

DESIGN UPDATE

06-28-2018



IMT - RESIDENTIAL

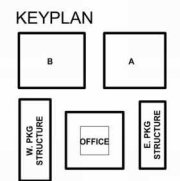
DRAFT



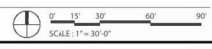
DRAFT



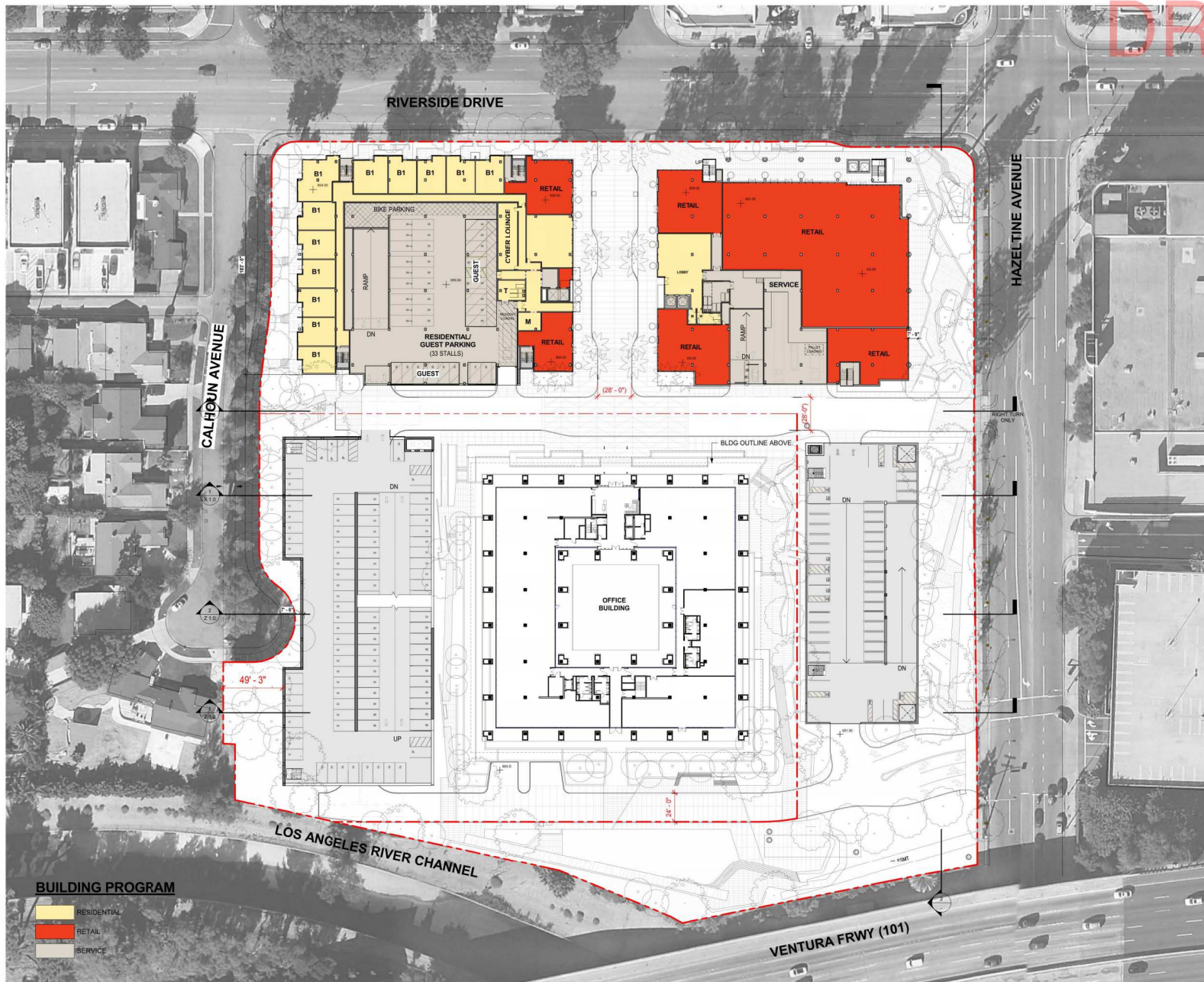
- LEGEND**
- 1 Arrival Plaza and Monument Signage
 - 2 Entry Drive w/ Date Palms
 - 3 Retail Streetscape
 - 4 Entry Garden w/ Ramp
 - 5 Pedestrian Plaza
 - 6 Arrival Steps
 - 7 Retail Plaza
 - 8 Townhome Gardens
 - 9 Residential Entry Plaza
 - 10 Landscape Buffer
 - 11 Seating Garden
 - 12 Garden Plaza w/ Water Feature
 - 13 Sunset Courtyard
 - 14 Hazeltine Parkway
 - 15 Terraced Gardens
 - 16 Rain Garden
 - 17 Riverfront Park / Open Space



