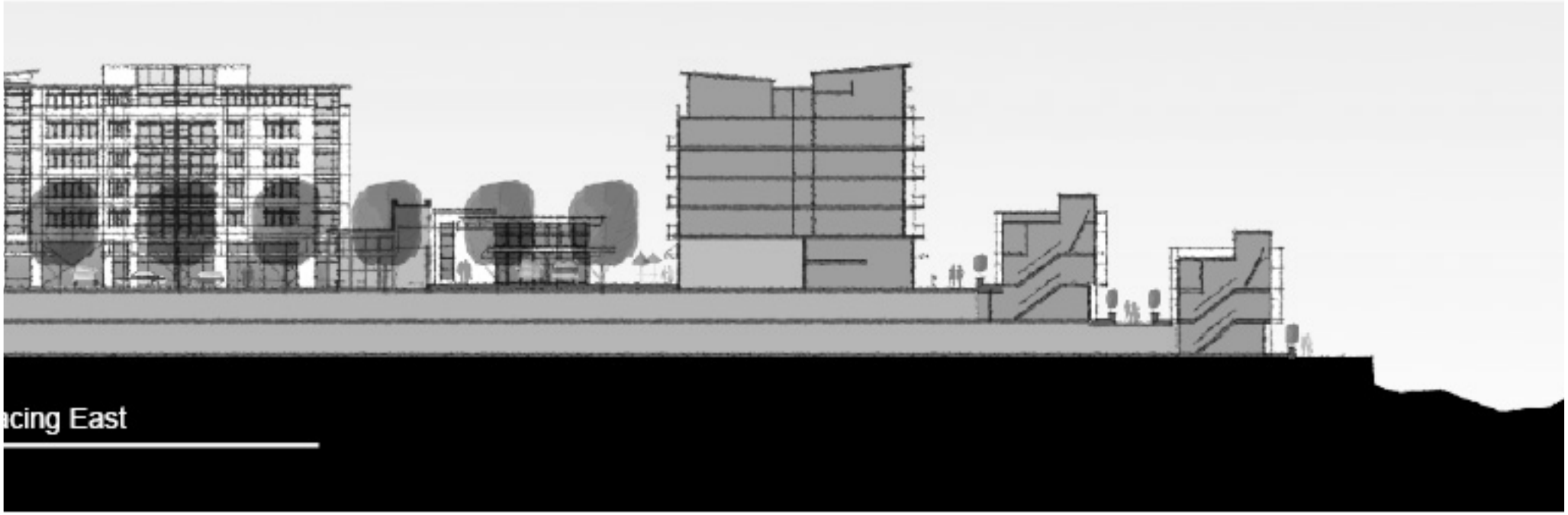


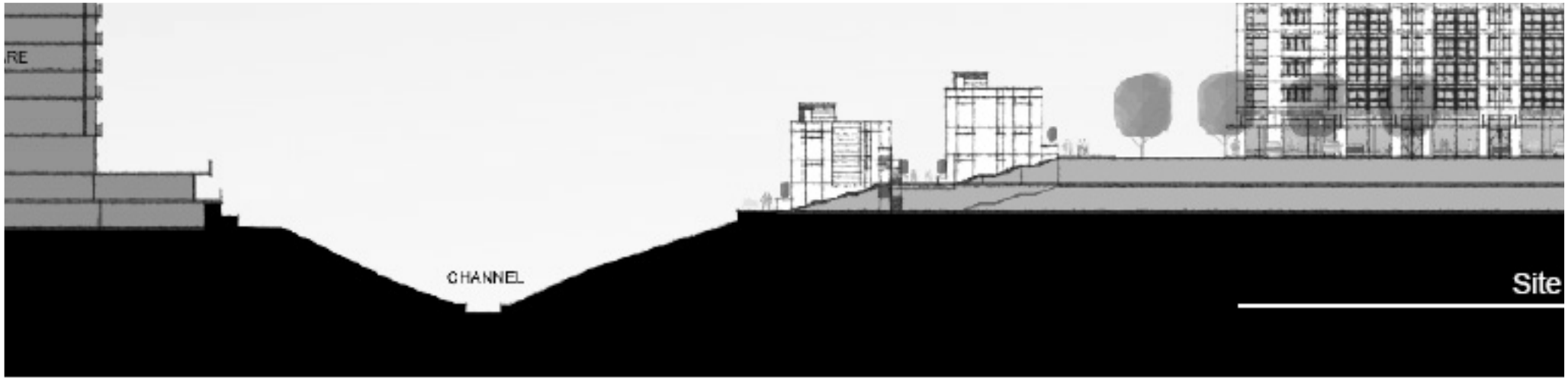
PLAN - PARKING LEVEL P-2


CINEMA
Elevation @ 103


3rd Avenue


Site S


acing East


RE
CHANNEL
Site

Elevations @ Park

Sidewalk Detail @ Cineplex

Detail @ Recreational Path

Sidewalk Detail @ Typical Retail

Detail @ Mews

narily Independent Living
ving apartments, with high quality
ıe lives of older adults.

s with a range of abilities from
quiring some assistance with
open to all retirees regardless of
ex, age or veteran status. In
the area who wish to remain in
pect that a large number of
area who will welcome the
home and move into a vibrant
iarity and association of the

Assisted living will include high
housekeeping and maintenance,
n, 24 hour reception, health
ial, and educational programs.
be provided, including regularly
other excursions will also be
for those residents wishing
the facility, additional
ing of outside activities and

acy, dignity, individuality, and
viduals who need some
able to identify their own needs
ning.

nd barber shop, a variety of
ding a large multi-purpose room,
art gallery, and computer room.
are planned to create attractive
olvement. These gardens will
e daylighting of Thorton Creek to
nnections between residents and

s, community relations' office,
ce areas will include a
trash chute rooms, utility rooms,
e, maintenance office and supply
estrooms.

Unit and Building Area Summary
5/2/2005

Unit Mix		Unit Count by Floor Level									
Unit Type	GSF	B2	B1	E1	E2	R1	R2	R3	R4	**Total**	Mix
Studio	544	0	0	0	0	3	3	3	3	**12**	9.4%
1 Bed 1 Bath	769	0	3	2	6	13	14	14	14	**66**	51.6%
2 Bed 1 Bath	997	0	1	1	4	5	5	5	5	**26**	20.3%
2 Bed 2 Bath	1176	0	1	2	5	4	4	4	4	**24**	18.8%
Units per Floor		0	5	5	15	25	26	26	26	**128**	
GSF Per Floor		0	4480	4887	14482	21318	22087	22087	22087	**111428**	
Parking Stalls		44	29								

Gross Building Area By Floor Level

Floor Level	Total G.S.F.	Units	Amenity	Service & Opp.	Parking	Circ. & Other	Roof Terrace*
R4	26134	22087	136	600	0	4212	
R3	26134	22087	136	600	0	4212	
R2	26134	22087	136	600	0	4212	
R1	26365	21318	1157	468	0	4093	
E2	25655	14482	7548	600	0	3843	918
E1	26034	4887	5534	9727	0	5523	2295
B1	26908	4480	1224	5059	15793	2608	700
B2	24955	0	5303	815	10702	1734	
Total	**208319**	**111428**	**21174**	**18469**	**26495**	**30437**	**3913**

