



ALTITUDE HOTEL & RESIDENCES

1903 5th Ave
Seattle, Wa, 98101

Downtown DRB
Design Recommendation Meeting No. 1

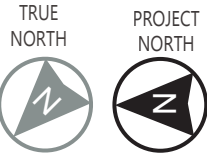
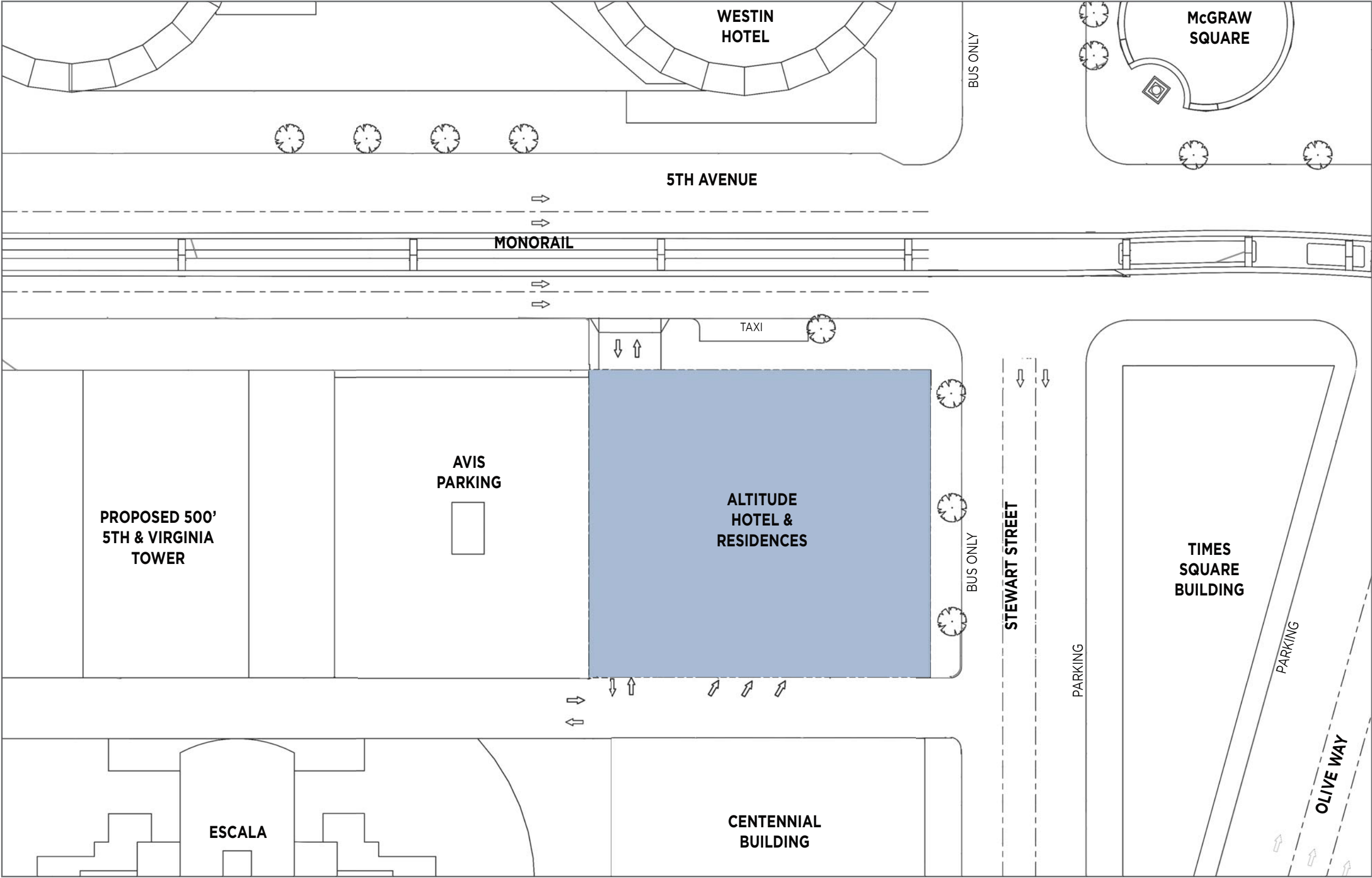
DPD# 3018037
August 16, 2016





CONTENTS

Site Plan	3
Nearby Buildings	4
Nearby Building Uses	5
Nearby Development	6
Adjacent Streetscape	7-10
Response to Comments Overview	11
Form Analysis - Massing Concept	12
Form Analysis	13
Elevation Study - Unifying Facade Elements	14
Form Analysis - Connecting to the Context	15
Elevation Study - North Facade	16
North Elevation Materials Preferred Option	17
North Elevation Materials Option	18
Form - Improvement from Previous Design	19
Materials Influence from Nearby Context	20
Materials	21
Material Analysis - "Core" Mass - A	22
Material Analysis - "Core" Mass - B	23
Material Analysis - Podium	24
Material Analysis - Top	25
Material Analysis-Southeast Corner	26-29
Rooftop	30-31
Ground Floor Elevations	32-34
Overhead Protection	35
Street Views	36
Hotel and Residential Entry Sections	37
Podium Analysis	38-43
Landscape Drawings	44-46
Exterior Lighting Drawings	47-49
Signage Concepts	50
Wayfinding	51
Pedestrian Safety	52
Floor Plans	53-67
Elevations	68-71
Building Sections	72-73
Podium Sections	74-75
Renderings	76-79
Shadow Studies	80-83



NEARBY BUILDINGS



Macys, 1929
Seattle Landmark



Securities Building, 1913
Seattle Landmark



Centennial Building, 1925



Mayflower Hotel, 1927
Oldest continuously operating hotel in downtown Seattle



Medical Dental Building, 1925
Seattle Landmark



Escala, 2009



Westin Hotel, 1982
Tallest hotel in Seattle



5th & Virginia
Currently under Design Review



Times Square Building, 1916
Registered Historic Landmark



Westlake Center, 1988
Considered Seattle's "Town Square"



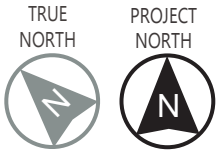
McGraw Square
Seattle Landmark

NEARBY BUILDING USES

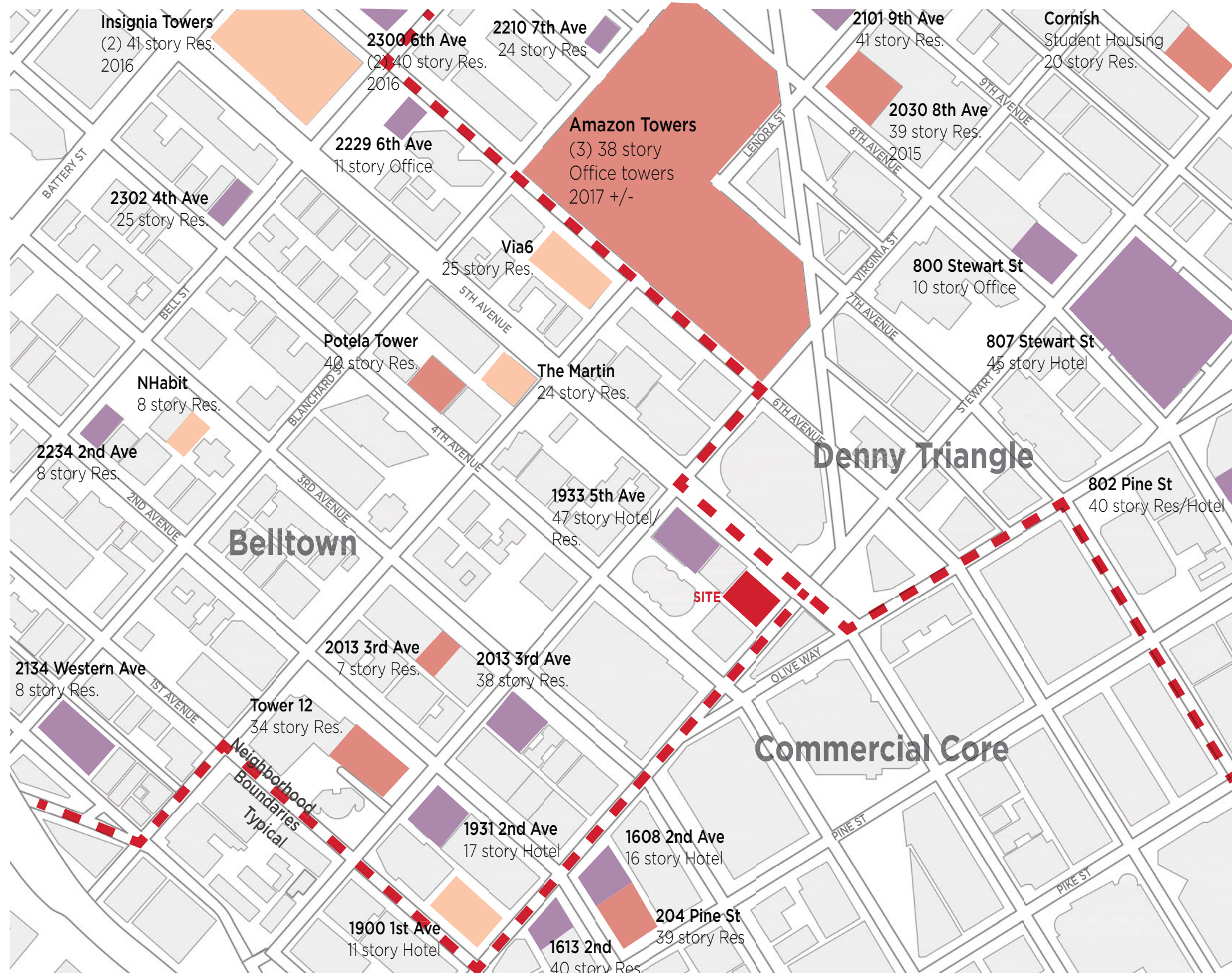


Legend




- Residential
- Hospitality
- Office
- Parking Lot/Garage
- Retail
- Plaza

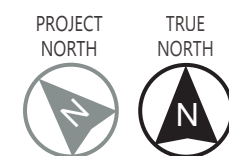


NEARBY DEVELOPMENT

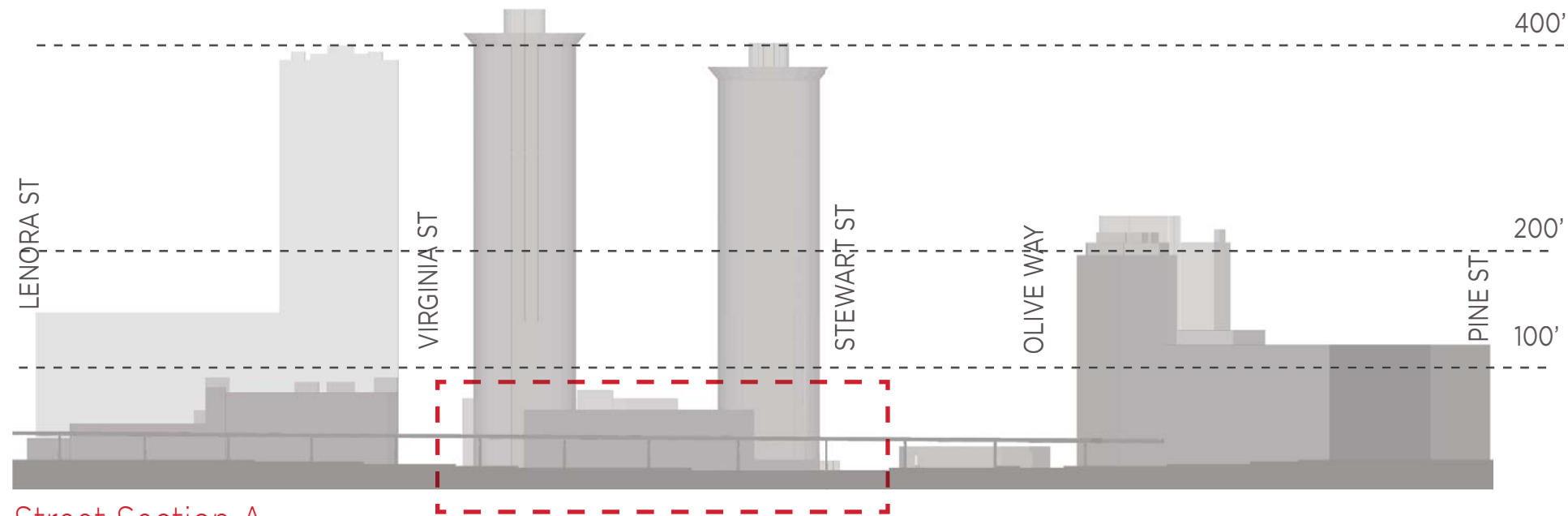


Legend

-  Projects Under Construction
-  Projects Recently Completed
-  Proposed Projects

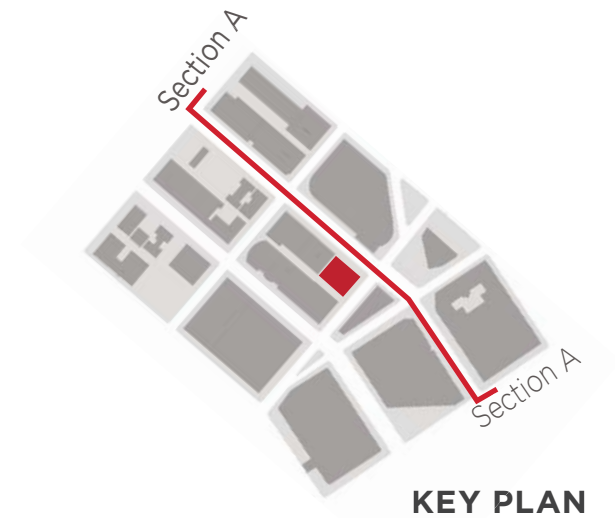


ADJACENT STREETScape



Street Section A

Not to Scale



KEY PLAN



5th Avenue Looking East

Street View Panorama

Legend



Retail



Residential



Food &
Beverage



Office



Hotel

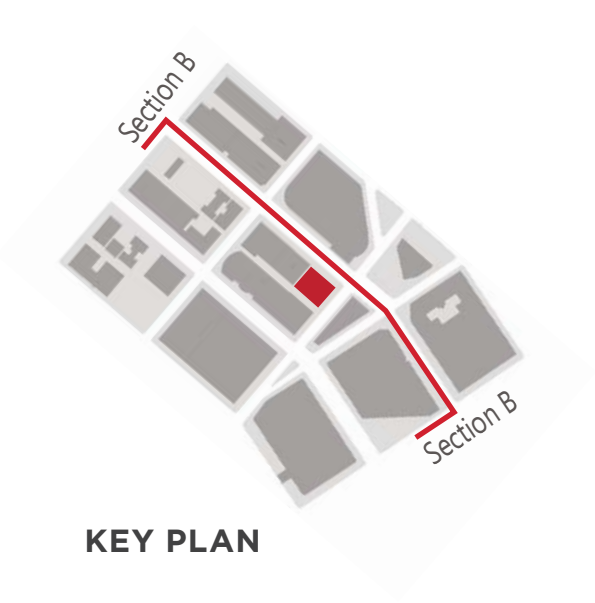


Parking

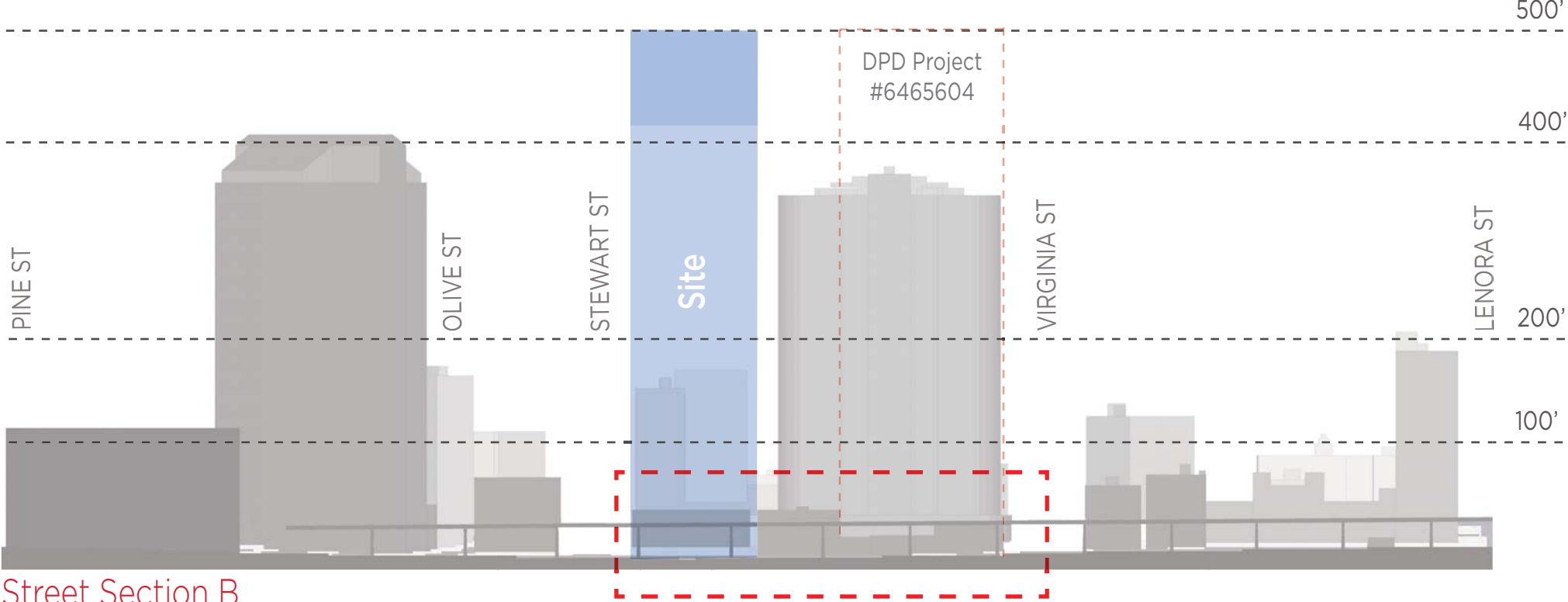
5th Avenue

5th Avenue is a thriving retail street in downtown Seattle. 5th Avenue has a strong, traditional urban character with a vibrant mix of retail and entertainment activities, including access to large shopping centers such as Westlake Center directly south of the site. This street is very pedestrian friendly, with a large amount of street-level transparency & overhead weather protection via canopies and awnings.

ADJACENT STREETScape



KEY PLAN



Street Section B
Not to Scale

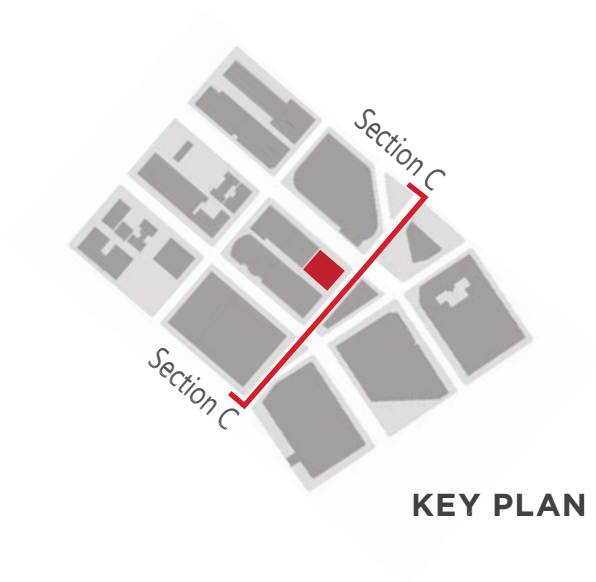
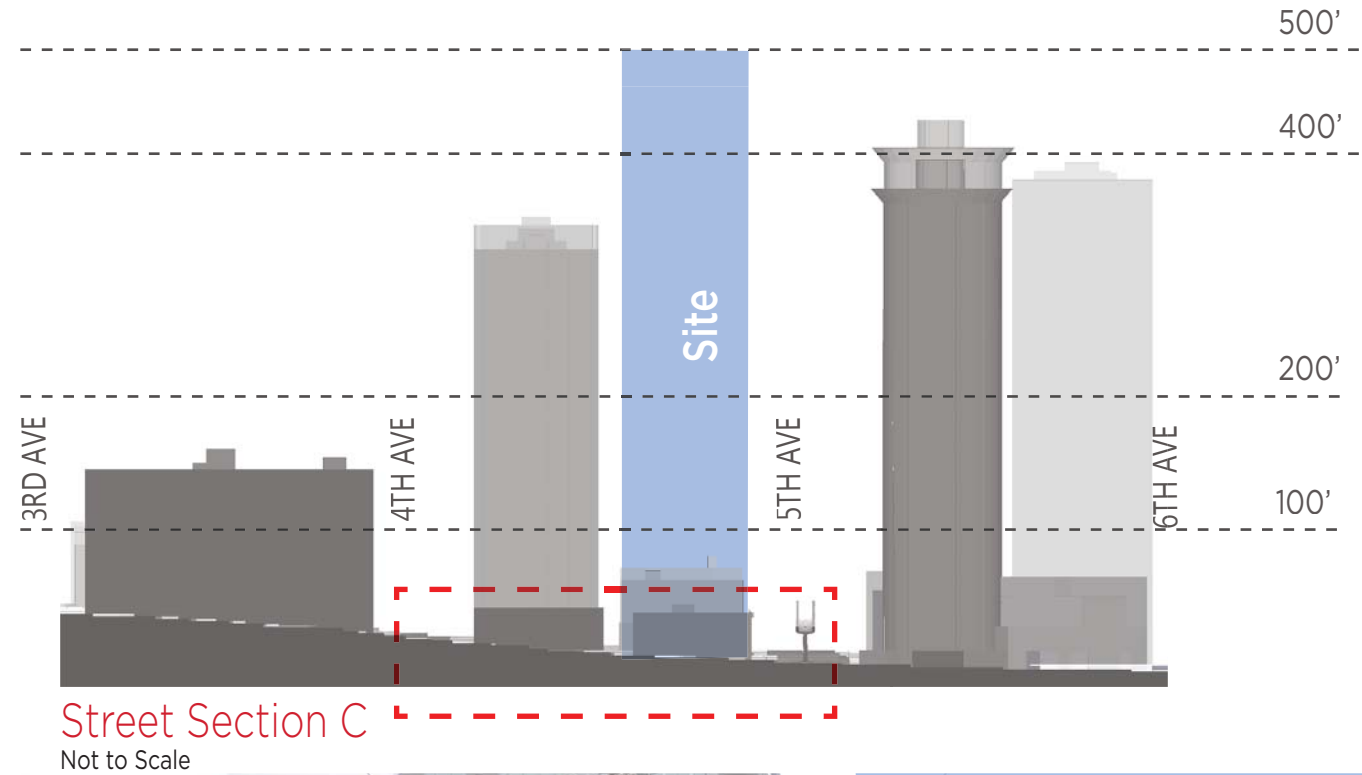


5th Avenue Looking West
Street View Panorama

Legend

Retail	Residential	Food & Beverage
Office	Hotel	Parking

ADJACENT STREETScape

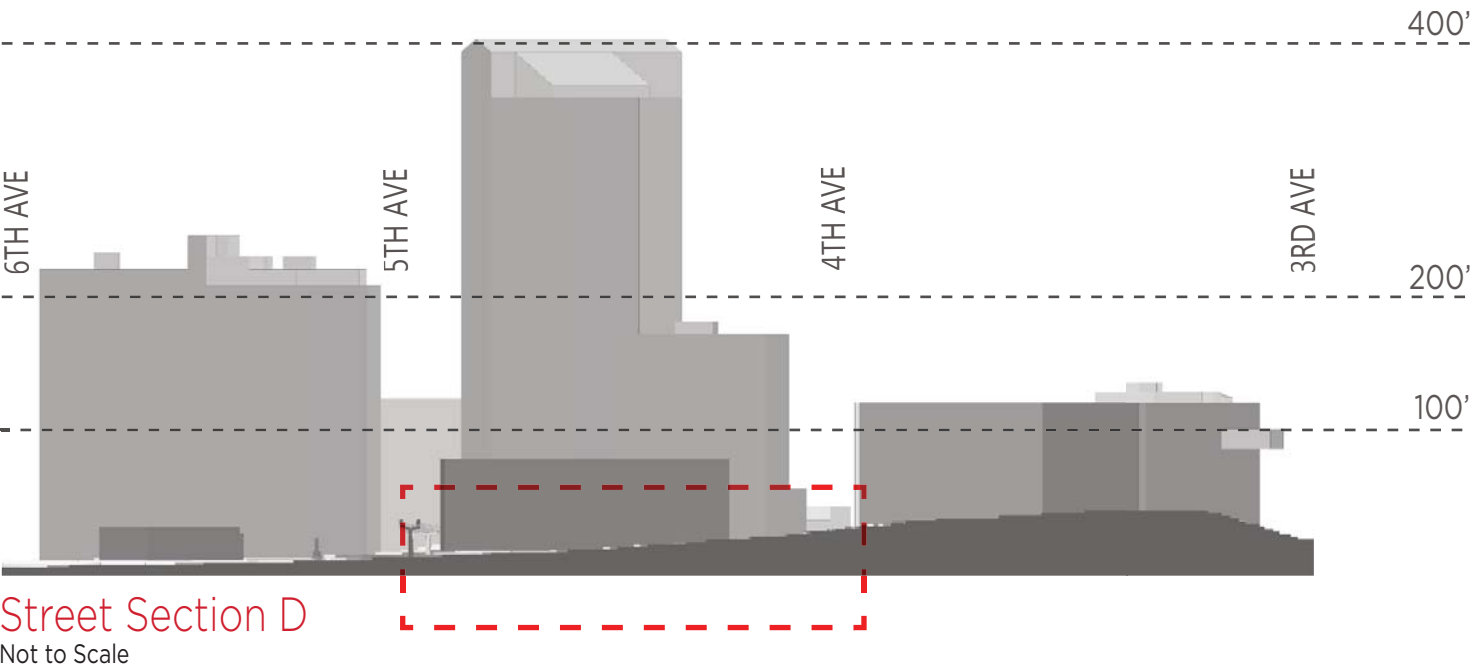
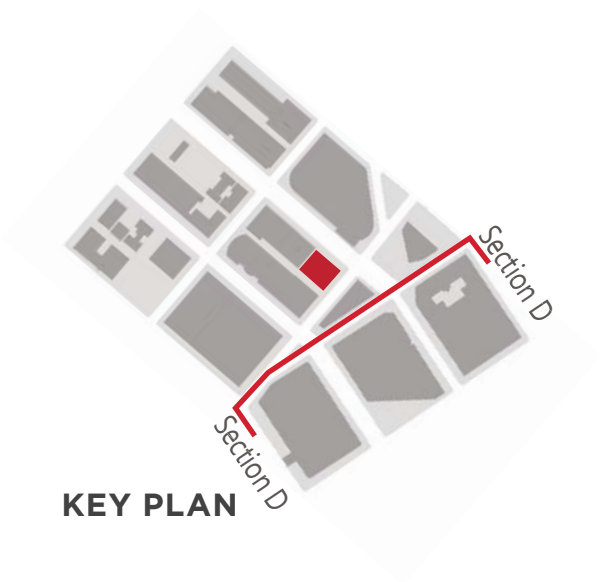


Stewart Street Looking North
Street View Panorama

Legend

Retail	Residential	Food & Beverage
Office	Hotel	Parking

ADJACENT STREETSCAPE



Stewart Street

Stewart Street is a vital transportation route in Downtown Seattle. It is a Principal Arterial, Principal Transit street and a Class I Pedestrian Street. Stewart Street connects vehicular traffic from a southbound I-5 off-ramp through the heart of downtown & ends at Pike Place Market. This street also is the start of an approximate 30 degree street grid shift in downtown. This street grid shift provides numerous interesting views and building footprints, turning Stewart Street into a unique component of Downtown Seattle.



Stewart Street Looking South
Street View Panorama

Legend

Retail	Residential	Food & Beverage
Office	Hotel	Parking

EDG#3 Comments

Response on Page

EDG3 - #1 The podium screen should be reduced in height & the overall size of the panels should be reduced to relate more comfortably to the pedestrian scale19, 38

EDG3 - #2 The height of the 6th floor amenity area should be increased19, 38

EDG3 - #3 The recess of the mechanical level at the 31st floor detracts from the integration and gracious flow of the tower & should be eliminated19

EDG3 - #4 The board requested that a clearer logic be apparent in the choice of degrees and placement of the undulation of angles used to break up the facade planes13

EDG3 - #5 A more dramatic scheme of determining the specific angularity should be employed13

EDG3 - #6 The termination of the tower needs to be more thoughtfully resolved30-31

EDG3 - #7 The 5th & Stewart corner element needs to be graciously resolved and absorbed into the form of the tower13

EDG3 - #8 The north facade prevents the 360 degree unity of the tower16-19

EDG3 - #9 Additional information is needed regarding a streetscape plan that presents a developed design solution to pedestrian safety concerns & addresses the curb cut & parking entry on 5th Ave44, 52

Land Use Correction #1 Comments

Response on Page

LU - #1 Include the nature of the individual amenities to be provided in the amenity areas58, 59

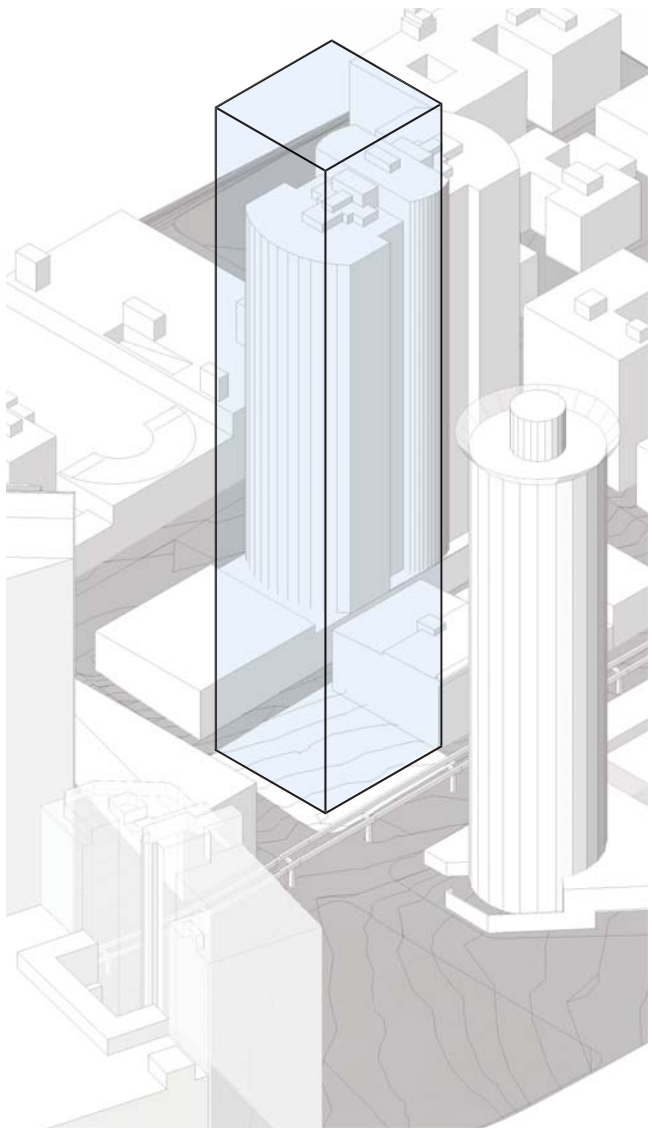
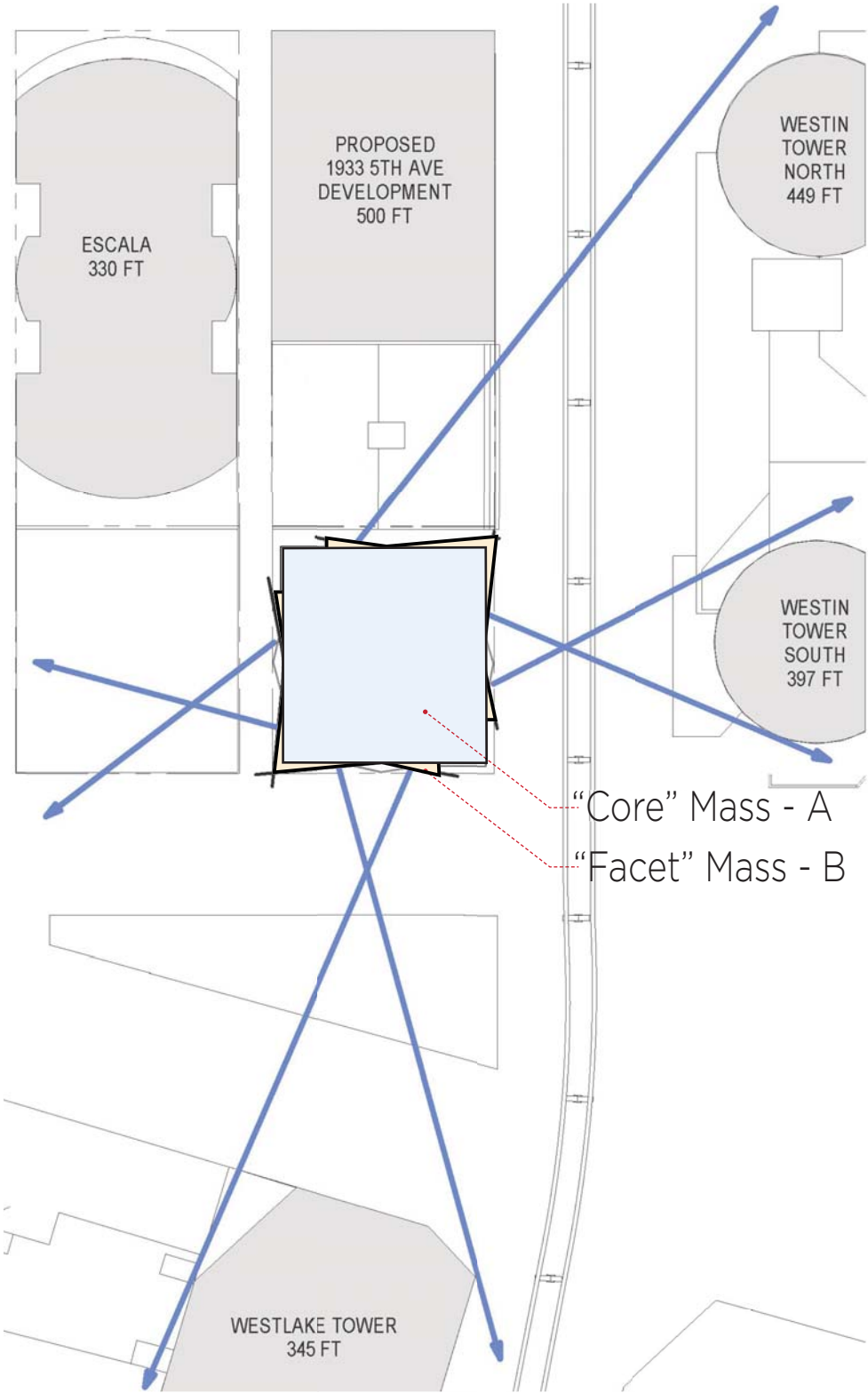
LU - #2 Provide a clear description of sequencing and path-finding for bicycle ingress, egress, & storage51

LU - #3 Provide a clear description of all exterior materials21-25

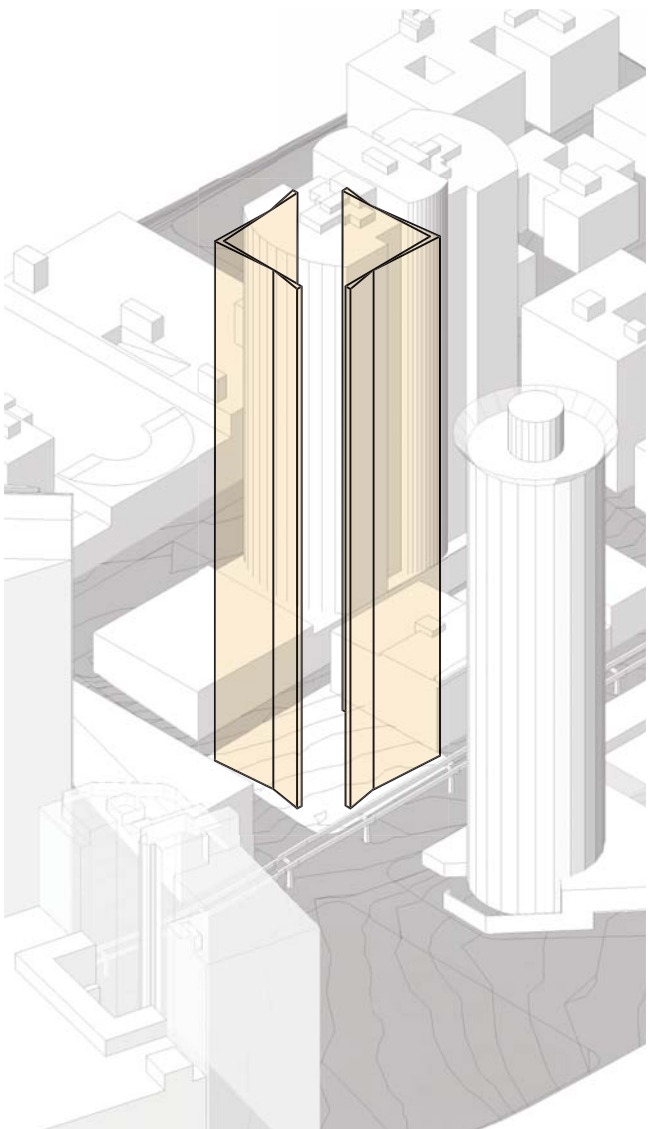
LU - #4 Provide perspectives that clearly delineate the precision on the faceted edge where the south and east facades meet at various levels of the proposed structure26-29



FORM ANALYSIS - MASSING CONCEPT



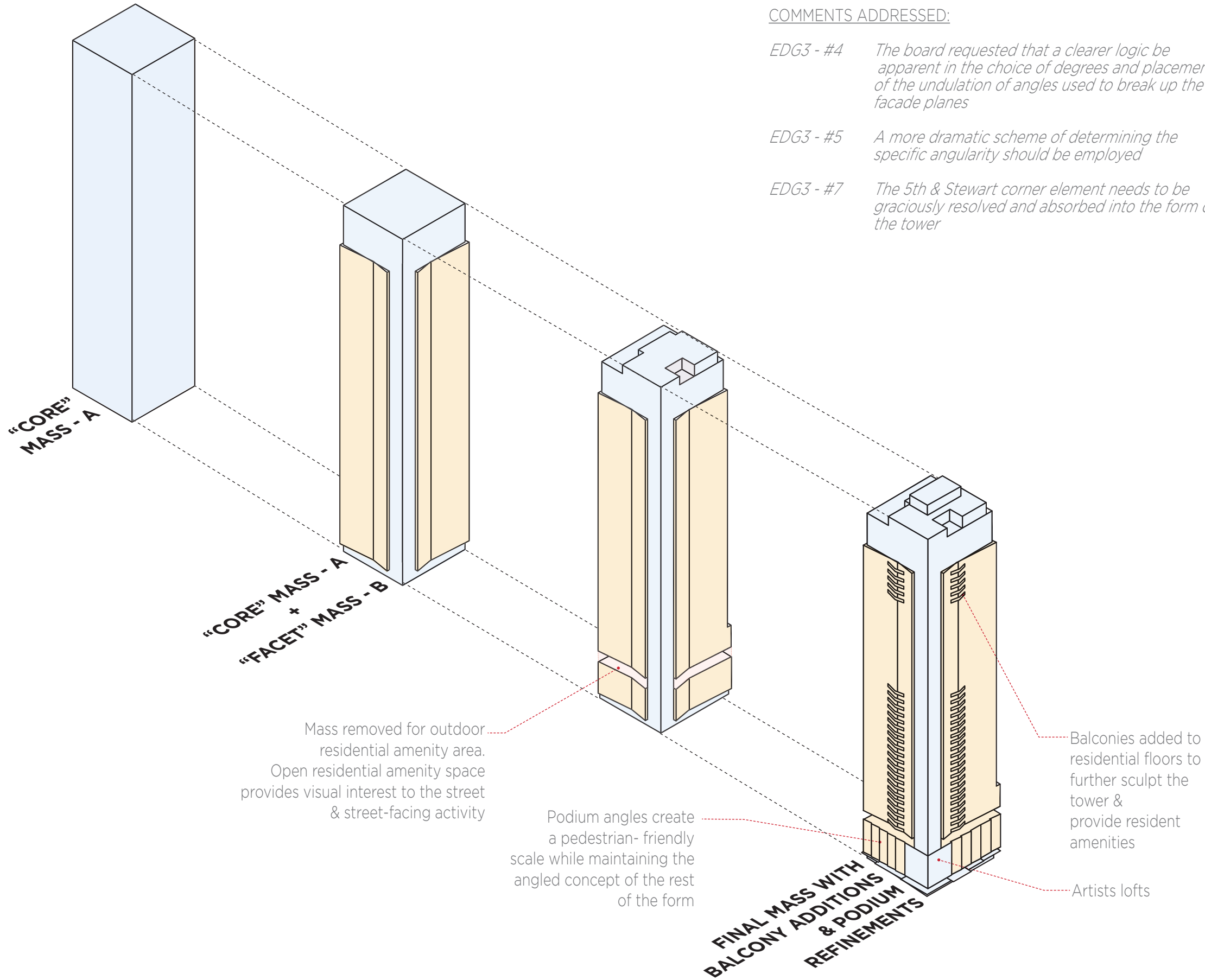
"Core" Mass - A
This mass acts as a unifying element of the building & as a "Gateway" element representing the transition from the Downtown neighborhood into the Belltown neighborhood.