1 GROUND FLOOR PLAN
SCALE: 1" = 30'-0"



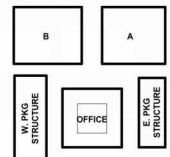
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BUILDING PROGRAM

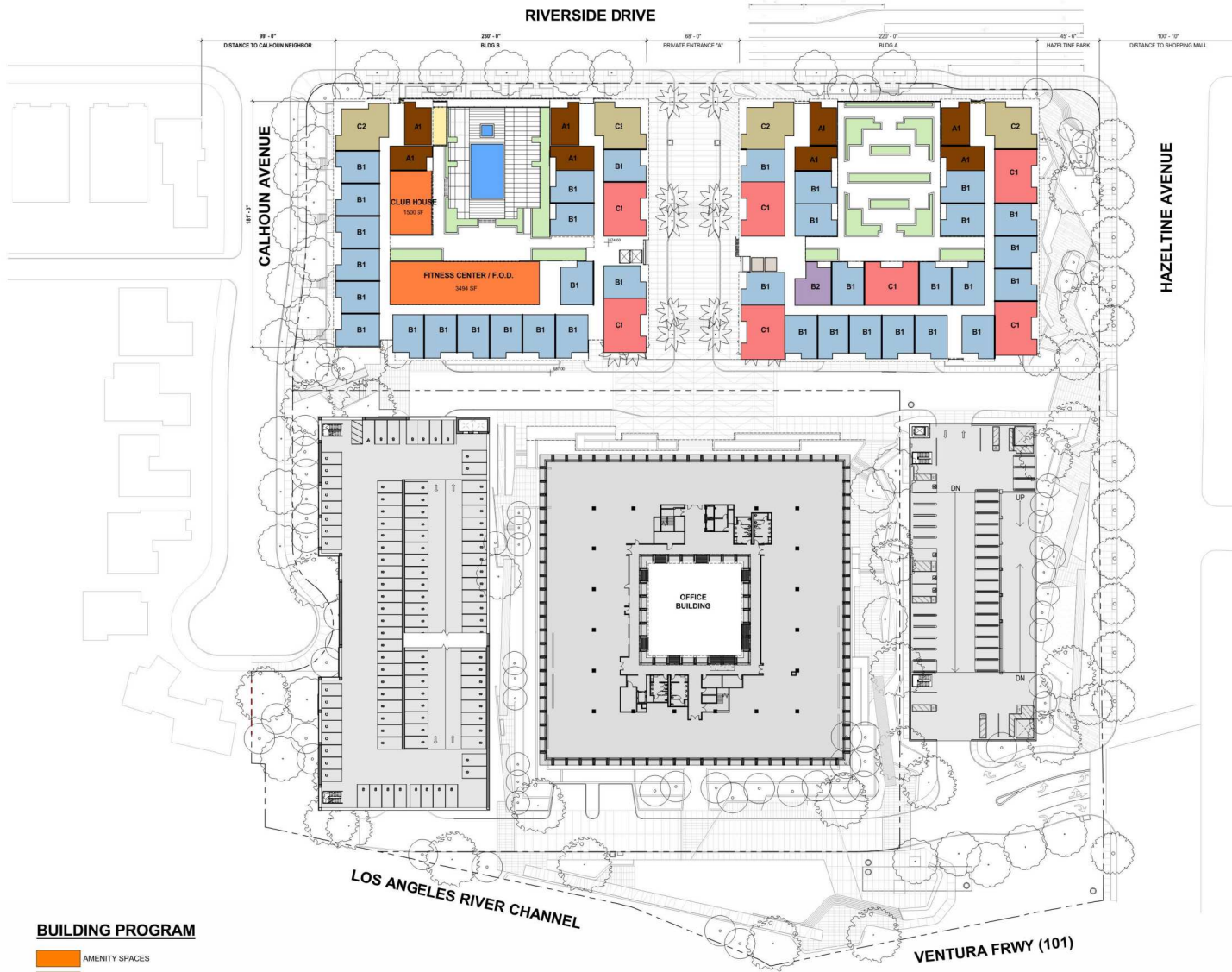
- RESIDENTIAL
- RETAIL
- SERVICE

KEYPLAN



GROUND FLOOR PLAN
SCALE: 1/32" = 1'-0"

DRAFT



UNIT COUNT LEGEND

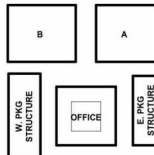
2BDRM - CORNER DESIGN -COUNT = 16 TOTAL	
2BDRM - TYP. DESIGN -COUNT = 28 TOTAL	
1BDRM - TYP. DESIGN -COUNT = 160 TOTAL	
STUDIO - TYP. DESIGN -COUNT = 41 TOTAL	
1+ BDRM - B2 DESIGN -COUNT = 4 TOTAL	
TOTAL UNIT COUNT - 249 UNITS TOTAL	
16% - STUDIO	
66% - 1BDRM	
18% - 2BDRM	

BUILDING PROGRAM

- AMENITY SPACES
- RESIDENTIAL
- SERVICE

PODIUM PLAN
SCALE: 1/32" = 1'-0"

KEYPLAN



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UNIT COUNT LEGEND

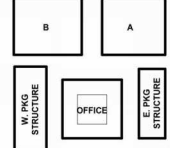
2BDRM - CORNER DESIGN -COUNT = 16 TOTAL	
2BDRM - TYP. DESIGN -COUNT = 28 TOTAL	
1BDRM - TYP. DESIGN -COUNT = 160 TOTAL	
STUDIO - TYP. DESIGN -COUNT = 41 TOTAL	
1+ BDRM - B2 DESIGN -COUNT = 4 TOTAL	
TOTAL UNIT COUNT - 249 UNITS TOTAL	
16% - STUDIO	
66% - 1BDRM	
18% - 2BDRM	

