university square
LORNA GLEASON, BOND TRUSTEE
existing conditions
existing conditions
SITE PLAN

SCALE: 1" = 50'-0"

THIS BUILDING AREA INCLUDING STRUCTURAL MEMBERS TO BE DEMOLISHED ON ALL FLOORS
ONE GARAGE BAY, ALL CONNECTING STRUCTURAL MEMBERS TO BE DEMOLISHED ON ALL FLOORS
STAIR TOWER INCLUDING STRUCTURAL MEMBERS TO BE DEMOLISHED ON ALL FLOORS
APPLEBEE'S BUILDING TO BE REMOVED
EXISTING BUILDING TO REMAIN AND BE USED FOR PROPOSED RESIDENTIAL OR OFFICE TOWERS

LORNA GLEASON, BOND TRUSTEE
heights lifestyle
**Retail**

- Macy's: 2 floors, 165,000 sf
- Target: 2 floors, 165,000 sf
- Small shops: 8,850 sf (smallest), 6,670 sf, 5,480 sf
- Restaurant: 5,739 sf

**Total:** 356,739 SF +/-

**Site Data**

**Multi-family Residential**

- North Tower: 6 floors, 161 apartments, 198,915 sf +/-
  - 98 1-bedroom units @ 850 sf (+/-61%)
  - 63 2-bedroom units @ 1,200 sf (+/-39%)

- Southwest Tower: 4 floors, 128 apartments, 193,392 sf +/-
  - 69 1-bedroom units @ 850 sf (+/-54%)
  - 59 2-bedroom units @ 1,200 sf (+/-46%)

**Total Apartments:** 289 @ 392,307 SF +/-

**Residential Wellness Center + Community Space:** 11,500 sf

**Residential Tenant Storage Space:** 18,460 sf

**Total Residential:** 29,960 SF

**Parking**

- Within parking structure: 2,035 spaces +/-
- Existing on-grade: 86 spaces
- Proposed on-grade: 176 spaces

**Total Parking:** 2,297 spaces +/-

**Parking Requirements**

- Macy's: 4 spaces per 1,000 sf, 660 spaces
- Target: 4 spaces per 1,000 sf, 660 spaces
- Proposed retail: 4 spaces per 1,000 sf, 84 spaces
- Applebee's: 10 spaces, 58 spaces
- North Tower Multi-Family Residential: 2 spaces per apartment, 32 spaces
- Southwest Tower Multi-Family Residential: 2 spaces per apartment, 32 spaces

**Total Parking Requirements:** 2,040 spaces +/-

**Lorna Gleason, Bond Trustee**
FLOOR LEVELS - 111' & 120'

128 UNITS ON 4 FLOORS
PARKING: 120 UNIT X 2 = 240 SPACES

32 UNITS - FLR Res1 - 111' & 120'
14 - 259 sf = 47% 18 - 385 sf = 53%

27 UNITS (FLR Res2 - 111')
11 - 259 sf = 41% 16 - 385 sf = 59%

RESIDENTIAL TENANT STORAGE SPACE
RESIDENTIAL WELLNESS CAFE & COMMUNITY SPACE
NEW GARAGE VERTICAL CIRCULATION CORE

SITE PLAN
SCALE: 1" = 50'0"
residential floor plans
residential floor plans
LORNA GLEASON, BOND TRUSTEE

ROOF LEVEL

residential floor plans
office floor plan option
BUILDING SECTION A-A
Scale: 1/16" = 1'-0"

BUILDING SECTION B-B
Scale: 1/16" = 1'-0"