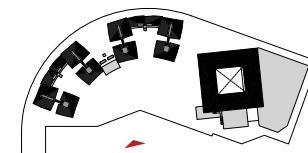




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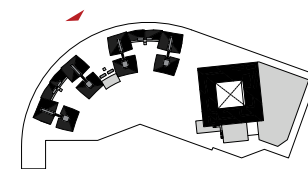
RENDERINGS

A4.1



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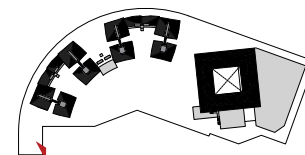
RENDERINGS

A4.2



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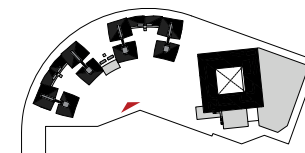
RENDERINGS

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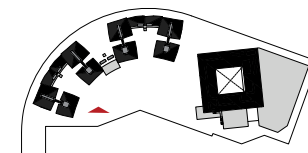
RENDERINGS

A4.4



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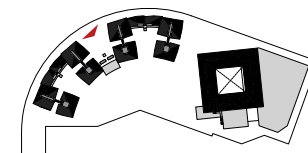
RENDERINGS

A4.5



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RENDERINGS

A4.5a

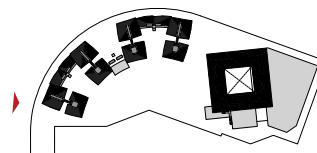


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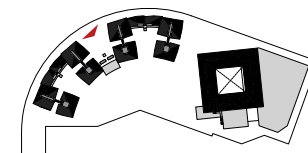
RENDERINGS

A4.6



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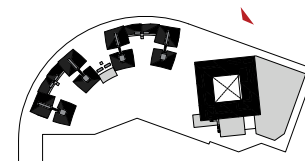
RENDERINGS

A4.7



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RENDERINGS

A4.8

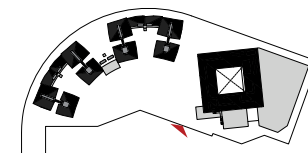


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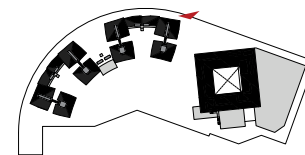
RENDERINGS

A4.9



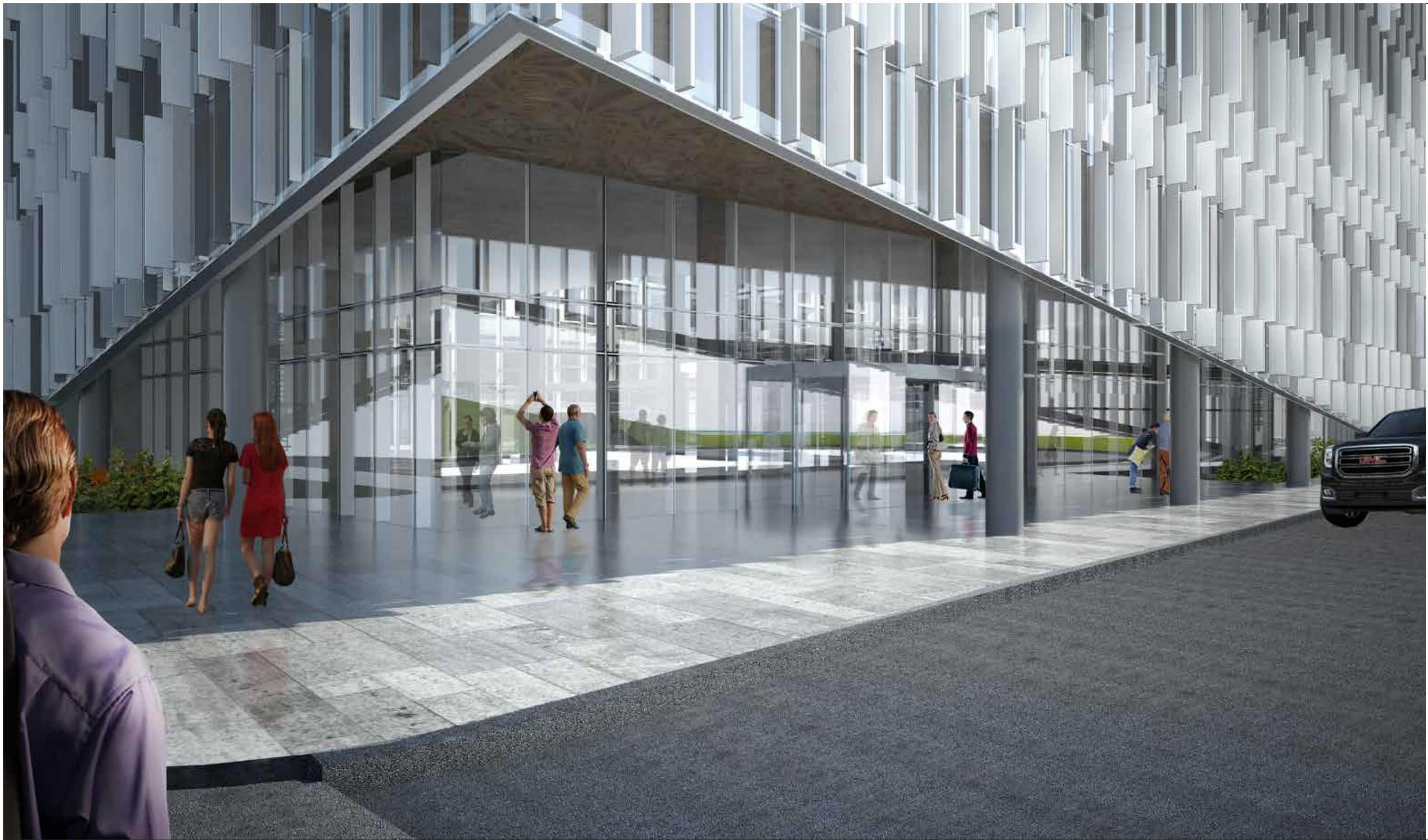
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RENDERINGS