BUILDING PROGRAM

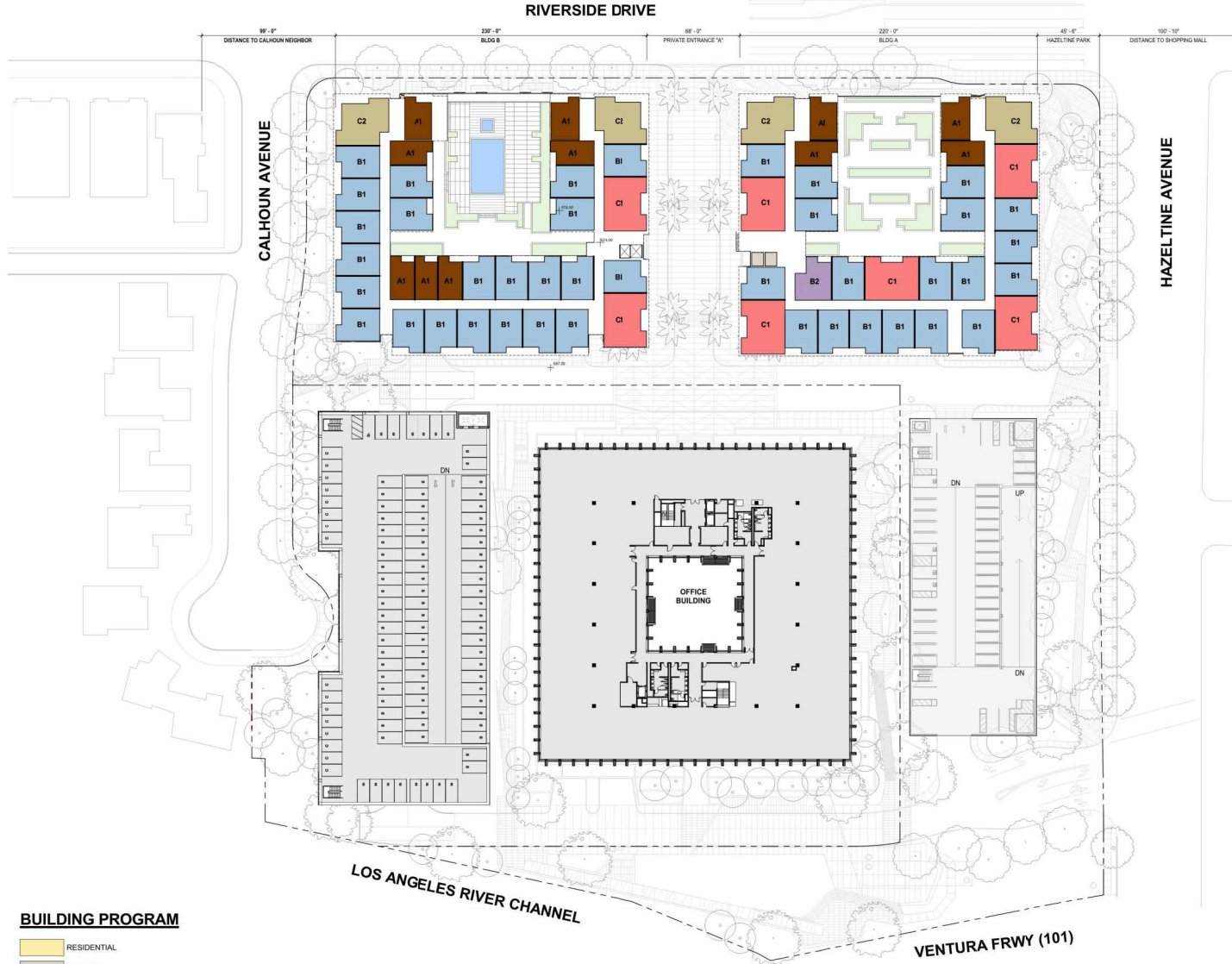
	RESIDENTIAL
	SERVICE

3RD FLOOR PLAN
SCALE: 1/32" = 1'-0"

KEYPLAN



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UNIT COUNT LEGEND

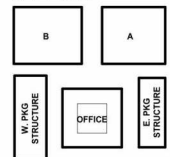
2BDRM - CORNER DESIGN -COUNT = 16 TOTAL		C2 1,100SF
2BDRM - TYP. DESIGN -COUNT = 28 TOTAL		C1 1,215SF
1BDRM - TYP. DESIGN -COUNT = 160 TOTAL		B1 720SF
STUDIO - TYP. DESIGN -COUNT = 41 TOTAL		A1 825SF
1+ BDRM - B2 DESIGN -COUNT = 4 TOTAL		B2 750SF
TOTAL UNIT COUNT - 249 UNITS TOTAL		
16% - STUDIO		
66% - 1BDRM		
18% - 2BDRM		

BUILDING PROGRAM

- RESIDENTIAL
- SERVICE

4TH FLOOR PLAN
SCALE: 1/32" = 1'-0"