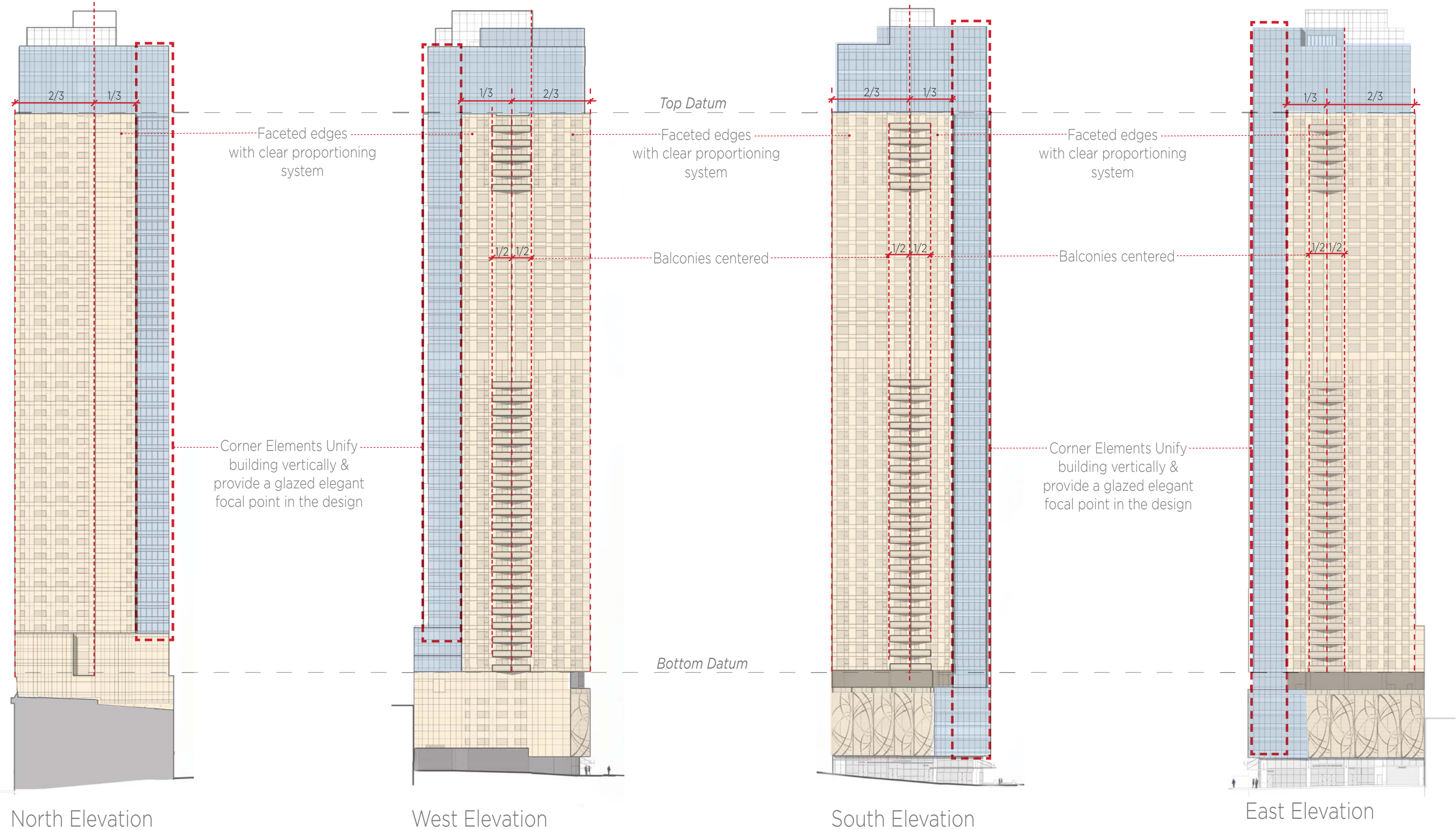
"Facet" Mass - B
The angles of the facade are a direct response to the views to the nearby towers. Each facade is slightly angled with an emphasis towards an improved view outwards.

COMMENTS ADDRESSED:

- EDG3 - #4 *The board requested that a clearer logic be apparent in the choice of degrees and placement of the undulation of angles used to break up the facade planes*
- EDG3 - #5 *A more dramatic scheme of determining the specific angularity should be employed*
- EDG3 - #7 *The 5th & Stewart corner element needs to be gracefully resolved and absorbed into the form of the tower*

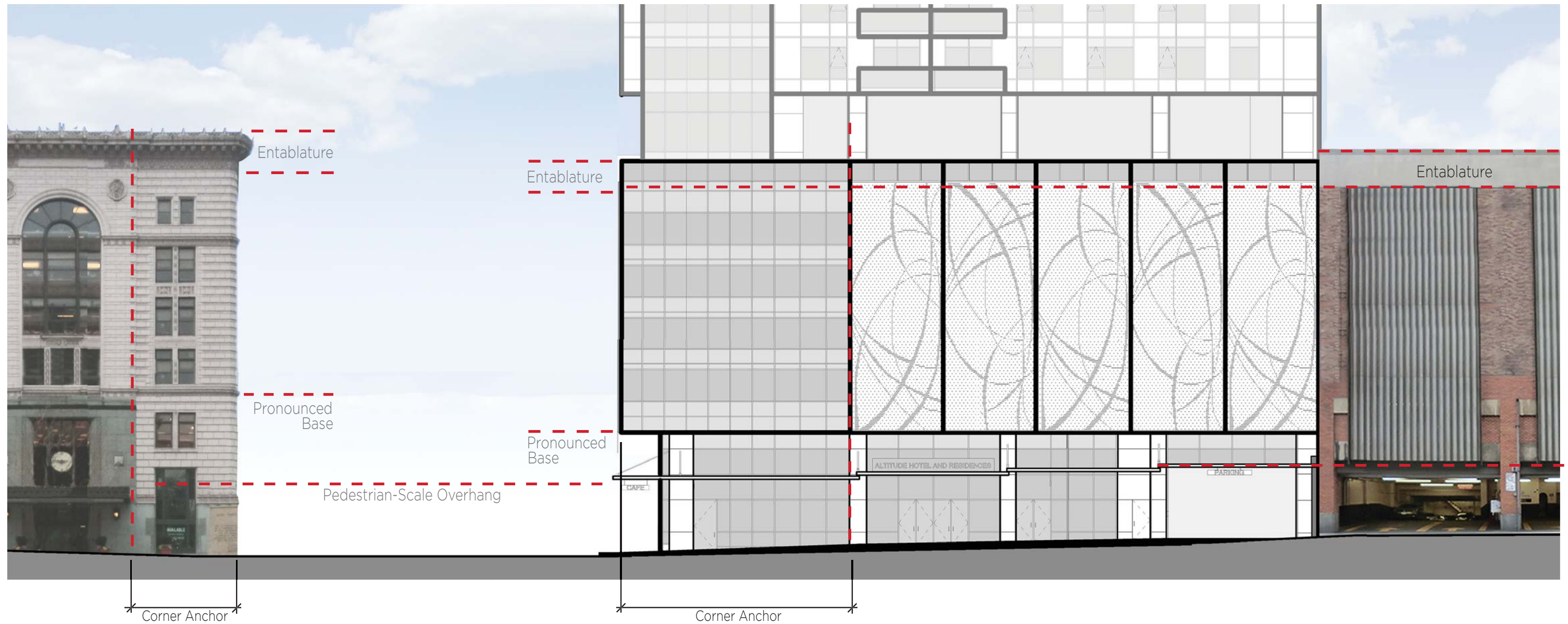


ELEVATION STUDY - UNIFYING FACADE ELEMENTS

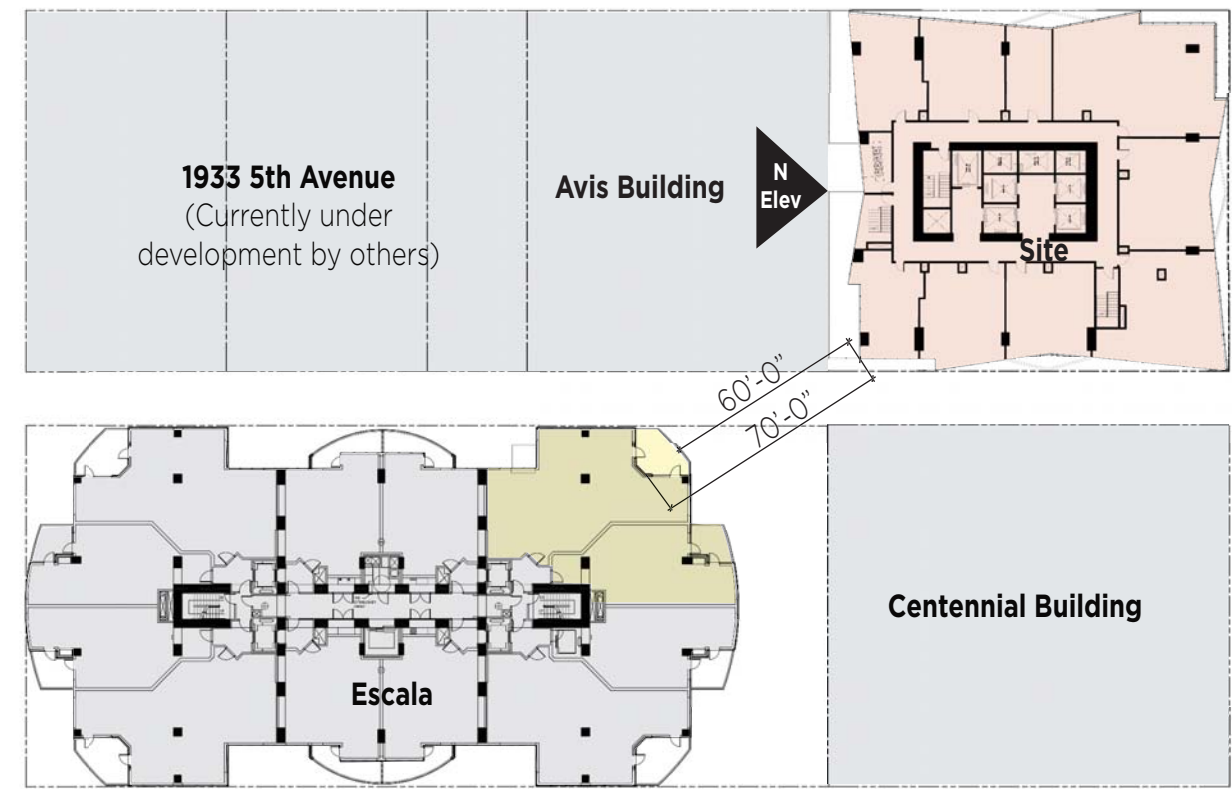


FORM ANALYSIS - CONNECTING TO THE CONTEXT

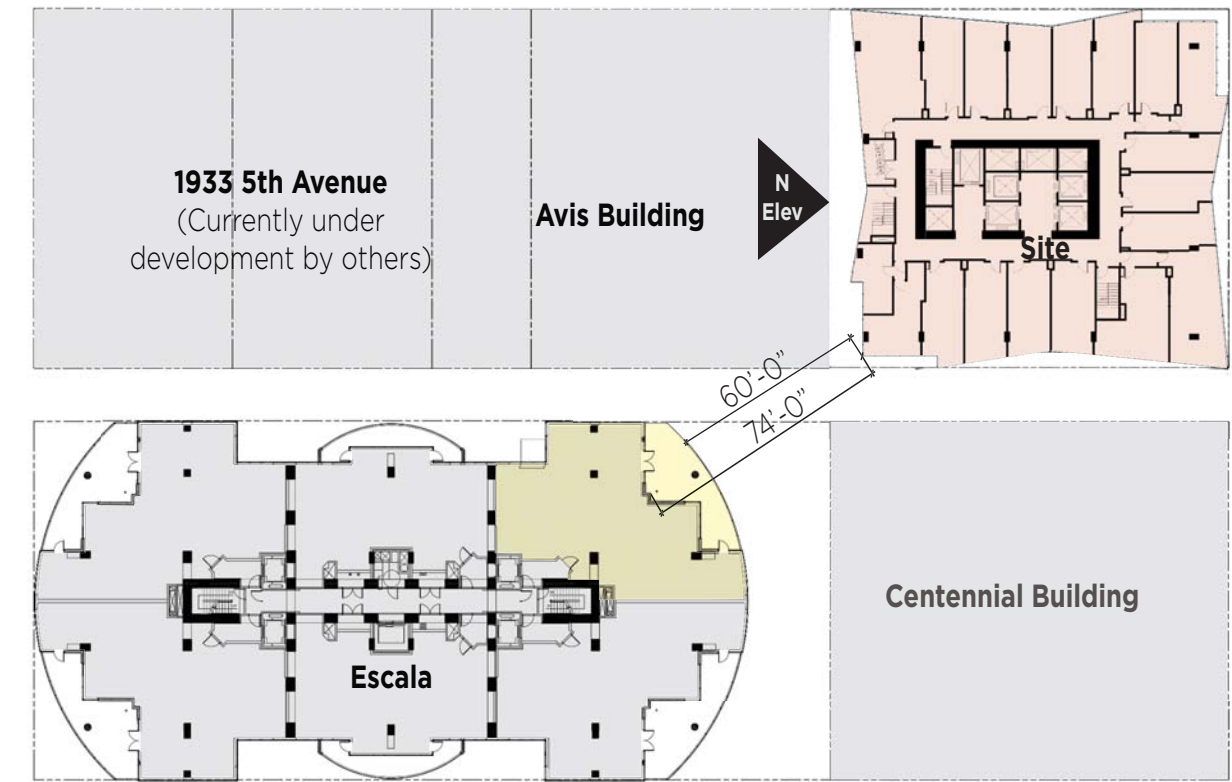
The historic buildings in the area share a common design language of having a prominent base, middle, & top. A strong corner anchor typically is included along with an emphasis on pedestrian overhead protection. These cues were picked up on & incorporated into the podium design of this project.



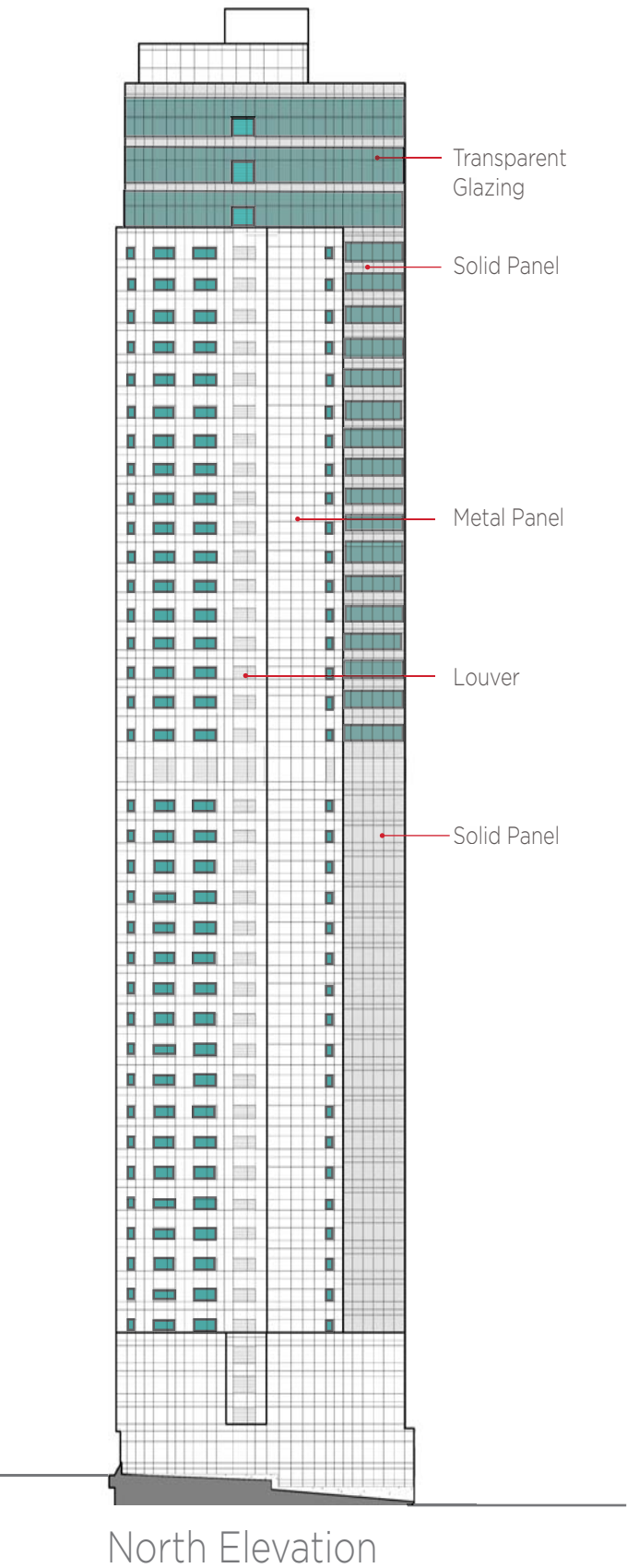
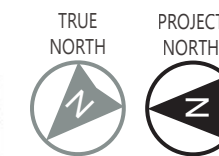
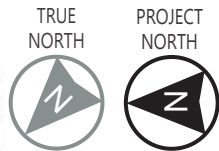
ELEVATION STUDY - NORTH FACADE



View Analysis at Lower Residential Floors (7th-18th floor)



View Analysis at Upper Residential Floors (19th-30th floor)



COMMENTS ADDRESSED:
EDG3 - #8 The north facade prevents the 360 degree unity of the tower

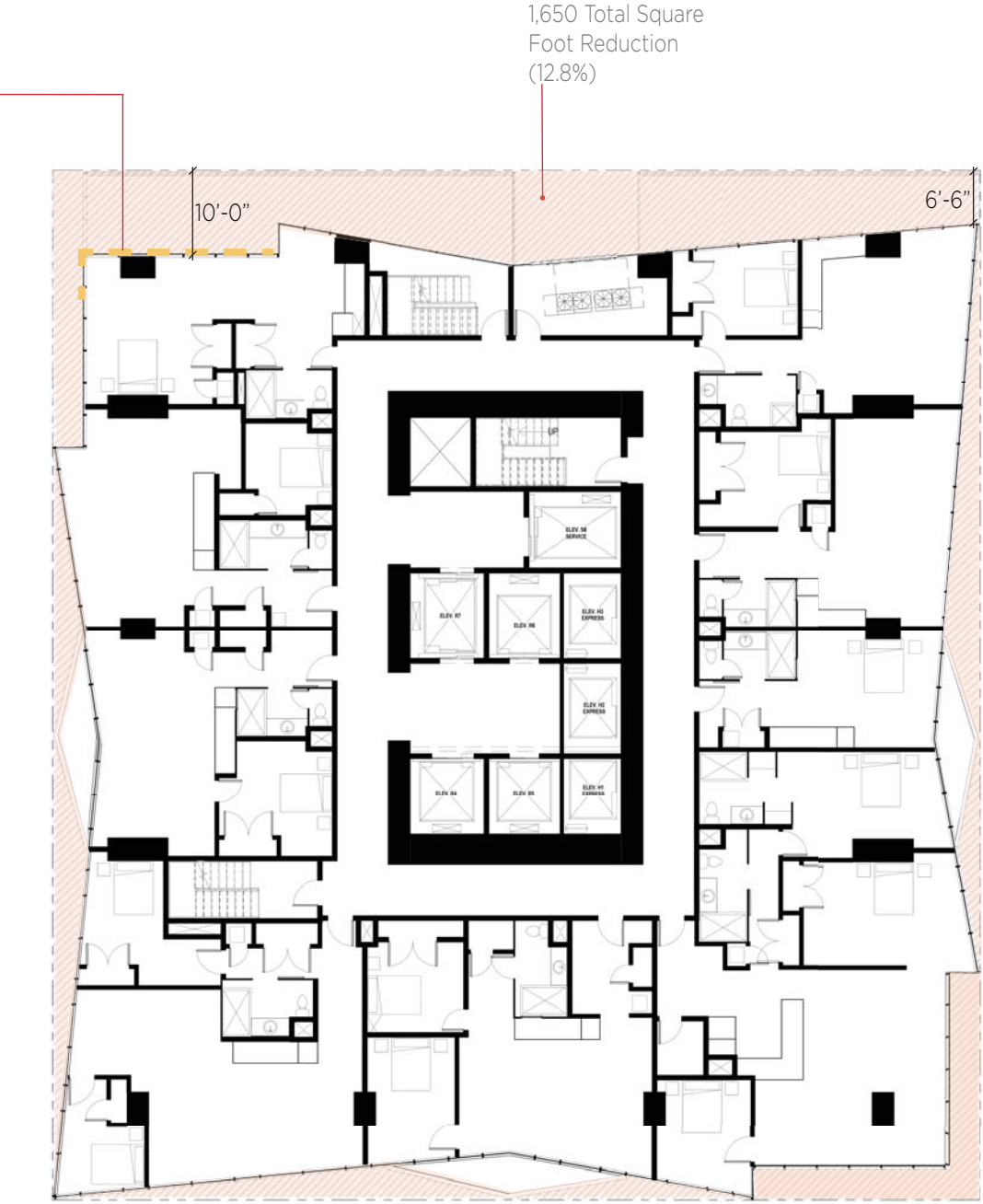
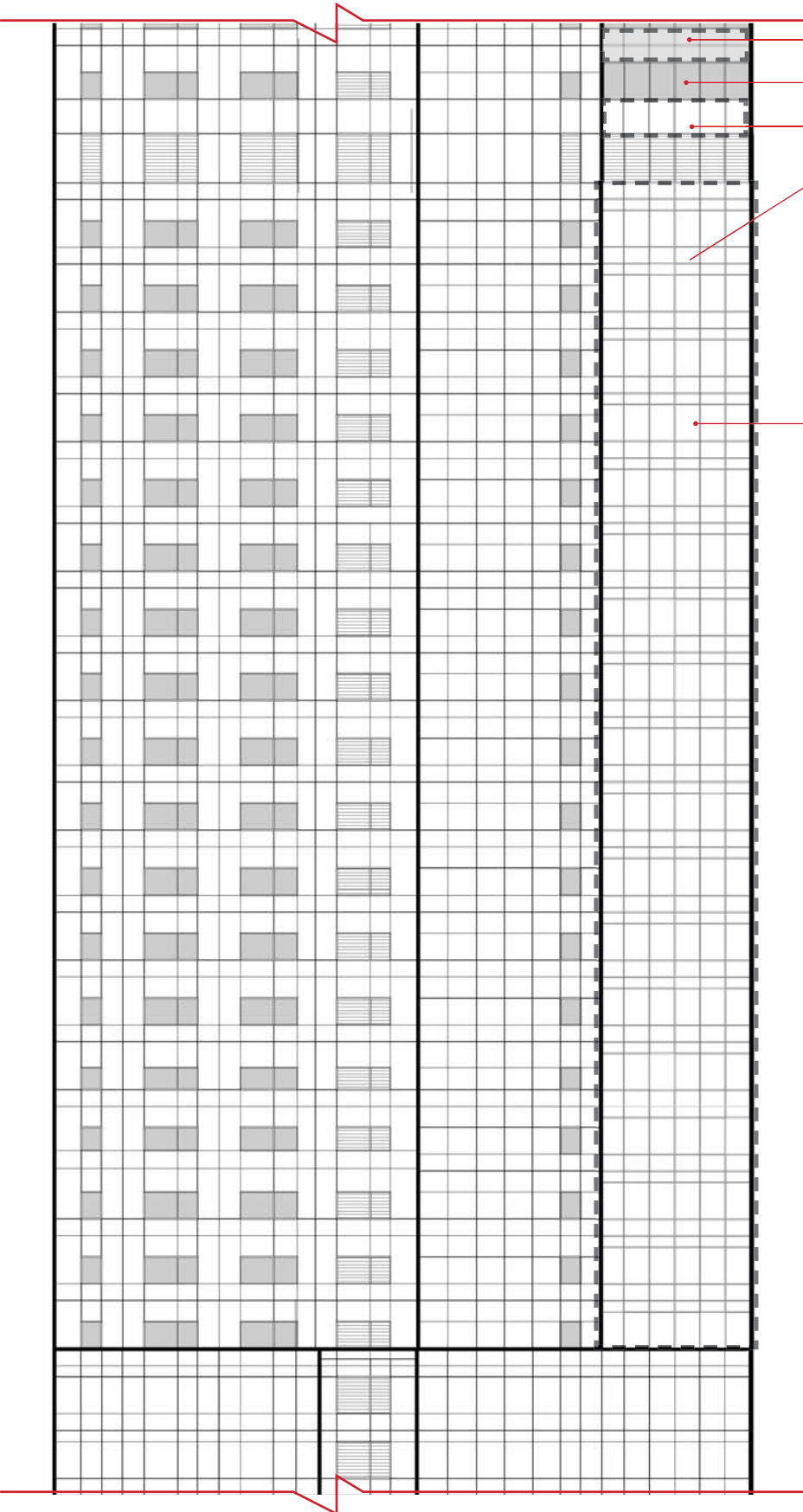
North Facade
Transparent Glazing Analysis:

81.3% Solid Facade
18.7% Transparent Glazing

versus +/- 42% transparent glazing for the West, South, & East facades

Due to the proximity of the north facade to nearby neighbors, special attention was given to the north facade that significantly minimized transparent glazing without compromising the overall design intent & creating a 360 degree elevation

NORTH ELEVATION MATERIAL PREFERRED OPTION

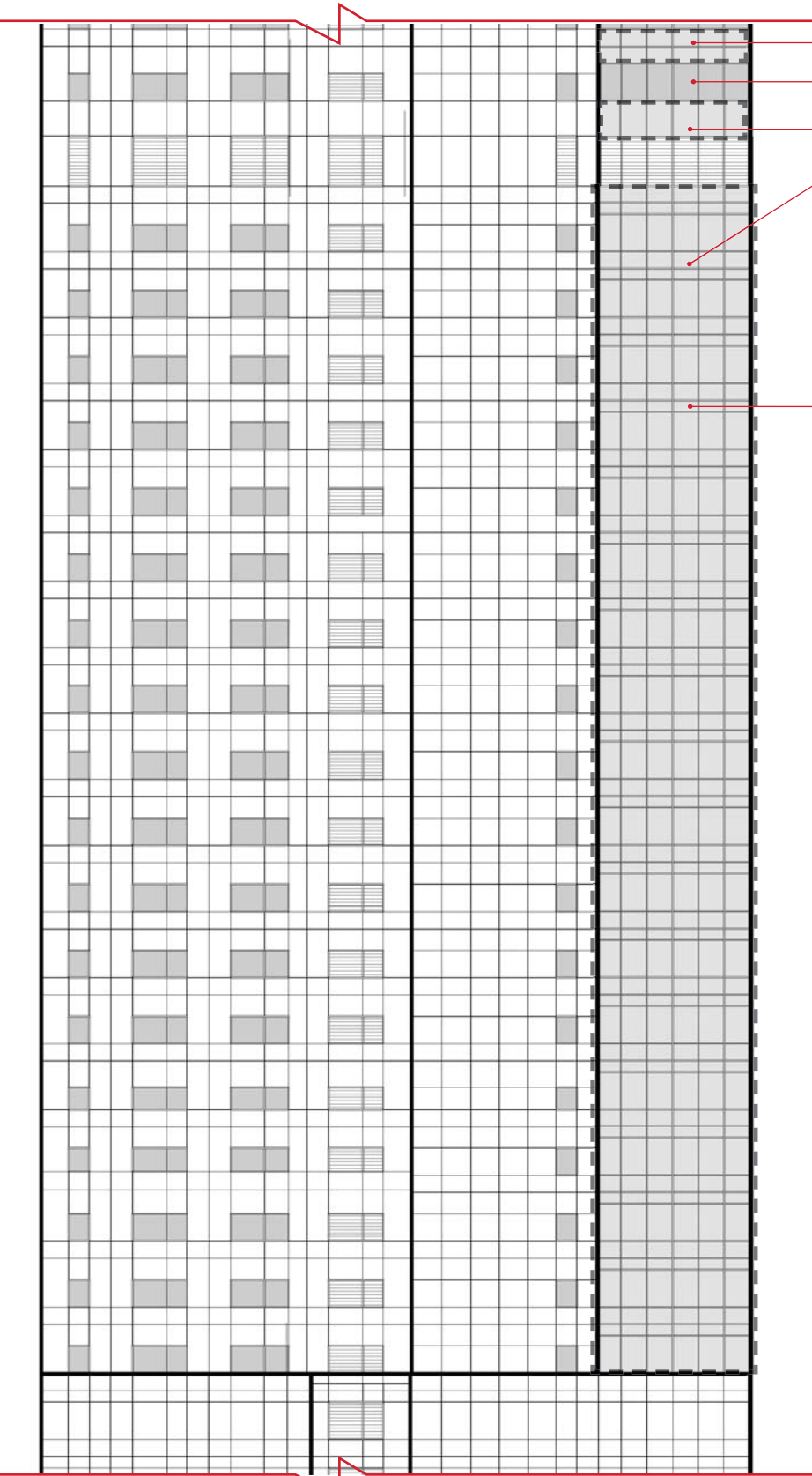


This study explores two options for the solid portion of the northwest corner that addresses privacy concerns of the neighborhood. Above the top floor of the Escala, vision glass and spandrel panels are re-introduced to provide great views to the west and provide an elegant transition to the top of the building which mimics the opposite Southeast corner to enhance the sense of a 'unified' tower

Lower North Elevation

Typical Floor Plate

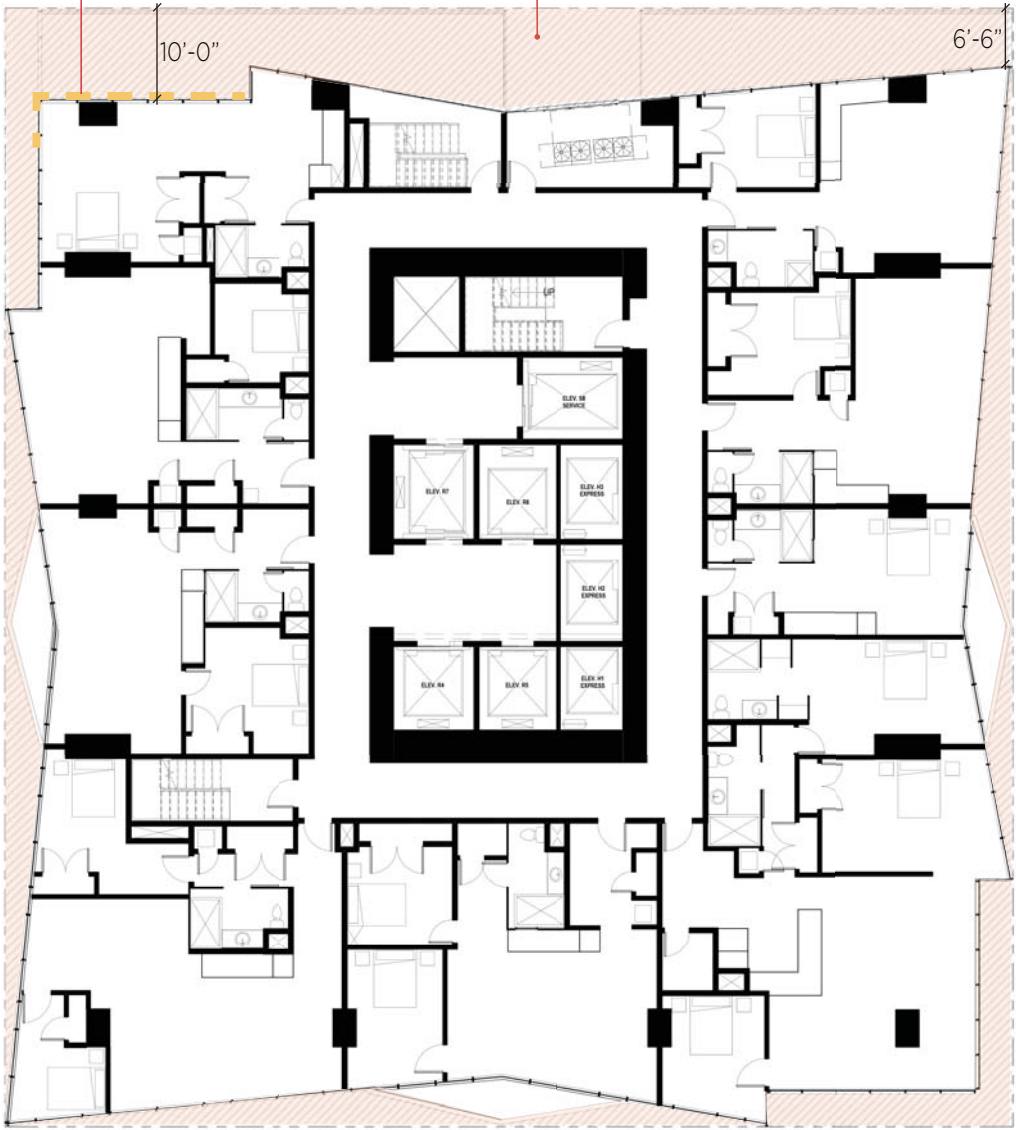
NORTH ELEVATION MATERIAL OPTION



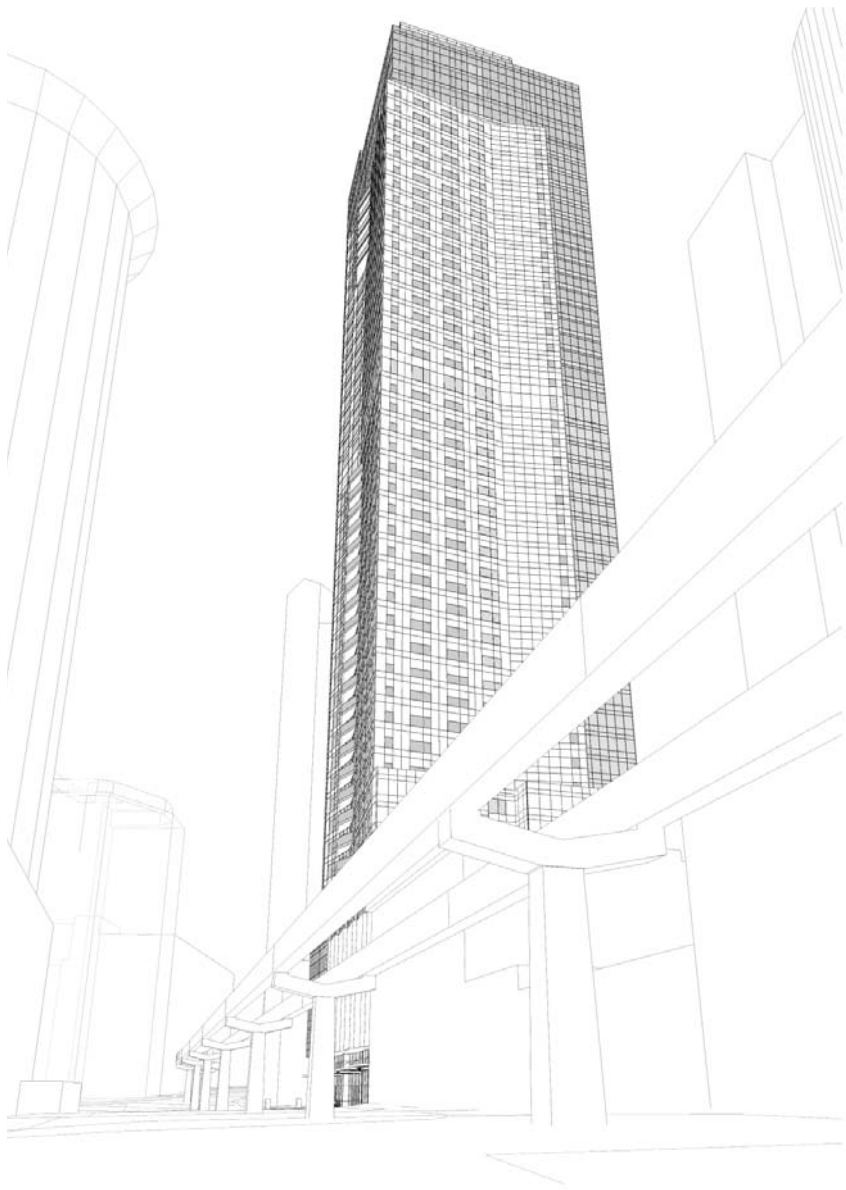
Lower North Elevation

- Spandrel Glazing
- Vision Glazing
- Solid Panel

1,650 Total Square
Foot Reduction
(12.8%)



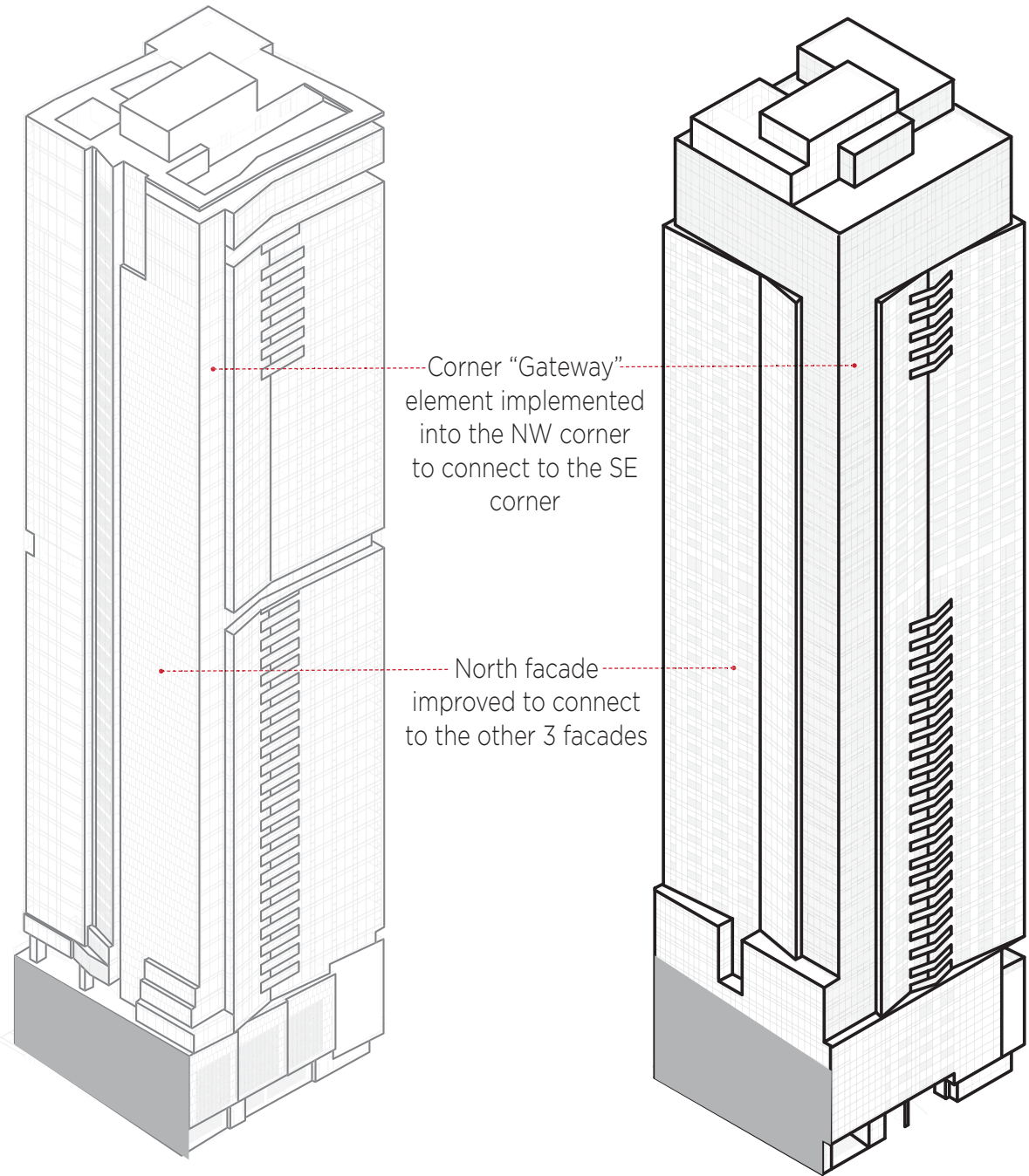
Typical Floor Plate



COMMENTS ADDRESSED:

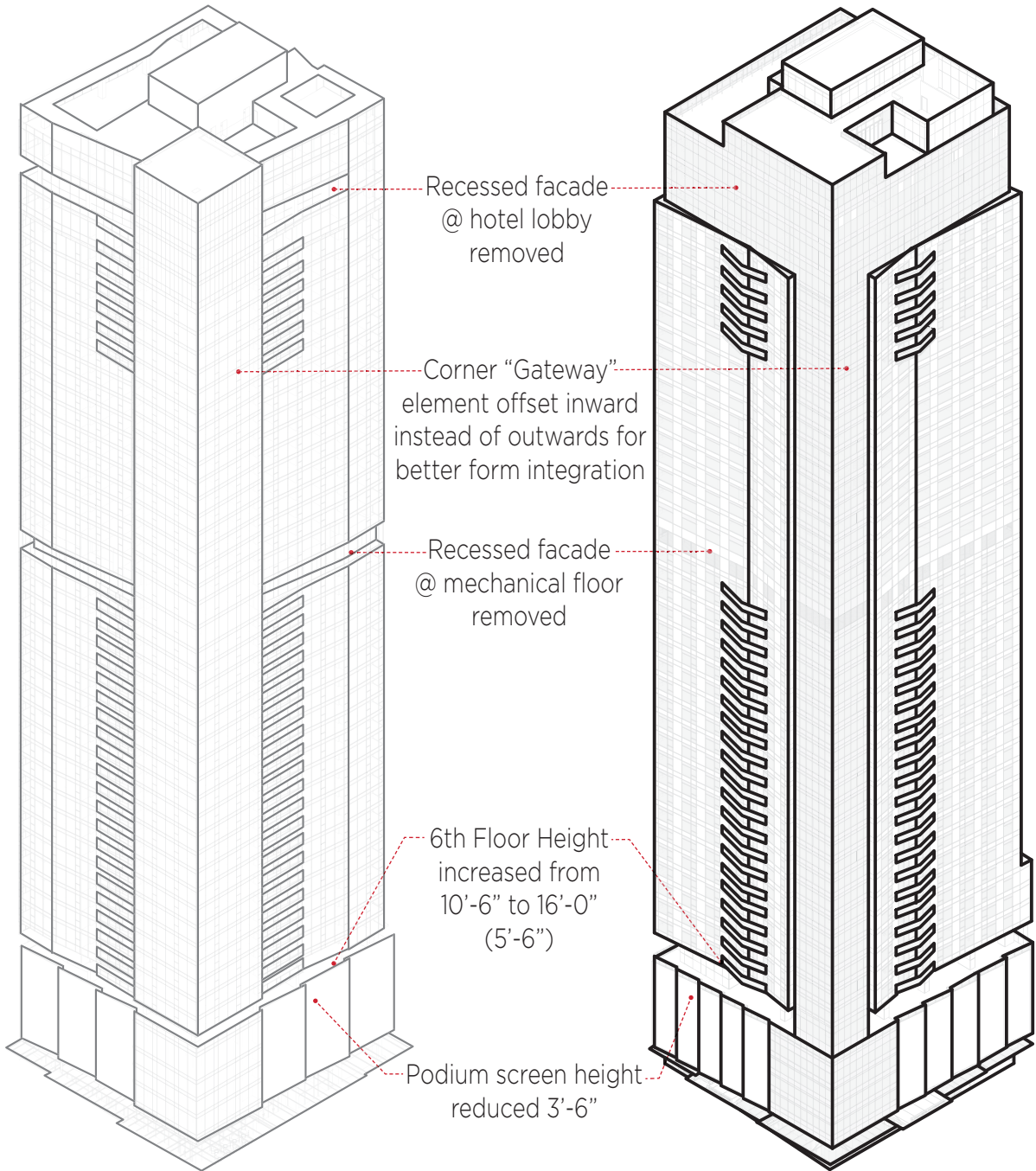
- EDG3 - #1 *The podium screen should be reduced in height & the overall size of the panels should be reduced to relate more comfortably to the pedestrian scale*
- EDG3 - #2 *The height of the 6th floor amenity area should be increased*
- EDG3 - #3 *The recess of the mechanical level at the 31st floor detracts from the integration and gracious flow of the tower & should be eliminated*

FORM - IMPROVEMENTS FROM PREVIOUS DESIGN



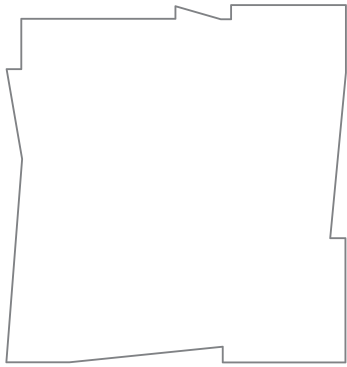
EDG #3
View to SE

Current Design
View to SE

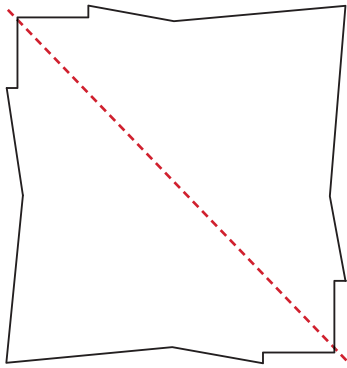


EDG #3
View to NW

Current Design
View to NW



EDG #3
Typical Tower Floor Plate



Current Design
Typical Tower Floor Plate

The overall form was modified to provide a uniform design logic that would be consistently apparent across all four facades while maintaining the general design & program objectives

MATERIALS INFLUENCE FROM NEARBY CONTEXT

Nearby Traditional Examples



T1



T2



T3



T4



T5

Nearby Contemporary Examples



C1



C2

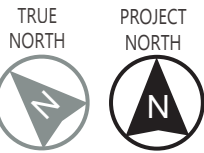
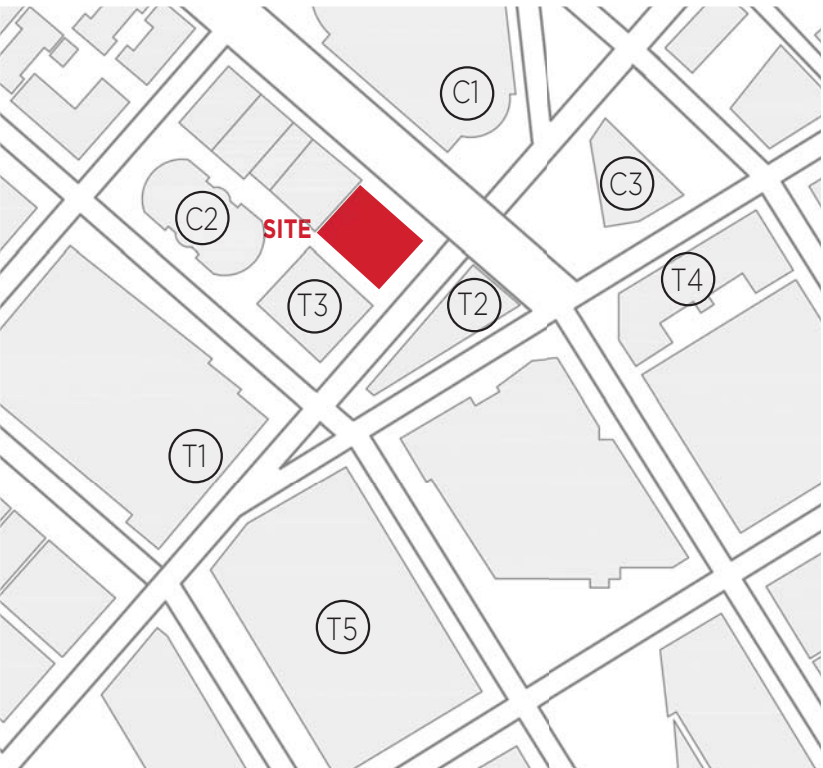
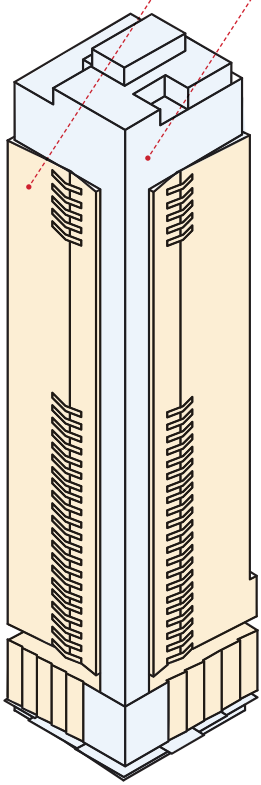


C3

The neighborhood surrounding this site is made up of a wide variety of architectural styles and materials.