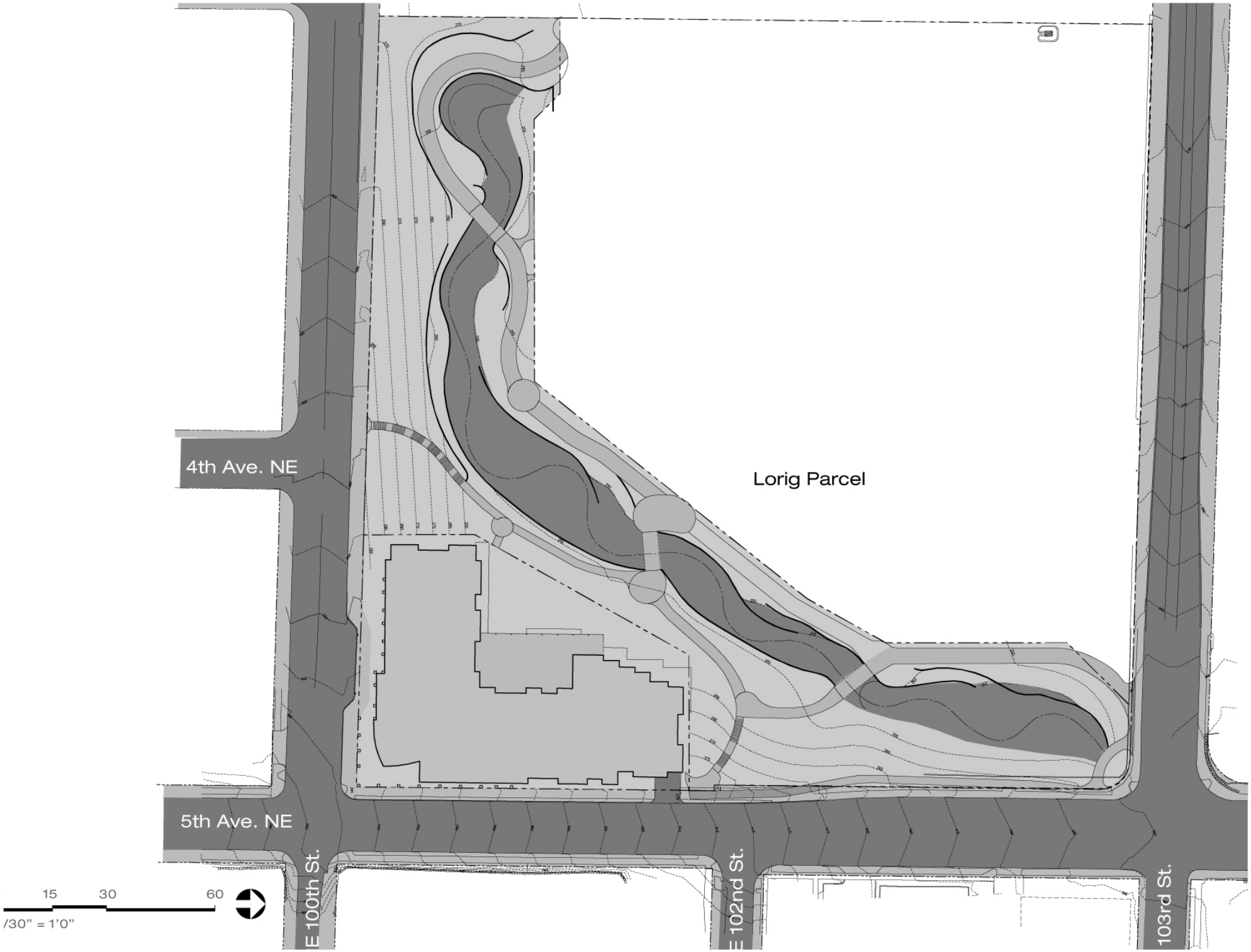
*Not included in Total G.S.F.

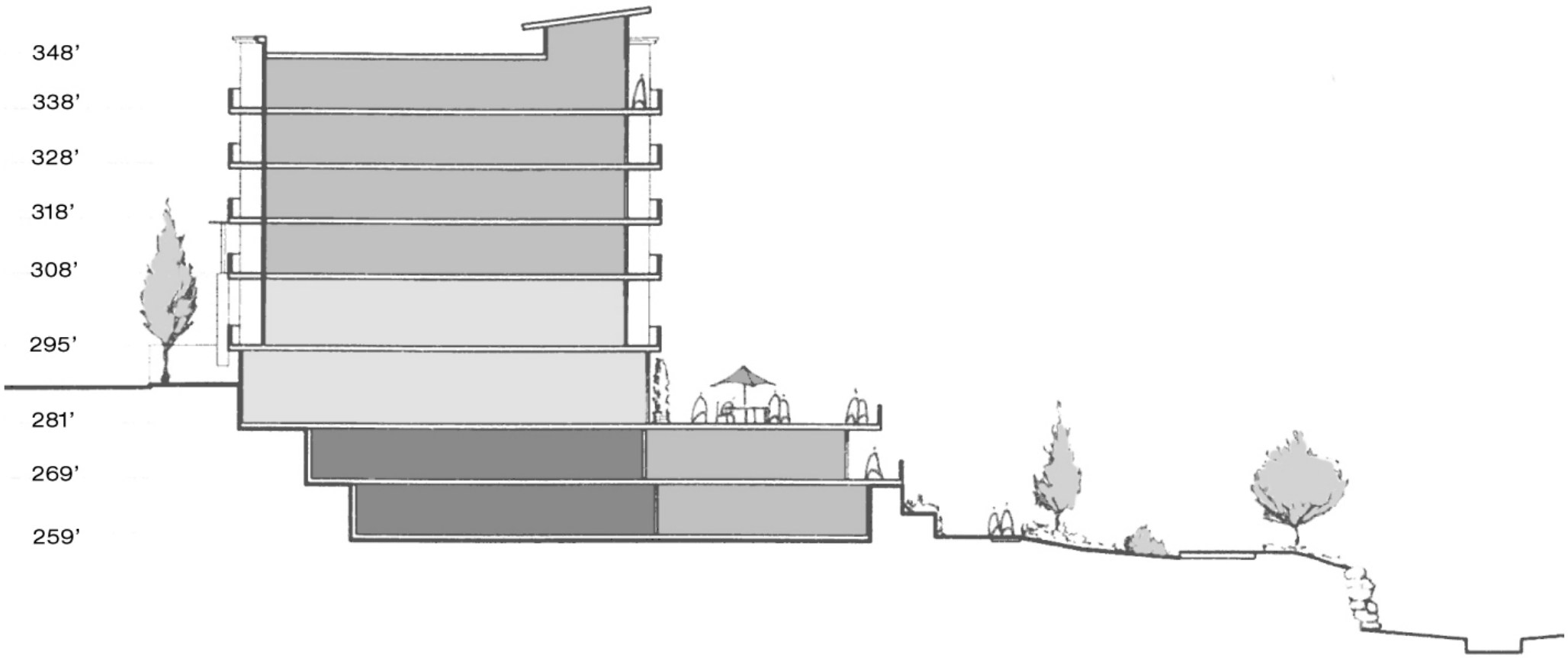
Site Statistics

Lot Coverage			
Site Area in S.F.	42,480		
Building Footprint	28,083	**66.1%**	**Lot Coverage**