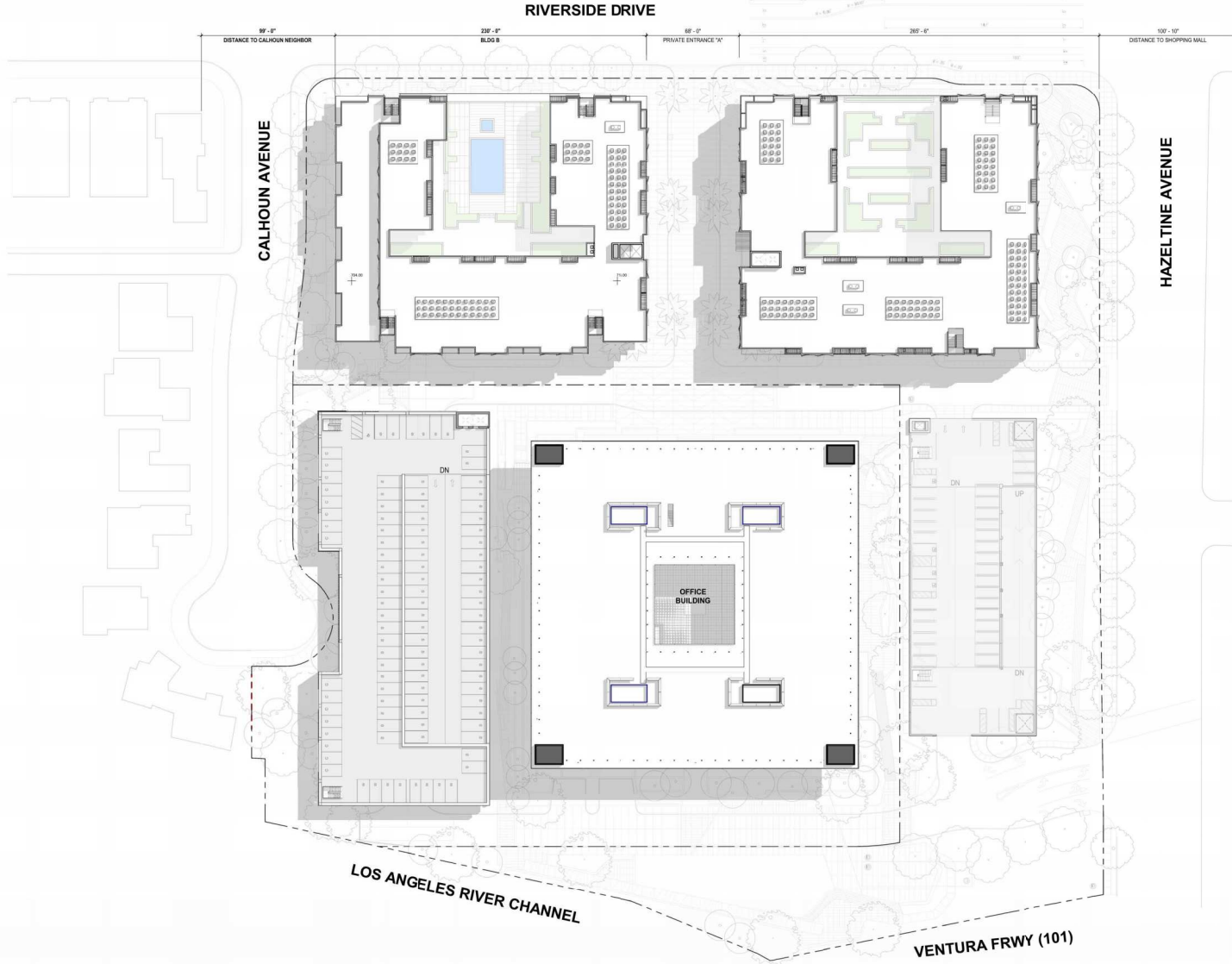
KEYPLAN



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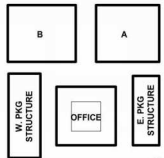


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ROOF PLAN
SCALE: 1/32" = 1'-0"