The white facets/aspects of the tower respond to the more **traditional** & historic buildings with mostly light, off-white colored facades.

The curtain wall system responds to the more **contemporary** examples in the nearby context.



COMMENTS ADDRESSED:
LU - #3 Provide a clear description of all exterior materials



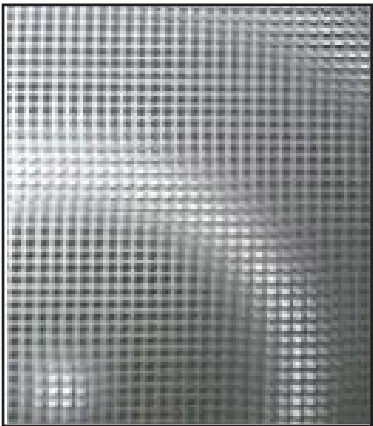
A
Metal Panel
Wall System



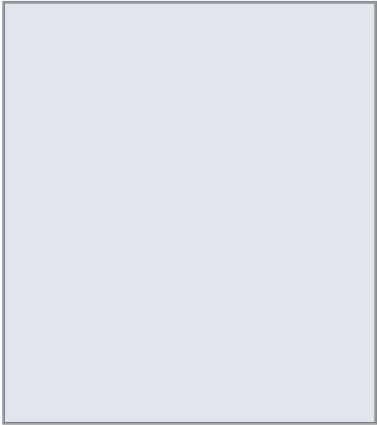
B
Window Mullion
Silver Metallic



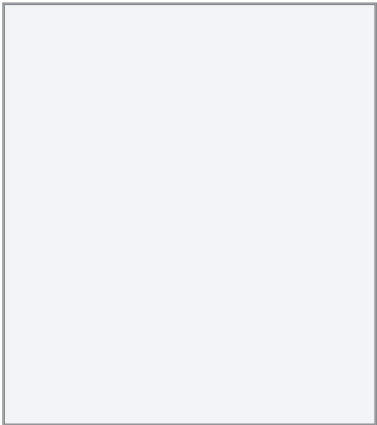
C
Bone White
Metal Paint



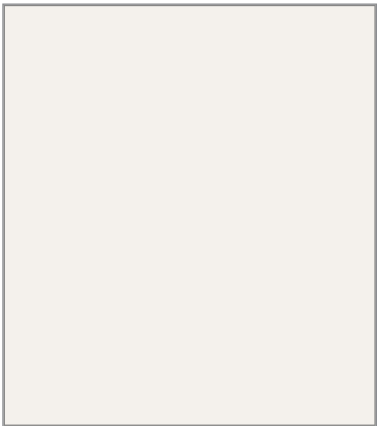
D
Decorative
Art Screen



E
Spandrel Glass

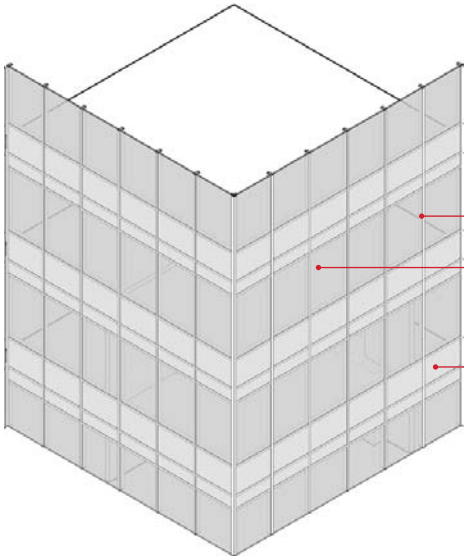
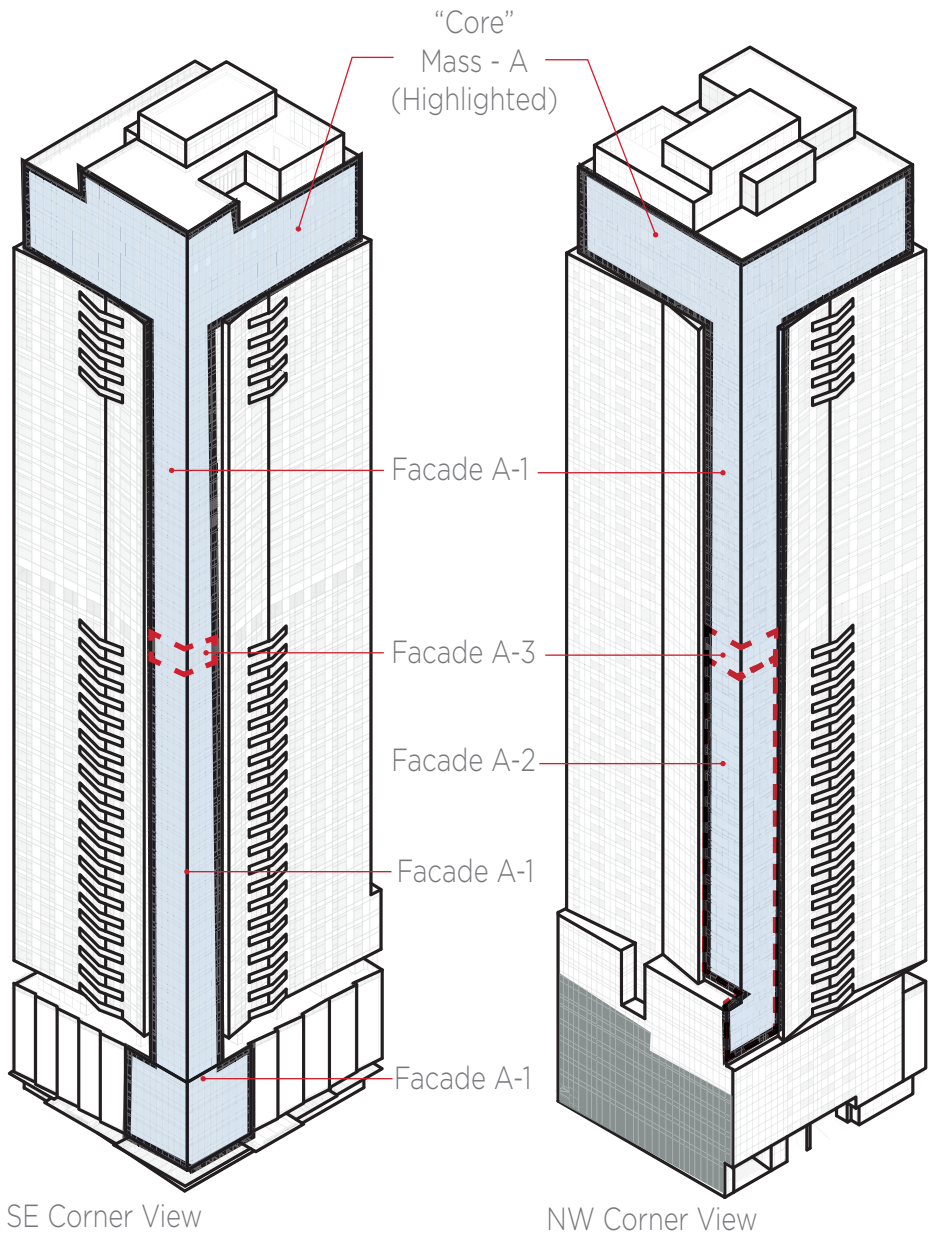


F
Vision Glass

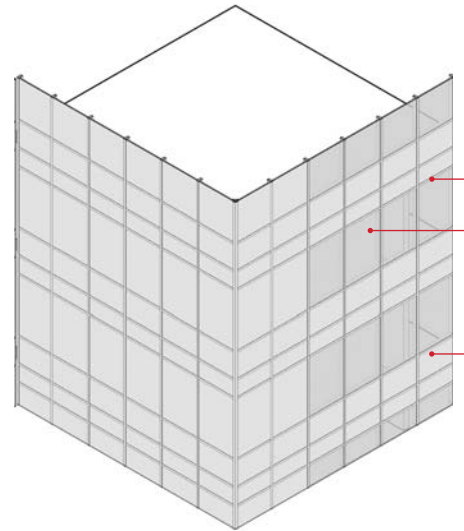


G
Architectural Louver

MATERIAL ANALYSIS - "CORE" MASS - A

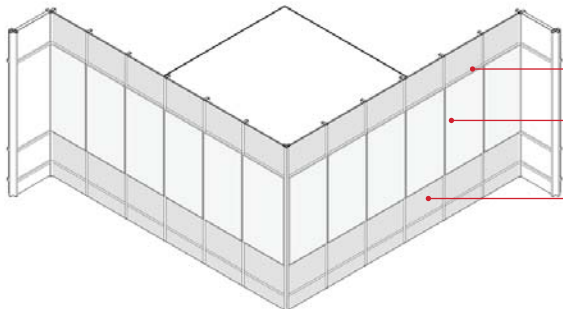


Facade A-1
Typical Section



Facade A-2 - NW Corner
Typical Section

“Core” Mass - A:
Curtain wall system with
flush glass & mullions

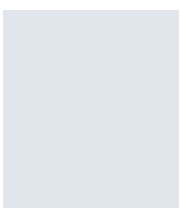


Facade A-3 - Mechanical Floor
Typical Section

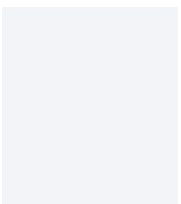
*Additional Spandrel glass
provided in this area for neighbor privacy



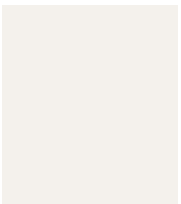
B
Window Mullion
Silver Metallic



E
Spandrel Glass

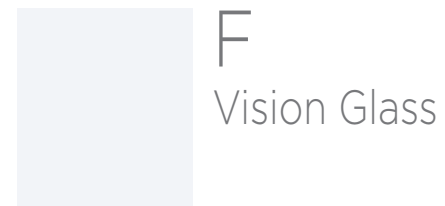
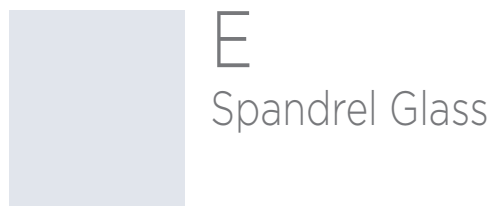
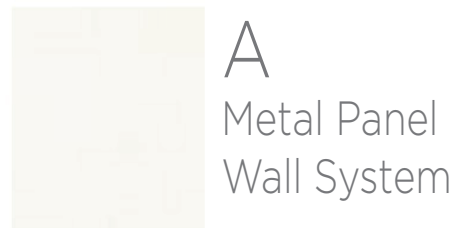
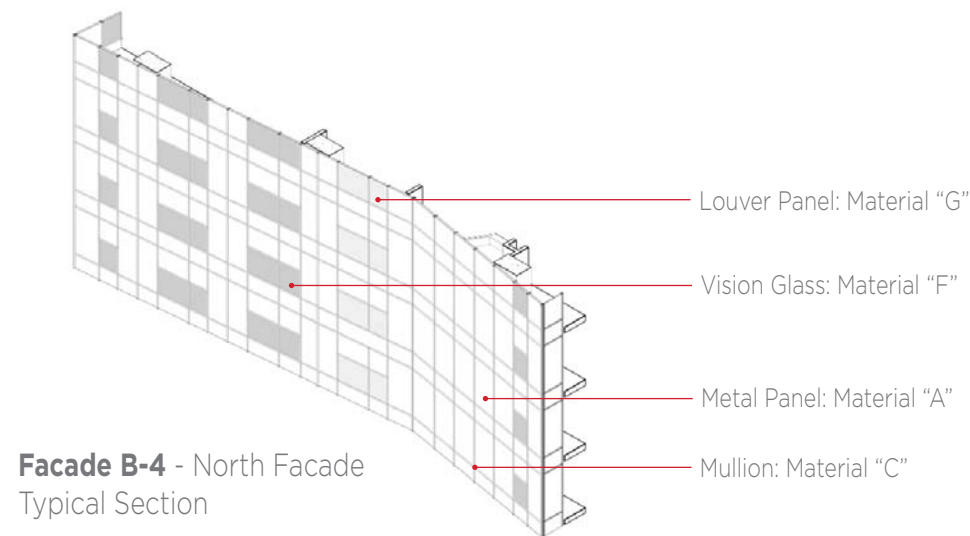
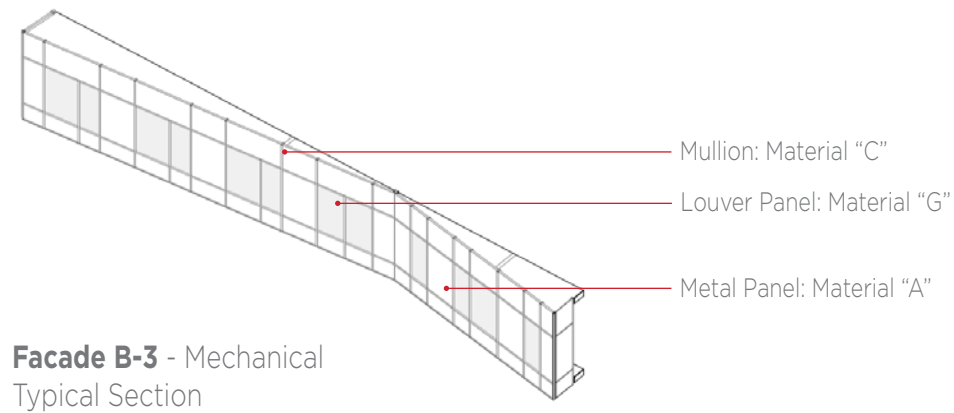
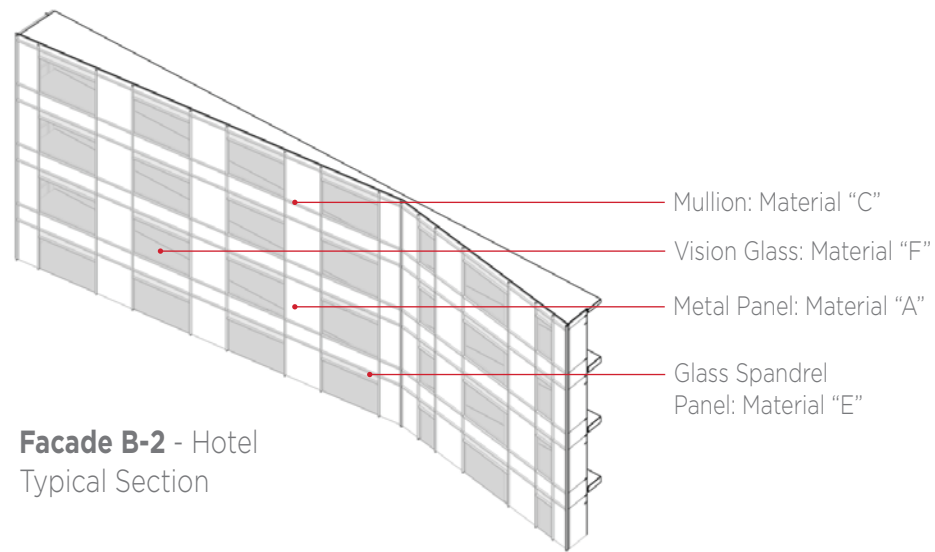
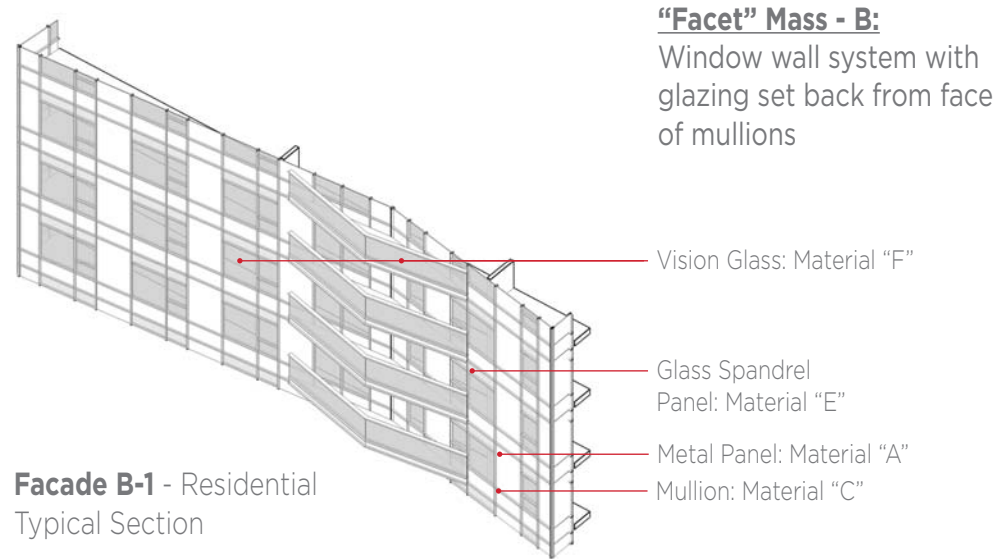
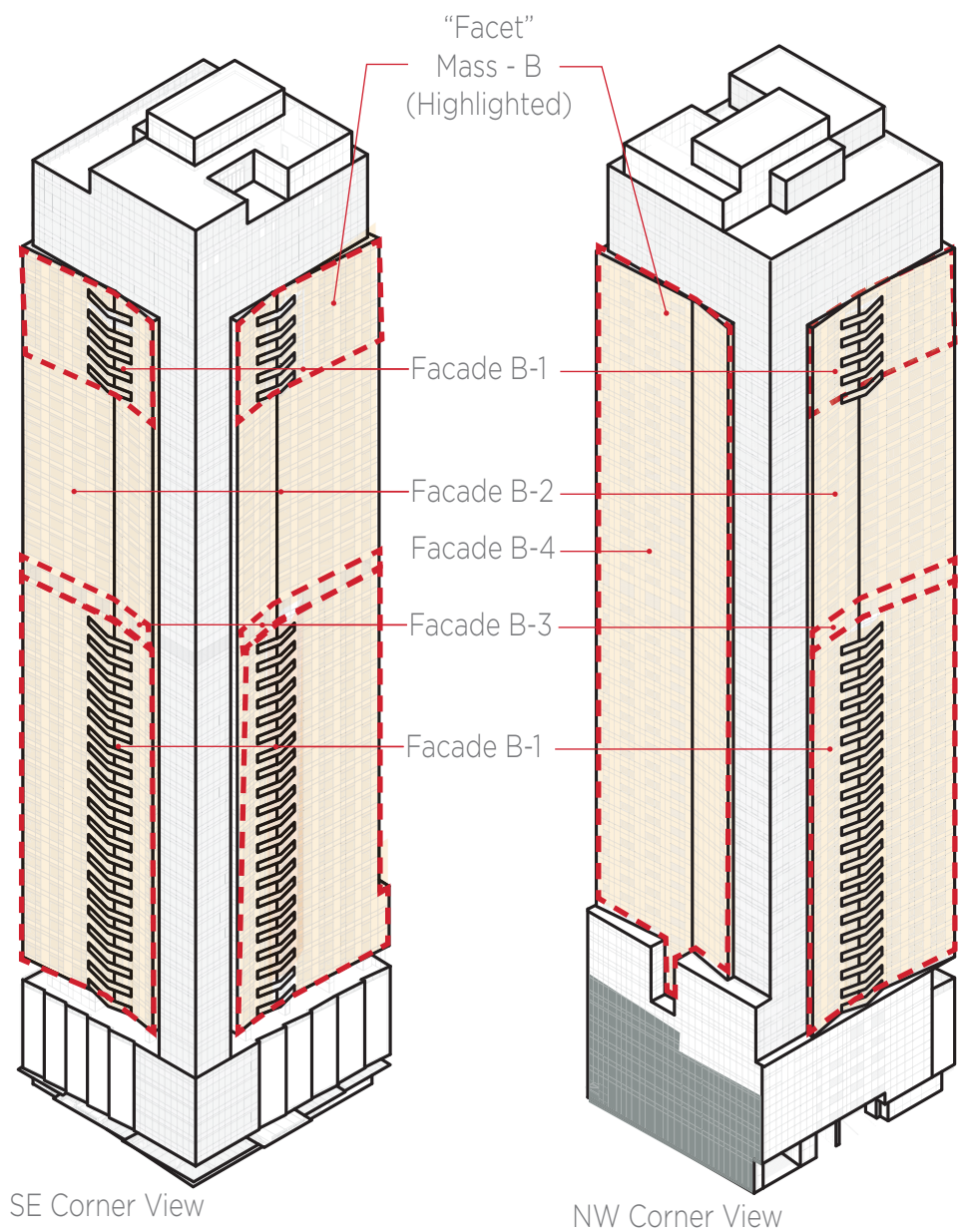


F
Vision Glass

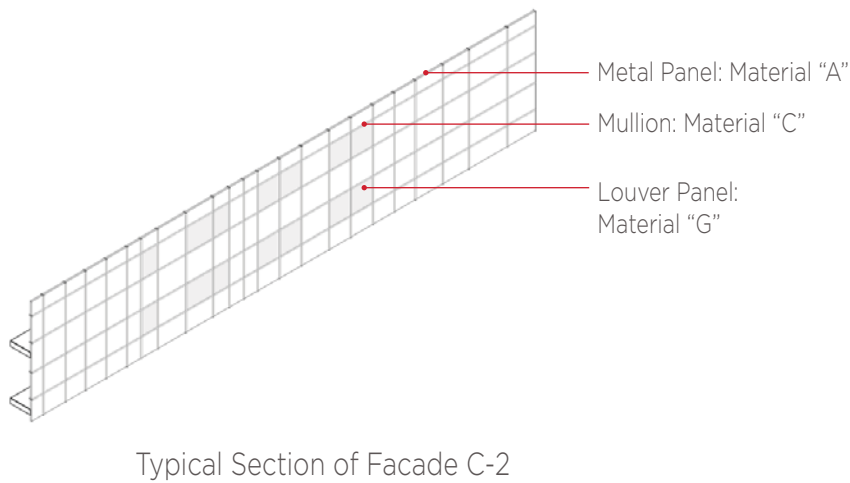
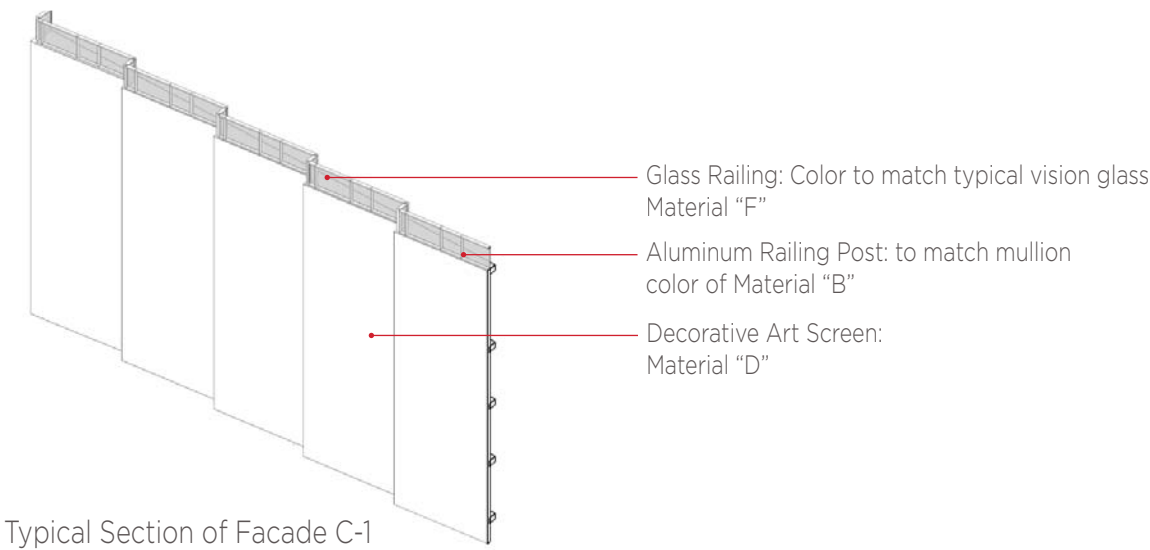
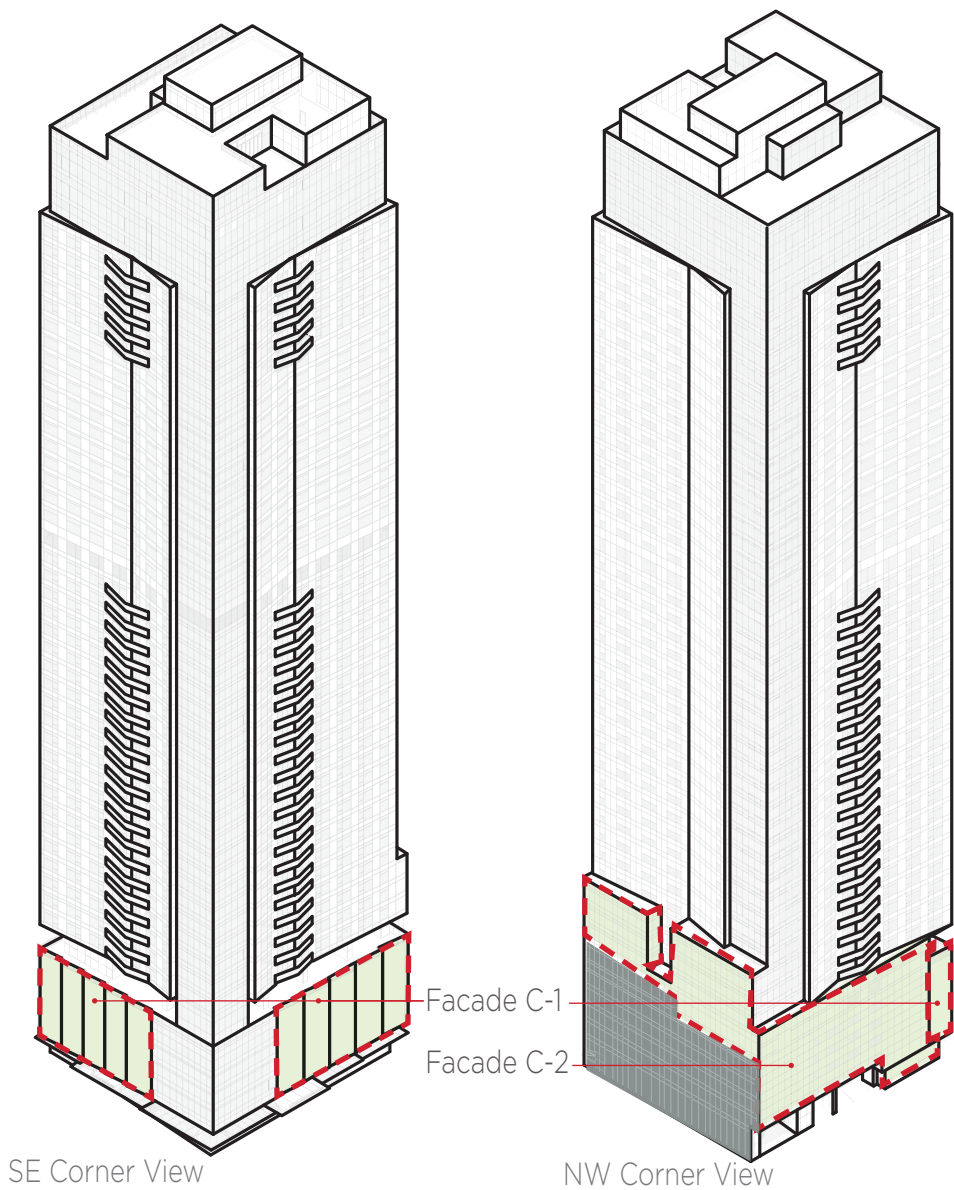


G
Architectural Louver

MATERIAL ANALYSIS - “CORE” MASS - B



MATERIAL ANALYSIS - "PODIUM"



A
Metal Panel
Wall System



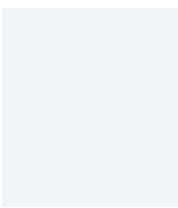
B
Window Mullion
Silver Metallic



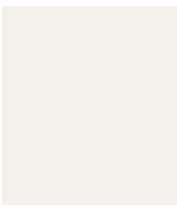
C
Bone White
Metal Paint



D
Decorative
Art Screen

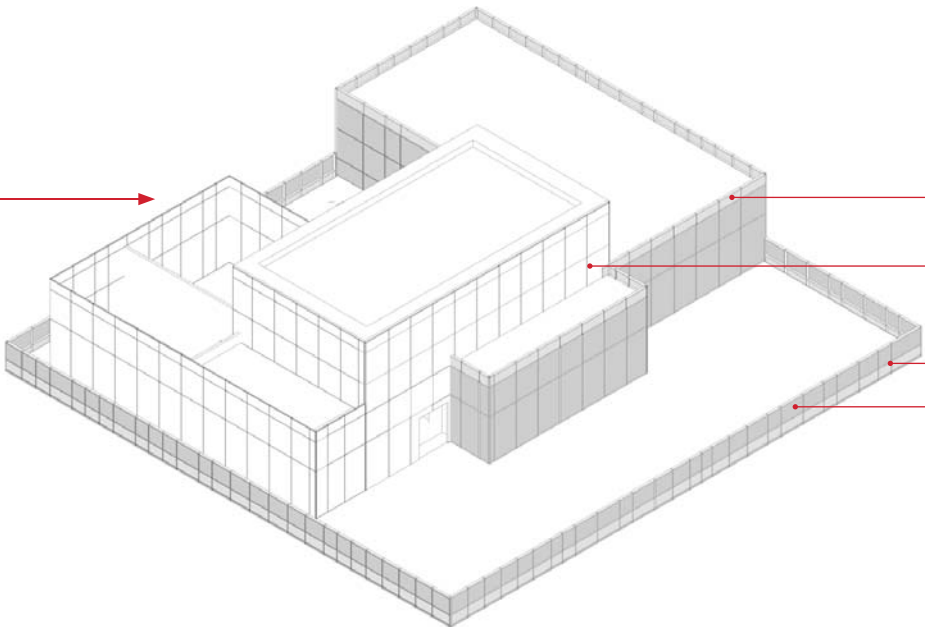
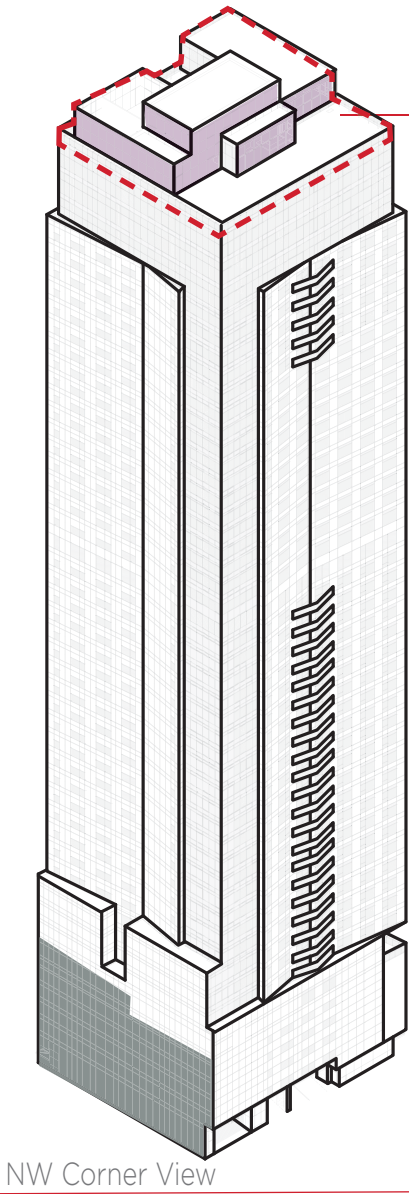
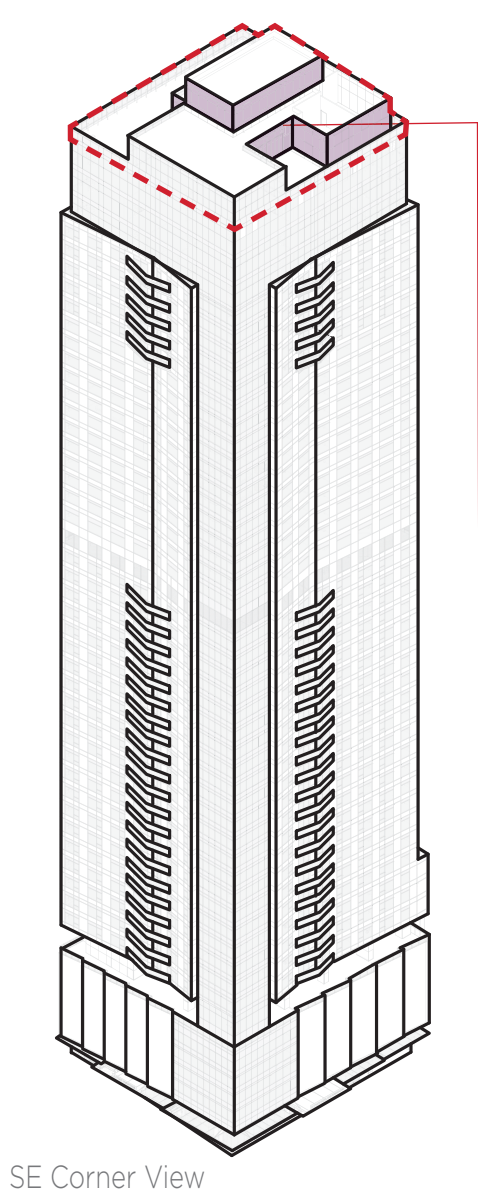


F
Vision Glass

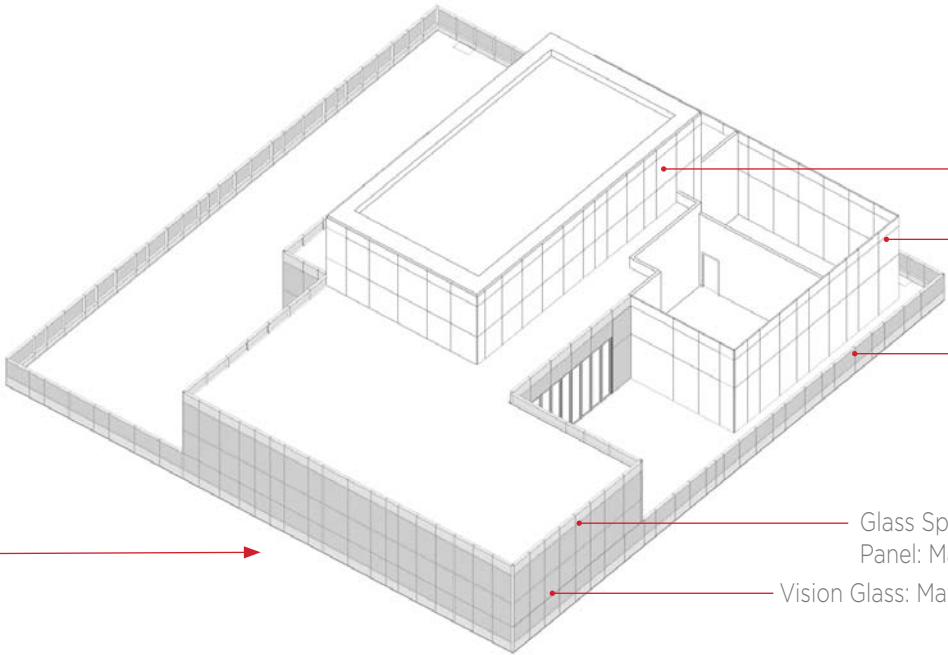


G
Architectural
Louver

MATERIAL ANALYSIS - "TOP"



- Glass Spandrel Panel: Material "E"
- Metal Panel: Material "A"
- Mullion: Material "B"
- Vision Glass: Material "F"

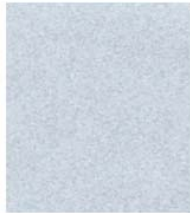


- Metal Panel: Material "A"
- Metal Panel: Material "A"
- Mullion: Material "B"

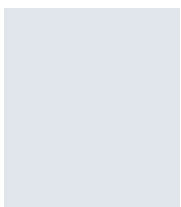
- Glass Spandrel Panel: Material "E"
- Vision Glass: Material "F"



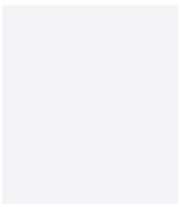
A
Metal Panel
Wall System



B
Window Mullion
Silver Metallic

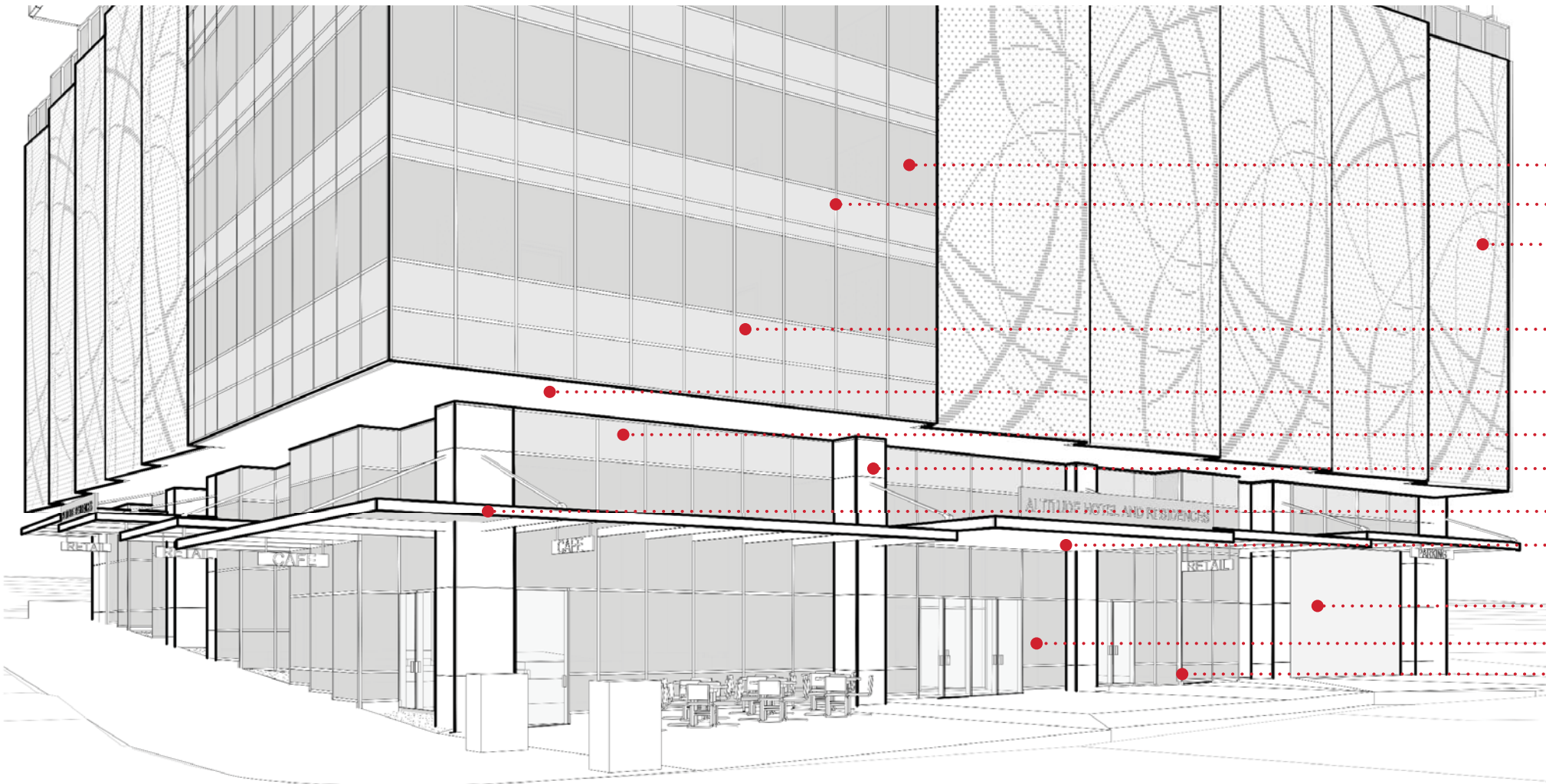


E
Spandrel Glass



F
Vision Glass

MATERIAL ANALYSIS - SOUTHEAST CORNER



- COMMENTS ADDRESSED:
LU - #4 Provide perspectives that clearly delineate the precision on the faceted edge where the south and east facades meet at various levels of the proposed structure
- Vision Glass: Material "F"
 - Mullion: Material "B"
 - Decorative Art Screen: Material "D"
 - Glass Spandrel Panel: Material "E"
 - Wood Ceiling
 - Glass Spandrel Panel: Material "E"
 - Metal Panel: Material "A"
 - Aluminum & Glass Canopies
 - Wood Ceiling, Hotel & Residential Entry Only
 - Security Grille
 - Vision Glass: Material "F"
 - Mullion: Material "B"