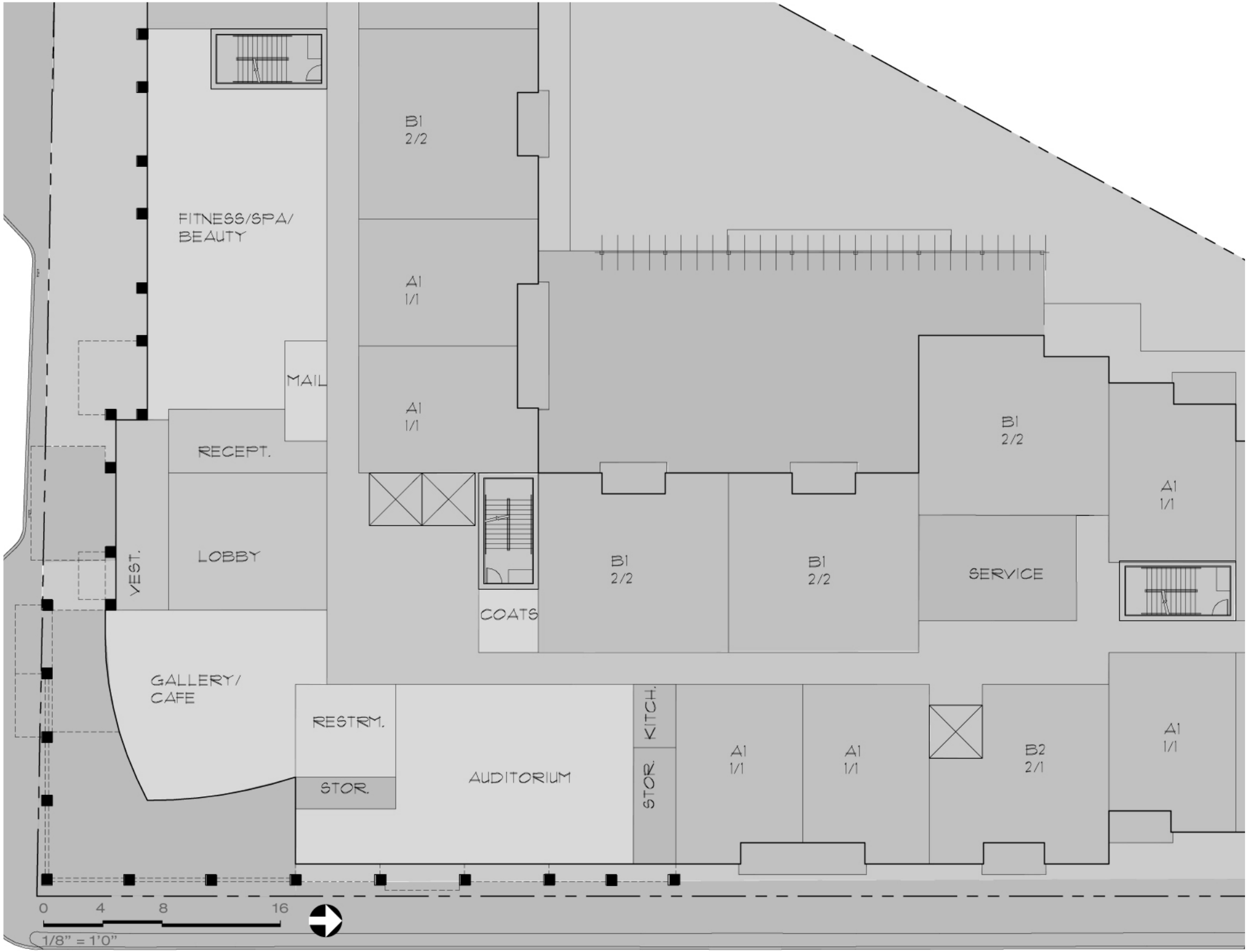
Parking Statistics

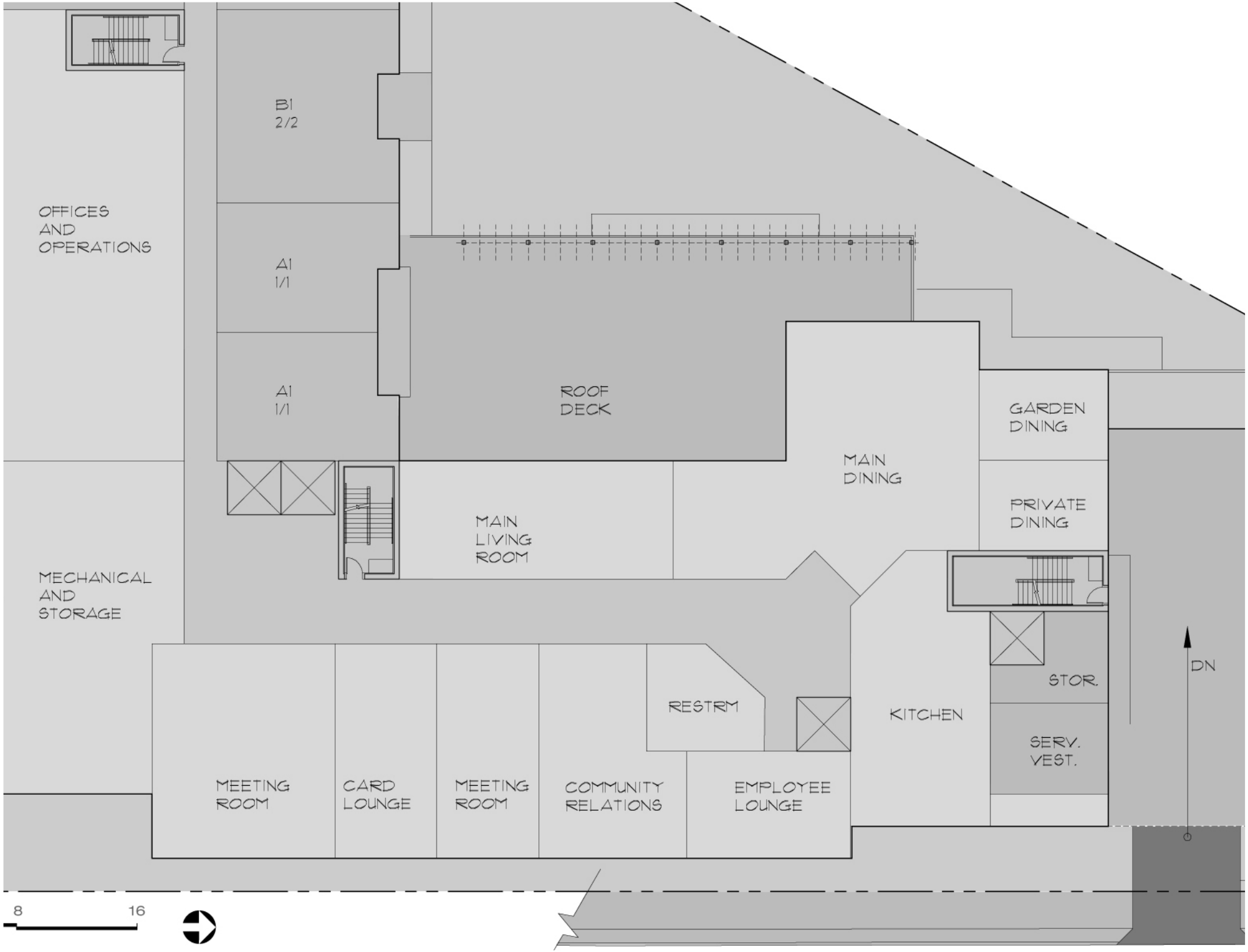
Stall type	**Stalls**	
Large	63	
Medium	0	
Small	2	
Accessible	8	(including. 2 van stalls)
Total	**73**	= **0.6** **Stalls per Dwelling Unit**