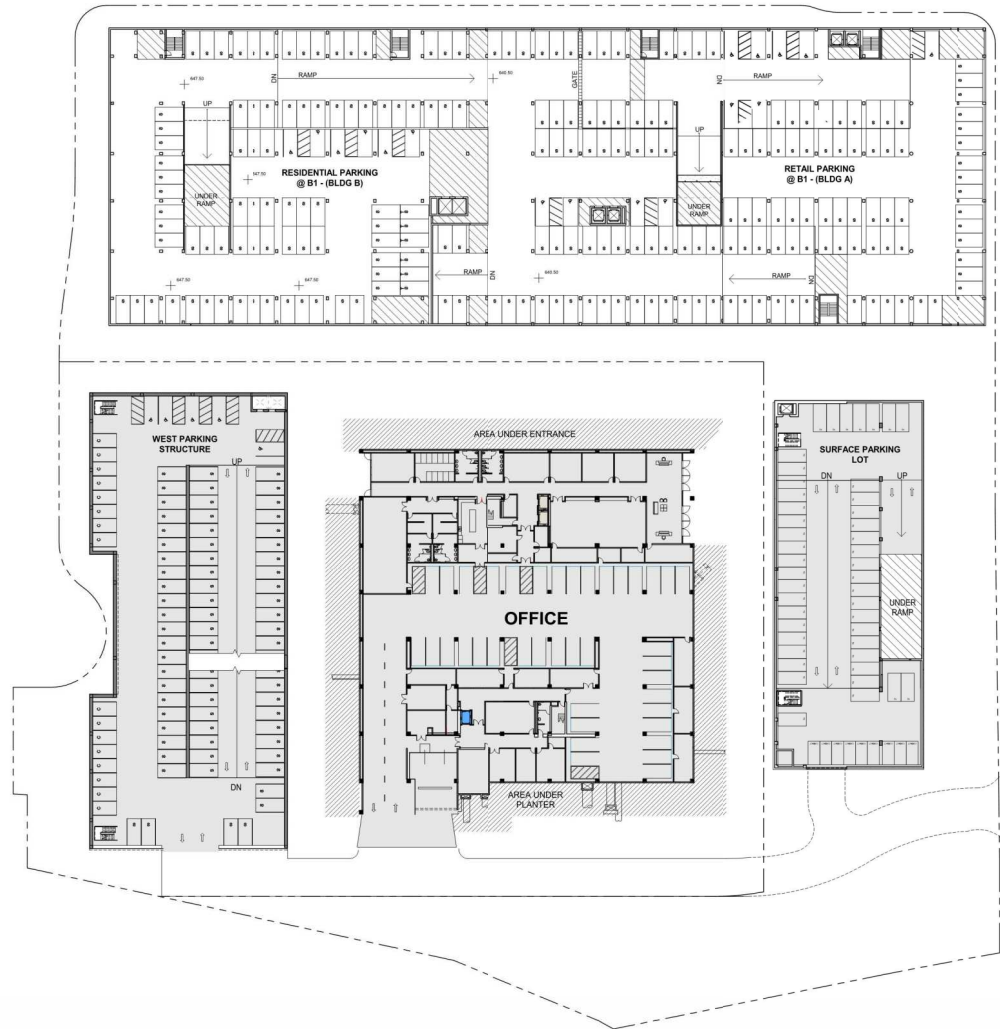
KEYPLAN



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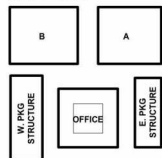
PARKING