SE Corner - Street Level

A

Wall Panel

B

Window Mullion
Silver Metallic

C

Metal Paint

D

Decorative
Art Screen

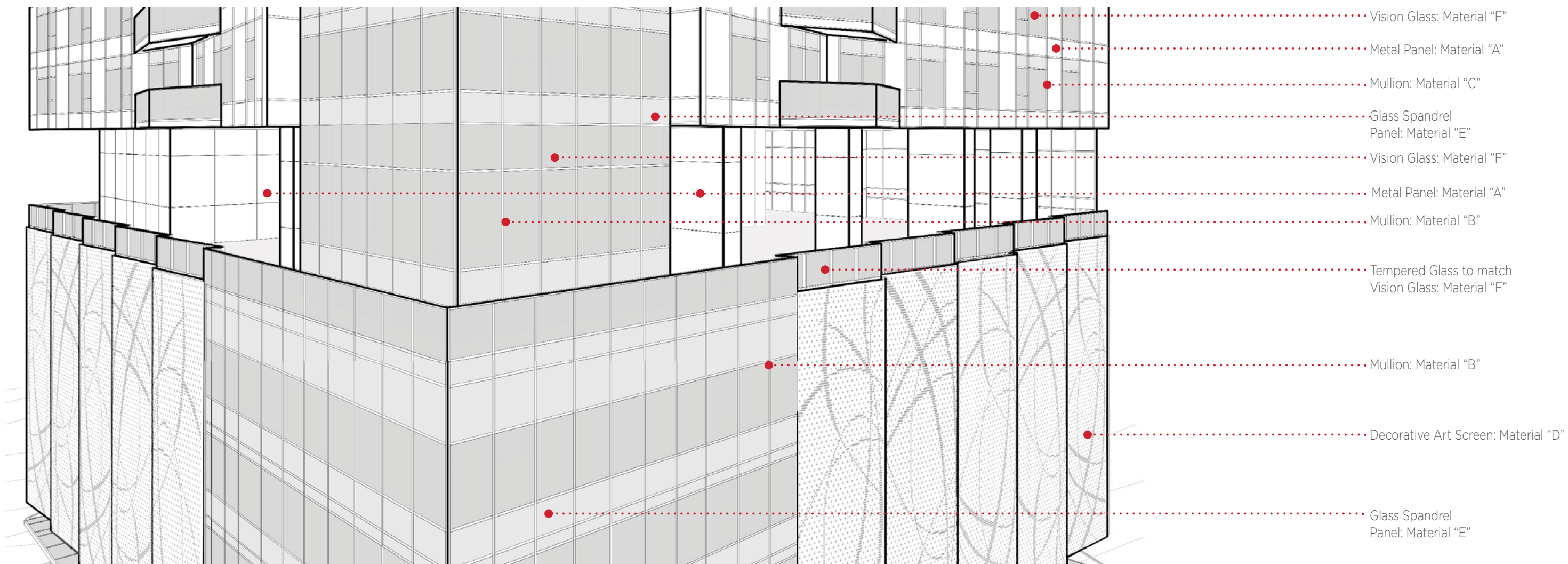
E

Spandrel Glass

F

Vision Glass

MATERIAL ANALYSIS - SOUTHEAST CORNER



SE Corner - Amenity Level

A

Wall Panel

B

Window Mullion
Silver Metallic

C

Metal Paint

D

Decorative
Art Screen

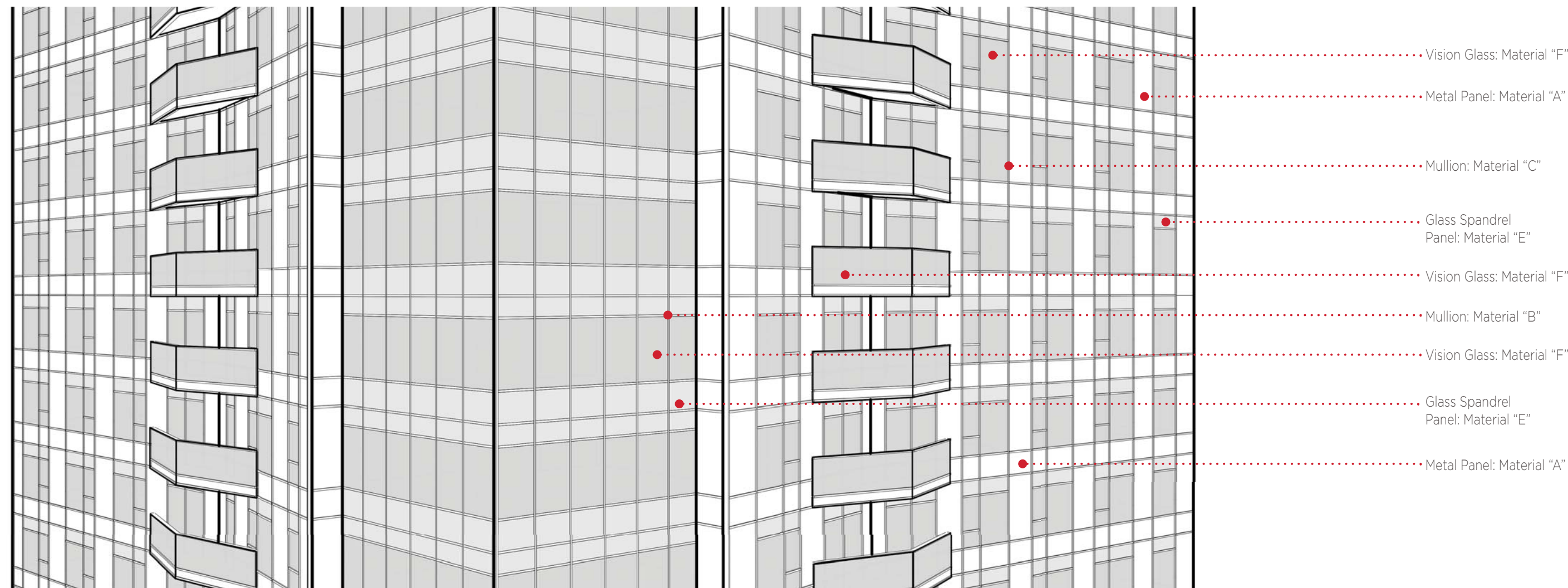
E

Spandrel Glass

F

Vision Glass

MATERIAL ANALYSIS - SOUTHEAST CORNER



SE Corner - Tower Levels

A

Wall Panel

B

Window Mullion
Silver Metallic

C

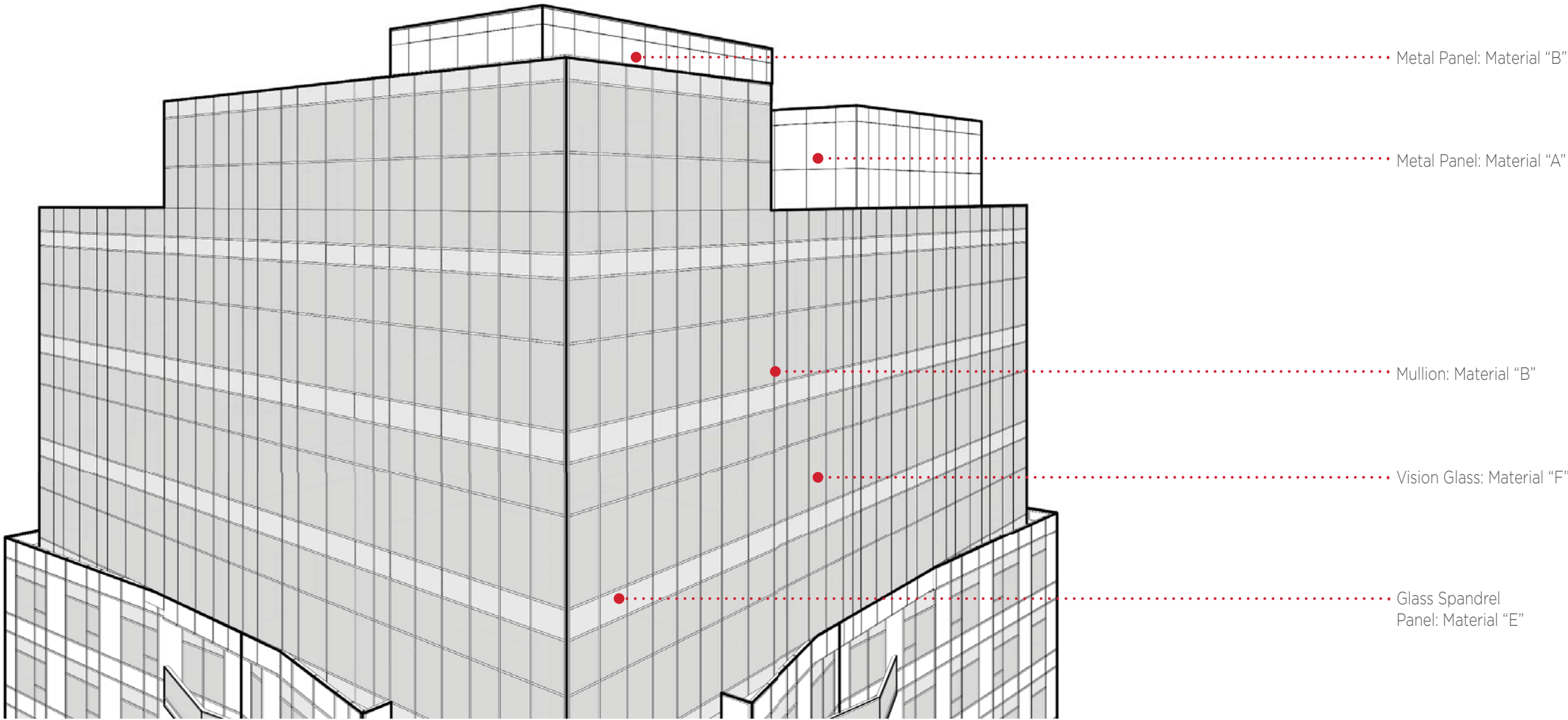
Metal Paint

E

Spandrel Glass

F

Vision Glass



SE Corner - Top

A

Wall Panel

B

Window Mullion
Silver Metallic

E

Spandrel Glass

F

Vision Glass

ROOFTOP

COMMENTS ADDRESSED:
EDG3 - #6 *The termination of the tower needs to be more thoughtfully resolved*



EDG 3 Design



CURRENT DESIGN

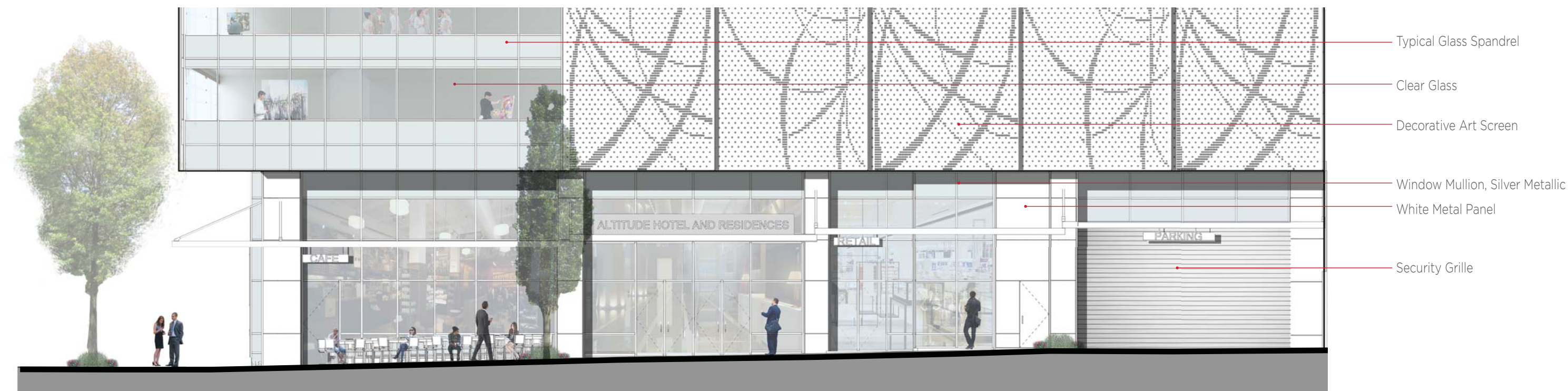


EDG 3 Design

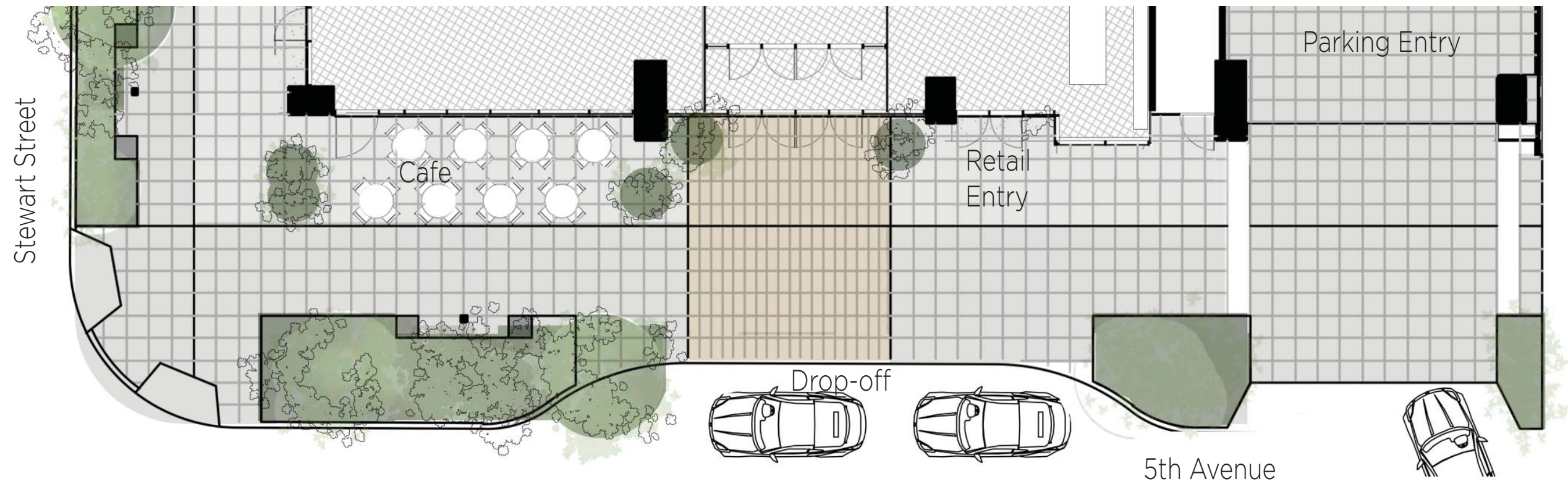


CURRENT DESIGN

EAST GROUND FLOOR ELEVATIONS



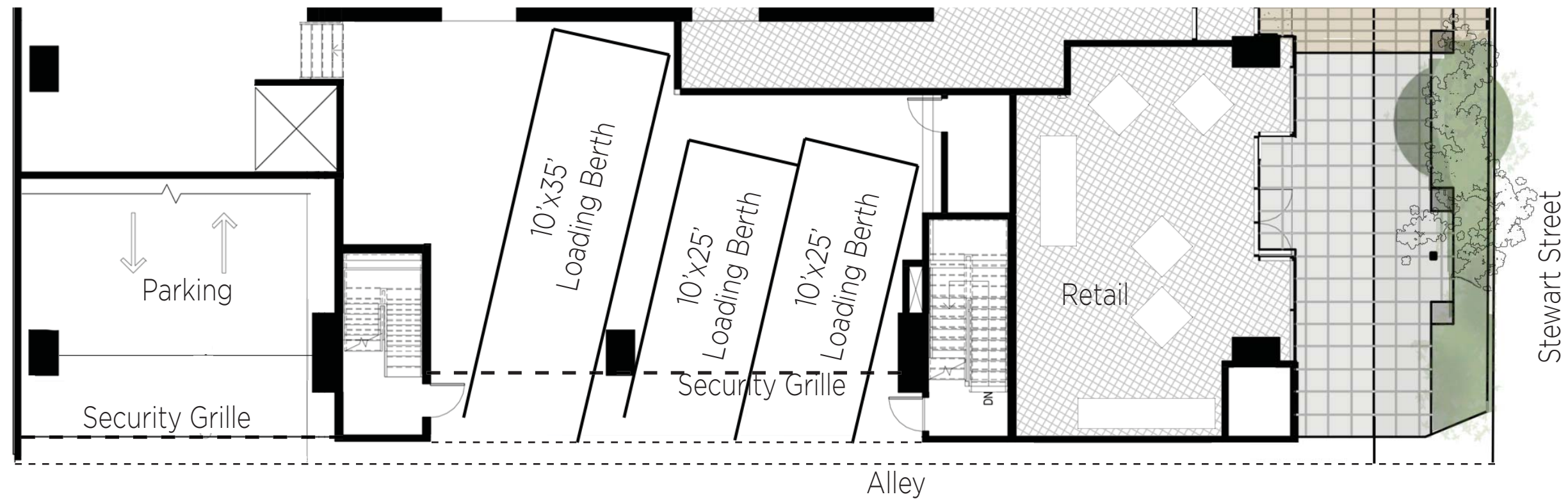
EAST ELEVATION



WEST GROUND FLOOR ELEVATIONS



WEST ELEVATION

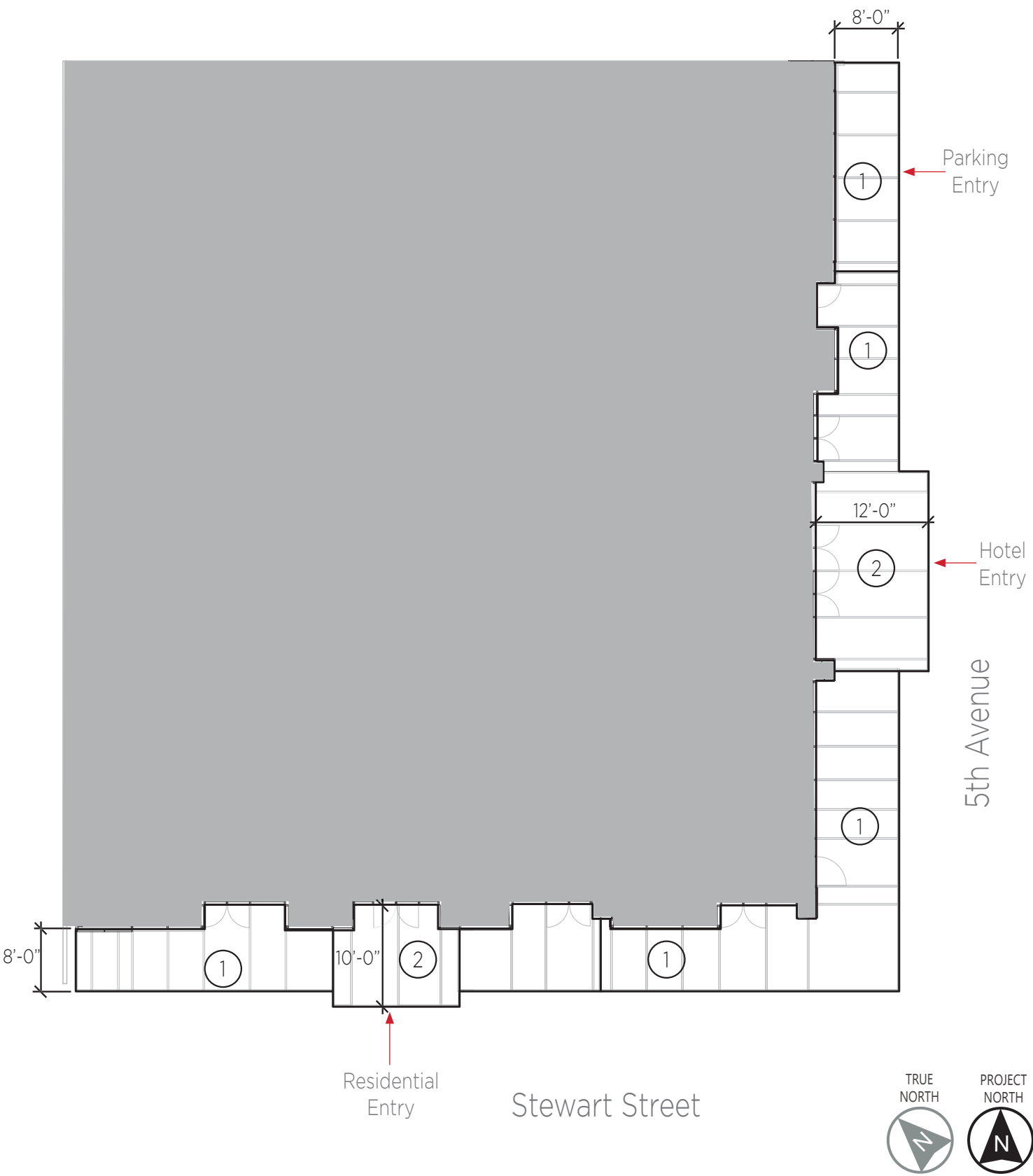


SOUTH GROUND FLOOR ELEVATIONS



SOUTH ELEVATION





1. Similar Glass Canopy Applications



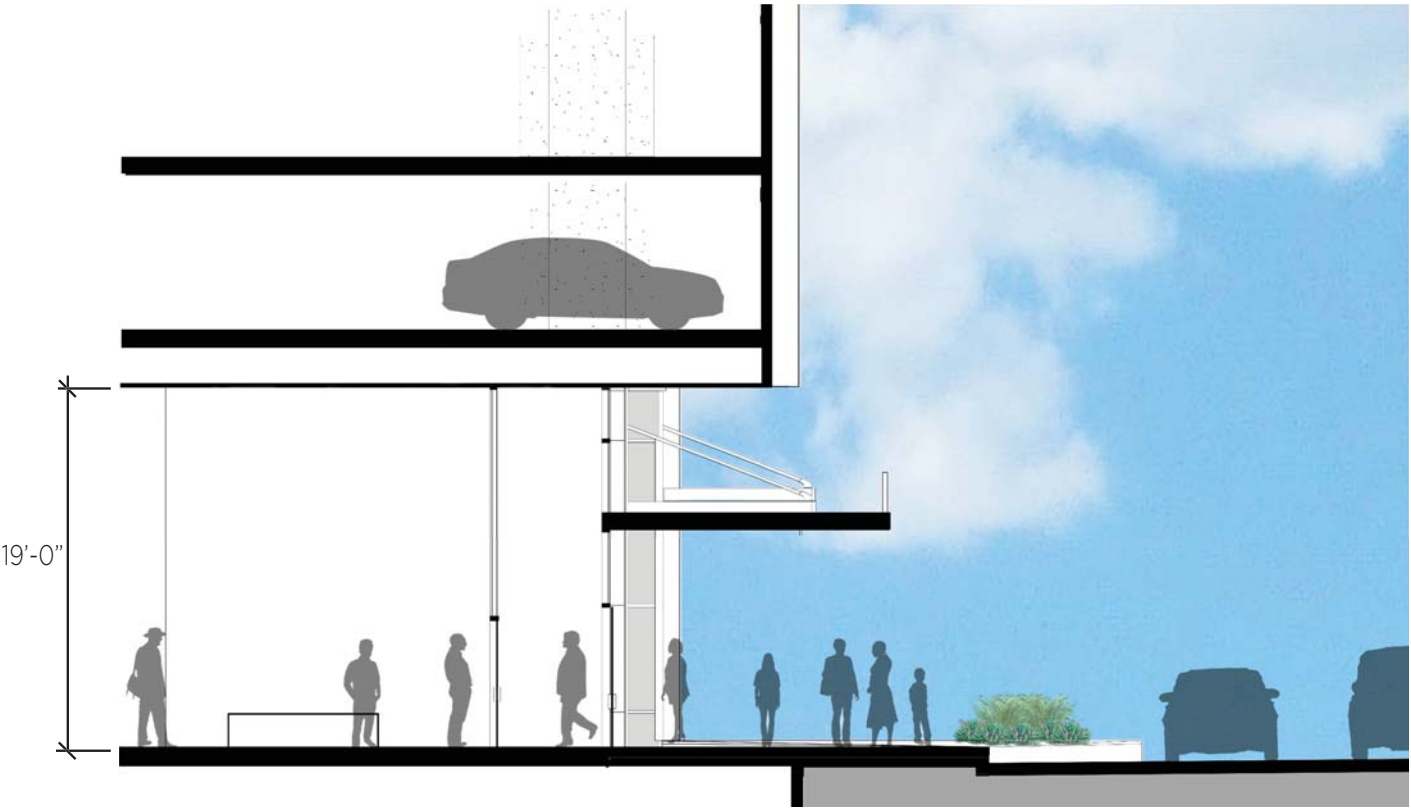
2. Similar Wood Canopy Application



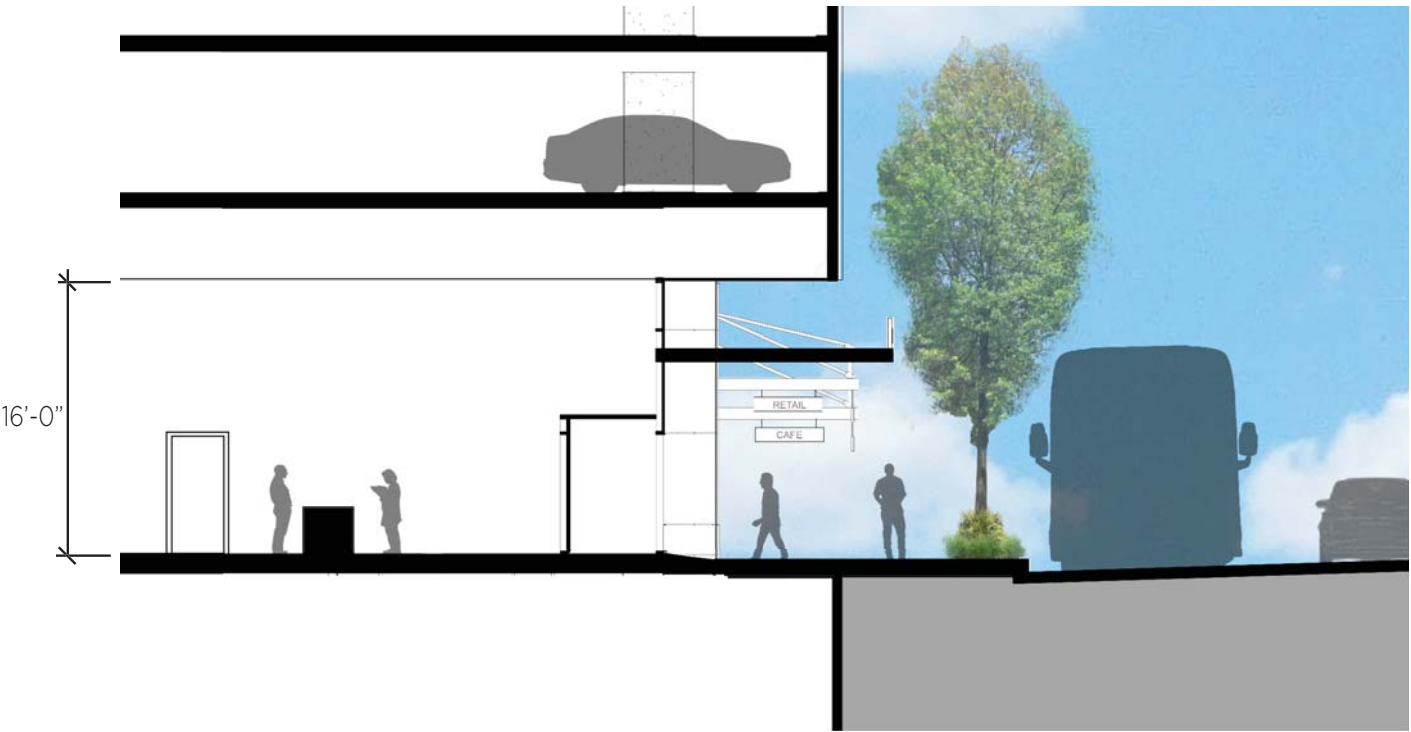
STREET VIEWS



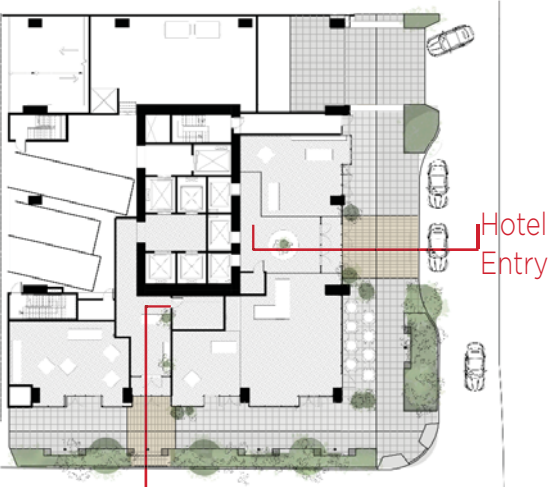
HOTEL AND RESIDENTIAL ENTRY SECTIONS



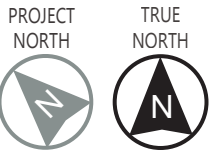
Hotel Entry



Residential Entry



Key Plan

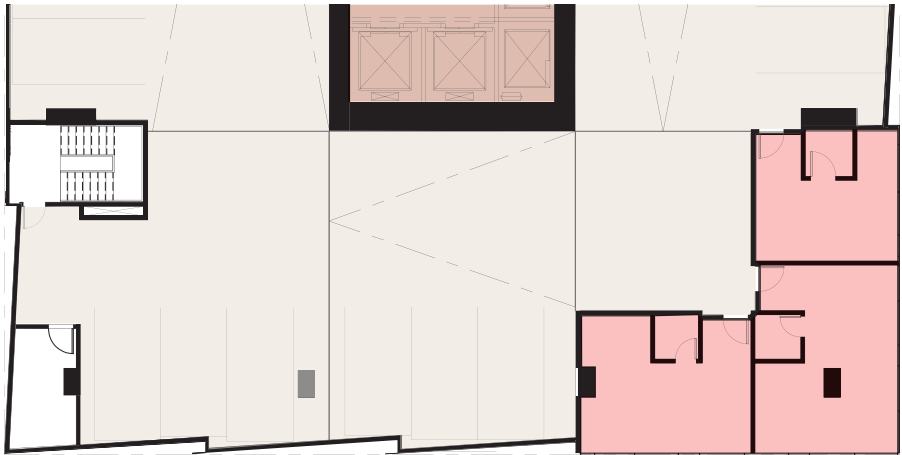
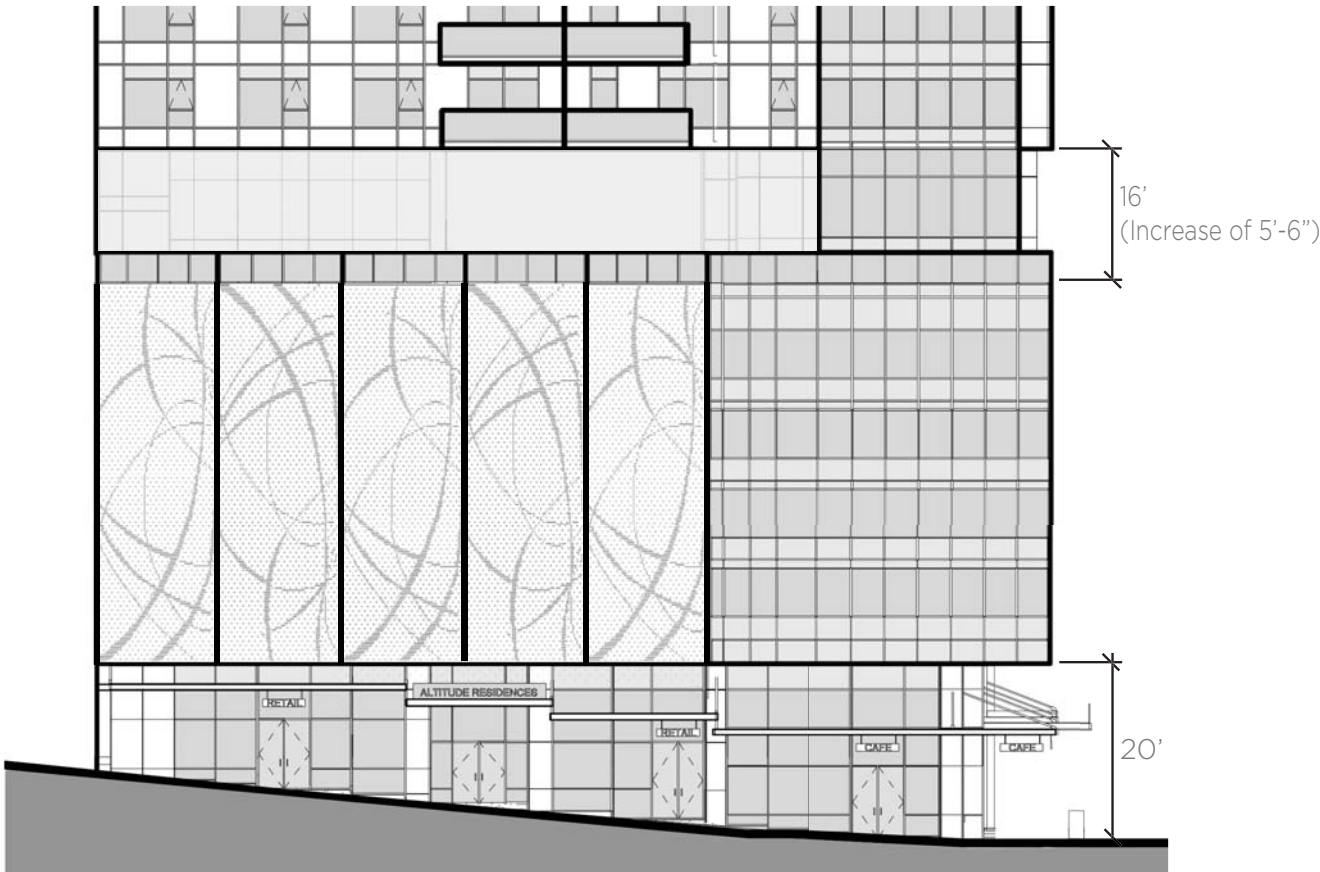
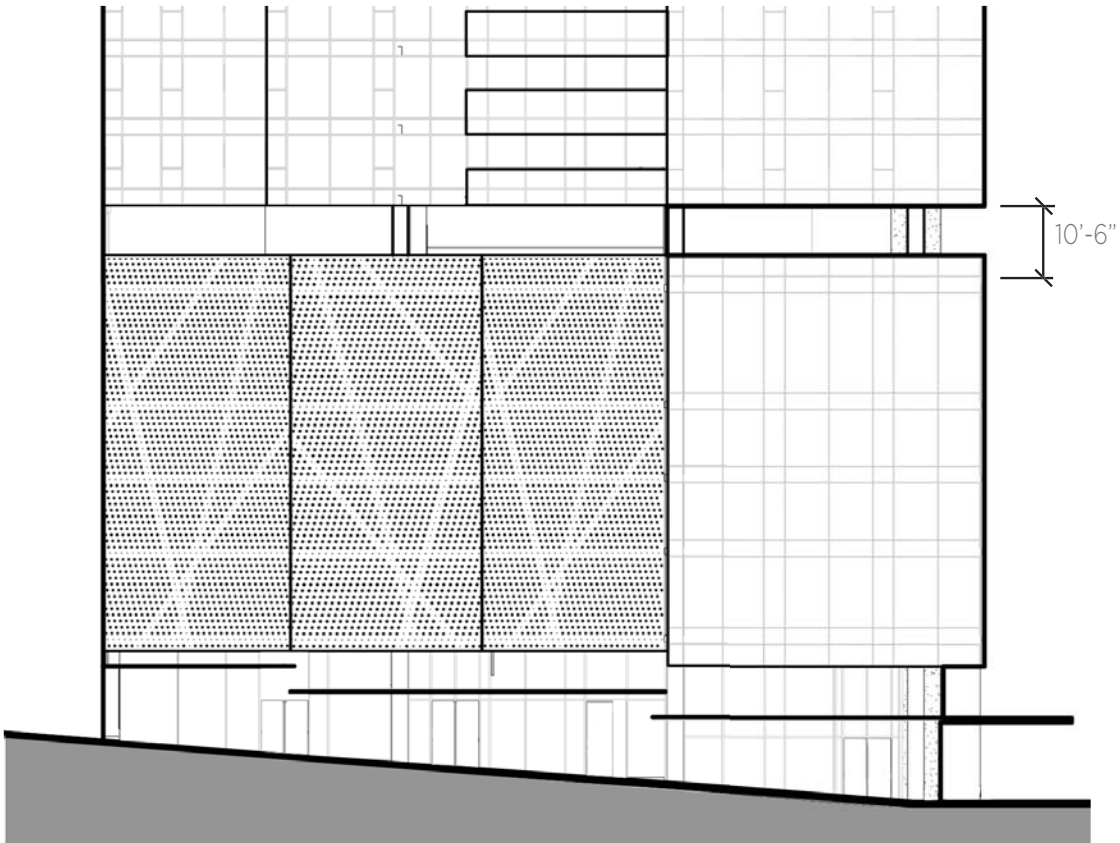


PODIUM ANALYSIS - PROGRESS FROM EDG #3

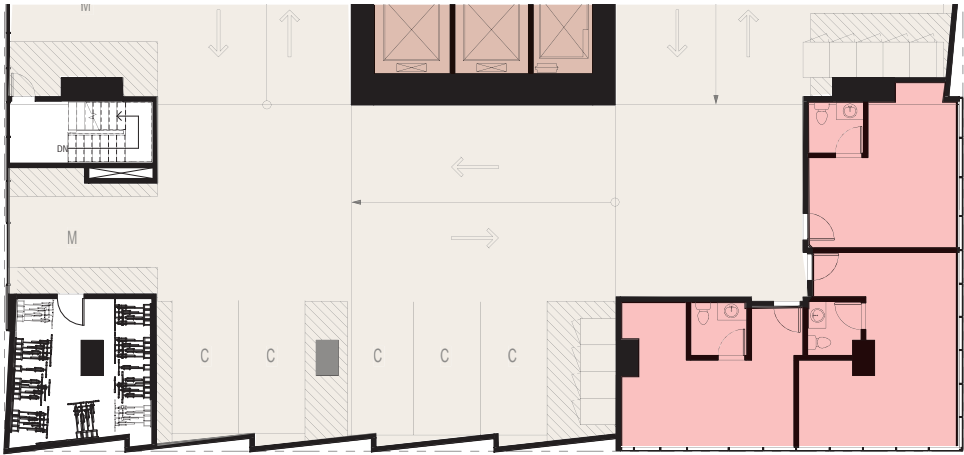
COMMENTS ADDRESSED:

EDG3 - #1 *The podium screen should be reduced in height & the overall size of the panels should be reduced to relate more comfortably to the pedestrian scale*

EDG3 - #2 *The height of the 6th floor amenity area should be increased*



EDG 3 DESIGN



CURRENT DESIGN



EDG #1 Design (Dec. 15, 2014)



EDG #2 Design (Sept 29, 2015)



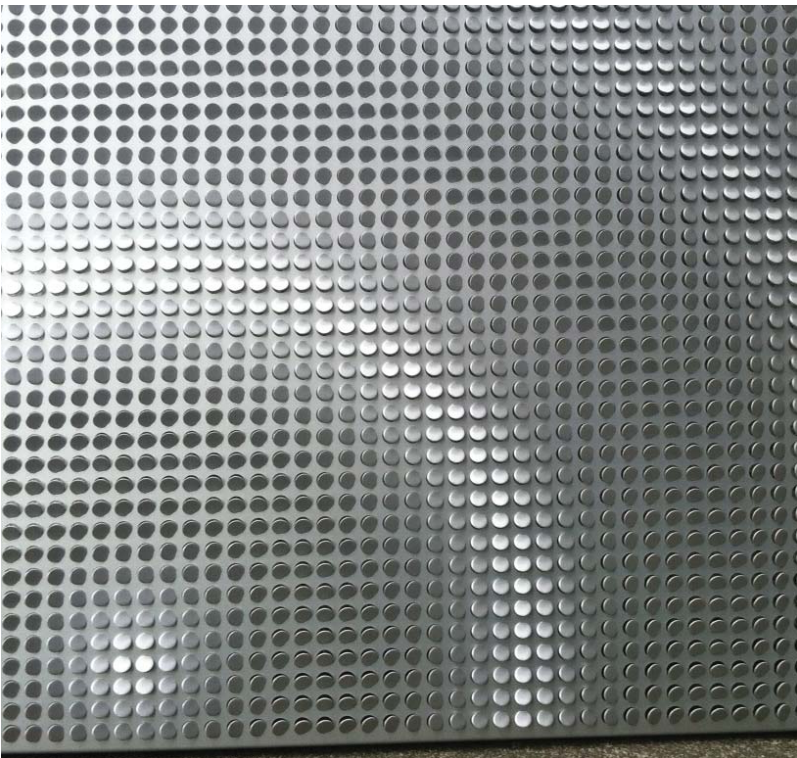
EDG #3 Design (Dec 15, 2015)