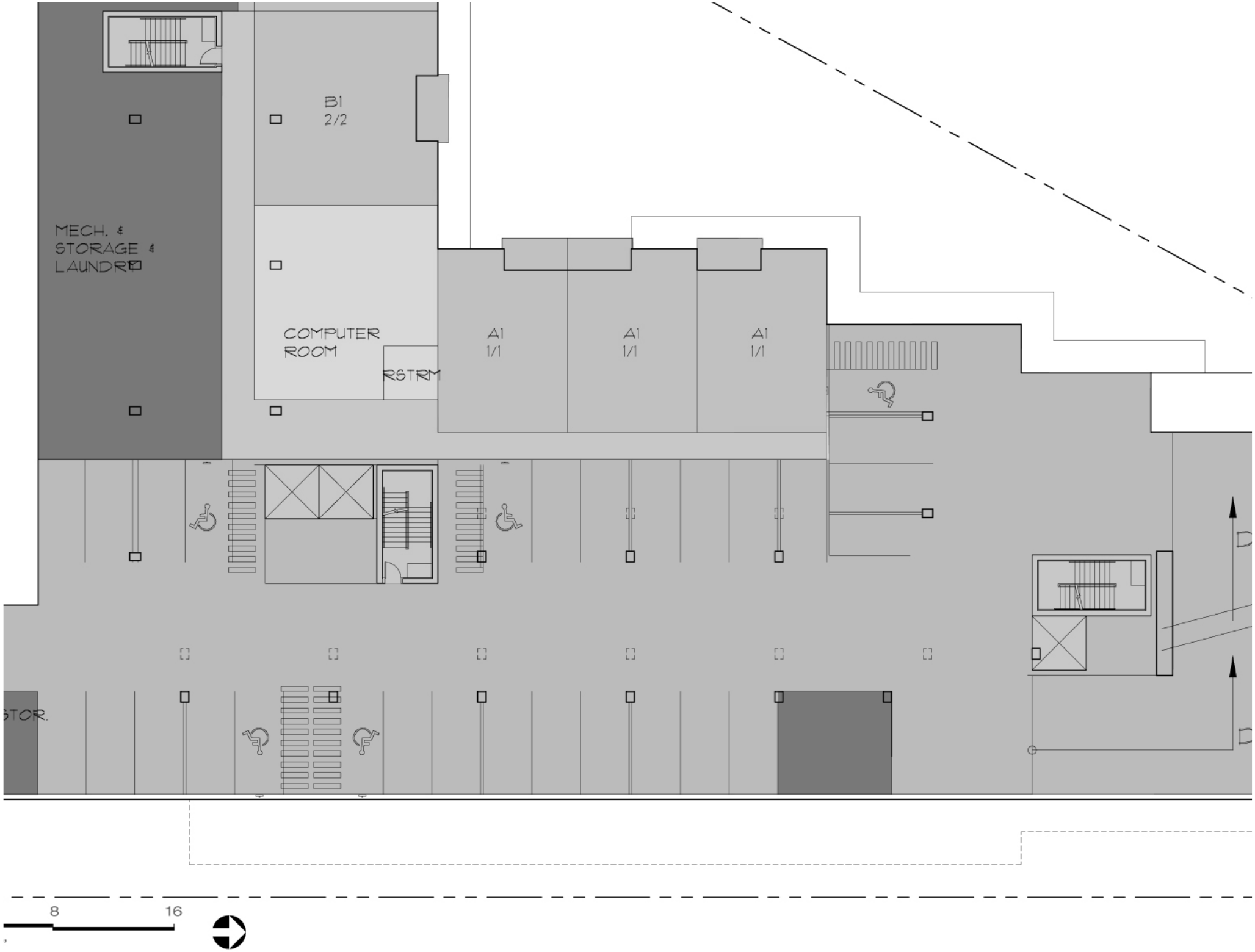

4th Ave. NE
Lorig Parcel
5th Ave. NE
E 100th St.
E 102nd St.
103rd St.
15
30
60
/30" = 1'0"

