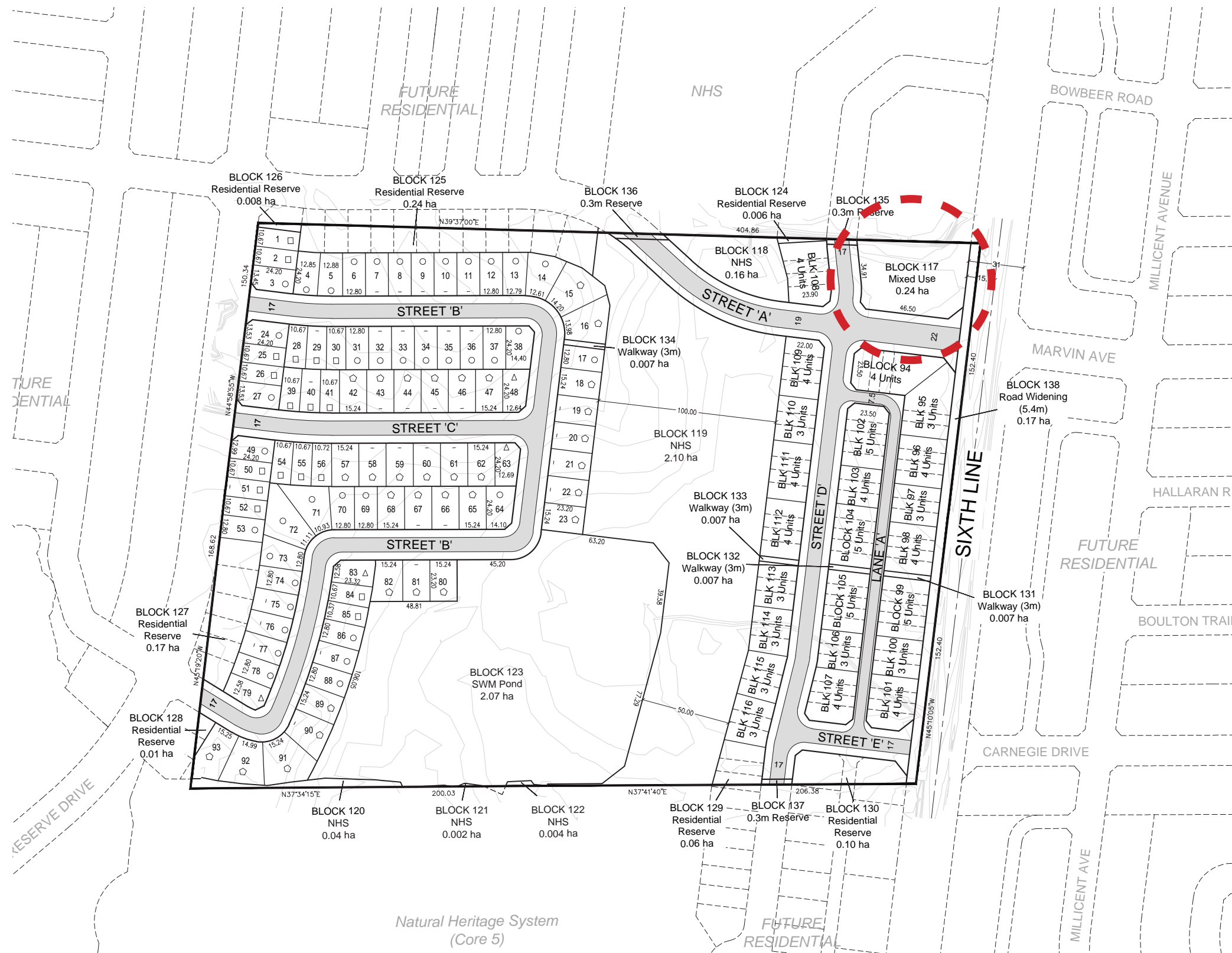


WEST MORRISON

MIXED-USE DEVELOPMENT
PROPOSED CONCEPT & STATISTICS

2021-07-15



PROPOSED DESIGN

(TWO LEVELS OF PARKING / RATIO OF 1.0)