A4.10

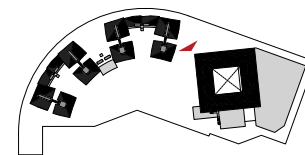


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RENDERINGS

A4.11

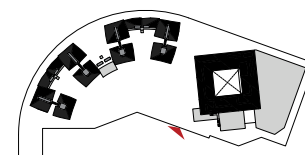


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RENDERINGS

A4.12

PROGRAM INFO & PARKING INFO
RESIDENTIAL

Site Area Lot 1

5.34 acres

232,424 sf

Occupancy R-2
Construction Type III B

| | | Unit Type | Unit Rentable | Floor Levels | | | | | | | Unit | % | Rentable Area |
|-------------|-------|-----------|---------------|--------------|-----|-----|-----|-----|-----|-----|-------|---------|---------------|
| Apartments | | | | | | | | | | | | | |
| UNIT TYPE | | | | 1ST | 2ND | 3RD | 4TH | 5TH | 6TH | 7TH | Total | | by Type |
| STUDIO | S1 | 443 | - | - | 4 | 4 | 4 | 4 | 4 | 4 | 20 | | 8,860 |
| | S2 | 476 | - | - | 4 | 4 | 4 | 8 | 8 | 28 | | 13,328 | |
| | S2.1 | 476 | - | - | 4 | 4 | 4 | - | - | 12 | | 5,712 | |
| | S3 | 496 | - | - | - | - | - | 2 | 2 | 4 | | 1,984 | |
| | S4 | 462 | - | - | 2 | 2 | 2 | - | - | 6 | | 2,772 | |
| TOTAL | | | 0 | 0 | 14 | 14 | 14 | 14 | 14 | 14 | 70 | 28% | 32,656 |
| 1 BEDROOM | A1 | 770 | - | - | - | - | 2 | 6 | 6 | 14 | | 10,780 | |
| | A1.1 | 726 | - | - | 4 | 4 | 2 | - | - | 10 | | 7,260 | |
| | A1.2 | 730 | - | - | 2 | 2 | 2 | - | - | 6 | | 4,380 | |
| | A2 | 764 | - | - | - | - | 2 | 2 | 2 | 6 | | 4,584 | |
| | A2.1 | 802 | - | - | 2 | 2 | - | - | - | 4 | | 3,208 | |
| | A3 | 810 | - | - | 2 | 2 | - | - | - | 4 | | 3,240 | |
| | A3.1 | 855 | - | - | - | - | - | 2 | 2 | 4 | | 3,420 | |
| | A3.2 | 823 | - | - | - | - | 2 | - | - | 2 | | 1,646 | |
| | A4 | 766 | - | - | 4 | 4 | - | - | - | 8 | | 6,128 | |
| | A4.1 | 816 | - | - | - | - | 4 | 4 | 4 | 12 | | 9,792 | |
| | A5 | 763 | - | - | 4 | 4 | 4 | - | - | 12 | | 9,156 | |
| | A5.1 | 779 | - | - | - | - | - | 4 | 4 | 8 | | 6,232 | |
| | A6 | 845 | - | - | 4 | 4 | - | - | - | 8 | | 6,760 | |
| | A6.1 | 903 | - | - | - | - | 4 | 4 | 4 | 12 | | 10,836 | |
| | TOTAL | | | 0 | 0 | 22 | 22 | 22 | 22 | 22 | 110 | 44% | 87,422 |
| 2 BEDROOM | B1 | 981 | - | - | - | - | 4 | 4 | 4 | 12 | | 11,772 | |
| | B1.1 | 963 | - | - | - | - | - | 4 | 4 | 8 | | 7,704 | |
| | B2 | 1,386 | - | - | 2 | 2 | - | - | - | 4 | | 5,544 | |
| | B2.1 | 1,346 | - | - | - | - | - | 2 | 2 | 4 | | 5,384 | |
| | B2.2 | 1,417 | - | - | - | - | 2 | 2 | 2 | 6 | | 8,502 | |
| | B2.3 | 1,342 | - | - | 2 | 2 | 2 | - | - | 6 | | 8,052 | |
| | B3 | 1,229 | - | - | 2 | 2 | - | - | - | 4 | | 4,916 | |
| | B3.1 | 1,267 | - | - | - | - | 2 | 2 | 2 | 6 | | 7,602 | |
| | B4 | 899 | - | - | - | 4 | 4 | - | - | 8 | | 7,192 | |
| | B4.1 | 899 | - | - | 4 | - | - | - | - | 4 | | 3,596 | |
| | B5 | 938 | - | - | - | 4 | - | - | - | 4 | | 3,752 | |
| | B5.1 | 938 | - | - | 4 | - | - | - | - | 4 | | 3,752 | |
| | TOTAL | | | 0 | 0 | 14 | 14 | 14 | 14 | 14 | 70 | 28% | 77,768 |
| | | | | | | | | | | | | | |
| TOTAL UNITS | | | 0 | 0 | 50 | 50 | 50 | 50 | 50 | 250 | | 197,846 | |