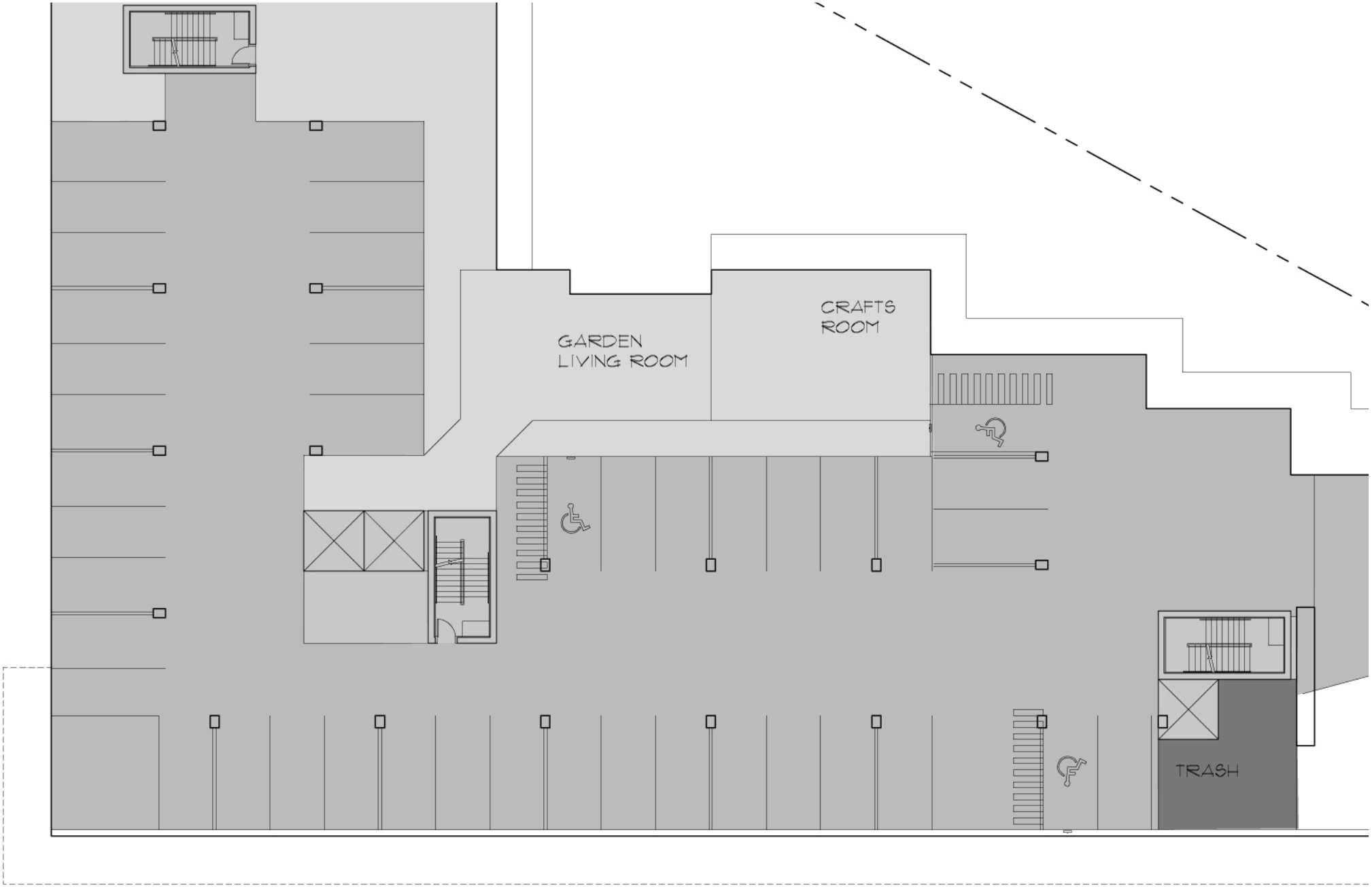

348'
338'
328'
318'
308'
295'
281'
269'
259'

B3
2/1
B1
2/2
A1
1/1
A1
1/1
A1
1/1
A1
1/1
A2
1/1
RSTRM
A1
1/1
A1
1/1
A1
1/1
C3
2/2
SERVICE
A1
1/1
C1
2/1
A1
/1
C2
2/1
D1
S
D1
S
D1
S
A1
1/1
A1
1/1
A1
1/1
B2
2/1
A1
1/1
C1
2/1
8
16


FITNESS/SPA/
BEAUTY
B1
2/2
A1
1/1
A1
1/1
MAIL
RECEPT.
VEST.
LOBBY
COATS
B1
2/2
B1
2/2
B1
2/2
SERVICE
A1
1/1
GALLERY/
CAFE
RESTRM.
STOR.
AUDITORIUM
KITCH.
STOR.
A1
1/1
A1
1/1
B2
2/1
A1
1/1
0
4
8
16
1/8" = 1'0"

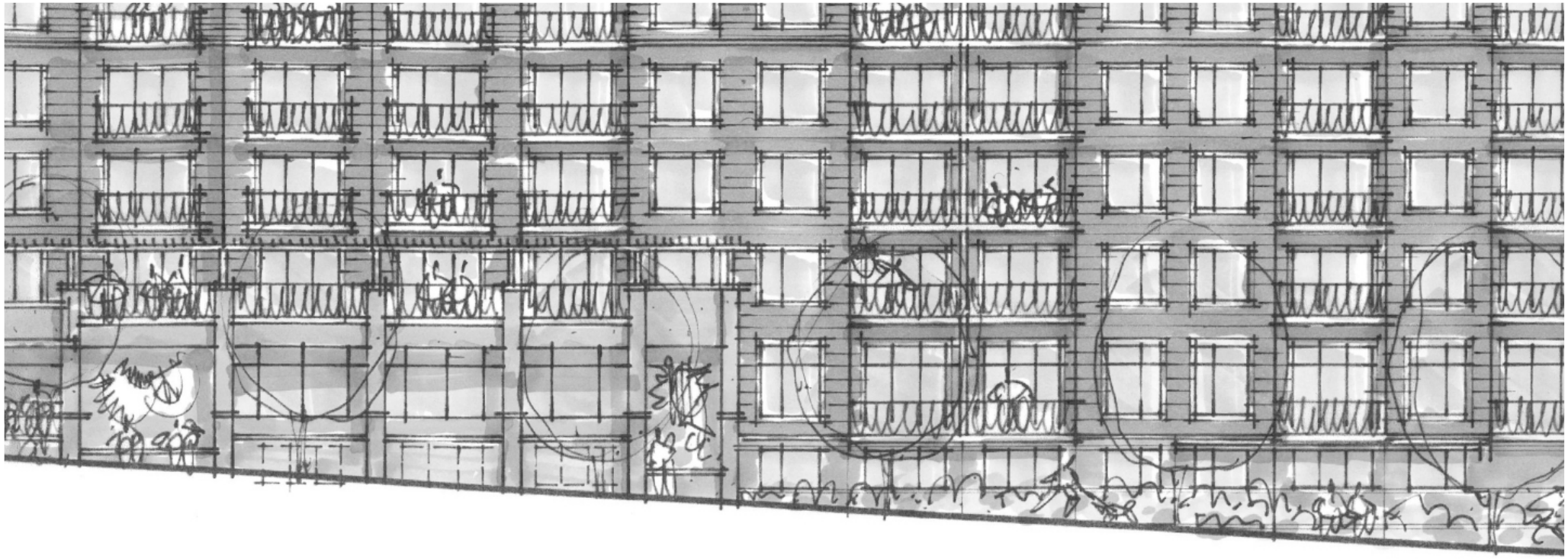

OFFICES
AND
OPERATIONS
B1
2/2
A1
1/1
A1
1/1
ROOF
DECK
GARDEN
DINING
MAIN
DINING
PRIVATE
DINING
MAIN
LIVING
ROOM
MECHANICAL
AND
STORAGE
STOR.
DN
RESTRM
KITCHEN
SERV.
VEST.
MEETING
ROOM
CARD
LOUNGE
MEETING
ROOM
COMMUNITY
RELATIONS
EMPLOYEE
LOUNGE
8
16