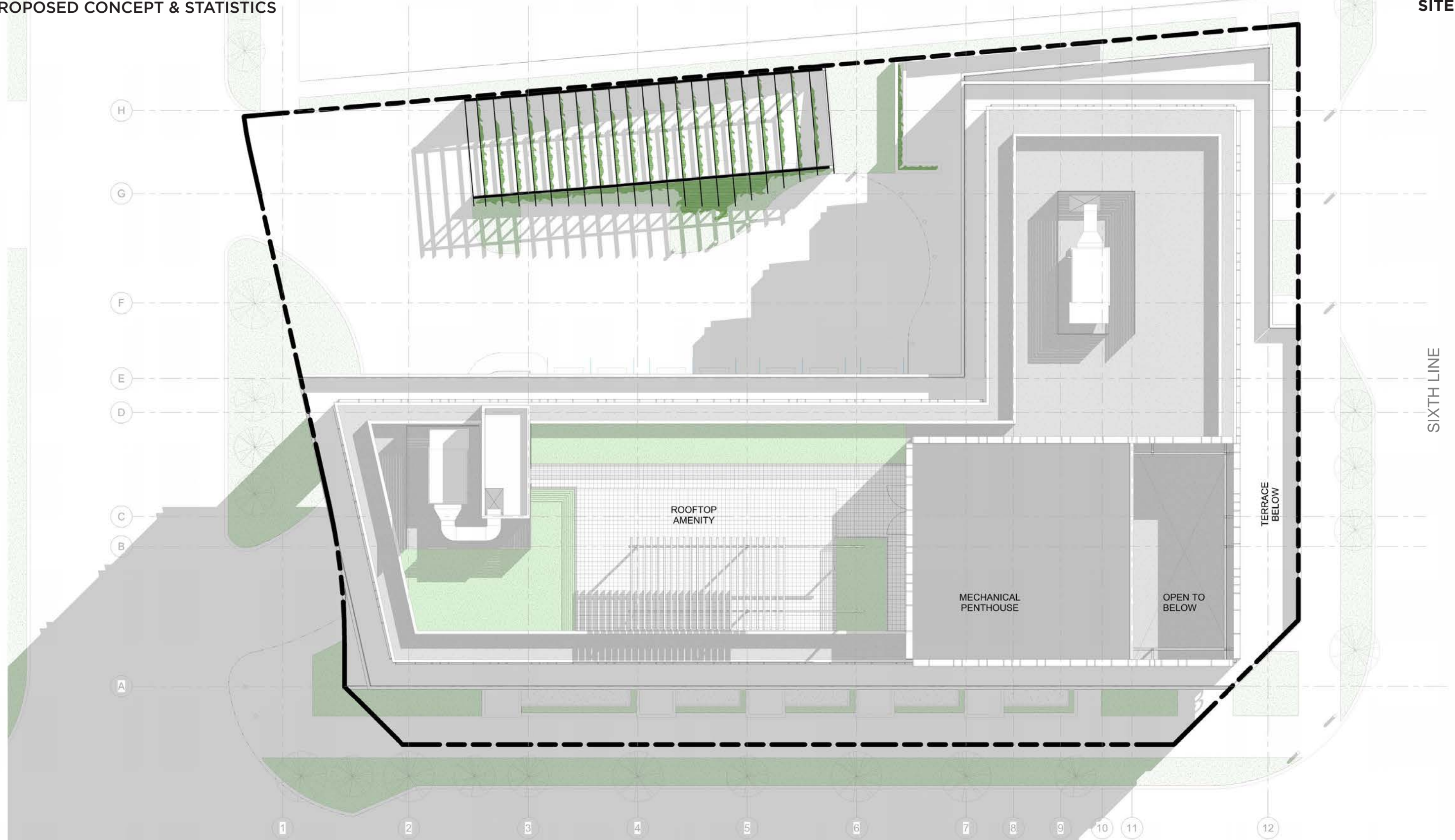
		500	550	600	TOTALS
		1 BD	1 BD+DEN	2BD	
FLOORS	LEVEL 1	0	5	0	5
	LEVEL 2	5	3	7	15
	LEVEL 3	8	4	5	17
	LEVEL 4	8	4	5	17
	LEVEL 5	8	4	5	17
	LEVEL 6	8	5	4	17
	LEVEL 7	11	3	4	18
	LEVEL 8	9	4	2	15
	TOTAL UNITS		57	32	32
UNIT MIX (%)		47%	26%	26%	100%