1. Based on typical units, not including decks
2. Includes Lobby, Corridors, Stairs, etc. Amenity spaces, decks and courtyards not included

| Residential Parking Summary | | | | | | | | | | |
|-----------------------------|--|--------------------------|----------------|--------------------|----------------|---------------------------|-----------------|-----------------|----------------------|--------------------|
| | Bicycle Parking (Private) ₃ | Bicycle Parking (Public) | Tandem Parking | Regular Accessible | Van Accessible | Electric Vehicle Charging | Full Size Stall | Full Size Guest | Accessible Van Guest | Total ₁ |
| Basement | 80 | 10 | 4 | 8 | 2 | 30 | 193 | 2 | 1 | 236 |
| Level 1 | - | - | 6 | 6 | - | 26 | 164 | - | - | 196 |
| Total | 80 | 10 | 10 | 14 | 2 | 56 | 357 | 2 | 1 | 432 |

1 - Does not include Bicycle Parking
2 - Grand Total Includes Tandem Parking Spaces, but does not include bicycle parking
3 - All private bicycle spaces to be Class I, all public spaces Class II

HOTEL

Site Area Lot 2

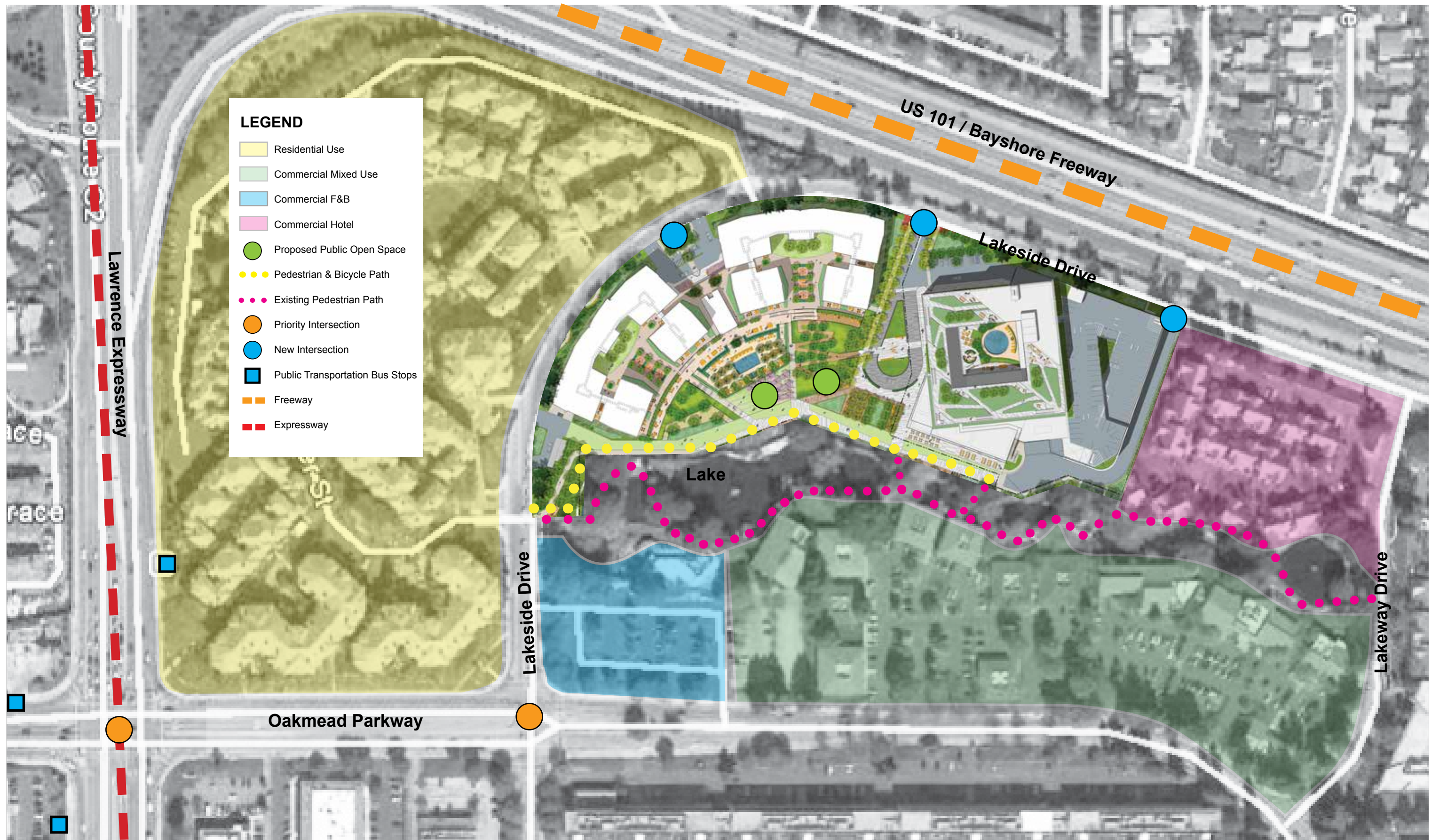
3.49 acres

152,072 sf

FAR 1.09

Occupancy R-1
Construction Type IB

| GUESTROOM COUNTS | | | | |
|----------------------------------|---------|-----------|-------|--------------|
| | Typical | Adjoining | Total | Keys / Floor |
| LEVEL 2 | | | | |
| King (Std) | 41 | 8 | 49 | 70 |
| Double Double | | 12 | 12 | |
| Corner Suites | | 4 | 4 | |