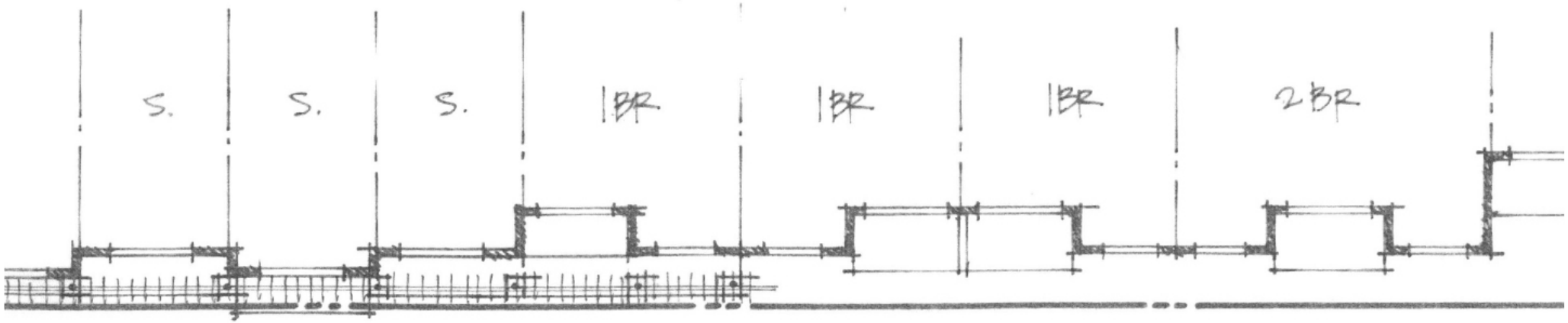

B1
2/2
MECH. &
STORAGE &
LAUNDRY
COMPUTER
ROOM
RSTRM
A1
1/1
A1
1/1
A1
1/1
STOR.
8
16

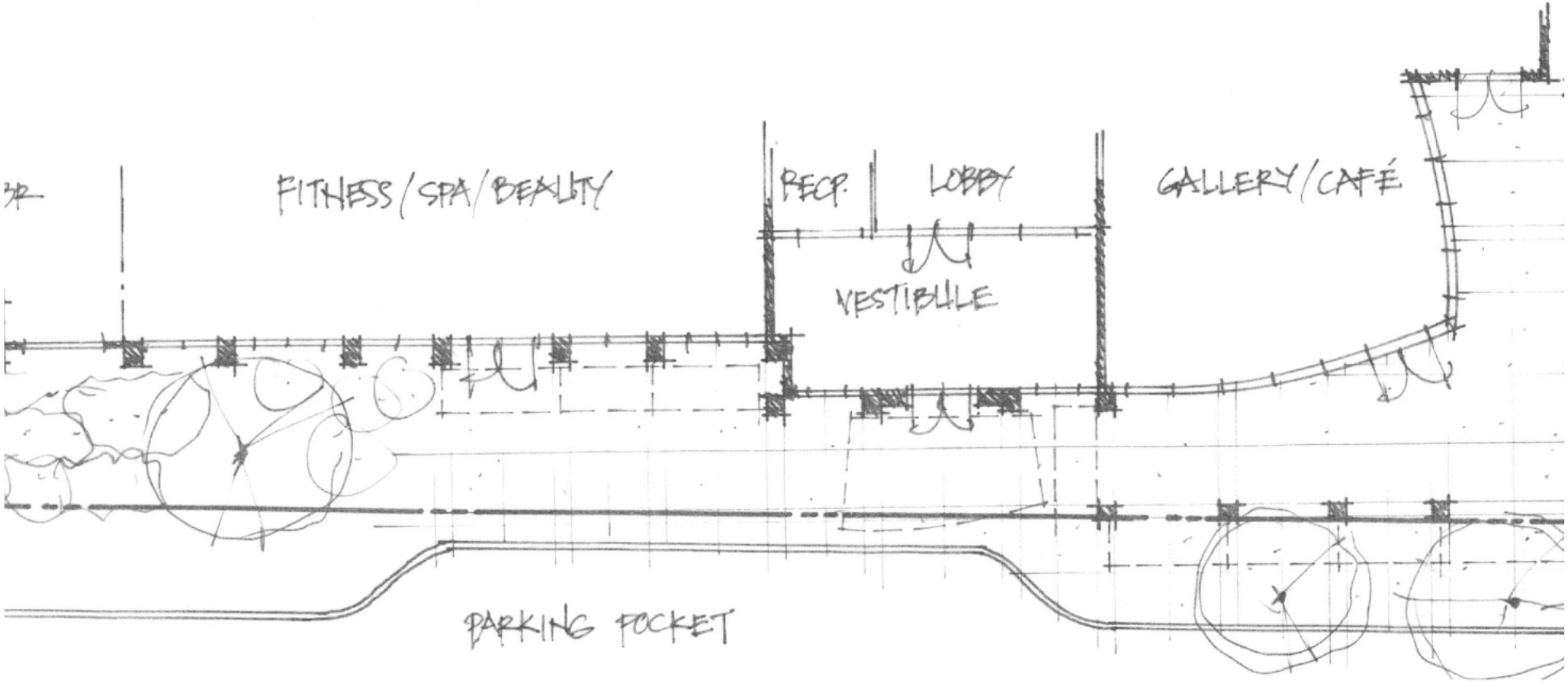