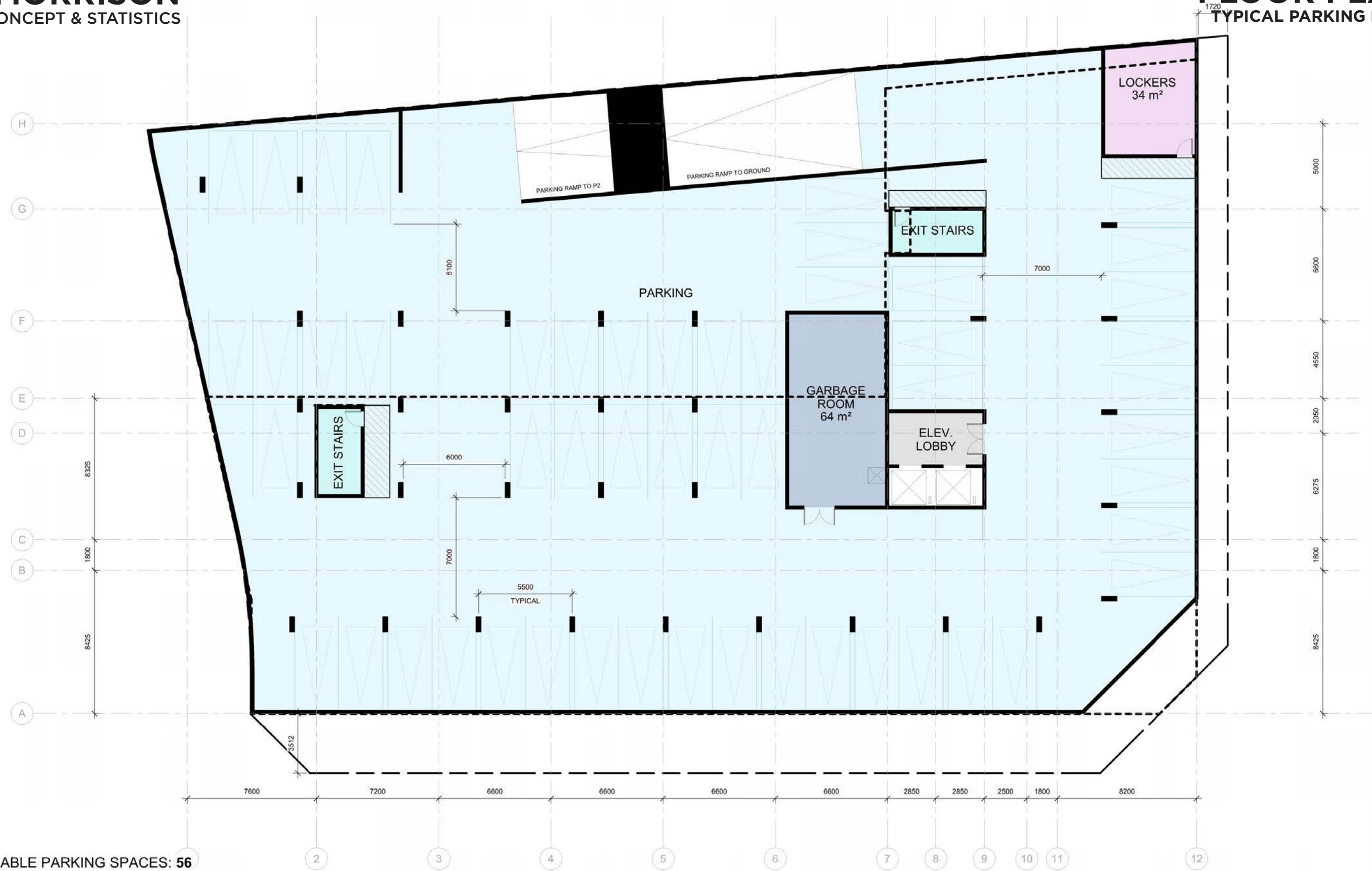
BUILDING STATS

		AREAS (SM)	CONDO	AMENITY	RETAIL	CIRCULATION	GROSS	EFFICIENCY
FLOORS	LEVEL 1	251			302	134	982	0.56
	LEVEL 2	895				114	1089	0.82
	LEVEL 3	1026				114	1231	0.83
	LEVEL 4	1026				114	1231	0.83
	LEVEL 5	1026				114	1231	0.83
	LEVEL 6	927				109	1104	0.84
	LEVEL 7	927				112	1112	0.83
	LEVEL 8	723		124		109	1010	0.84
	OUTDOOR AMENITY				200			
TOTALS			6801	324	302	920	8990	0.80
SITE AREA (SM)		2400						
FSR		3.7						