DRAFT

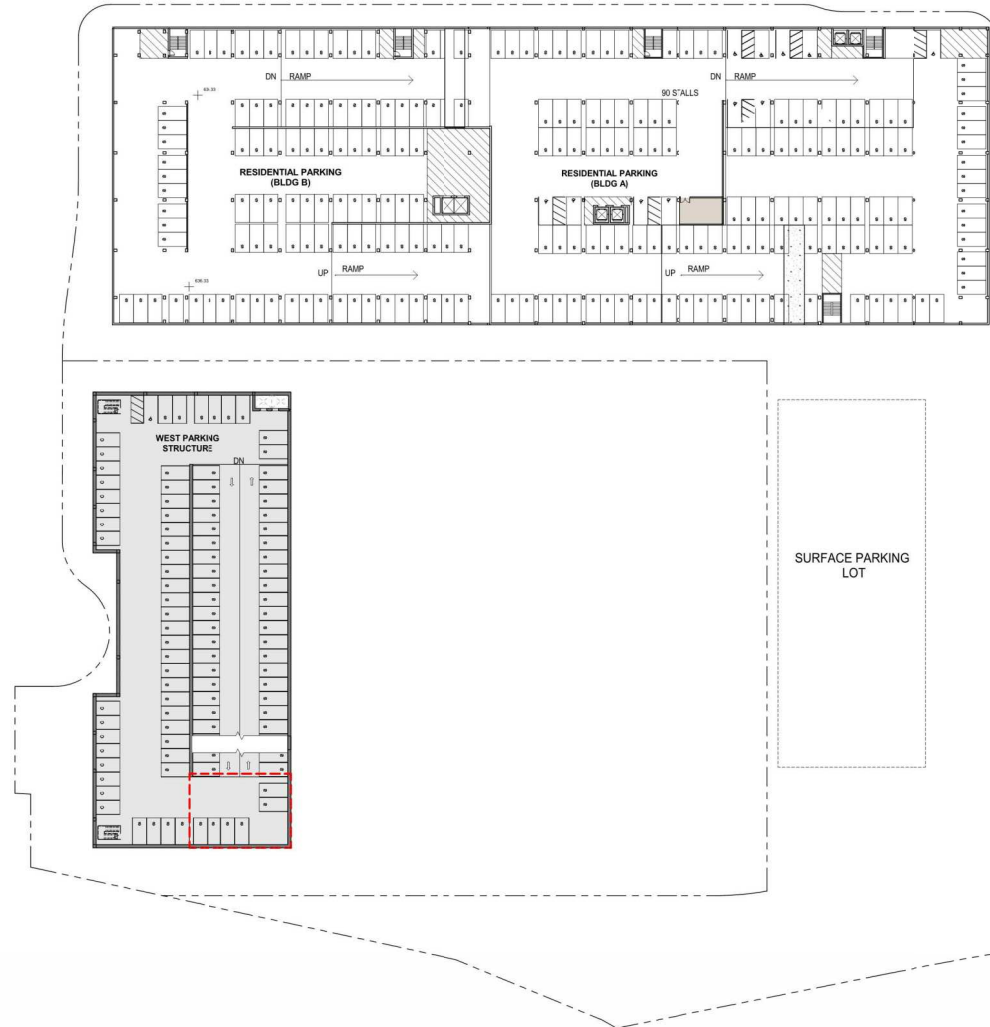


PARKING PLAN - B1
SCALE: 1/32" = 1'-0"

KEYPLAN

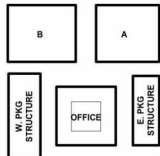


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1 PARKING PLAN - B2
SCALE: 1/32" = 1'-0"

KEYPLAN



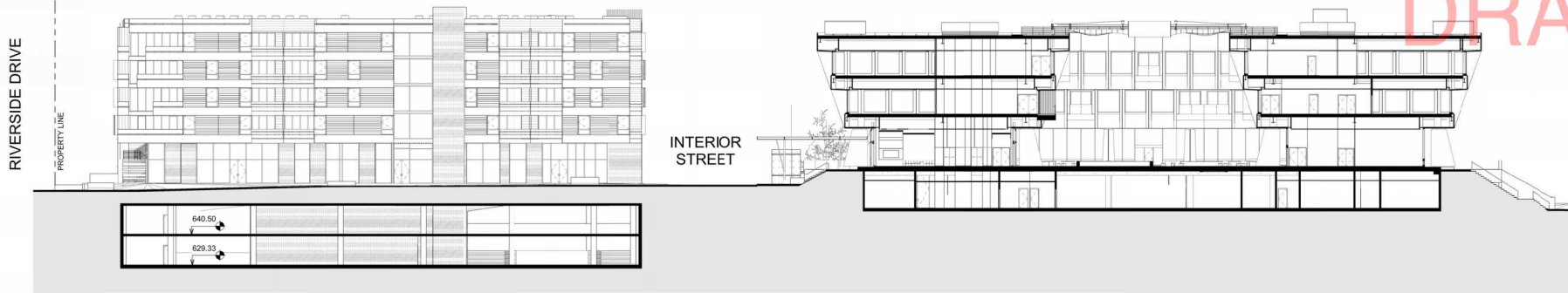
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**SITE SECTIONS
AND
SITE ELEVATIONS**