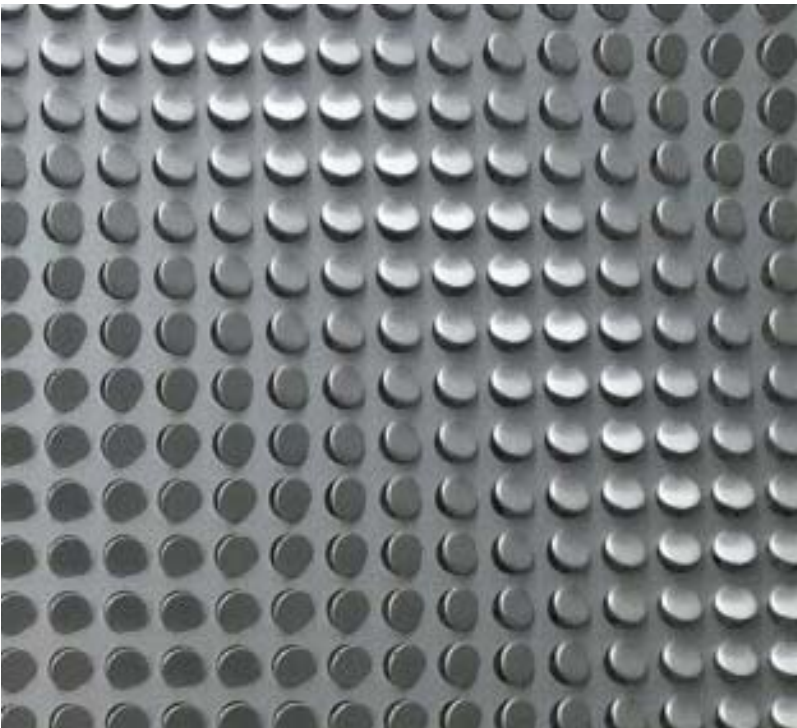
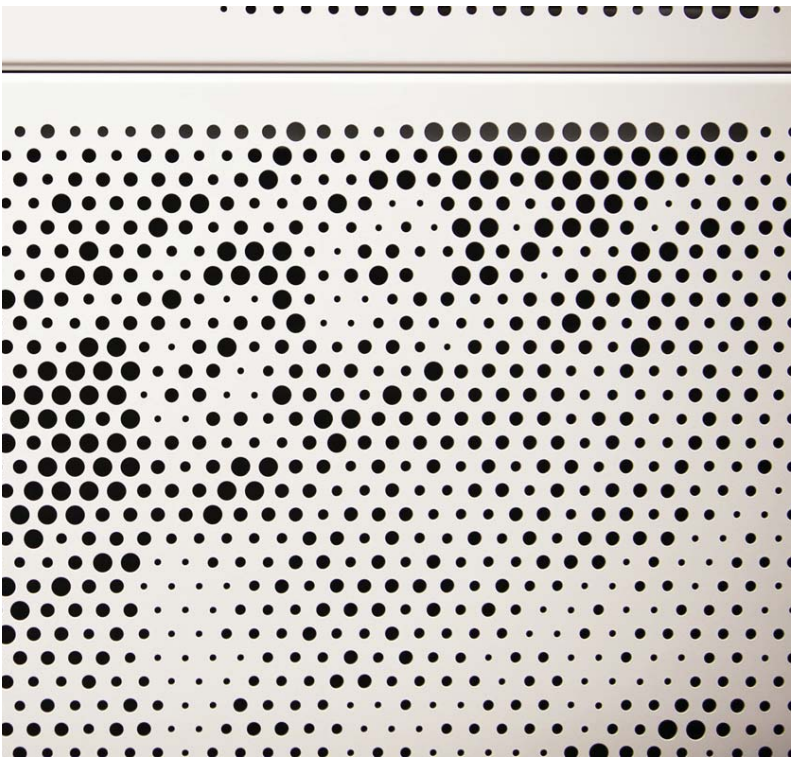
DRB DESIGN

PODIUM ANALYSIS - SCREEN MATERIAL

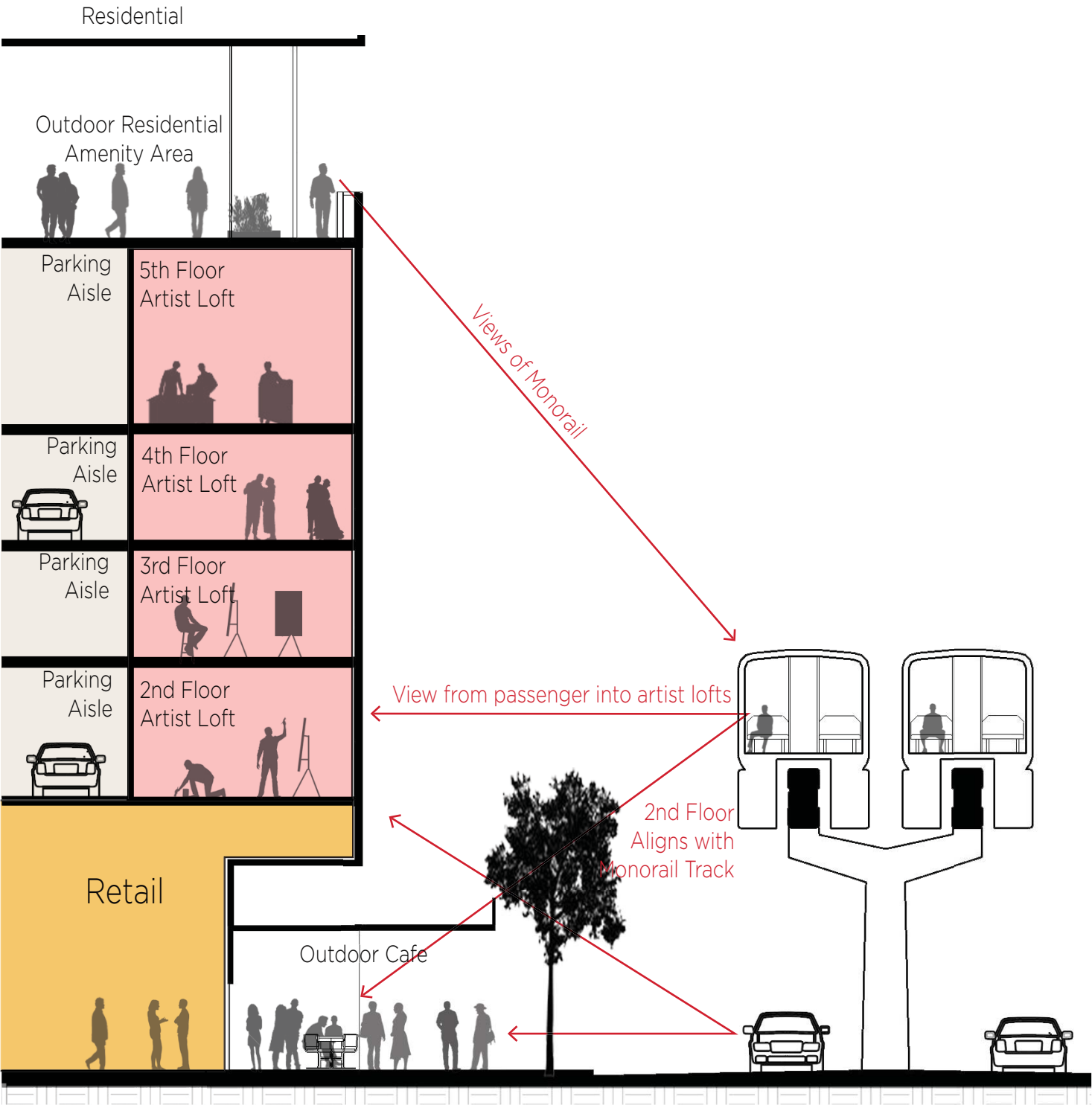
Option 1



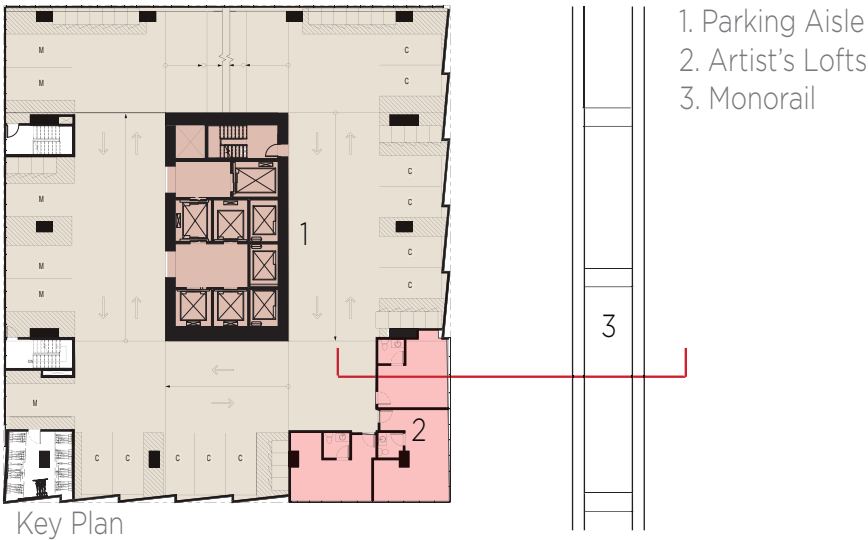
Option 2



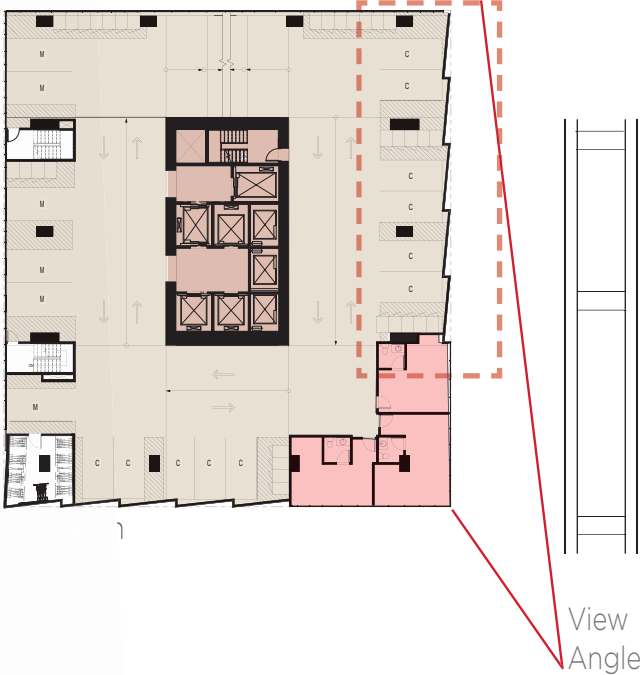
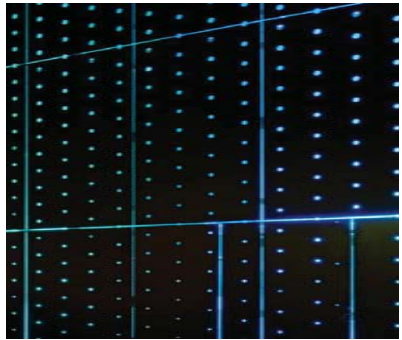
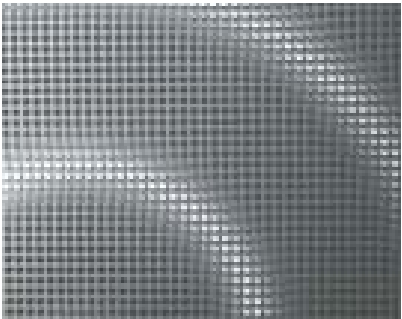
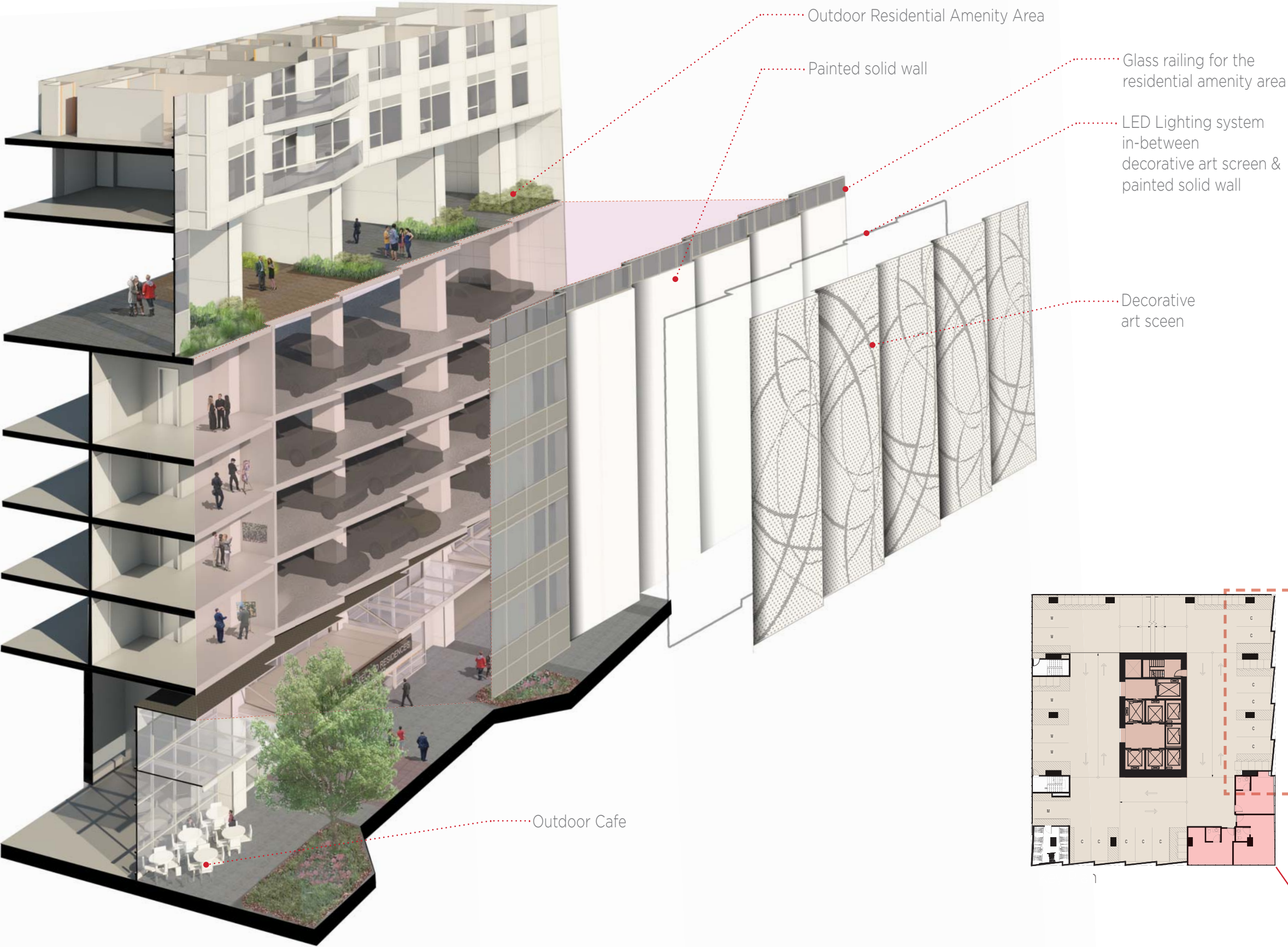
PODIUM ANALYSIS - CONNECTING TO THE MONORAIL



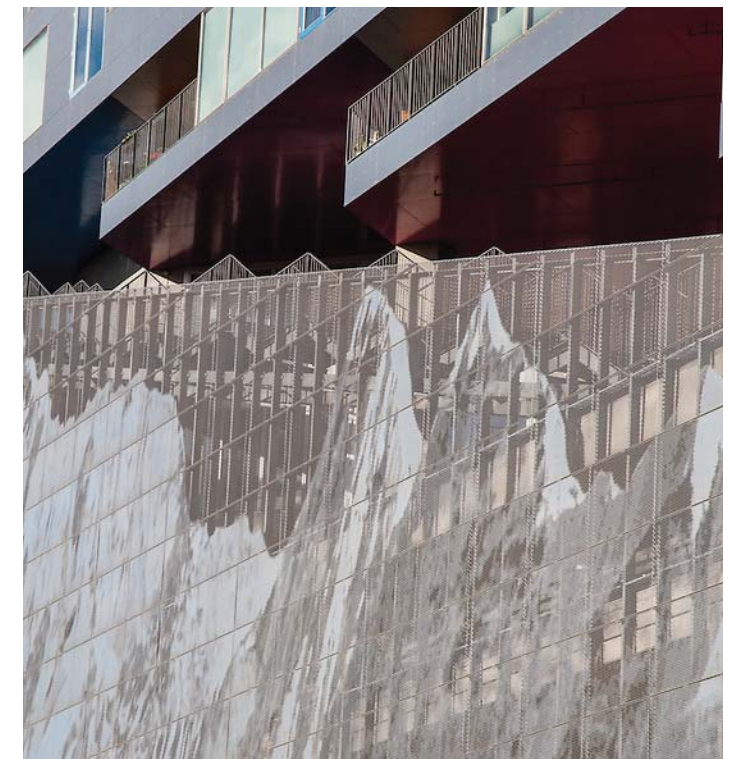
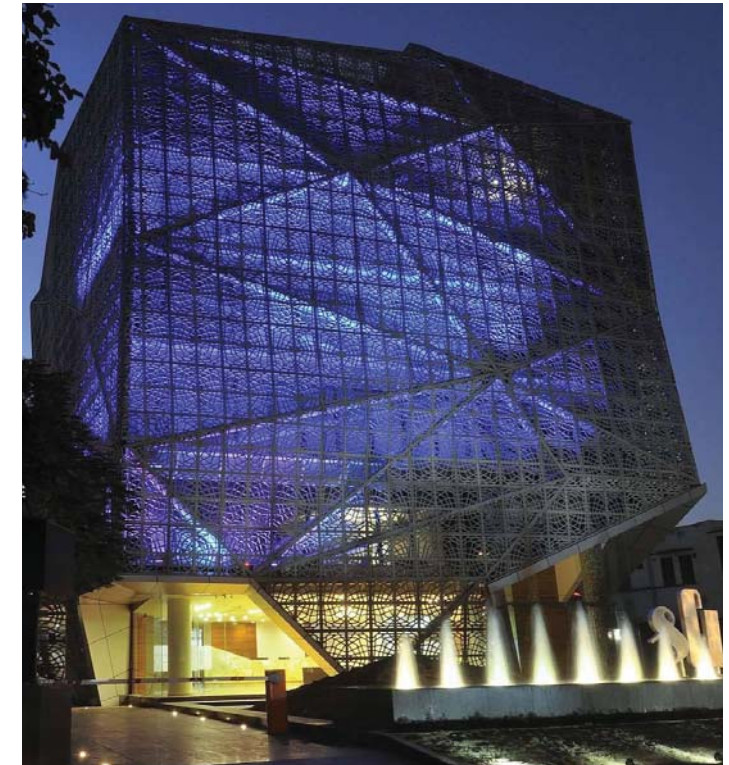
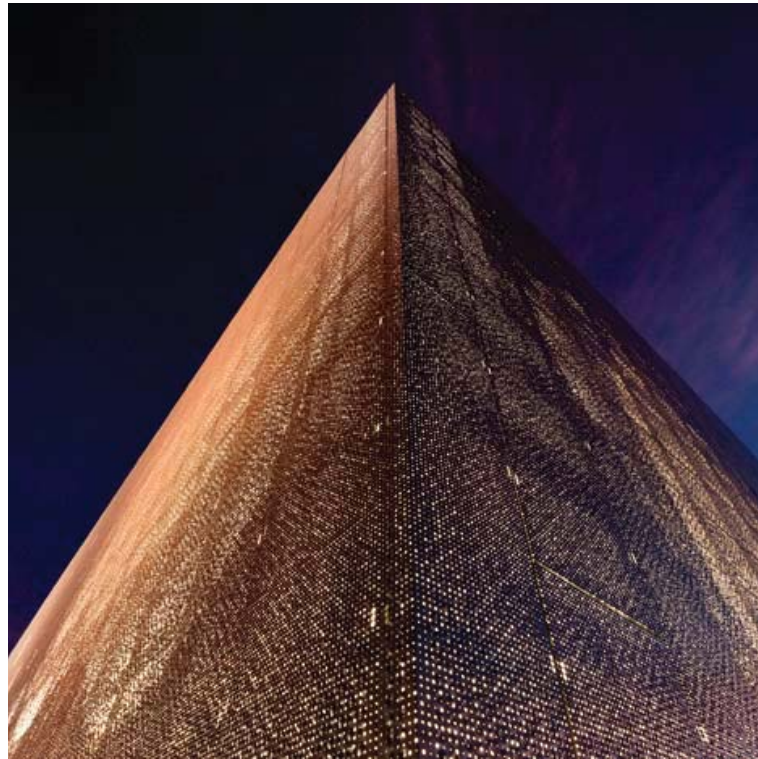
View from Monorail Approaching the Site from the South
Provides passengers a view of the vibrant art-inspired facade screen & direct views into artist loft area



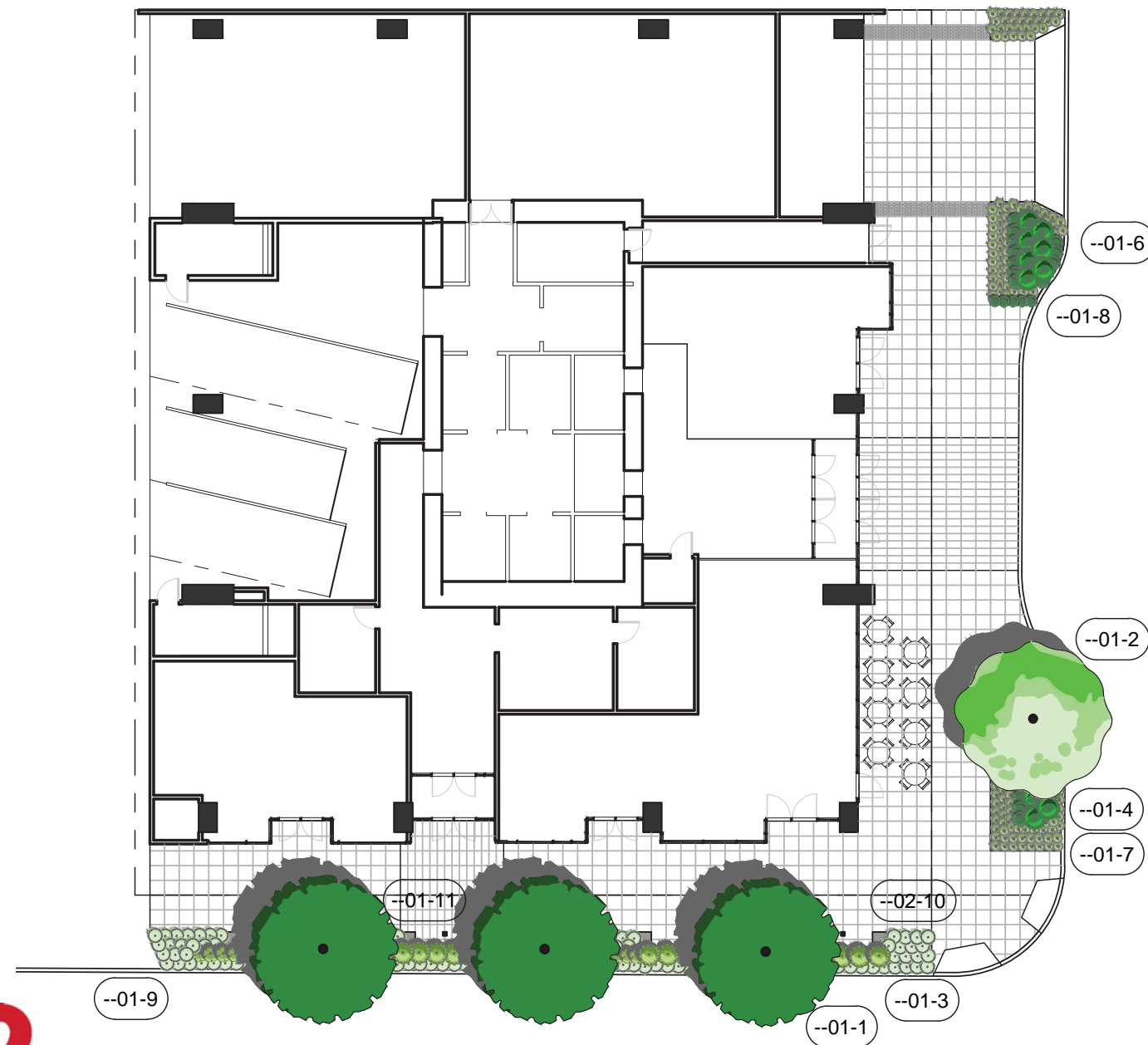
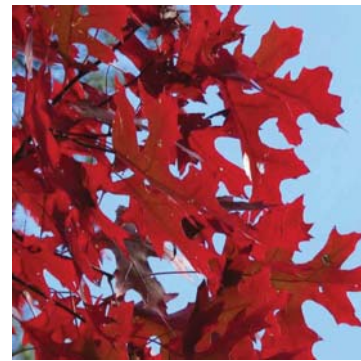
PODIUM ANALYSIS - SECTION

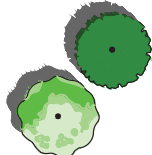









PODIUM ANALYSIS - SIMILAR APPLICATIONS

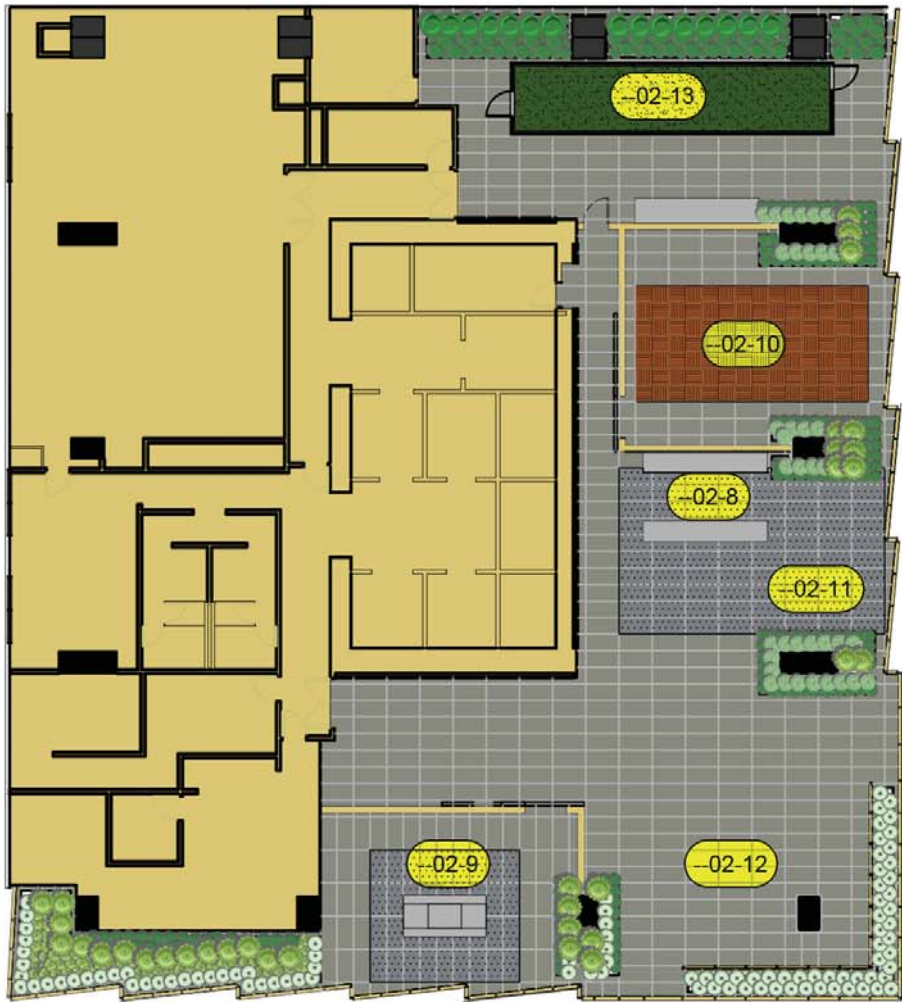









LANDSCAPE - GROUND FLOOR



TREES		<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
	--01-1	QUERCUS COCCINEA	SCARLET OAK
	--01-2	QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE OAK
SHRUBS		<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
	--01-3	LONICERA NITIDA 'LEMON BEAUTY'	BOXLEAF HONEYSUCKLE
	--01-4	SKIMMIA JAPONICA 'FOREMANII'	SKIMMIA
ANNUALS/PERENNIALS		<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
	--01-5	PEROVSKIA X 'LITTLE SPIRE'	RUSSIAN SAGE
	--01-6	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
GRASSES		<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
	--01-7	CAREX X 'ICE DANCE'	ICE DANCE SEDGE
	--01-8	LIRIOPE SPICATA 'BIG BLUE'	CREEPING LILY TURF
	--01-9	NASSELLA TENUISSIMA	TEXAS NEEDLE GRASS
	--01-10	CONCRETE SEAT CUBE WITH WOOD TOP	
	--01-11	BICYCLE RACK	

LANDSCAPE - 6TH FLOOR








SHRUBS		BOTANICAL NAME	COMMON NAME	CONT
	--02-1	LONICERA NITIDA 'LEMON BEAUTY'	BOXLEAF HONEYSUCKLE	5 GAL
	--02-2	SKIMMIA JAPONICA 'FOREMANII'	SKIMMIA	5 GAL
ANNUALS/PERENNIALS		BOTANICAL NAME	COMMON NAME	CONT
	--02-3	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL
	--02-4	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL
GRASSES		BOTANICAL NAME	COMMON NAME	CONT
	--02-5	HAKONECHLOA MACRA 'ALL GOLD'	JAPANESE FOREST GRASS	1 GAL
	--02-6	LIRIOPE SPICATA 'BIG BLUE'	CREeping LILY TURF	1 GAL
	--02-7	NASSELLA TENUISSIMA	TEXAS NEEDLE GRASS	1 GAL
	--02-8	OUTDOOR KITCHEN AREA		
	--02-9	OUTDOOR FIREPLACE		
	--02-10	WOOD TILE PAVING SYSTEM		
	--02-11	PORCELAIN TILE - ACCENT		
	--02-12	PORCELAIN TILE - BODY		
	--02-13	DOG AREA		
	--02-14	FIBERGLASS PLANTERS		



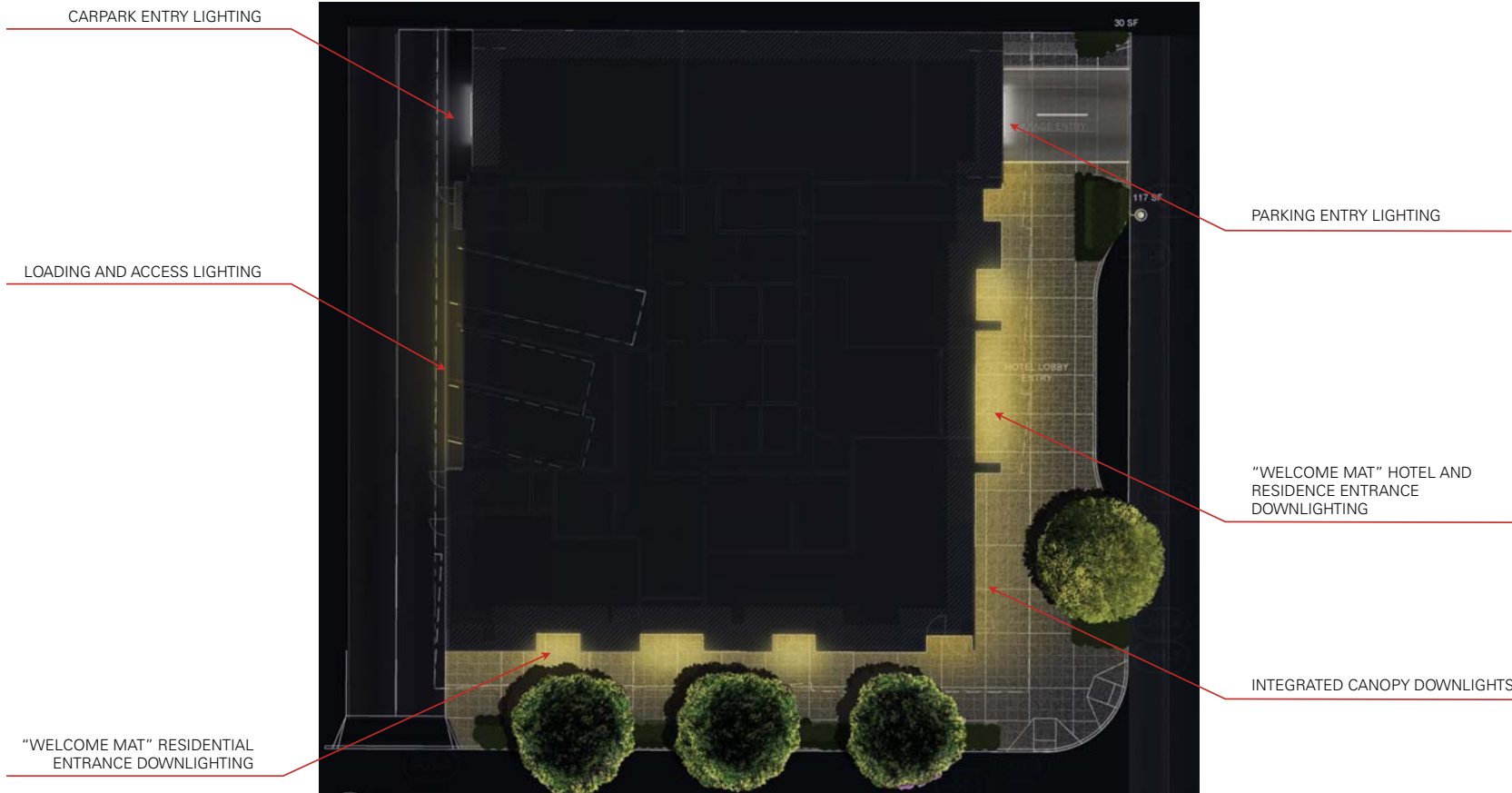
LANDSCAPE - ROOF



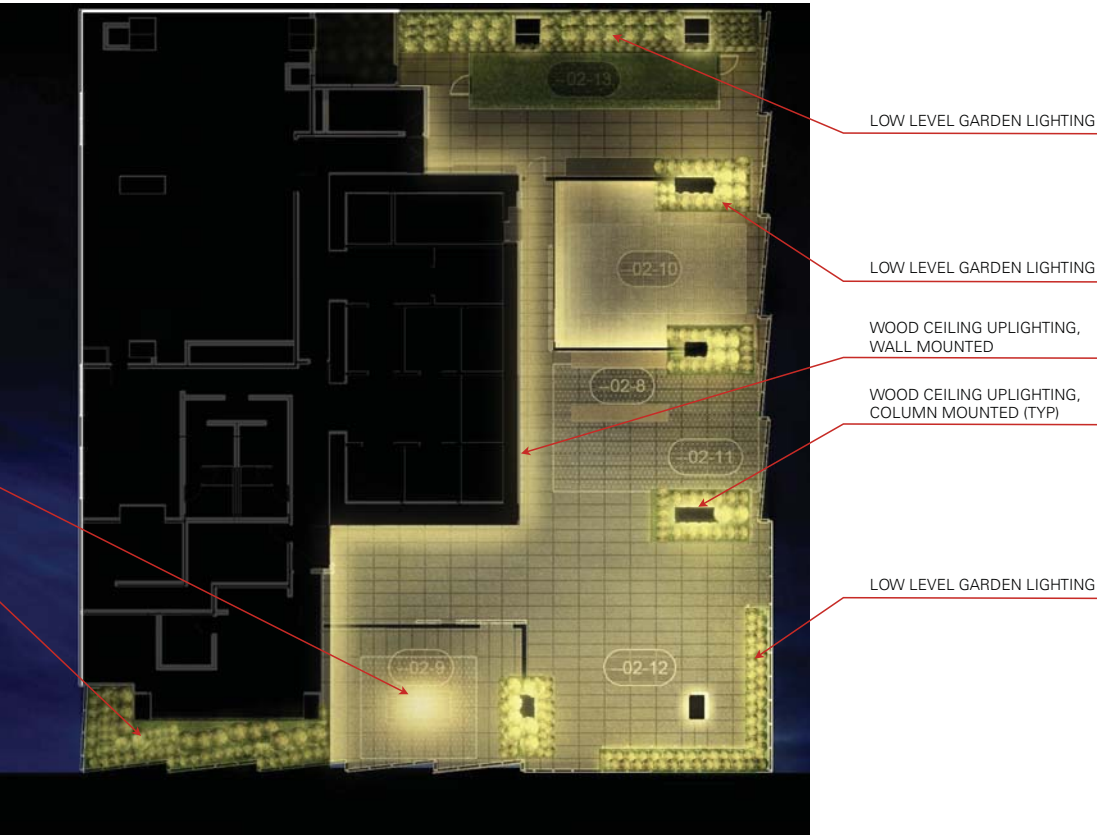
PLANT SCHEDULE

SHRUBS		BOTANICAL NAME	COMMON NAME
	--03-1	LONICERA NITIDA 'LEMON BEAUTY'	BOXLEAF HONEYSUCKLE
ANNUALS/PERENNIALS		BOTANICAL NAME	COMMON NAME
	--03-2	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADLEAF COREOPSIS
	--03-3	PEROVSKIA X 'LITTLE SPIRE'	RUSSIAN SAGE
GRASSES		BOTANICAL NAME	COMMON NAME
	--03-4	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS
	--03-5	NASSELLA TENUISSIMA	TEXAS NEEDLE GRASS
	--03-6	PORCELAIN TILE — ACCENT	
	--03-7	PORCELAIN TILE — BODY	
	--03-8	FIBERGLASS PLANTER	
	--03-9	WATER TABLE	
	--03-10	FIRE TABLE WITH GLASS CHIMNEY	