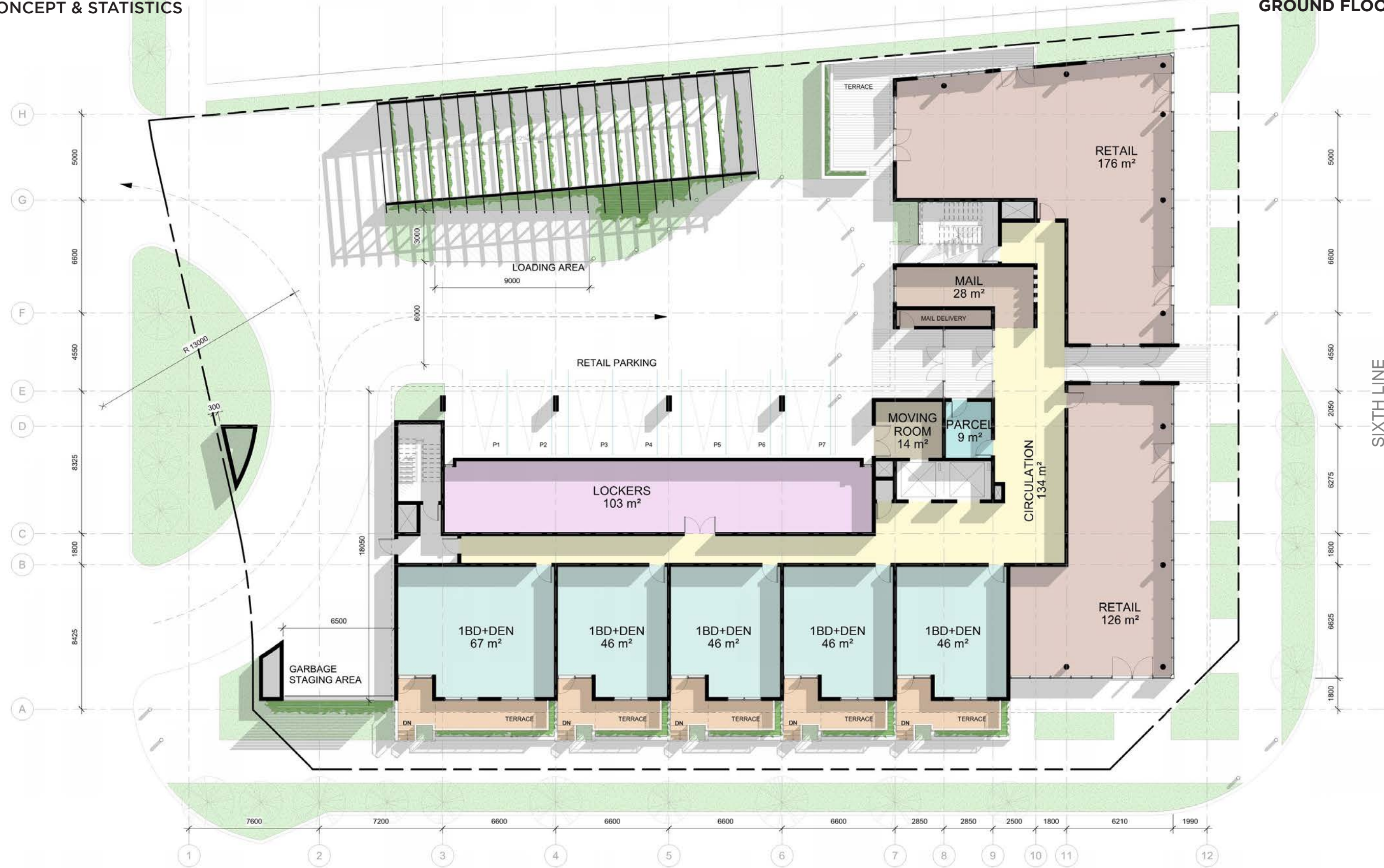
PARKING STATS

REQUIREMENTS	RATIO	#	PROVIDED	#
RESIDENTIAL	1	121	SURFACE	7
VISITOR	0.2	24	P1	52
RETAIL (INTERIOR)	-	5	P2	52
RETAIL (EXTERIOR)	-	5	P3	52
		155	163	