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BUILDING A

OFFICE BUILDING



3 SITE SECTION - NORTH SOUTH
SCALE: 1/16" = 1'-0"

PARKING

OFFICE BUILDING

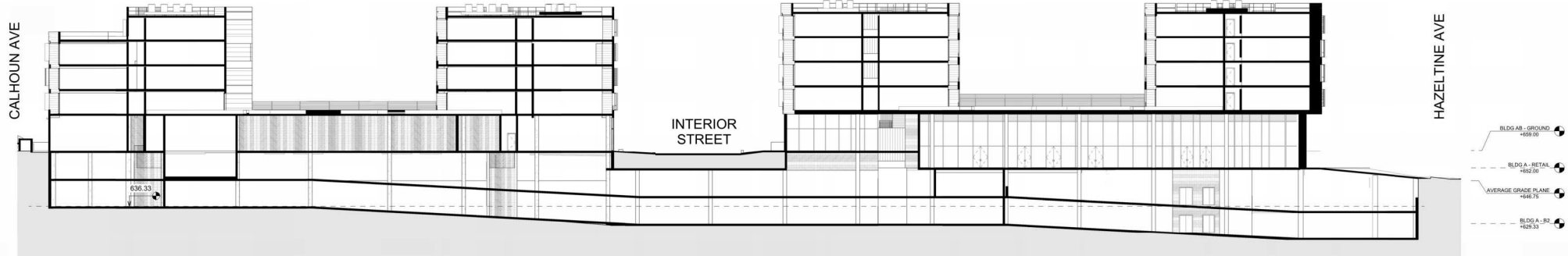
PARKING



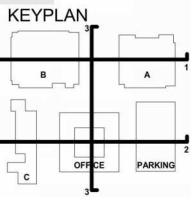
2 SITE SECTION - EAST WEST
SCALE: 1/16" = 1'-0"

BUILDING B

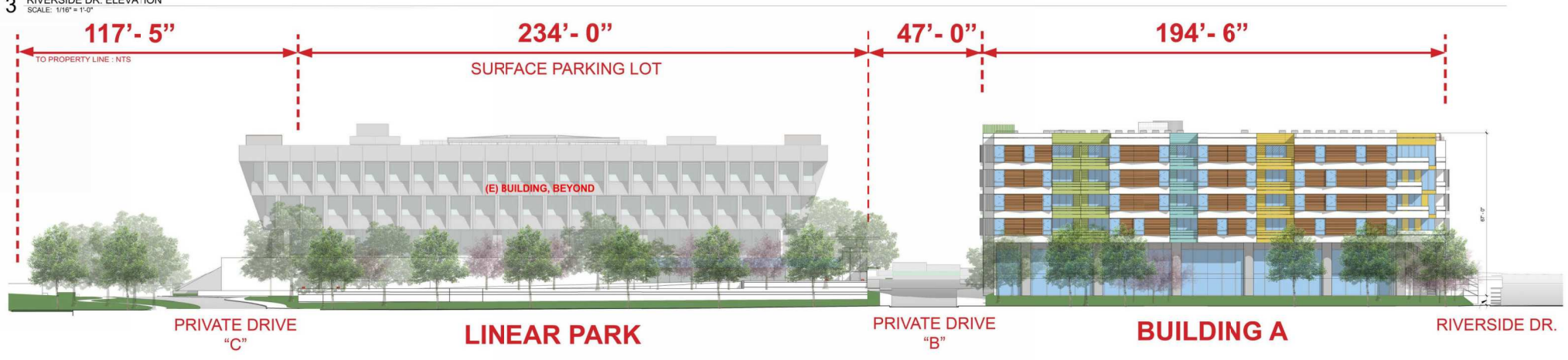
BUILDING A



1 SITE SECTION EAST-WEST
SCALE: 1/16" = 1'-0"



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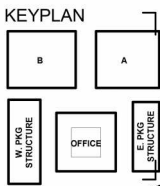
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LONGITUDINAL SECTION - LINEAR PARK
SCALE: 1/16" = 1'-0"



GROUND FLOOR PLAN - LINEAR PARK
SCALE: 1/16" = 1'-0"



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