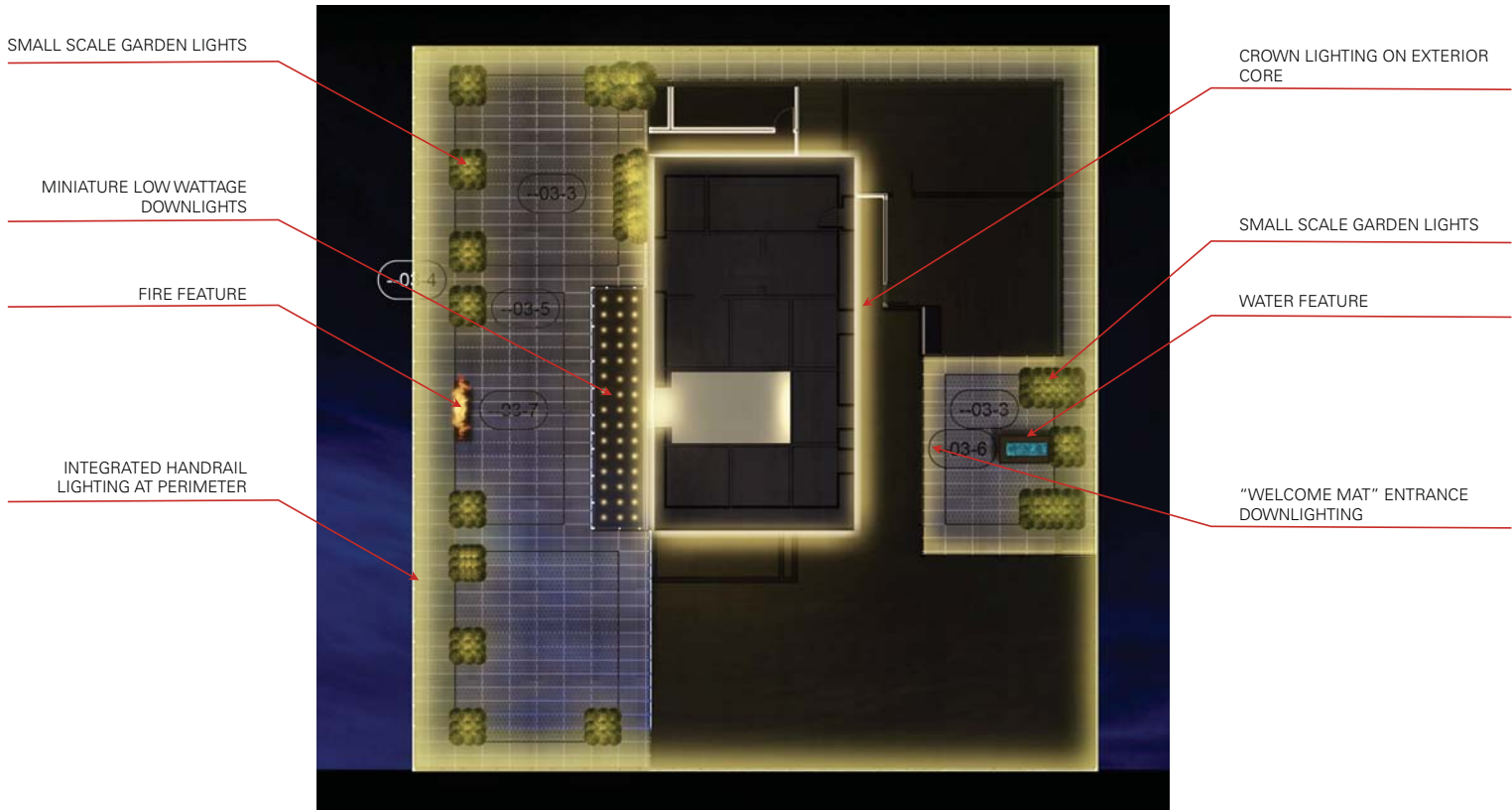
LIGHTING - PLANS



Ground Floor

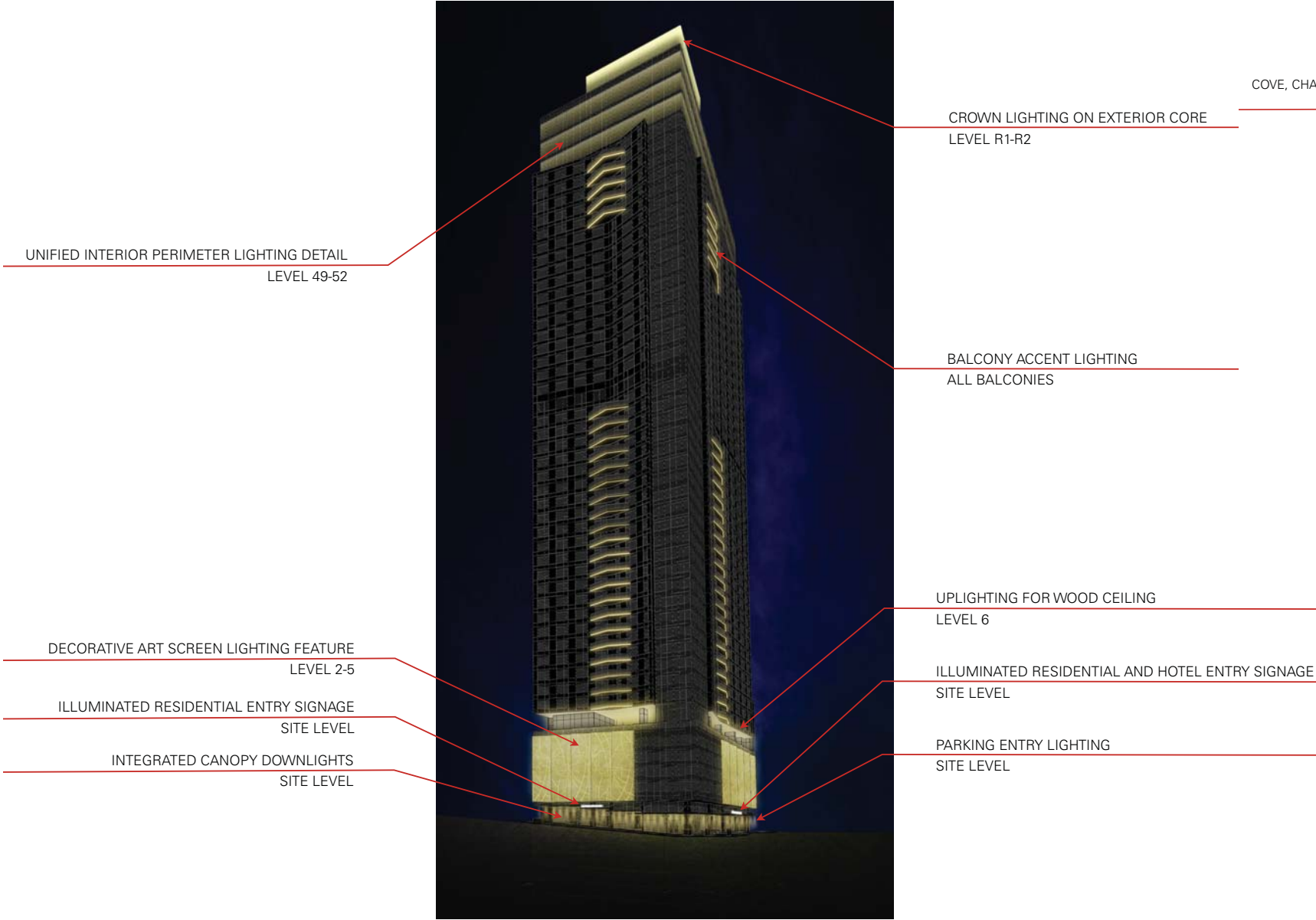


6th Floor

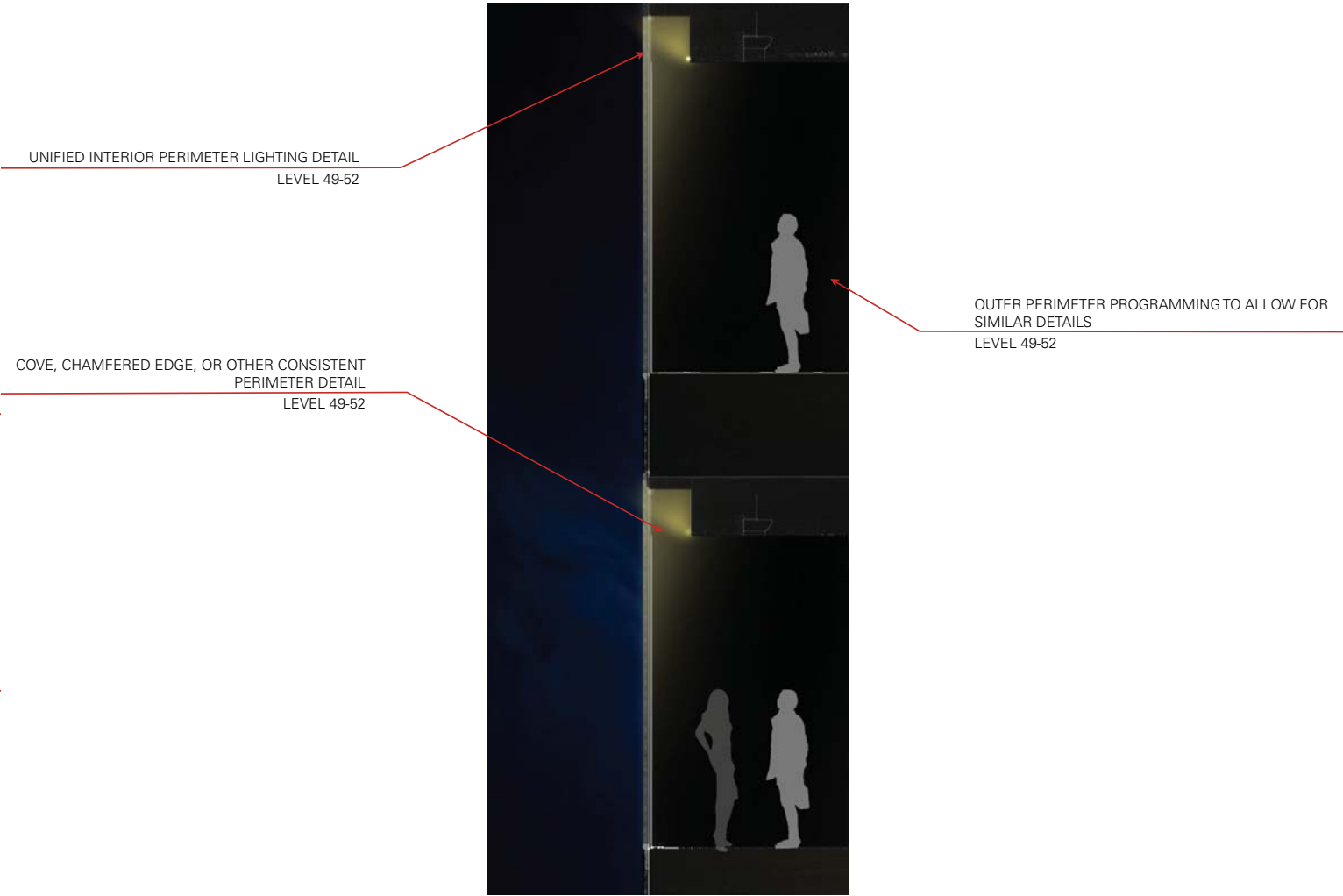


Roof

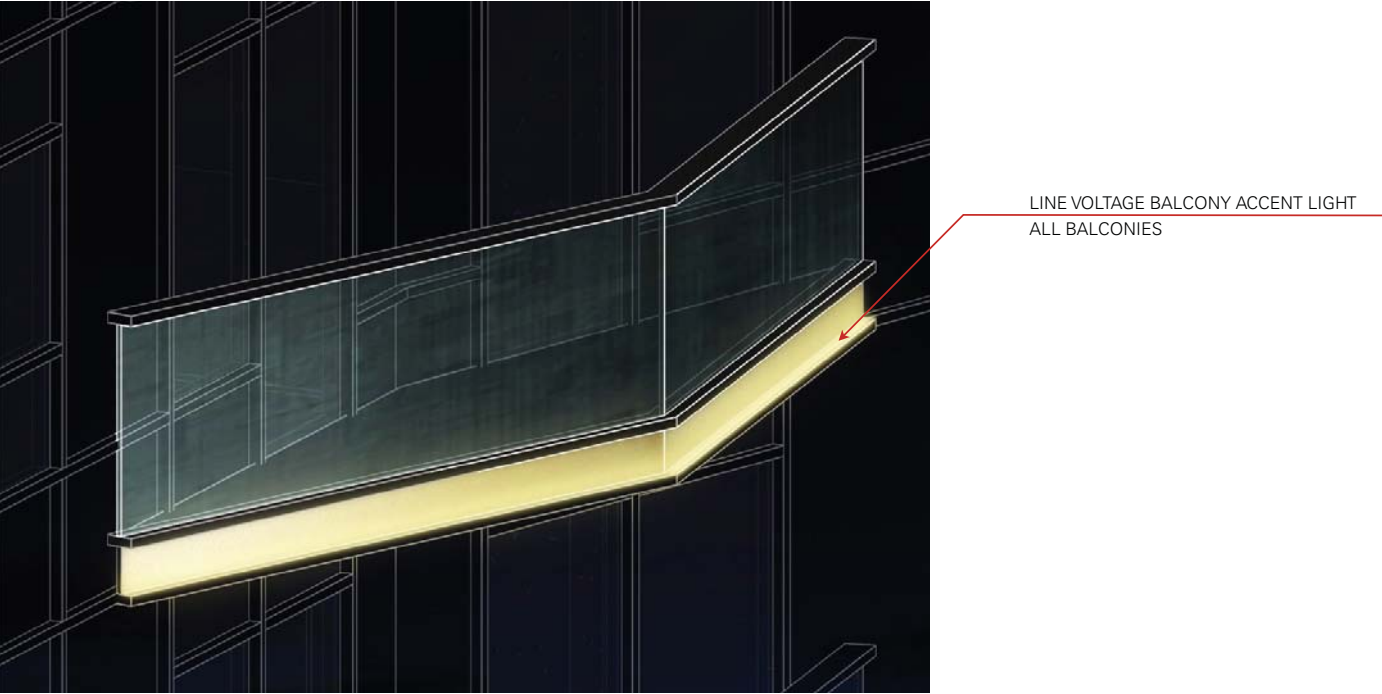
LIGHTING



Perspective

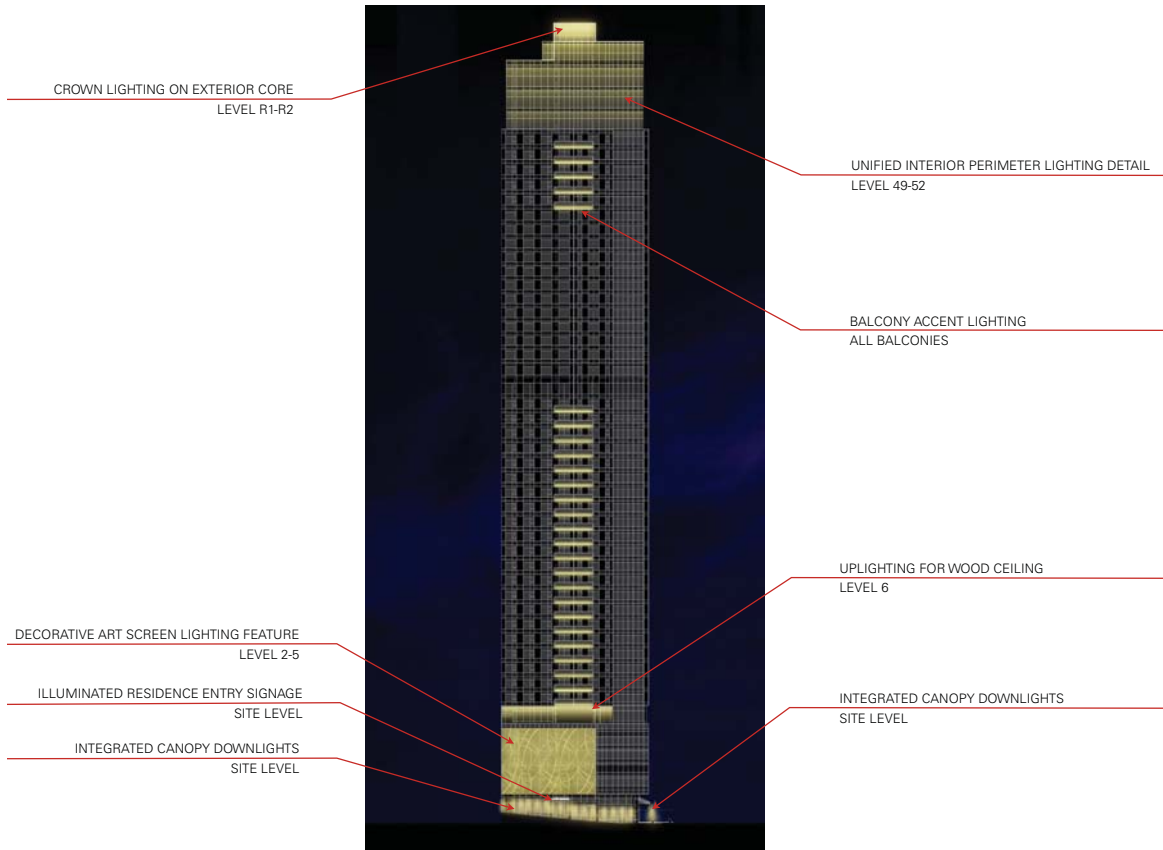


Perimeter Lighting

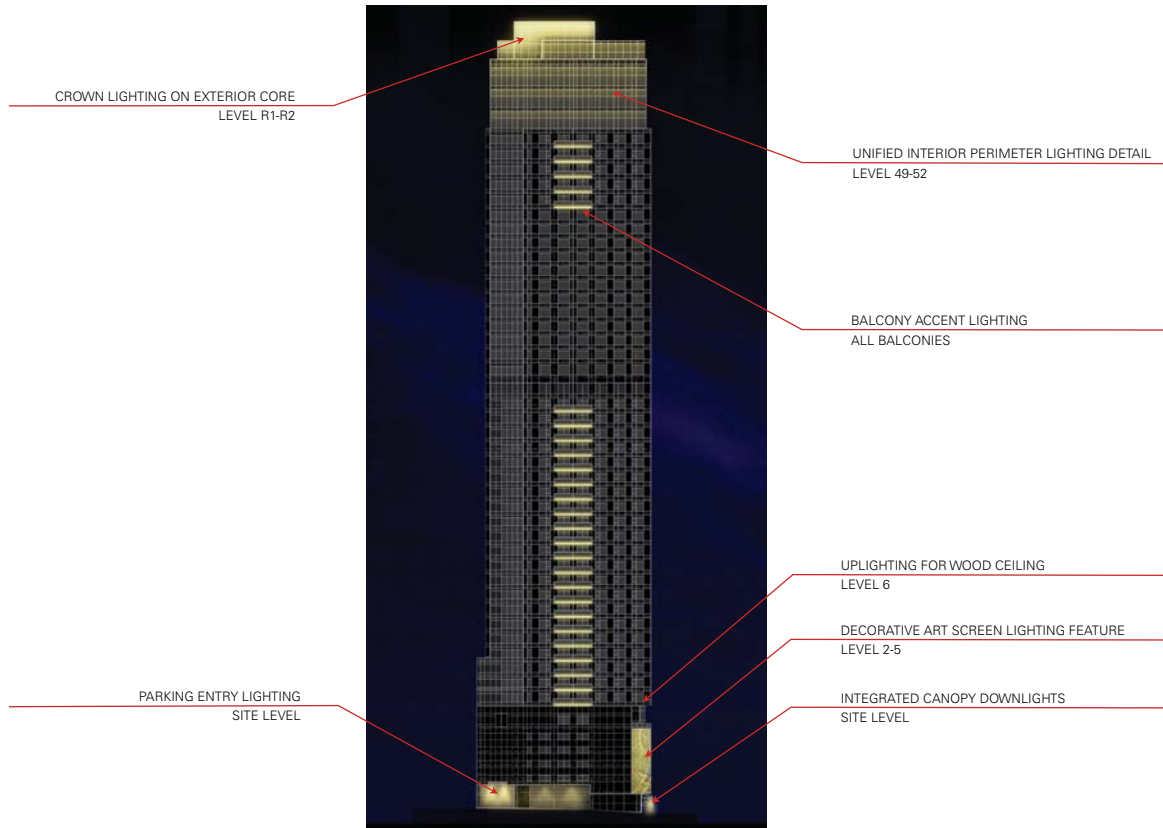


Balcony Lighting

LIGHTING - ELEVATIONS



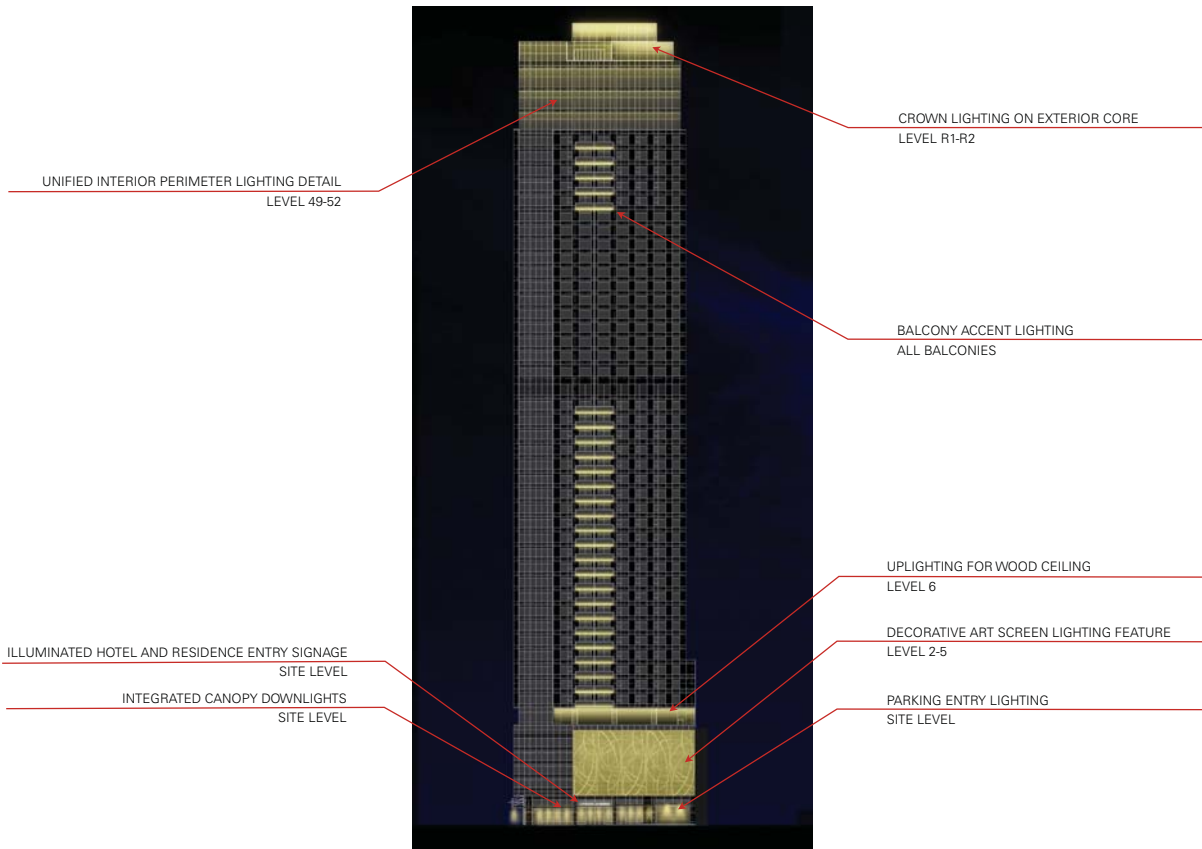
South Elevation



West Elevation



North Elevation



East Elevation

SIGNAGE CONCEPTS



5th Avenue



Stewart Street

2



5
10



3
6
8



7



4

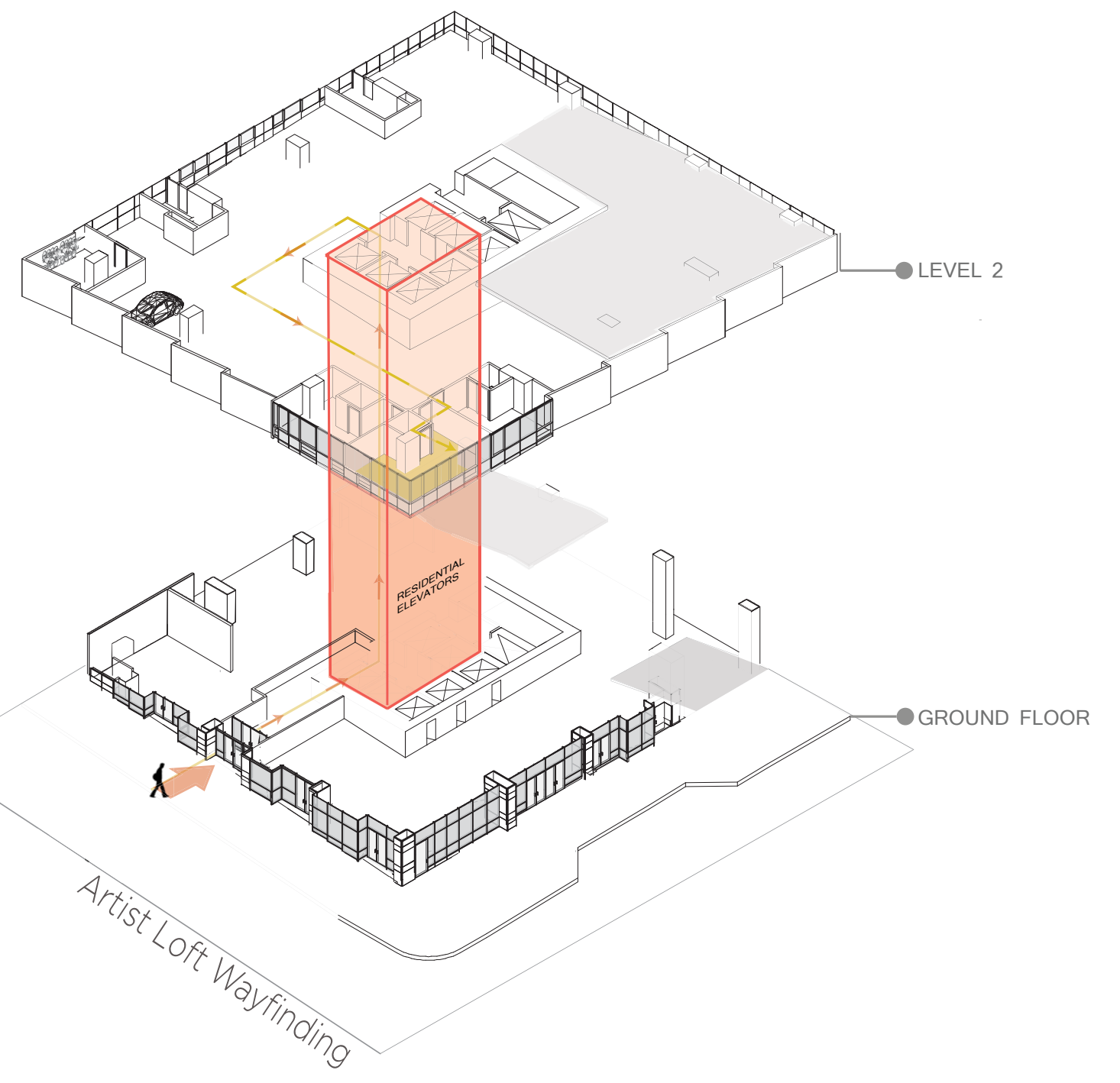
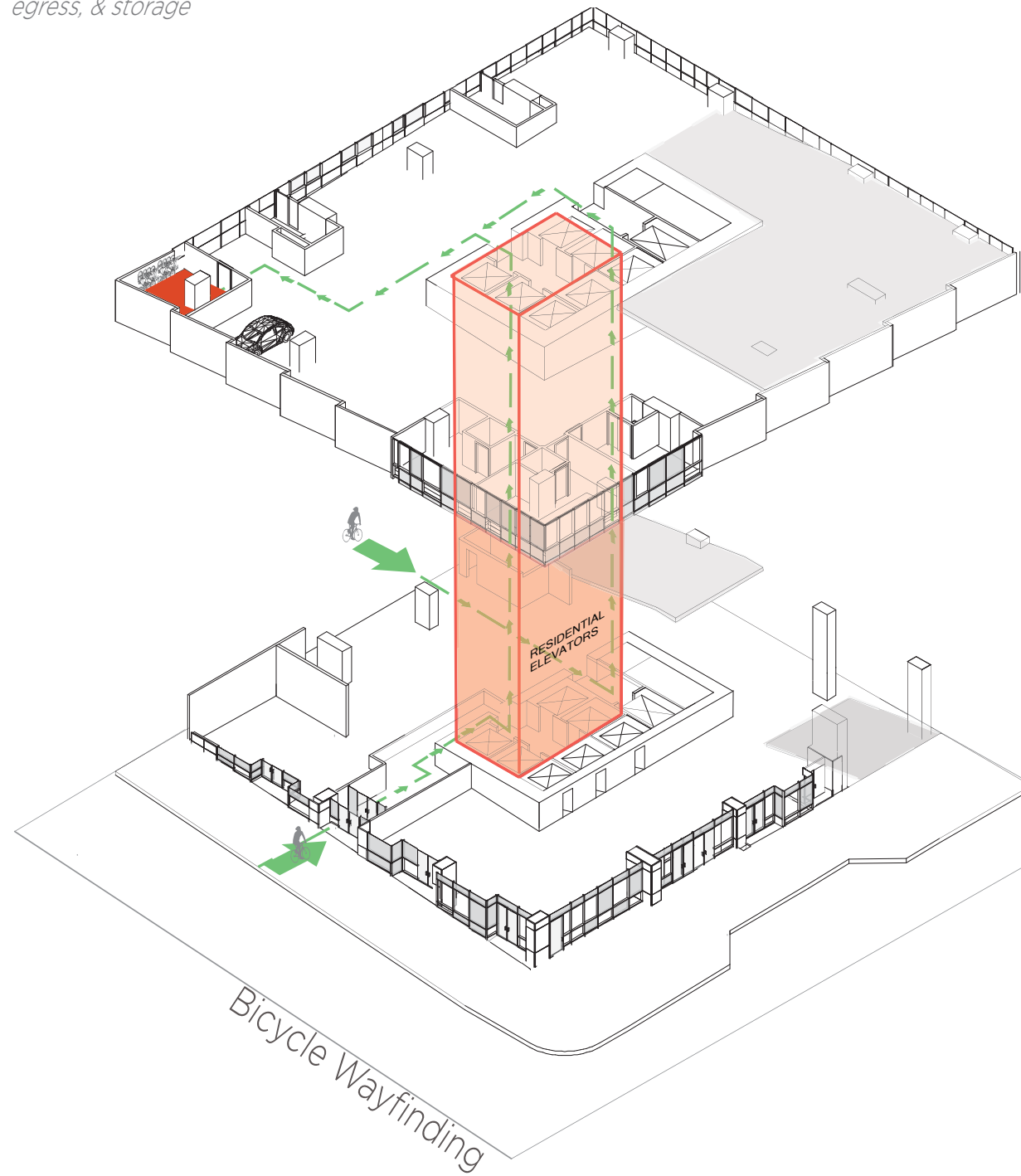


1
9



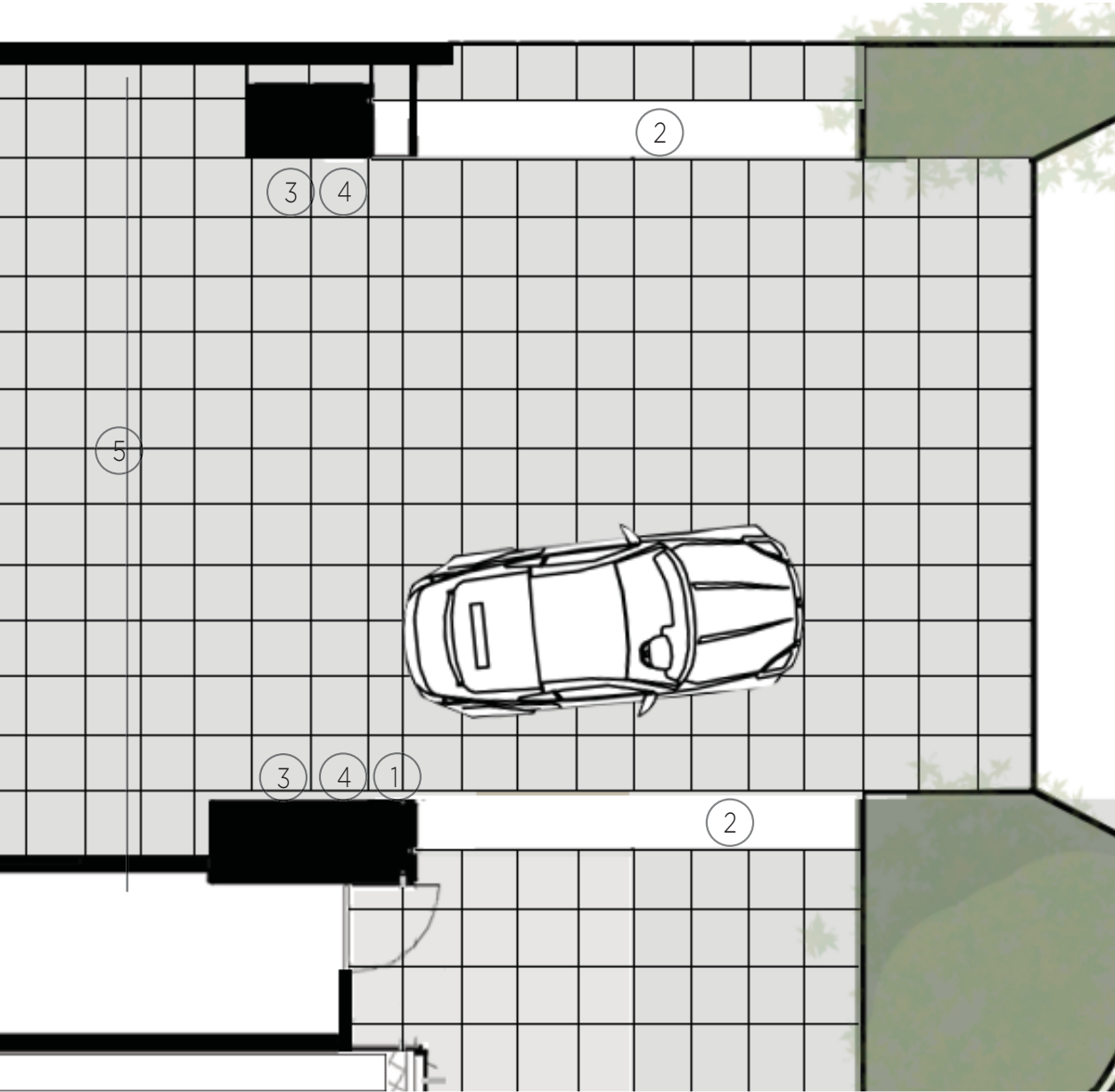
LU - #2

Provide a clear description of sequencing and path-finding for bicycle ingress, egress, & storage



PEDESTRIAN SAFETY

COMMENTS ADDRESSED:
EDG3 - #9 Additional information is needed regarding a streetscape plan that presents a developed design solution to pedestrian safety concerns & addresses the curb cut & parking entry on 5th Ave



1. Domed Mirror
Installed above entry to ensure full visibility from all angles



2. Truncated Dome Tactile Warning
Located @ each end of garage entry to provide warning for the visually impaired



3. Security Camera
Installed at each side of the parking entry

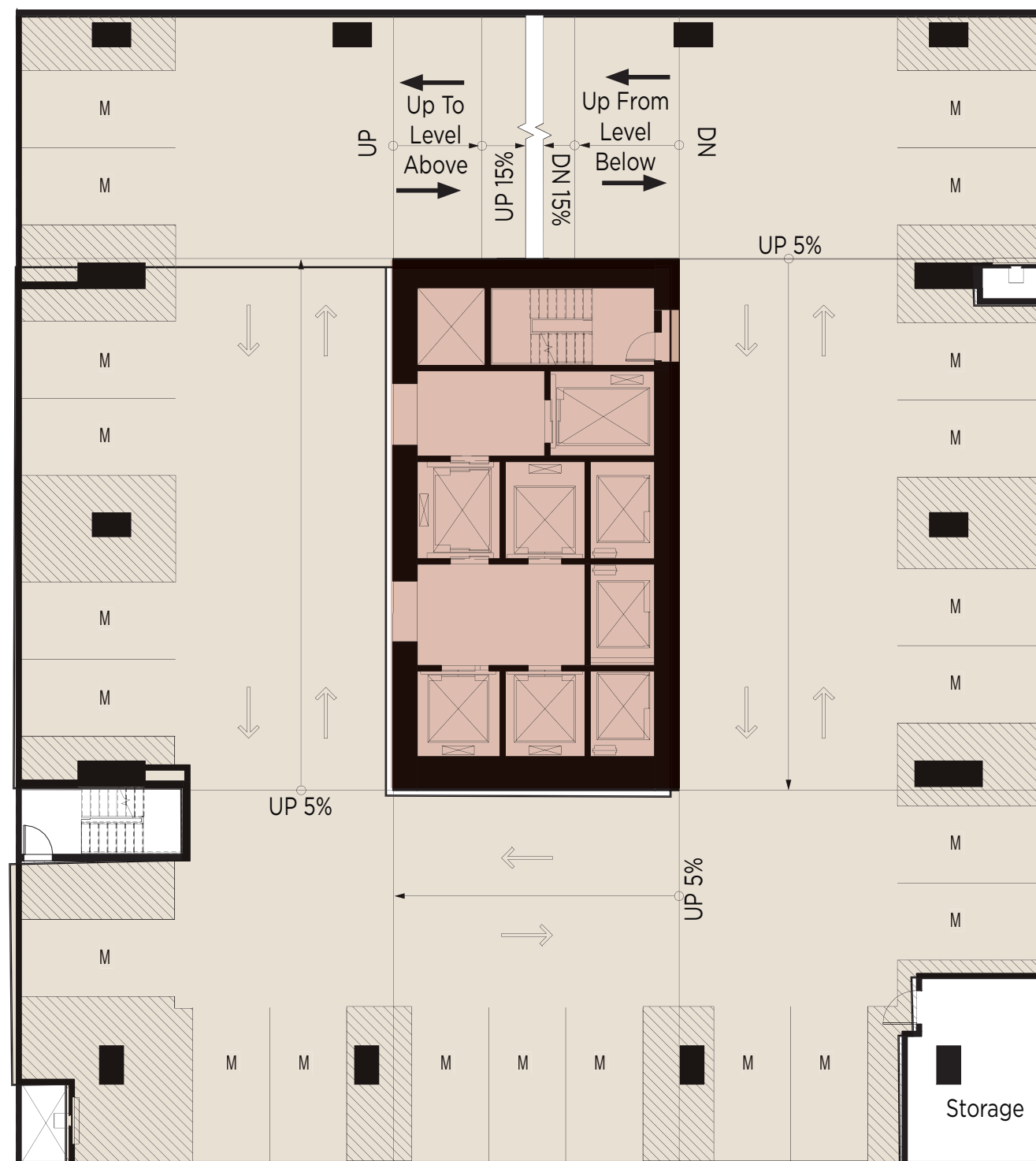


4. Pedestrian Alert Safety Sign
Installed at each side of garage entry with full verbal warning & activated flashing lights when a car enters its proximity

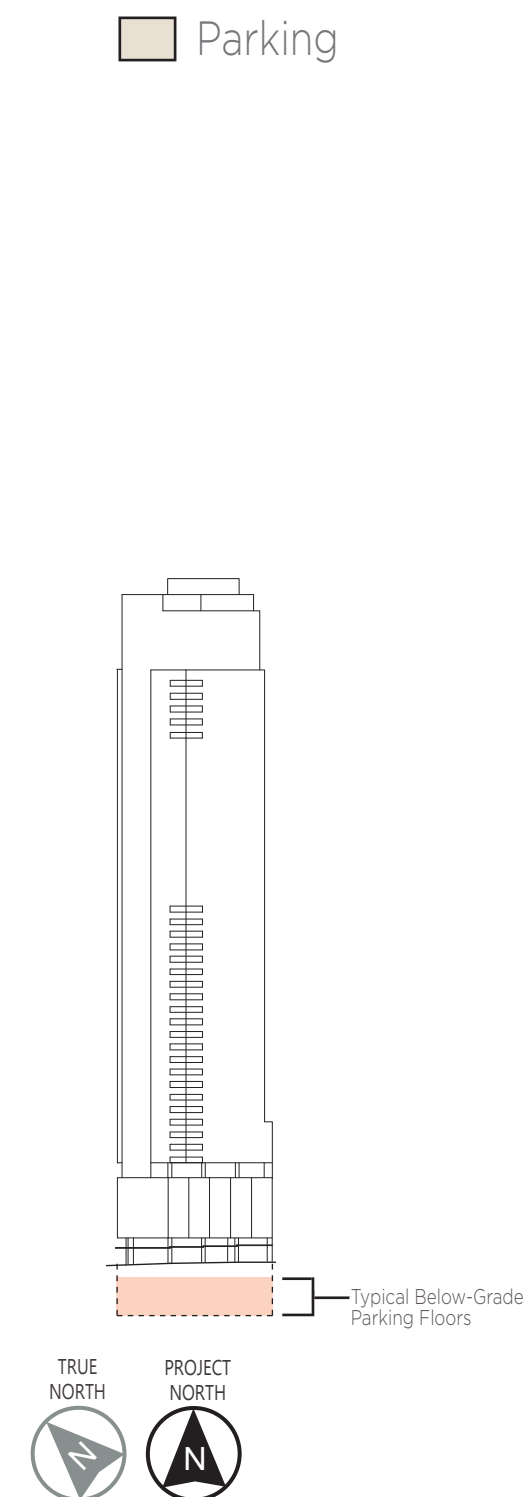


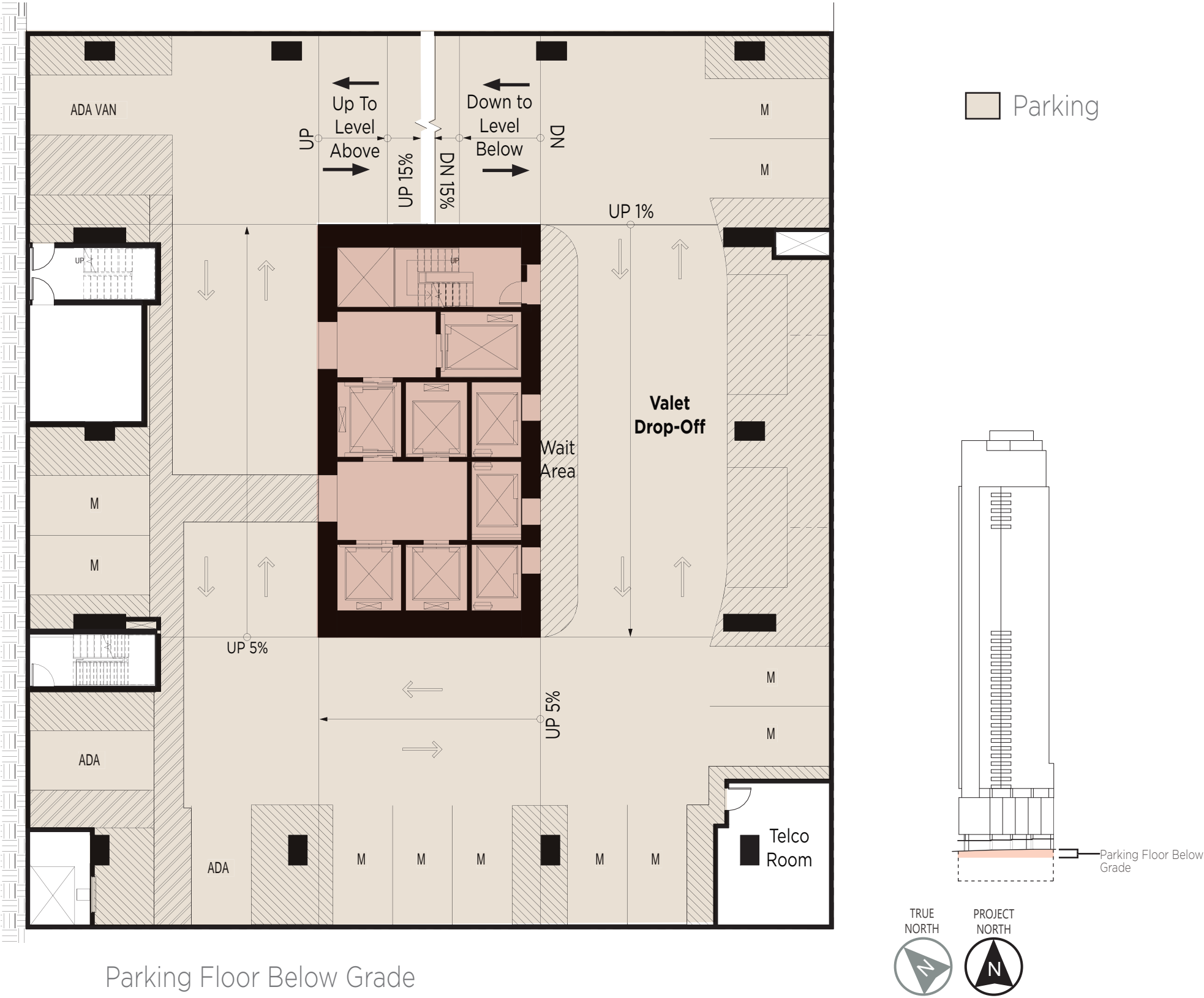
5. Rolling Gate Overhead Door
Located past entry to ensure safety within parking garage