TOTAL AVAILABLE PARKING SPACES: 56



SIXTH LINE

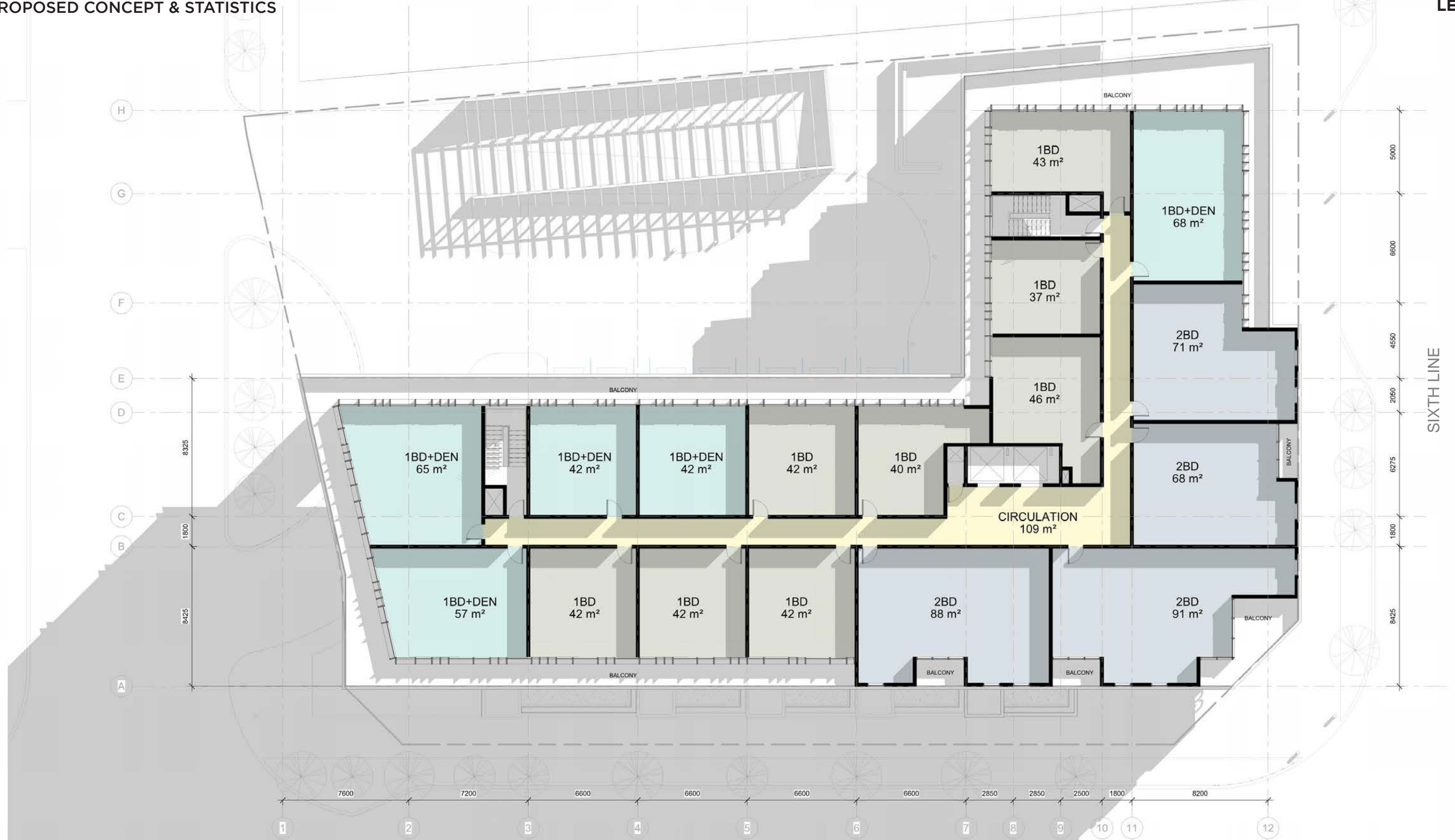
STREET A

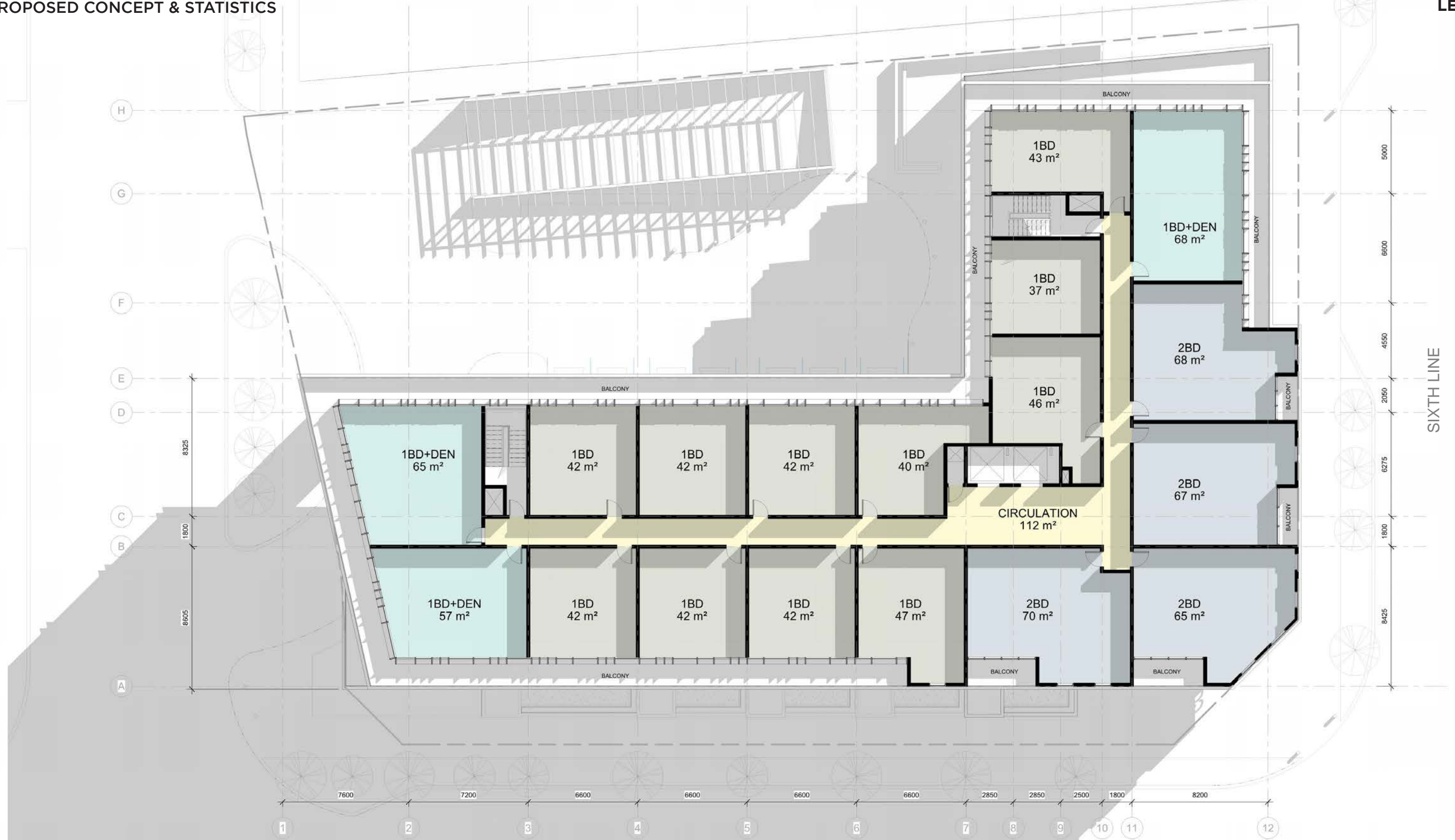