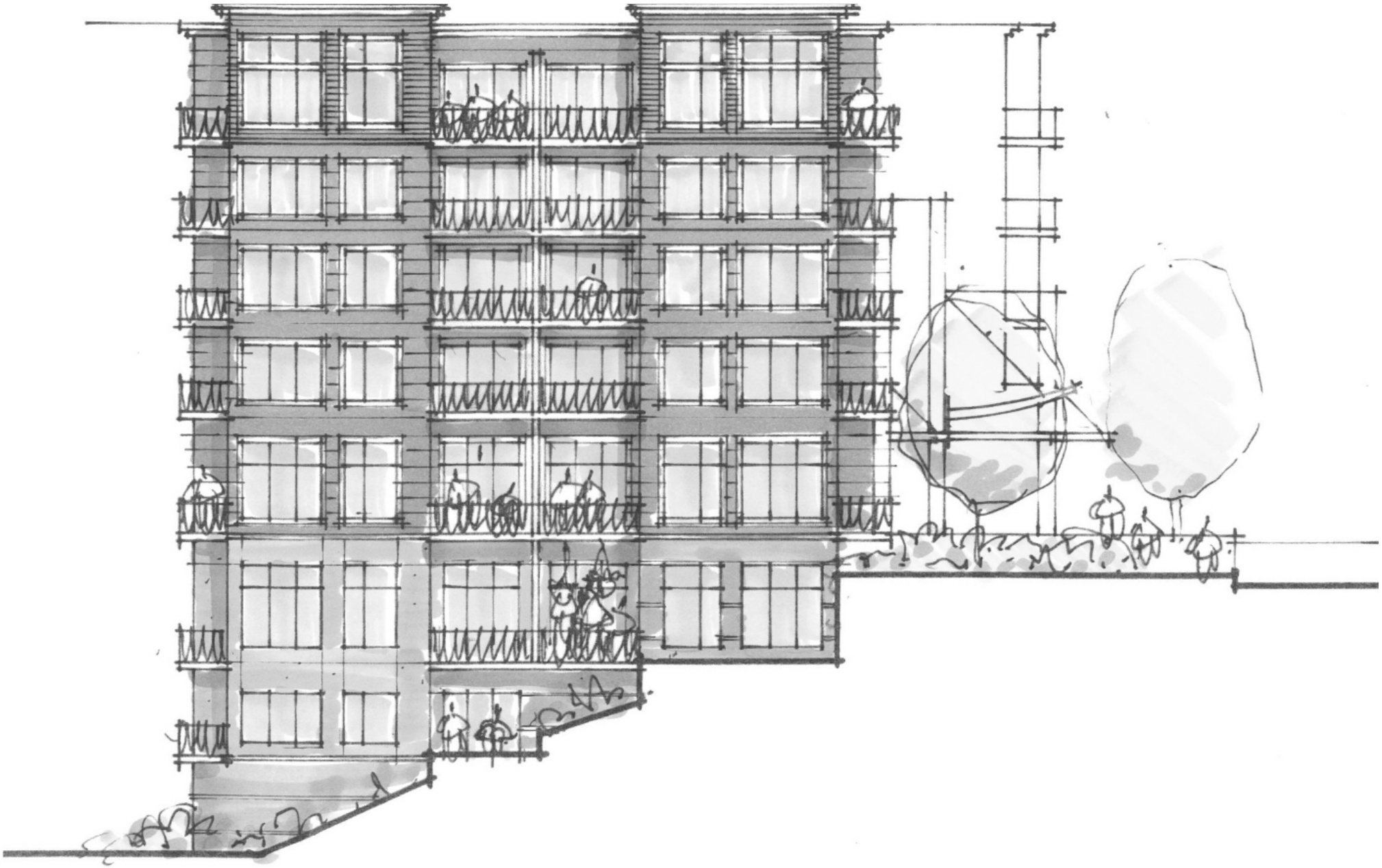
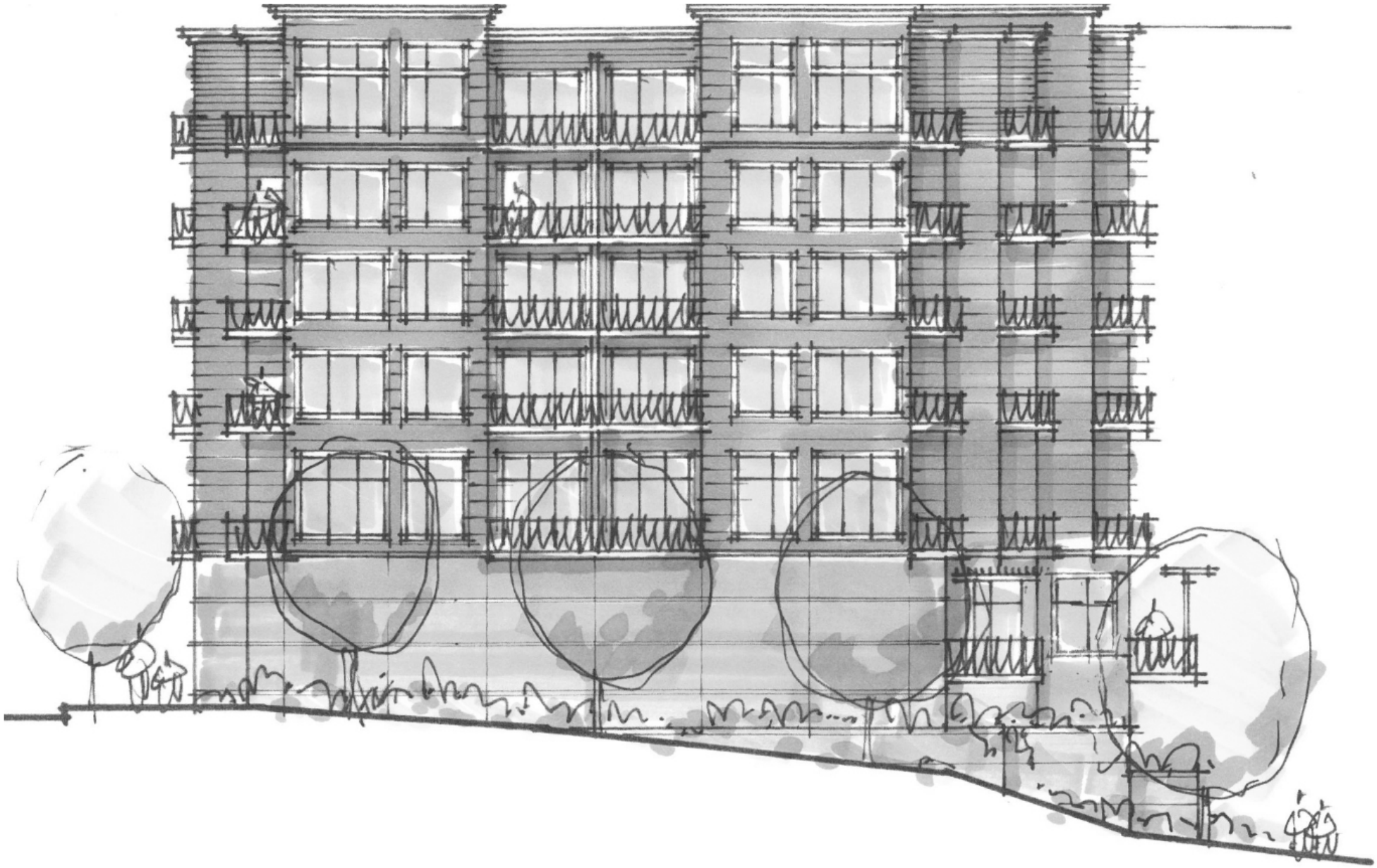
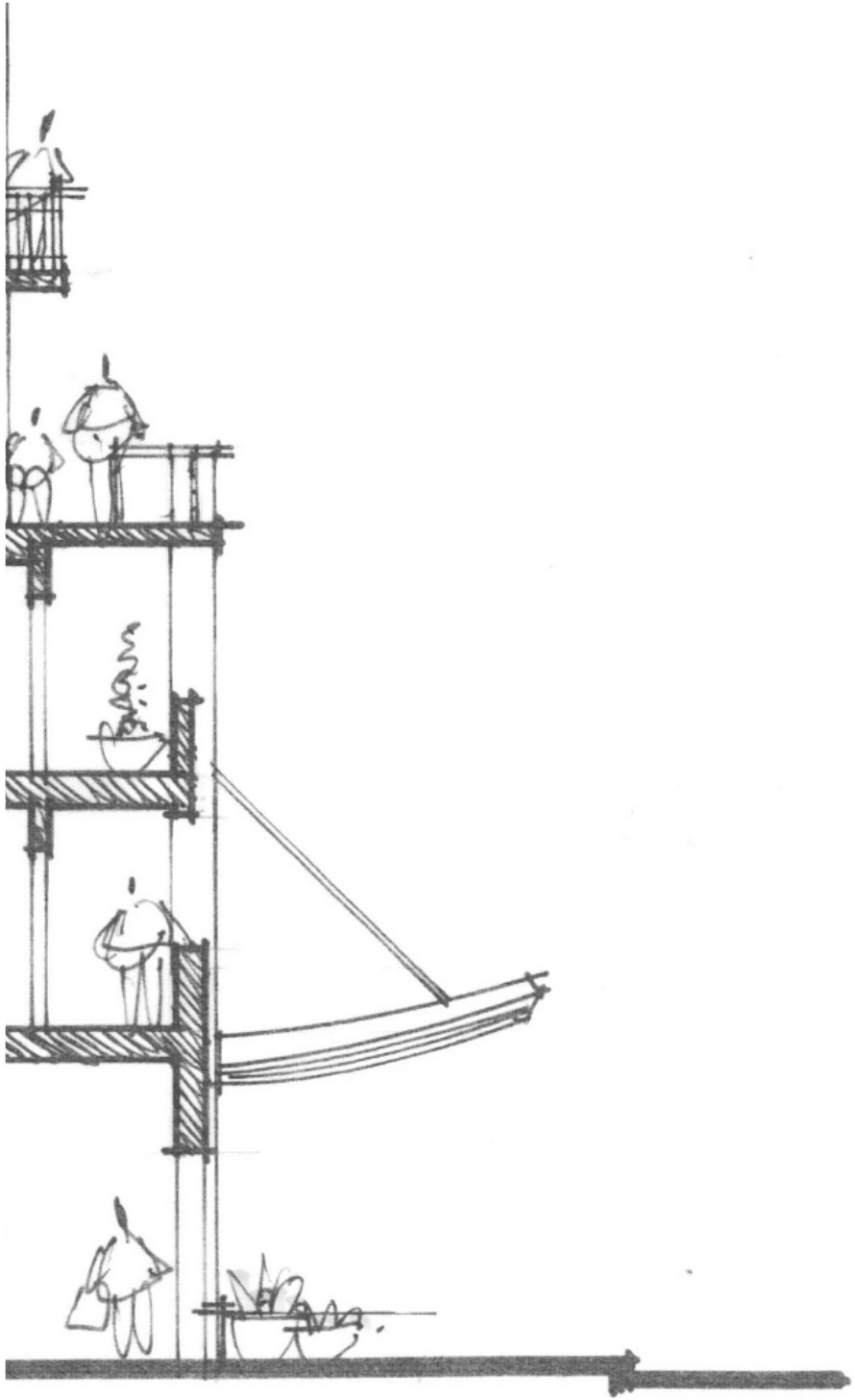