FLOOR PLANS



Typical Below-Grade Parking Floors

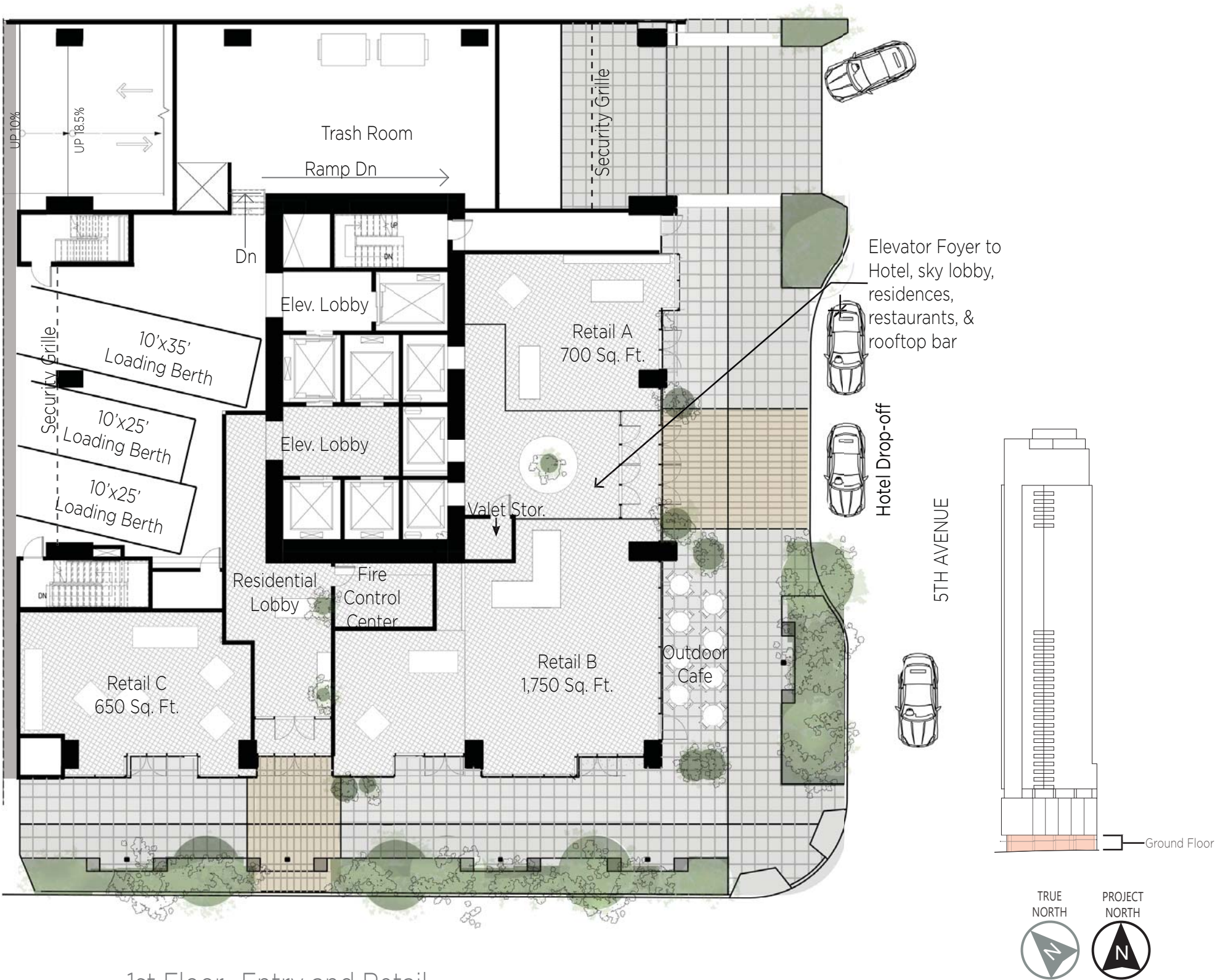




Parking Floor Below Grade

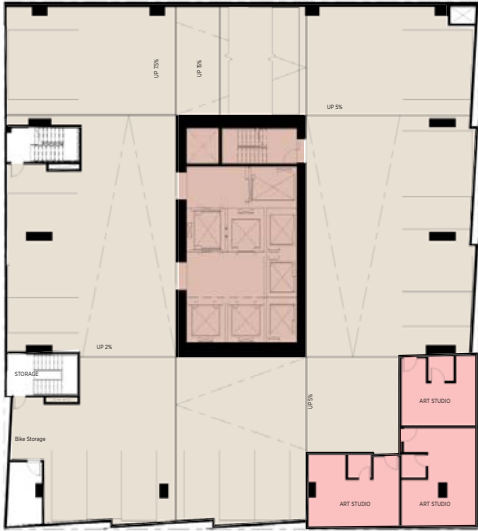


EDG 3 Design

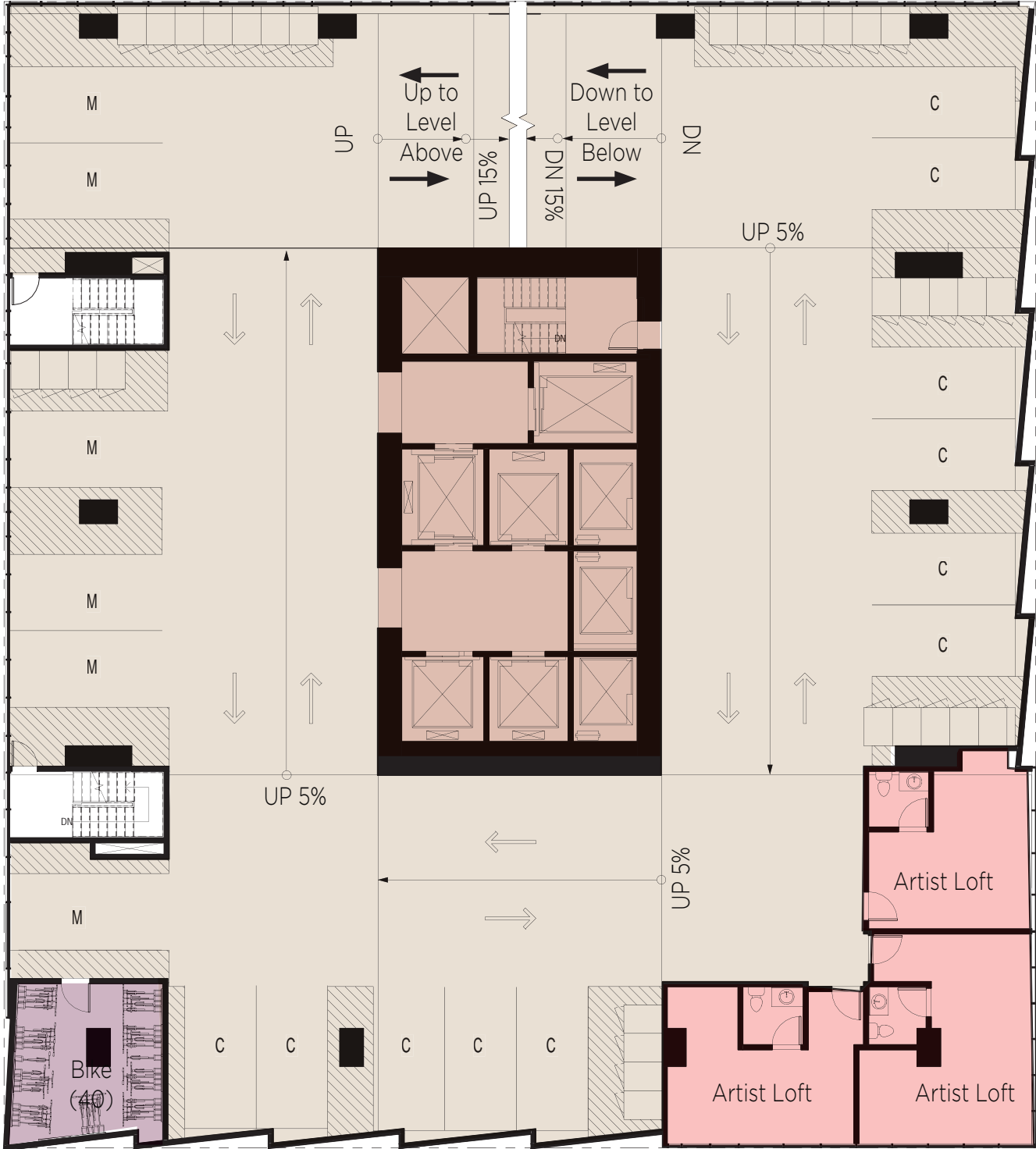


1st Floor- Entry and Retail

FLOOR PLANS



EDG 3 Design



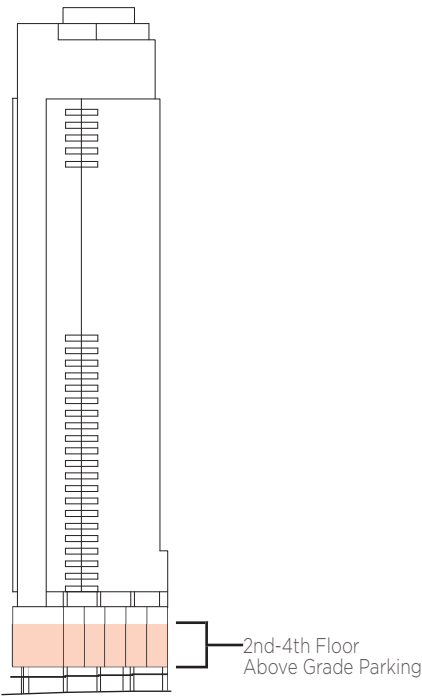
Artist Loft

Parking

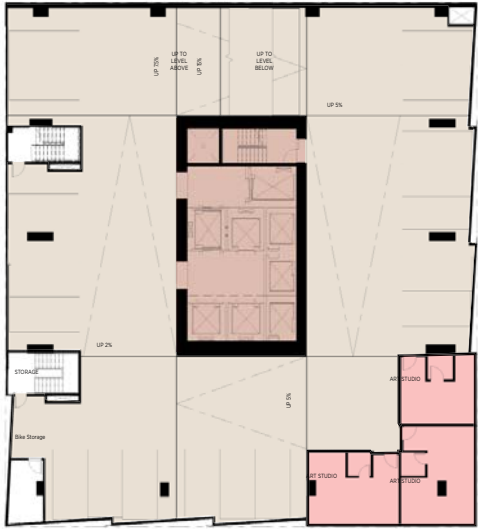
Bike Storage

Total Hotel Bike Storage: 80 spaces

Total Residential Bike Storage: 108 spaces



2nd-4th Floor - Above Grade Parking

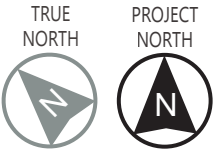
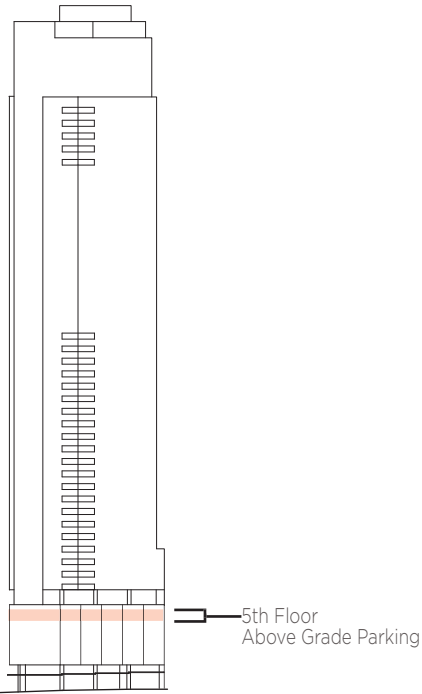


EDG 3 Design

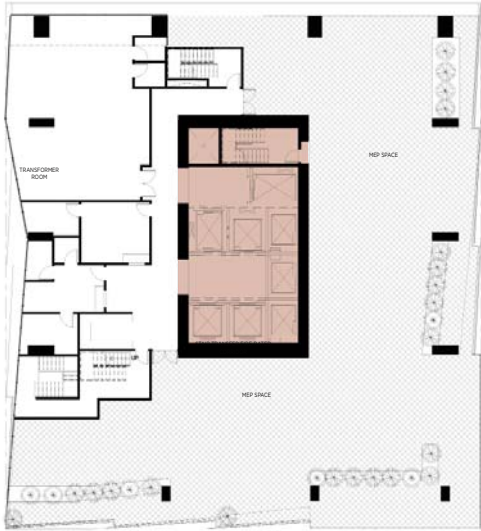


5th Floor - Above Grade Parking

- MEP Space
- Artist Loft
- Parking
- Bike Storage



FLOOR PLANS

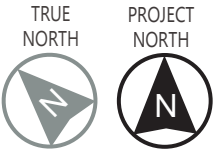
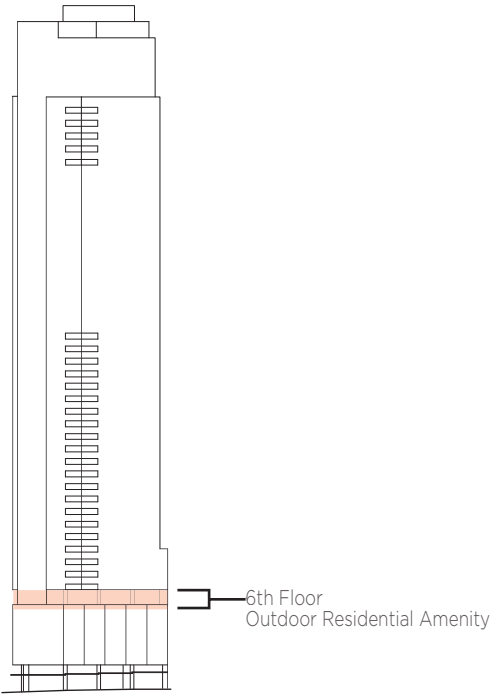


EDG 3 Design

COMMENTS ADDRESSED:
LU - #1 *Include the nature of the individual amenities to be provided in the amenity areas*

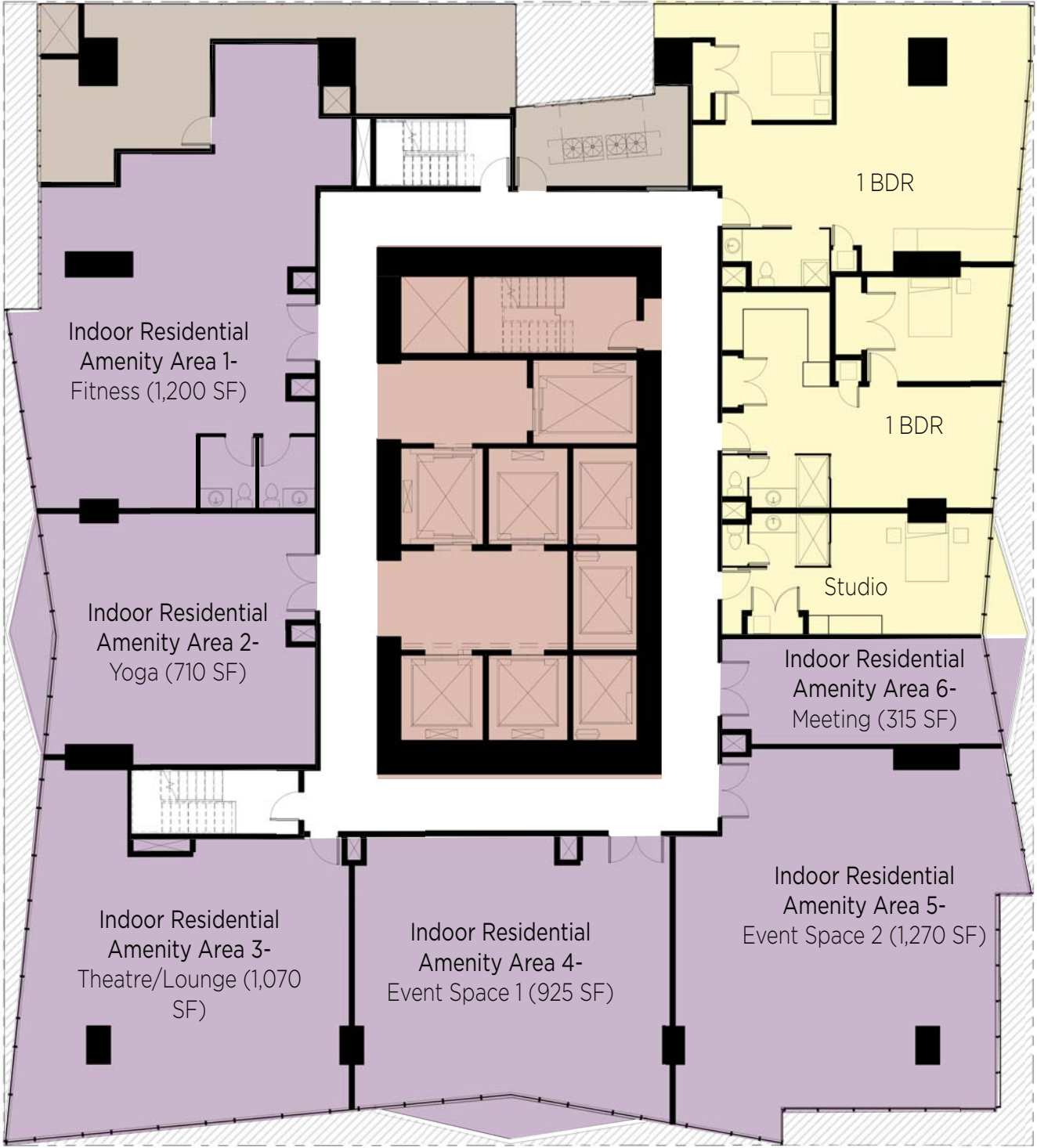


- MEP Space
- Residential Support Area

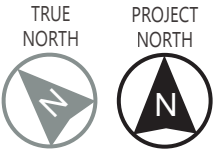
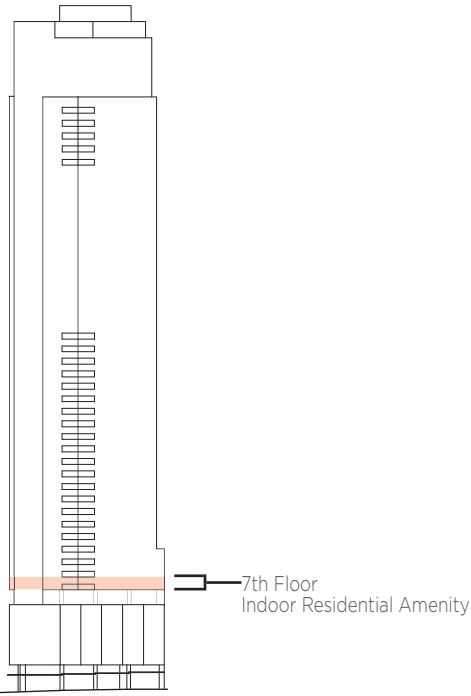


6th Floor - Outdoor Residential Amenity

COMMENTS ADDRESSED:
LU - #1 *Include the nature of the individual amenities to be provided in the amenity areas*

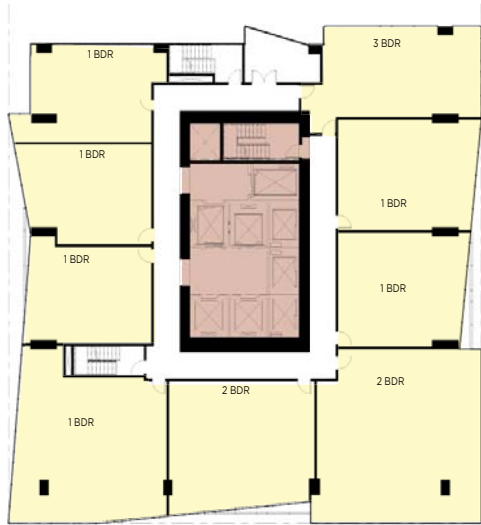


- MEP Space
- Residential Amenity Area
- Residential
- Allowable Floor Area Not Used (875 Square Feet)

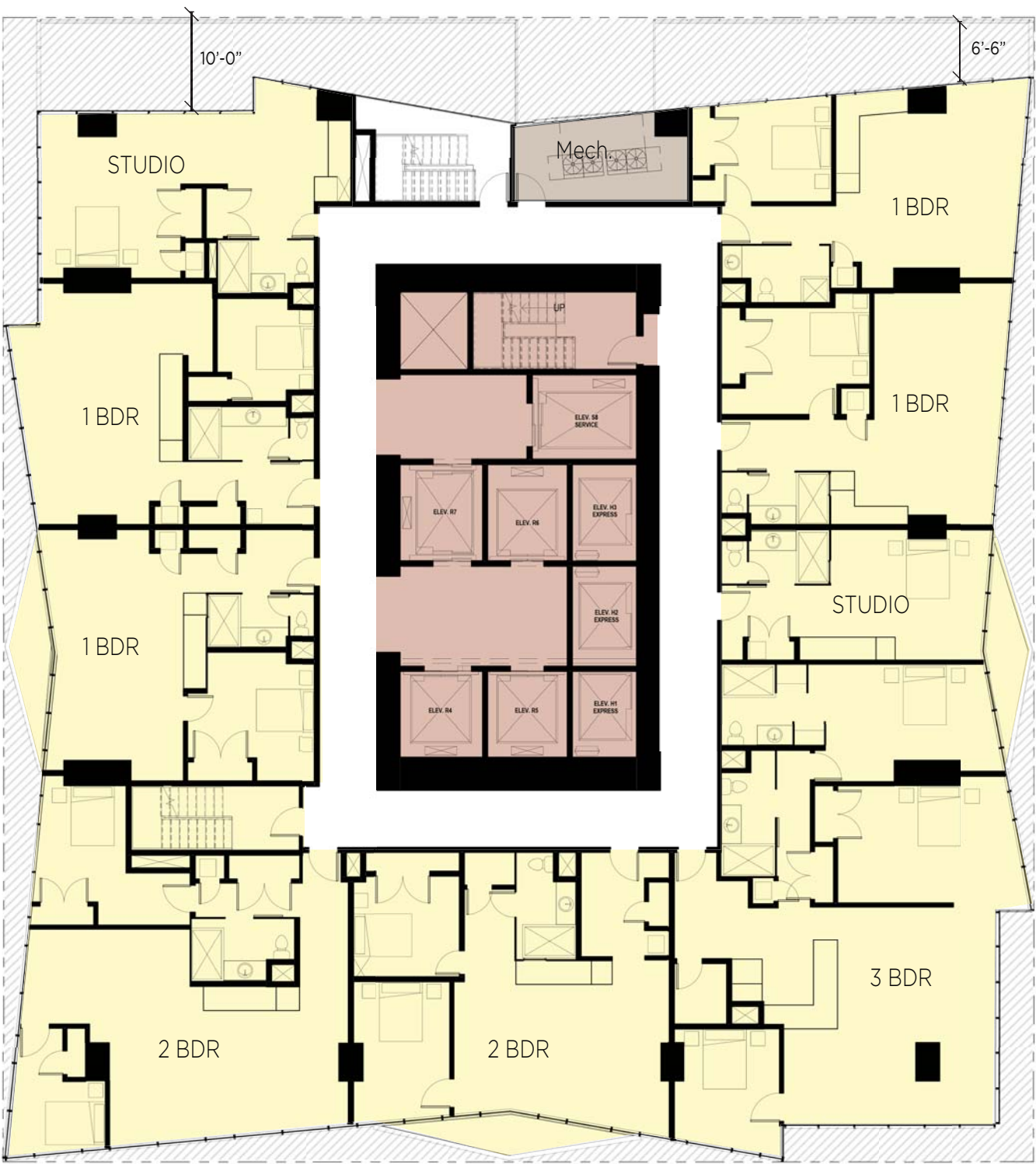


7th Floor - Indoor Residential Amenity

FLOOR PLANS

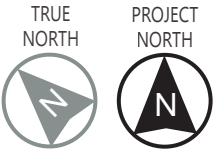
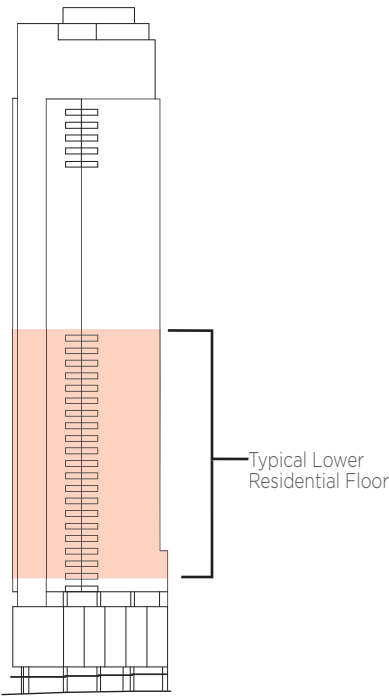


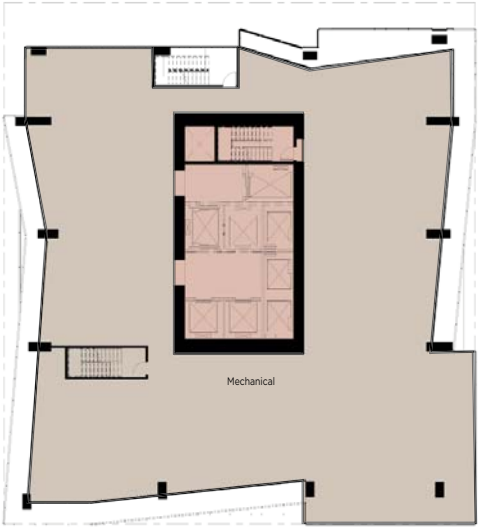
EDG 3 Design



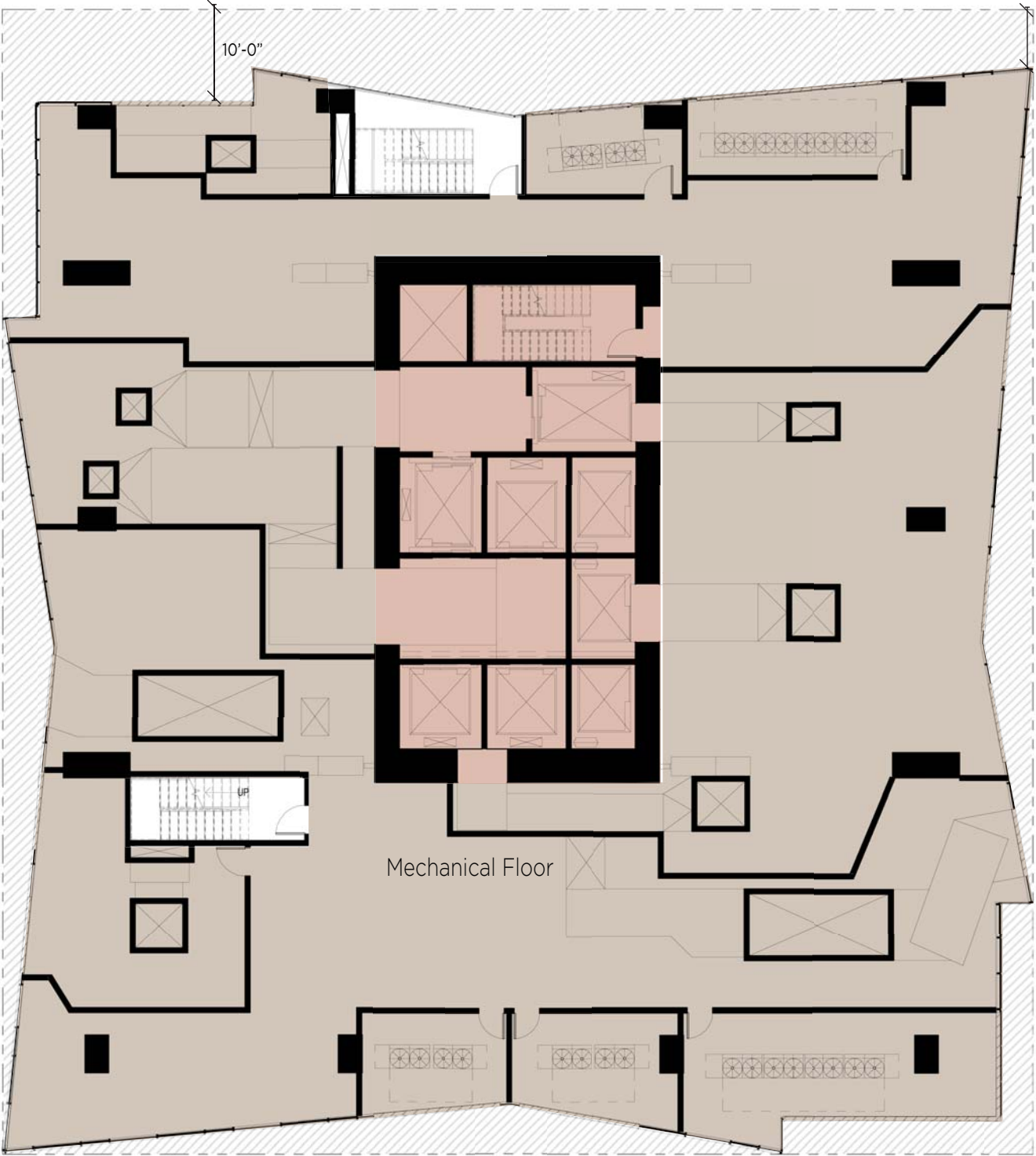
Typical Lower Residential Floor
(8th-30th Floor)

- Residential
- MEP Space
- Allowable Floor Area Not Used (1,650 Square Feet)



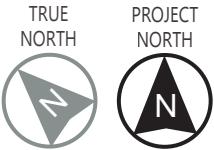
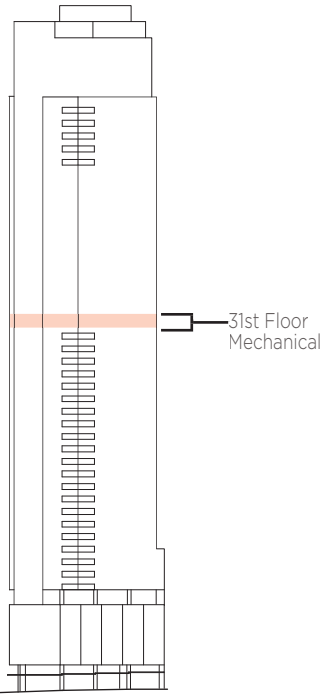


EDG 3 Design



31st Floor - Mechanical

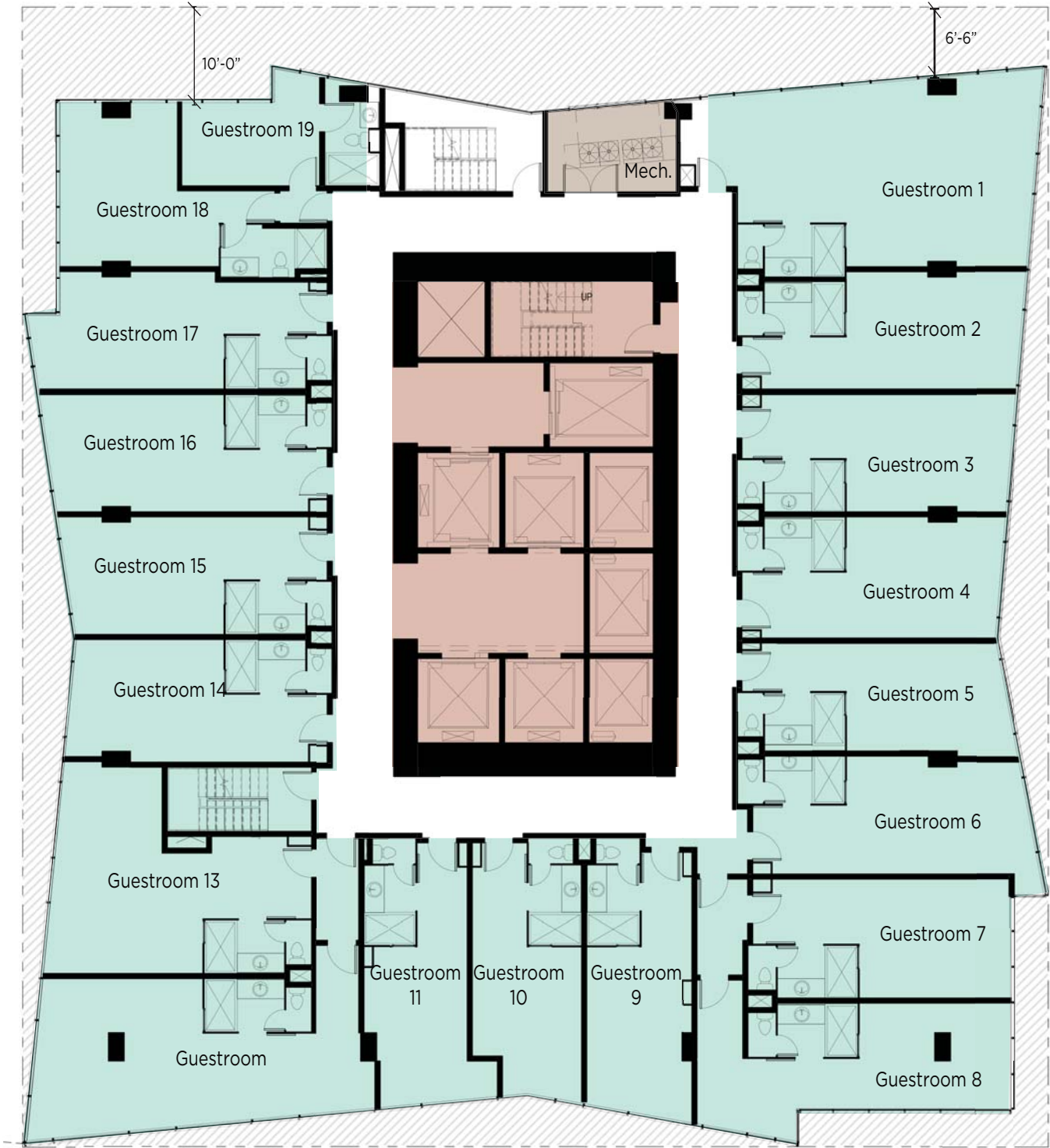
- Residential Amenity/
Misc.
- MEP Space
- Allowable Floor Area Not
Used (1,850 Square Feet)



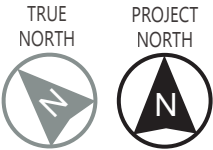
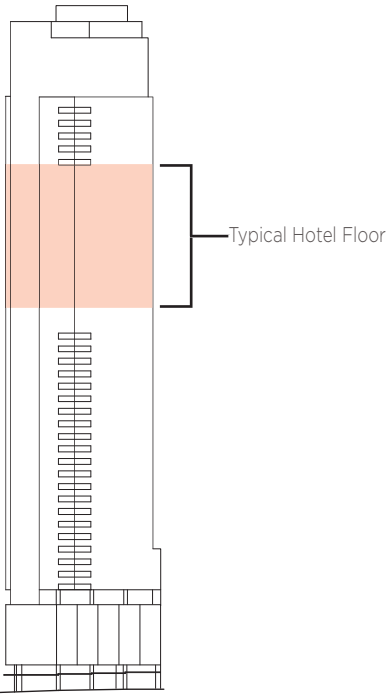
FLOOR PLANS



EDG 3 Design

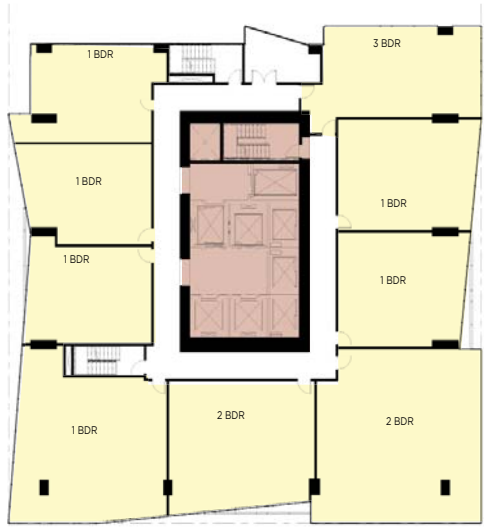


- Hotel Suites
- MEP Space
- Allowable Floor Area Not Used (1,850 Square Feet)

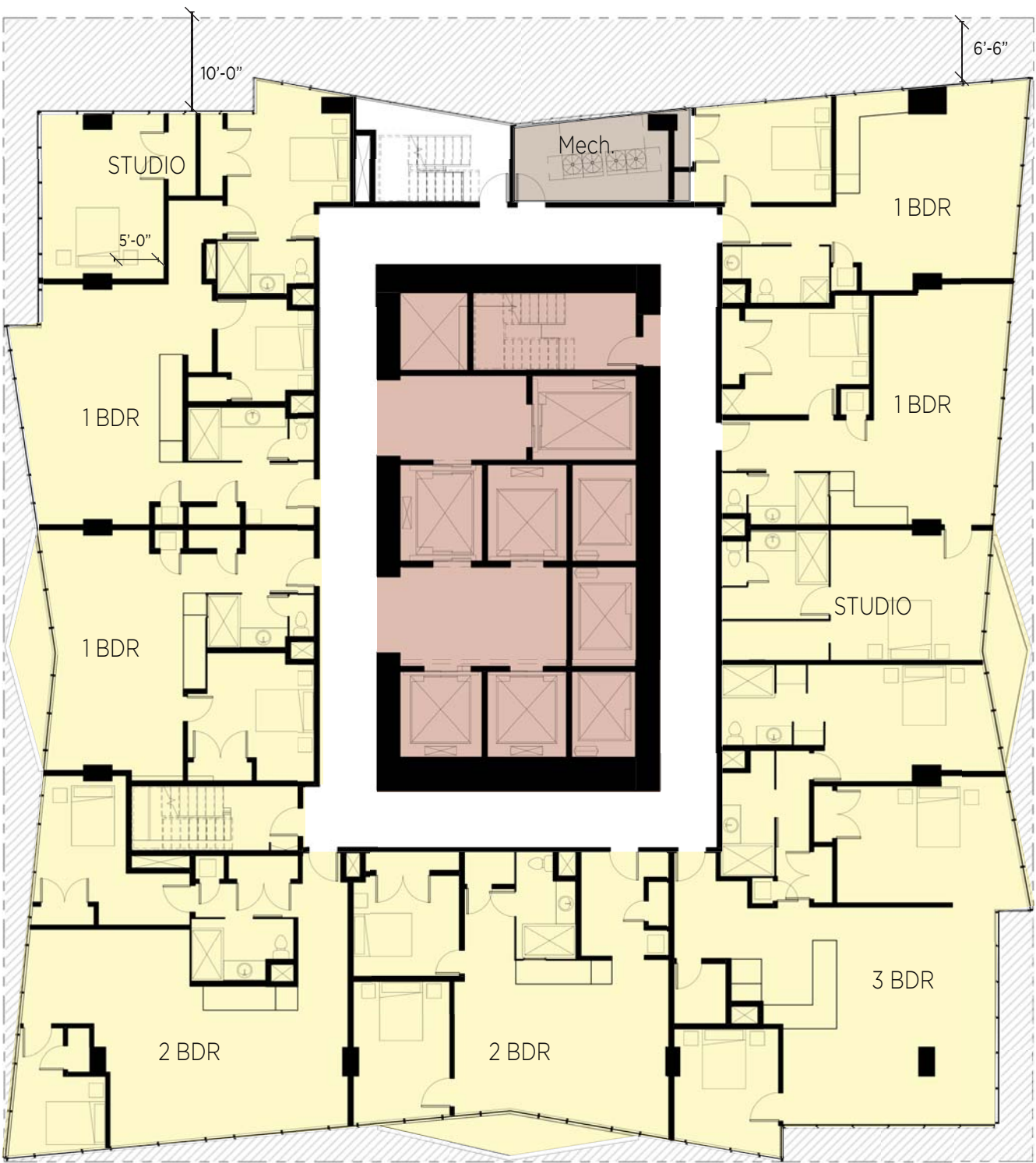


Typical Hotel Floor
(33rd-43rd floor)

FLOOR PLANS

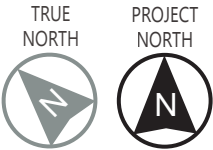
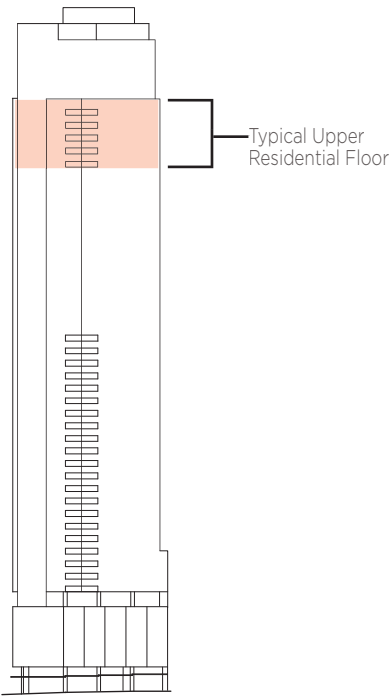


EDG 3 Design

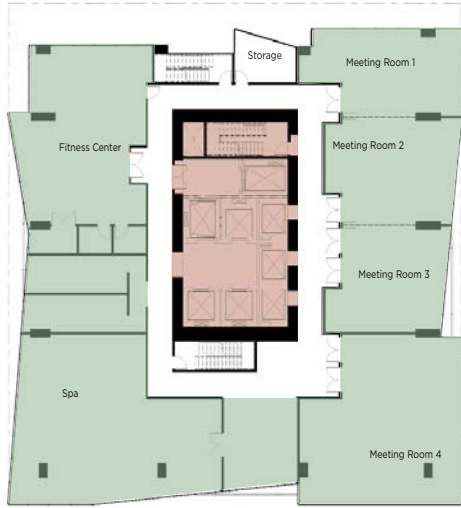


Typical Upper Residential Floor
(44th-48th Floor)

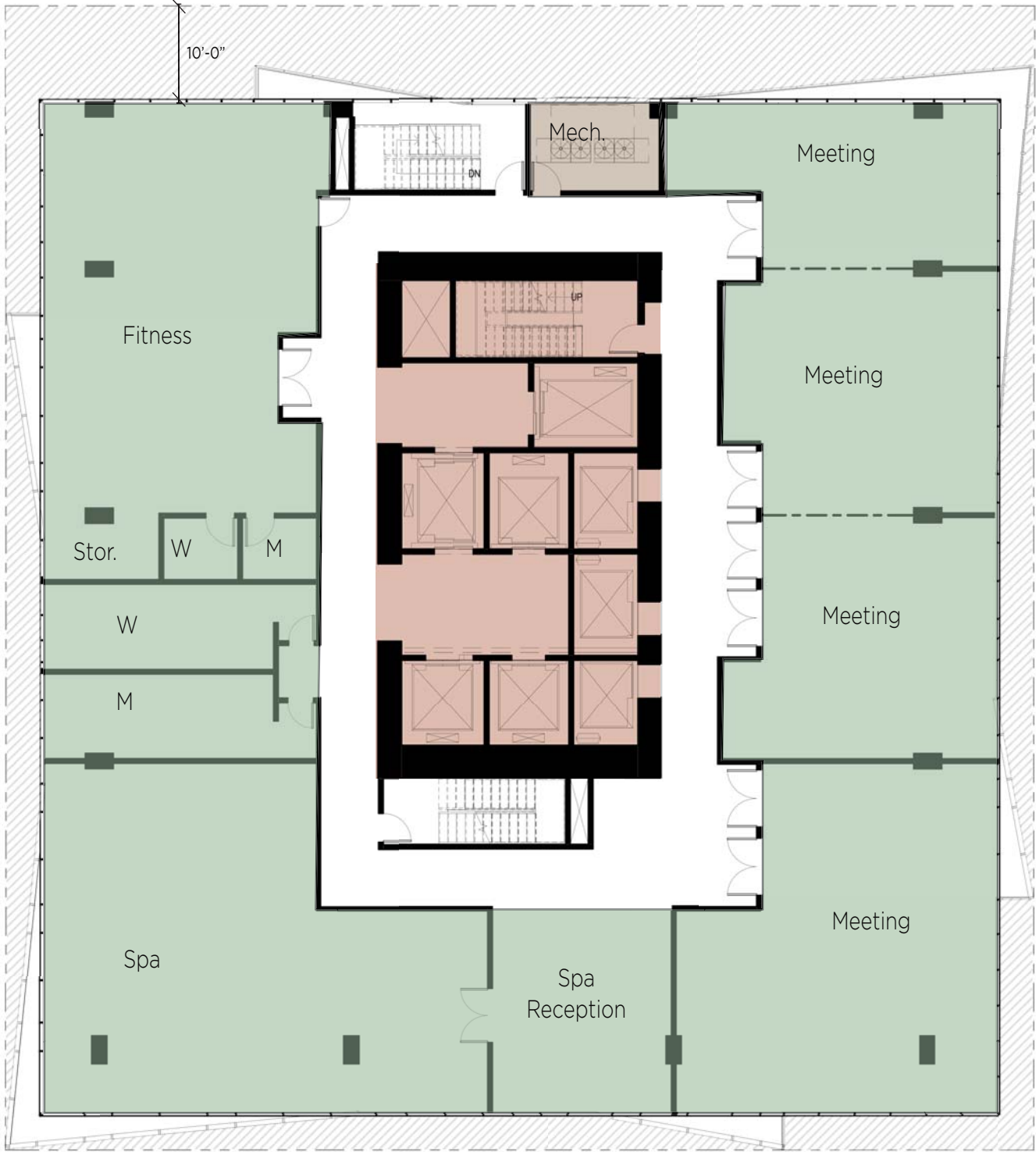
- Residential
- MEP Space
- Allowable Floor Area Not Used (1,650 Square Feet)