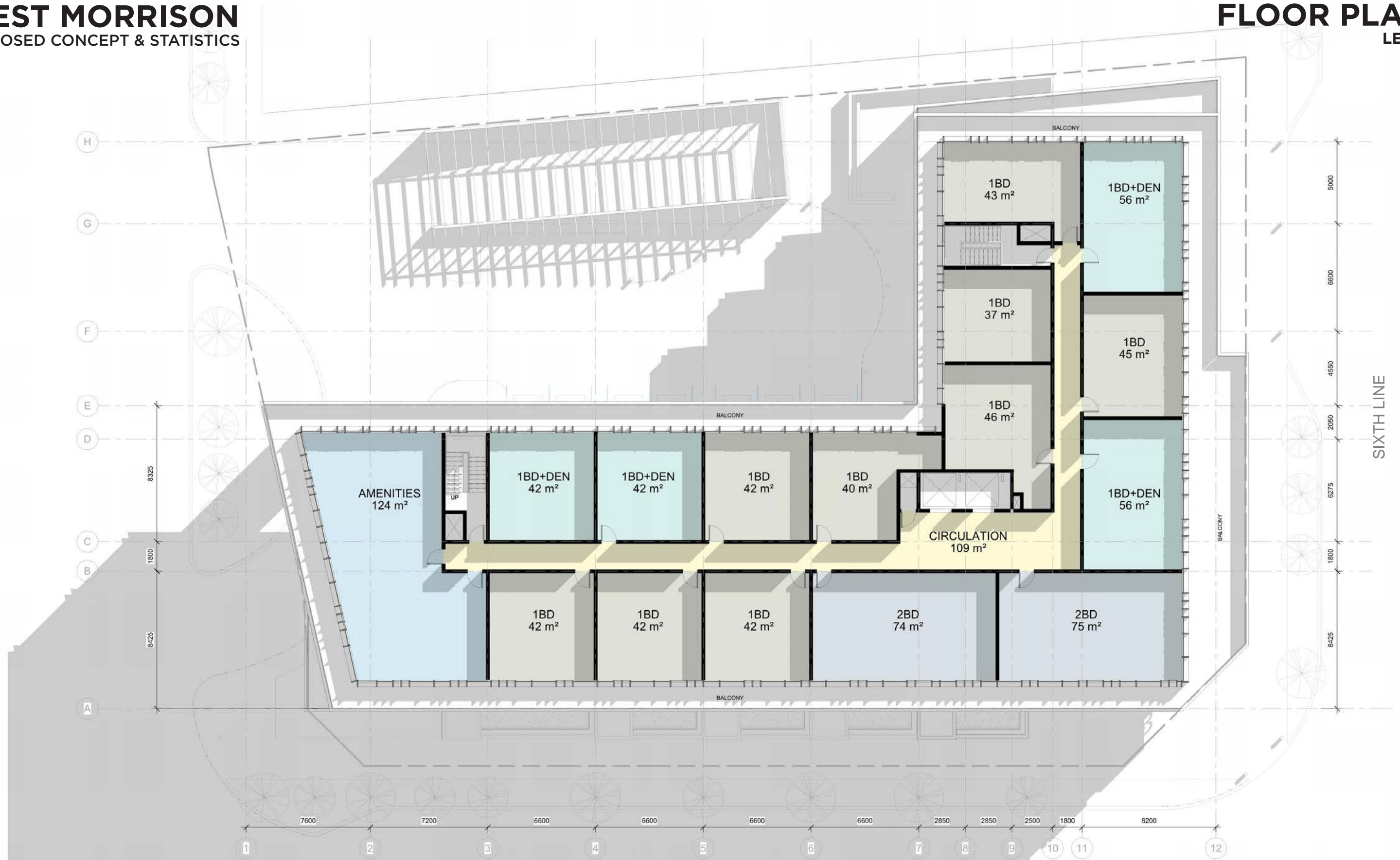


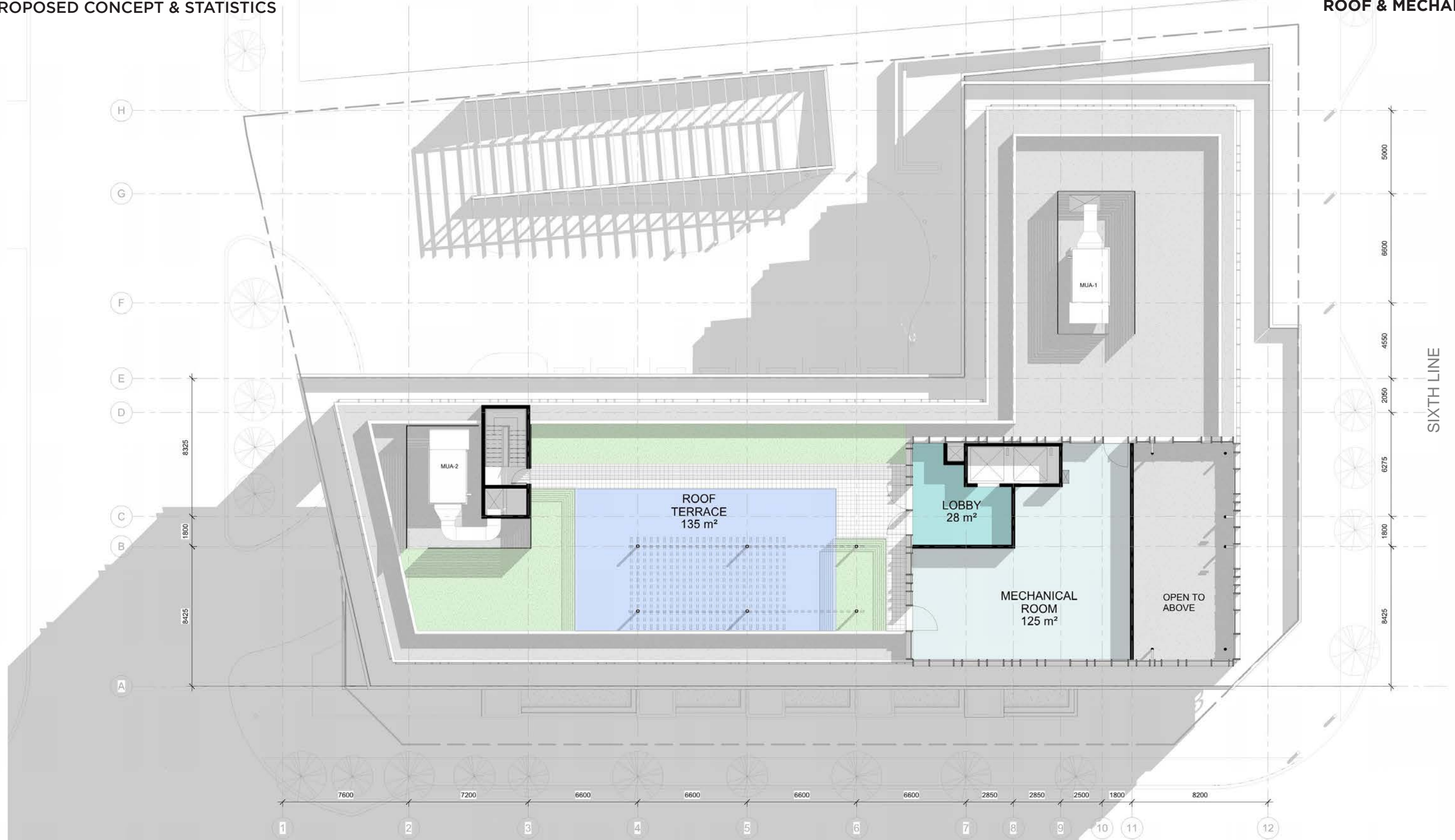
SIXTH LINE

STREET A





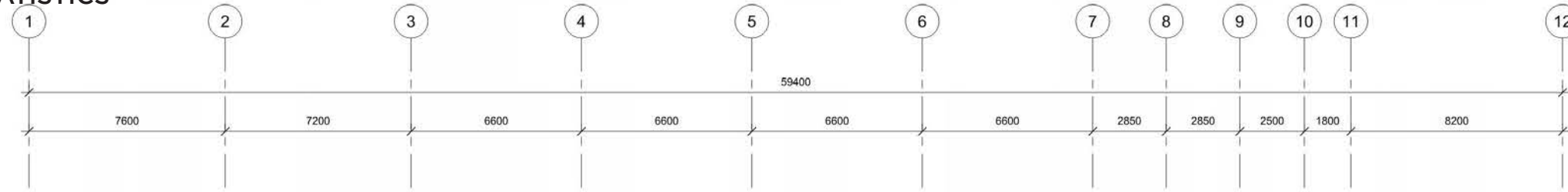




STREET A

WEST MORRISON

PROPOSED CONCEPT & STATISTICS



ELEVATION

SOUTH - 6TH LINE



WEST MORRISON

PROPOSED CONCEPT & STATISTICS

ELEVATION NORTH



WEST MORRISON

PROPOSED CONCEPT & STATISTICS

ELEVATION EAST



WEST MORRISON

PROPOSED CONCEPT & STATISTICS

ELEVATION WEST

















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