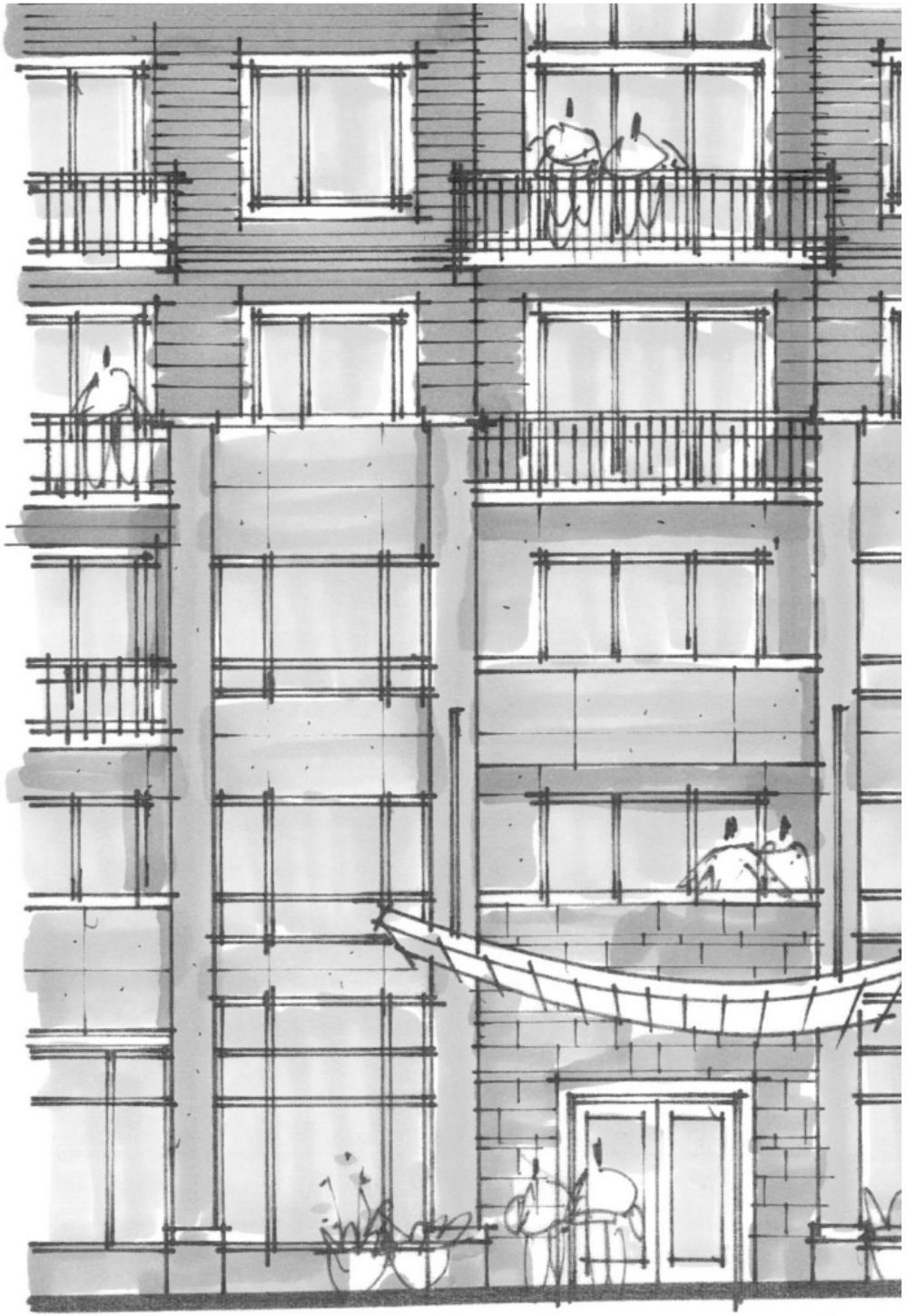


4 8 16

= 1'0"




S.
S.
S.
1BR
1BR
1BR
2BR


FITNESS / SPA / BEAUTY
RECP.
LOBBY
GALLERY / CAFÉ
VESTIBULE
PARKING POCKET