FLOOR PLANS

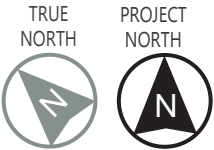
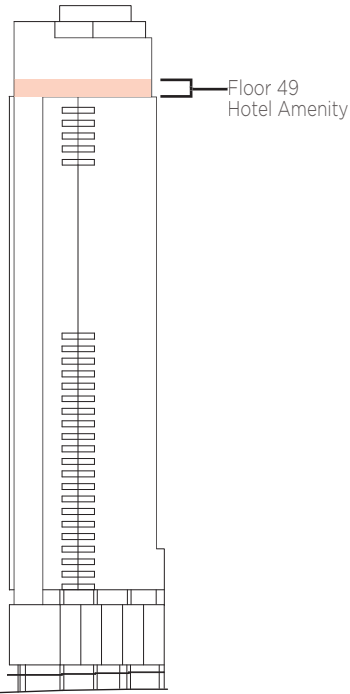


EDG 3 Design



Floor 49 - Hotel Amenity

- Hotel Amenity
- MEP Space
- Allowable Floor Area Not Used (2,225 Square Feet)



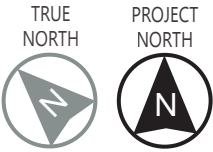
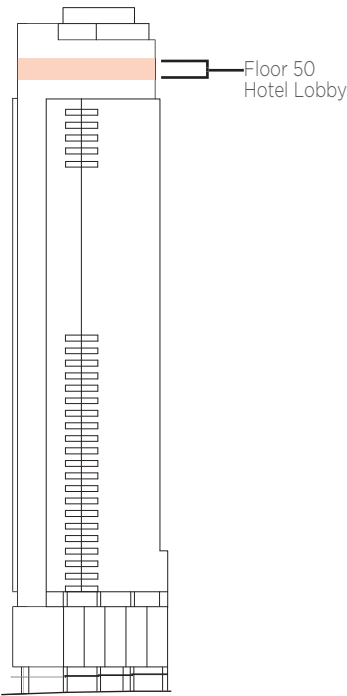


EDG 3 Design

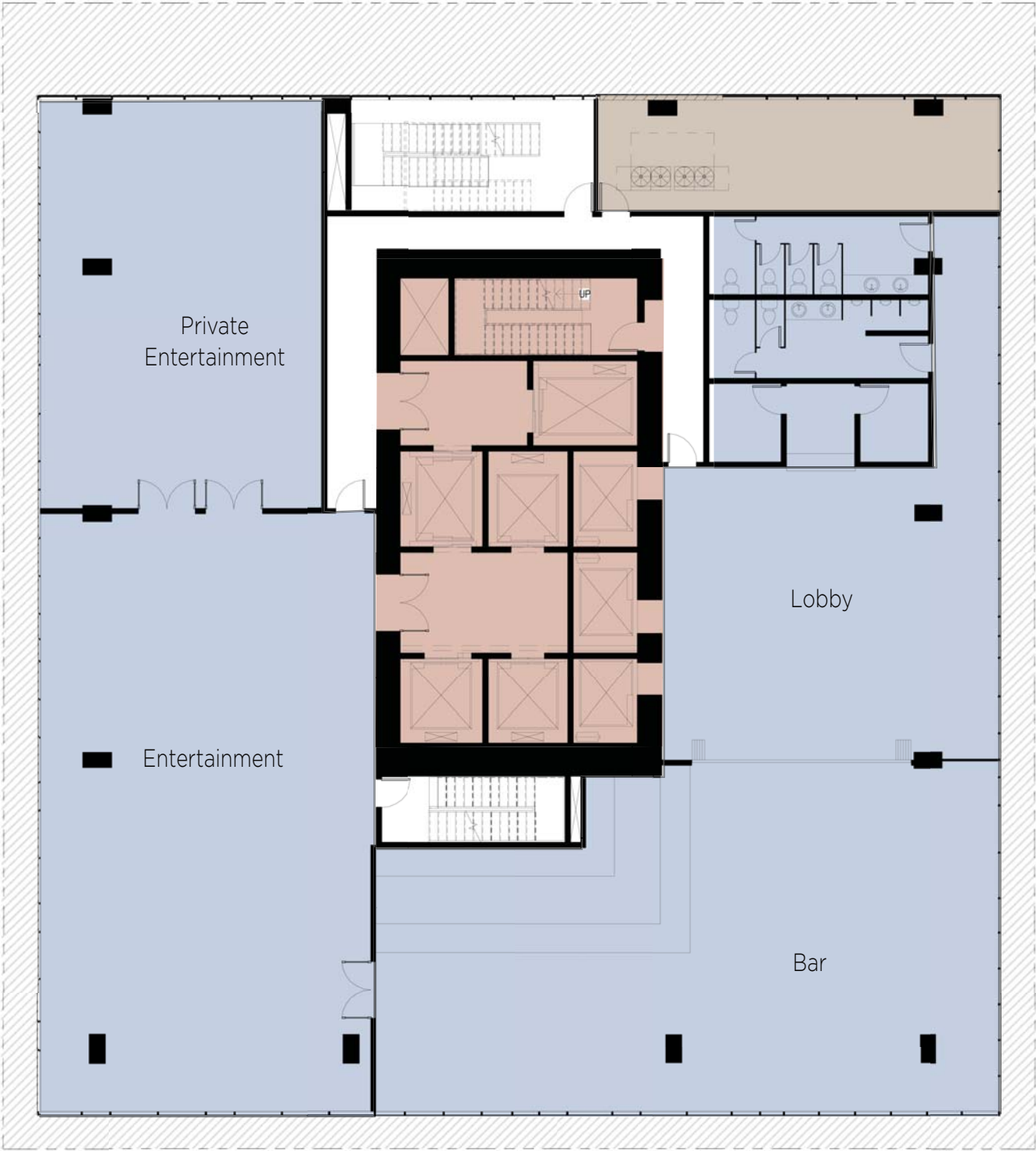


Floor 50 - Hotel Lobby

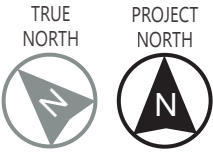
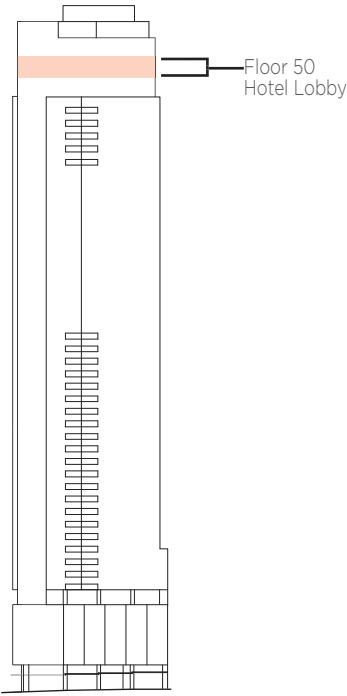
- Hotel Amenity
- MEP Space
- Public Amenities
- Allowable Floor Area Not Used (2,225 Square Feet)



FLOOR PLANS



- MEP Space
- Public Amenities
- Allowable Floor Area Not Used (2,225 Square Feet)



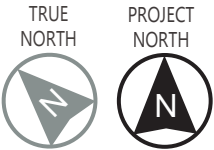
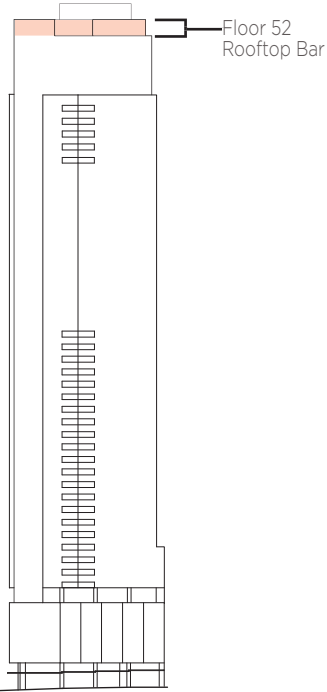
Floor 51 - Restaurant

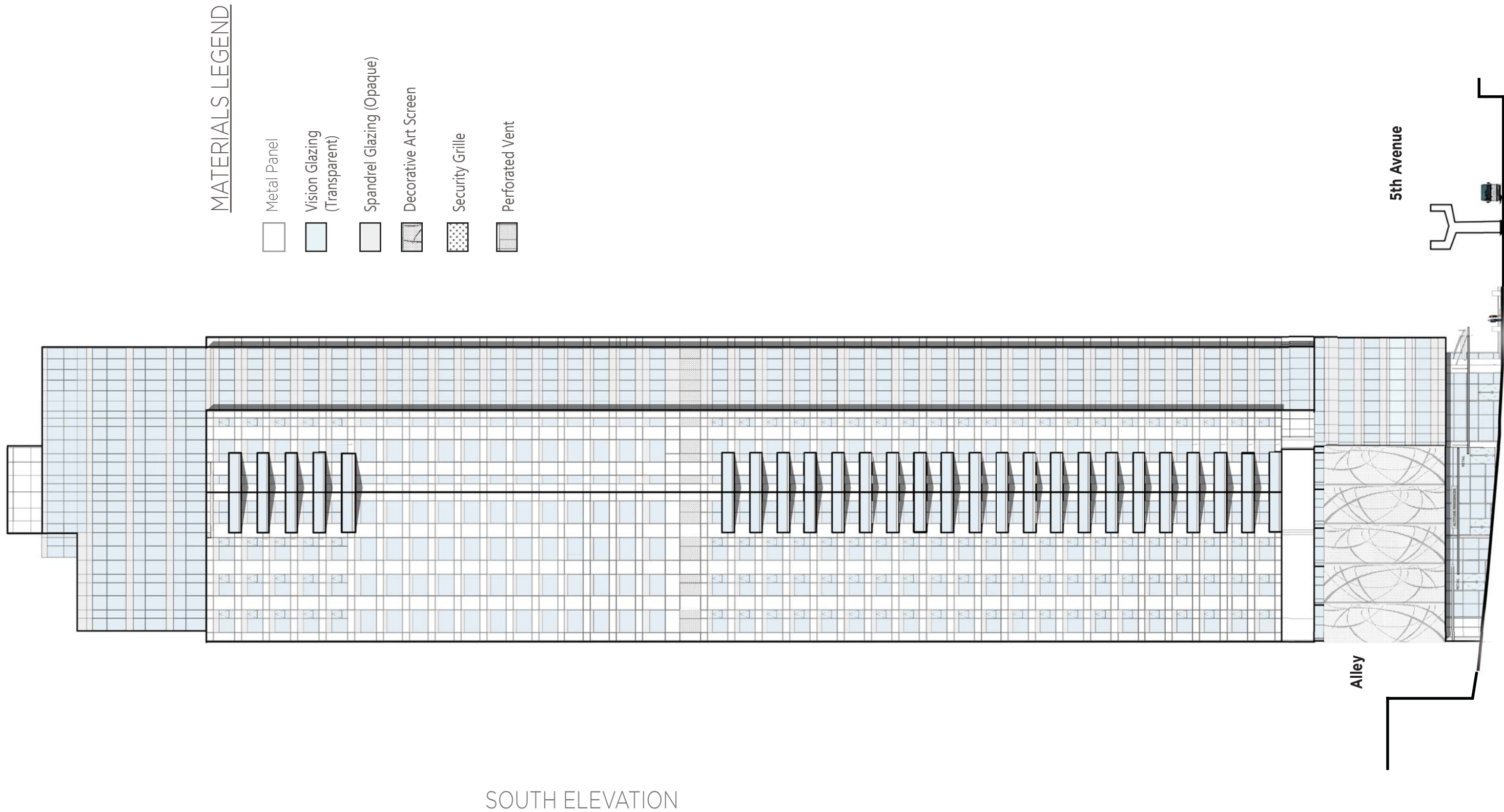


EDG 3 Design

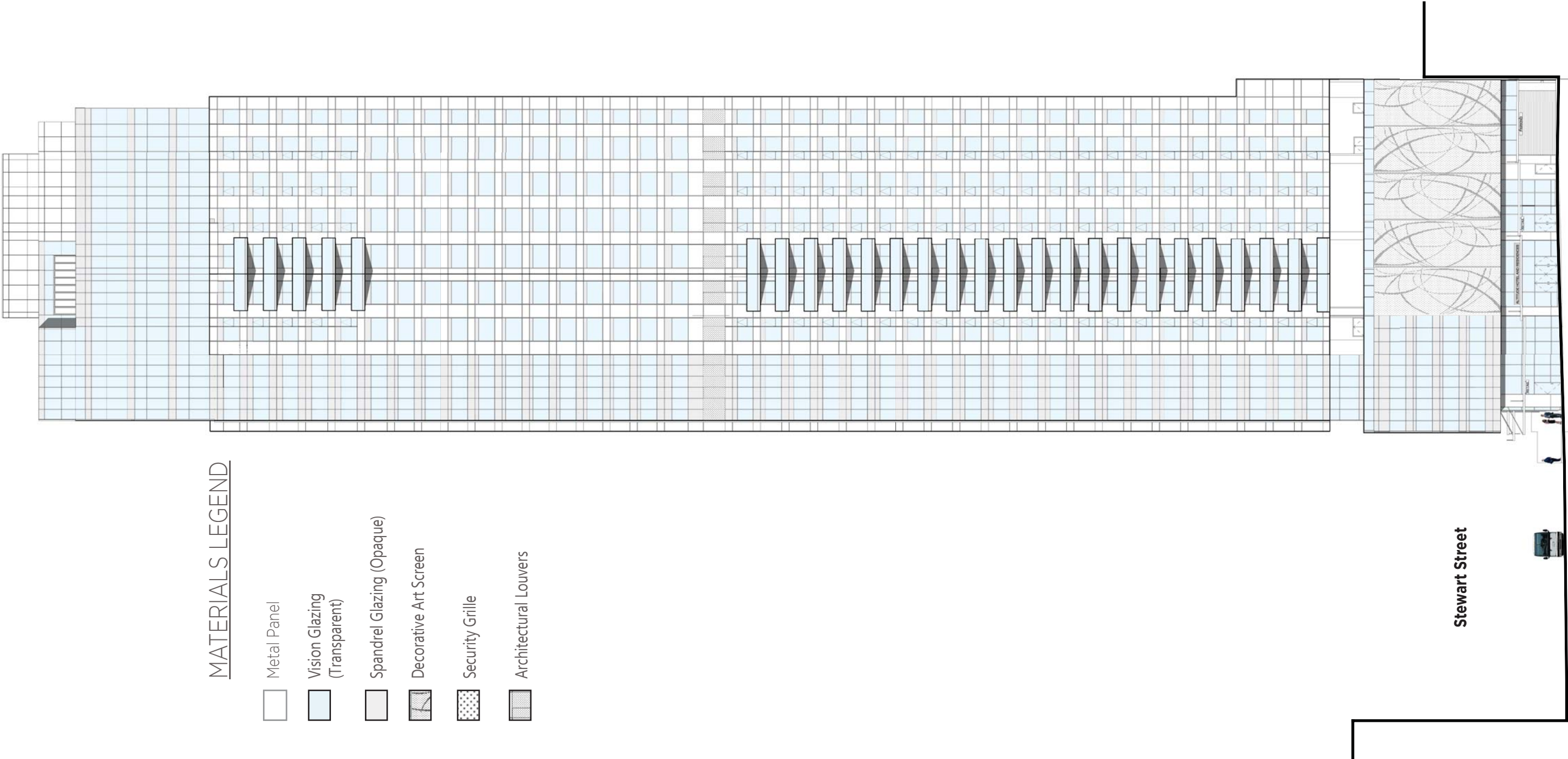


Floor 52 - Rooftop Bar





SOUTH ELEVATION



MATERIALS LEGEND

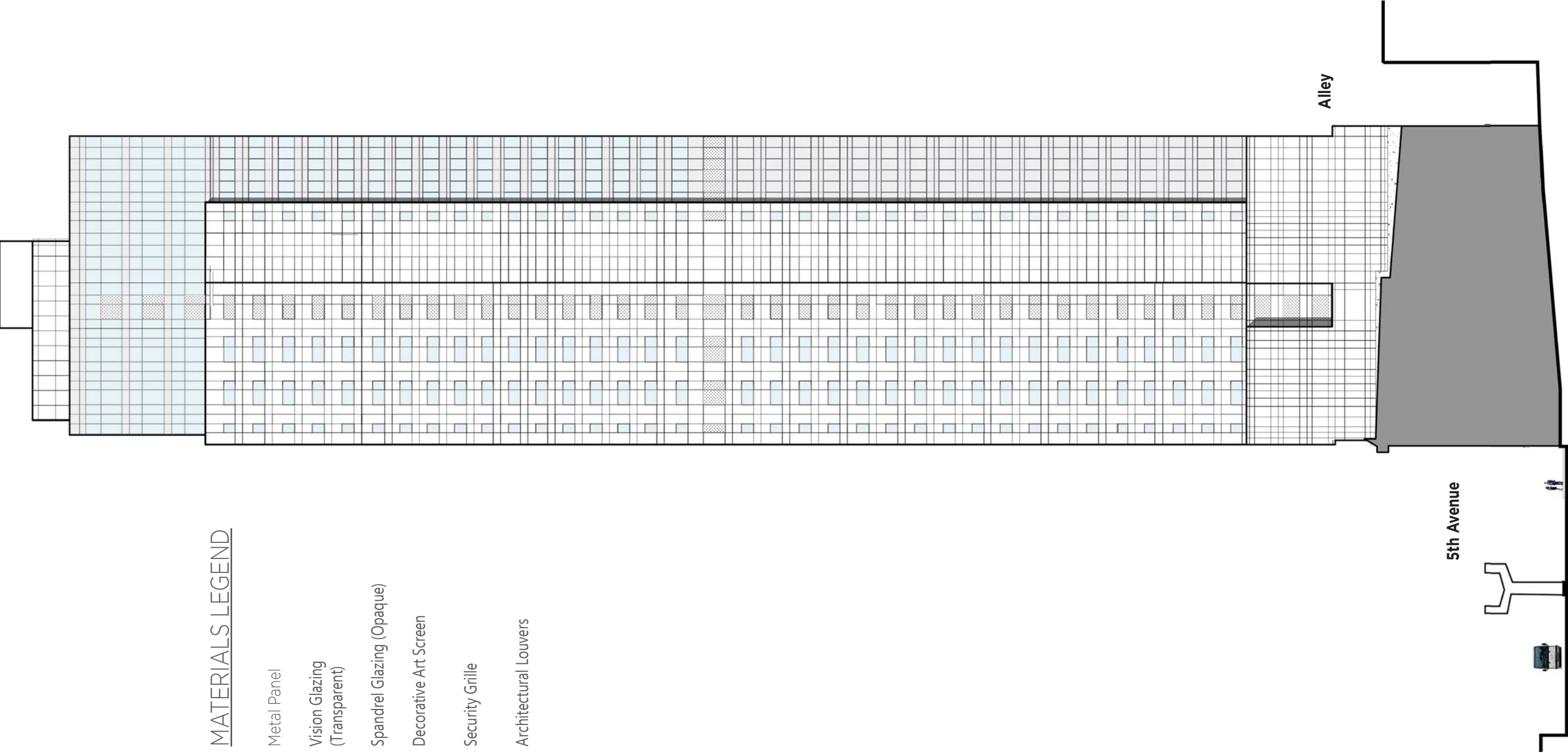
- Metal Panel
- Vision Glazing (Transparent)
- Spandrel Glazing (Opaque)
- Decorative Art Screen
- Security Grille
- Architectural Louvers

EAST ELEVATION

MATERIALS LEGEND







- Metal Panel
- Vision Glazing (Transparent)
- Spandrel Glazing (Opaque)
- Decorative Art Screen
- Security Grille
- Architectural Louvers

NORTH ELEVATION

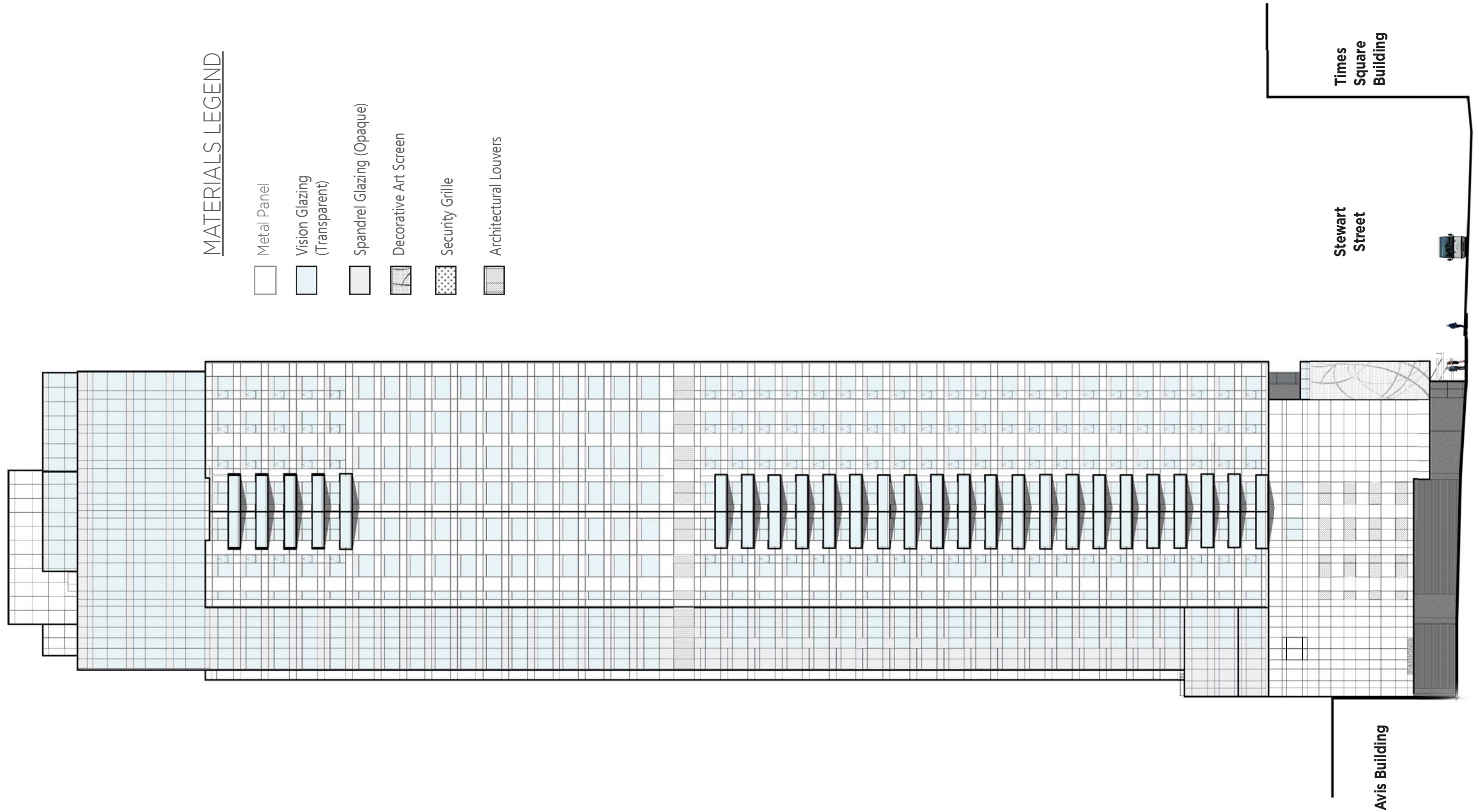


OVERALL SECTION

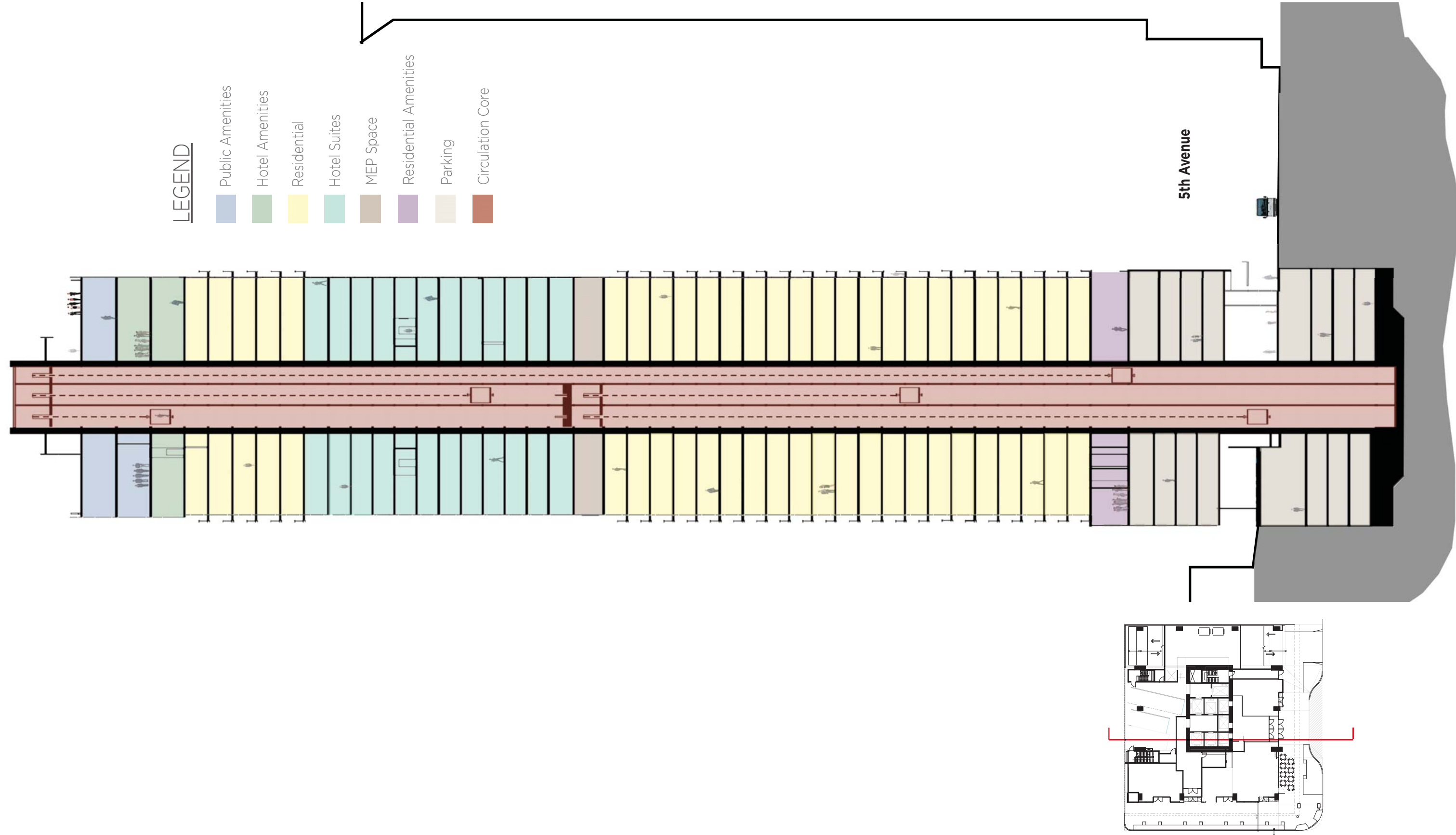
MATERIALS LEGEND

	Metal Panel
	Vision Glazing (Transparent)
	Spandrel Glazing (Opaque)
	Decorative Art Screen
	Security Grille
	Architectural Louvers

WEST ELEVATION

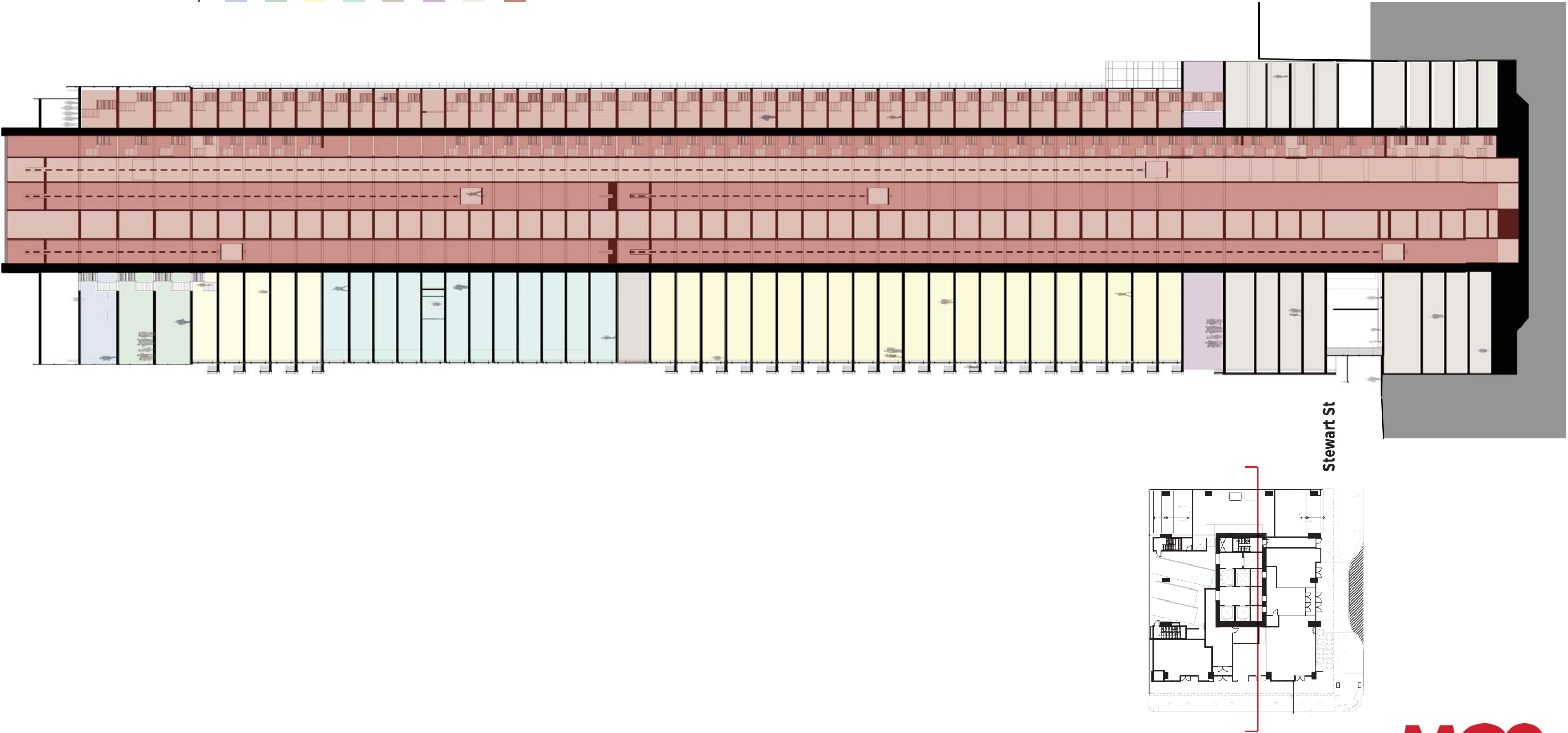


ELEVATION



LEGEND

- Public Amenities
- Hotel Amenities
- Residential
- Hotel Suites
- MEP Space
- Residential Amenities
- Parking
- Circulation Core



This architectural section drawing illustrates a multi-level building structure, likely a parking garage or multi-story parking facility, showing various levels, ramps, and entrances. The drawing is oriented vertically, with the ground level at the bottom.

Levels and Dimensions (from top to bottom):

- LEVEL 6:** 178' - 8"
- LEVEL 5:** 161' - 10"
- LEVEL 4:** 153' - 5"
- LEVEL 3:** 144' - 5"
- LEVEL 2:** 132' - 8"
- ALLEY ENTRANCE:** 124' - 0"
- 5TH AVENUE ENTRANCE:** 115' - 0"
- LEVEL P1:** 101' - 6"
- LEVEL P2:** 91' - 0"
- LEVEL P3 - P2:** 82' - 0"
- LEVEL P4:** 73' - 0"

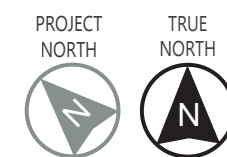
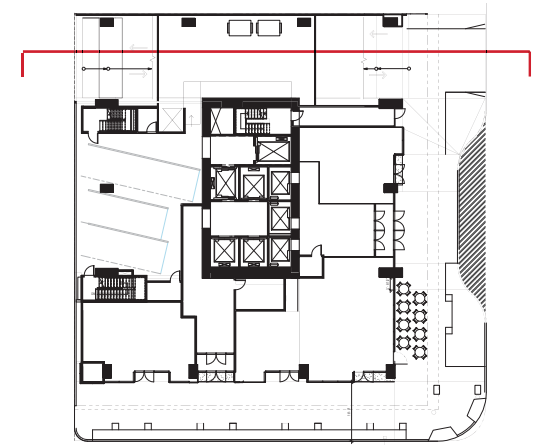
Key Features and Labels:

- Decorative Art Screen:** Located on the left side of the upper levels.
- Residential Parking:** Located on the right side of the upper levels.
- Trash Room:** Located on the right side, between Level 2 and the Alley Entrance.
- Hotel Parking:** Located on the right side of the lower levels.
- Ramp Down to Lower Parking:** Indicated by a yellow arrow pointing from the ground level down towards the lower parking levels.
- Ramp up to Upper Parking From Alley:** Indicated by a yellow arrow pointing from the Alley Entrance up towards the upper parking levels.

Dimensions and Scale:

- Vertical dimensions on the left side: 8' - 2", 8' - 2", 9' - 11", 13' - 10", 9' - 4", 8' - 2", 8' - 2".
- Vertical dimensions on the right side: 8' - 7 1/2", 8' - 2", 8' - 2", 8' - 11", 8' - 5", 9' - 3", 8' - 11", 8' - 2".

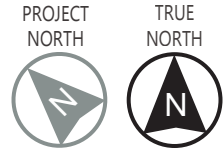
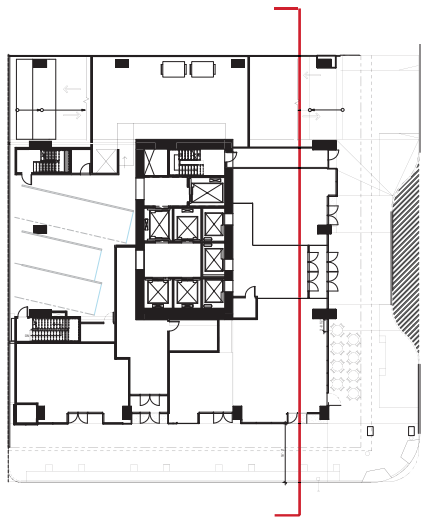
The drawing includes silhouettes of people and cars to provide a sense of scale and usage. The ground level shows a street scene with a car, a tree, and people walking. The building structure is shown in cross-section, revealing the internal layout and ramps.



PODIUM SECTION



- Art Studio
- Parking
- Retail
- Elevator Lobby





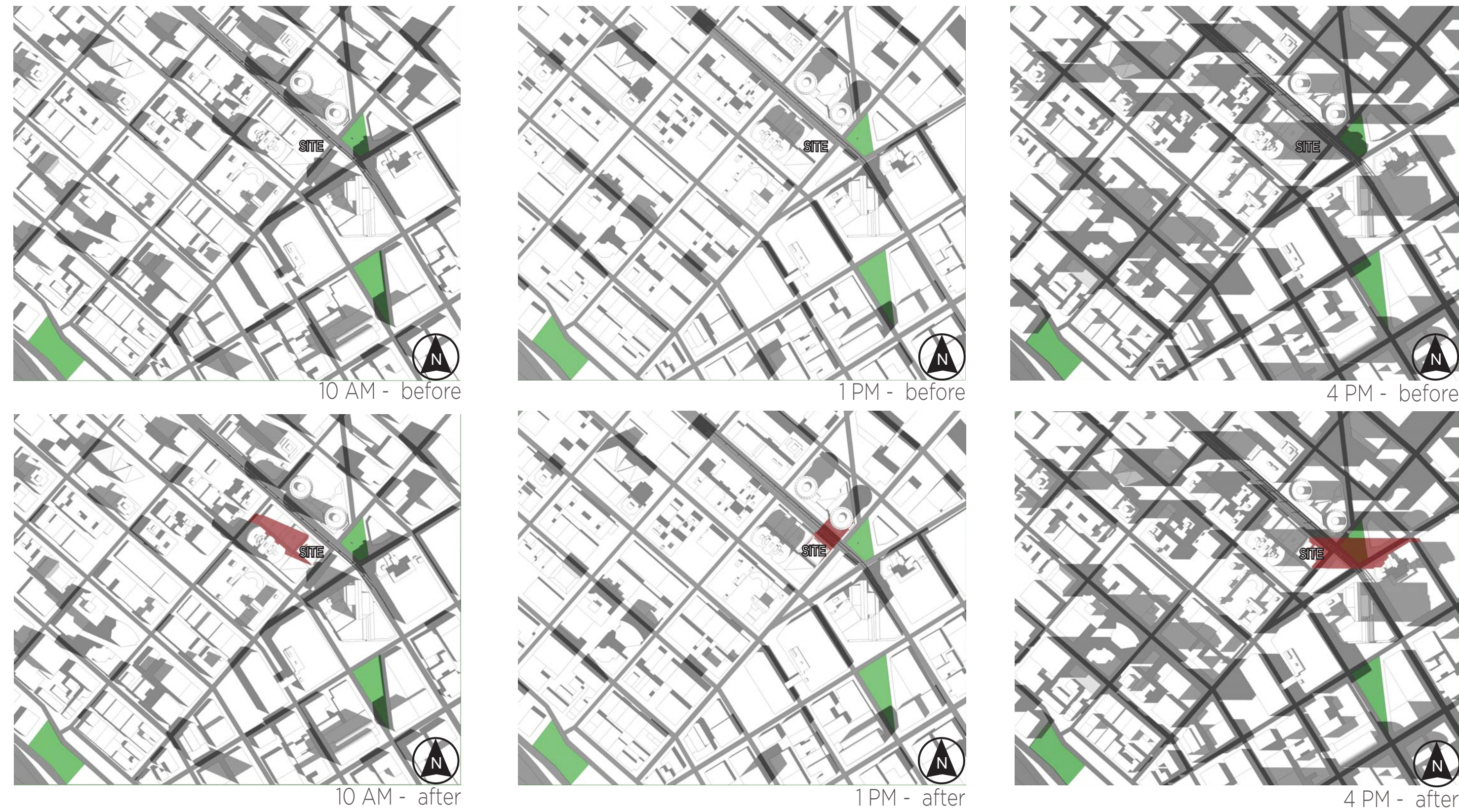






SHADOW STUDIES

SUMMER SOLSTICE



SHADOW STUDIES
AUTUMNAL EQUANOX



10 AM - before



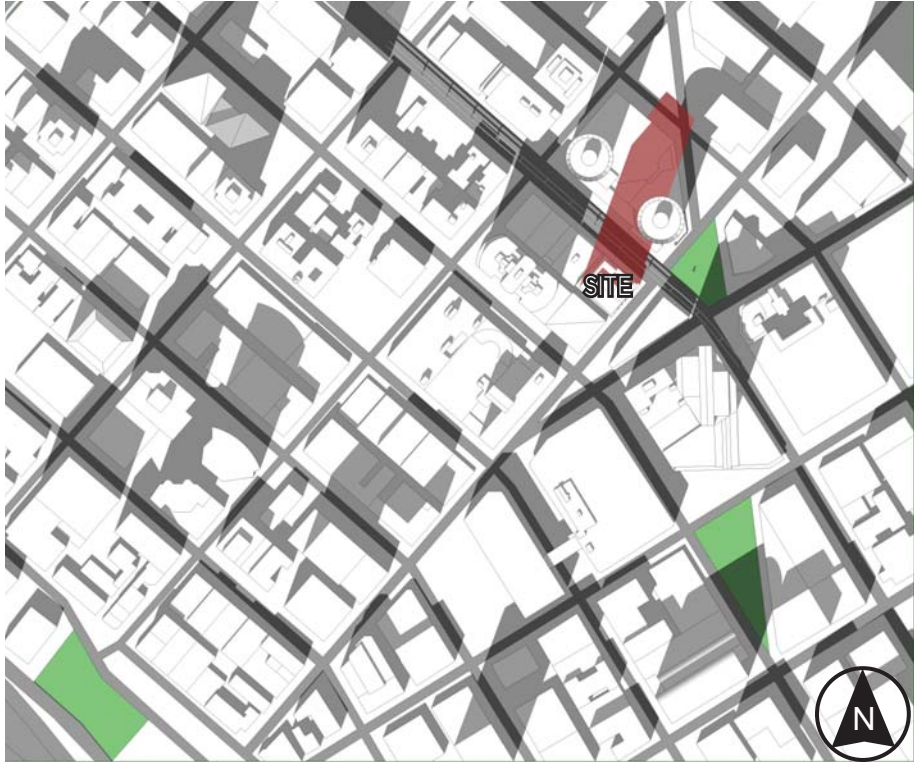
1 PM - before



4 PM - before



10 AM - after



1 PM - after



4 PM - after

SHADOW STUDIES
WINTER SOLSTICE



10 AM - before



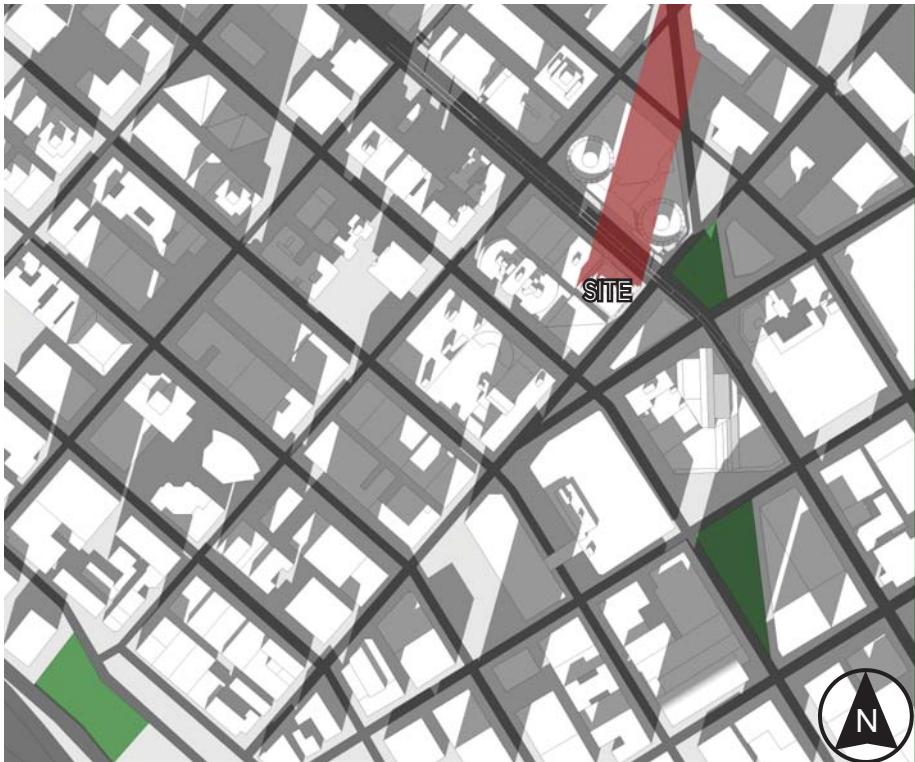
1 PM - before



4 PM - before



10 AM - after



1 PM - after



4 PM - after

SHADOW STUDIES

VERNAL EQUANOX



10 AM - before



1 PM - before



4 PM - before



10 AM - after



1 PM - after



4 PM - after