| Suites | 3 | | 3 | |
| King (Mobility) | 2 | | 2 | |
| LEVEL 3 | | | | |
| King (Std) | 48 | 8 | 56 | 75 |
| Double Double | | 11 | 11 | |
| Corner Suites | | 3 | 3 | |
| Suites | 3 | | 3 | |
| King (Mobility) | 2 | | 2 | |
| LEVEL 4 | | | | |
| King (Std) | 43 | 6 | 49 | 65 |
| Double Double | | 9 | 9 | |
| Corner Suites | | 3 | 3 | |
| Suites | 2 | | 2 | |
| King (Mobility) | 2 | | 2 | |
| LEVEL 5 | | | | |
| King (Std) | 30 | 3 | 33 | 43 |
| Double Double | | 5 | 5 | |
| Corner Suites | | 2 | 2 | |
| Suites | 2 | | 2 | |
| King (Mobility) | 1 | | 1 | |
| LEVEL 6 | | | | |
| King (Std) | 2 | 1 | 3 | 10 |
| Double Double | | 2 | 2 | |
| Corner Suites | | 1 | 1 | |
| Suites | 3 | | 3 | |
| King (Mobility) | 1 | | 1 | |
| TOTAL KEYS | | | | |
| 263 | | | | |
| Room Type Totals | | | | |
| King (Std) | 190 | | | |
| Double Double | 39 | | | |
| Corner Suites | 13 | | | |
| Suites | 13 | | | |
| King (Mobility) | 8 | | | |
| Adjoining King / DBL-DBL Rooms | | | | |
| Rooms | 52 | | | |
| (Pairs) | 26 | | | |
| Building Gross Square Footage | | | | |
| Level 1 | 45,118 | | | |
| Level 2 | 32,052 | | | |
| Level 3 | 31,857 | | | |
| Level 4 | 28,008 | | | |
| Level 5 | 19,528 | | | |
| Level 6 | 9,261 | | | |
| Total | 165,824 | | | |
| Parking Garage (Not incl in FAR) | | | | |
| P1 | 36,452 | | | |
| P2 | 32,569 | | | |
| P3 | 28,693 | | | |
| Total | 97,714 | | | |
| BUILDING SUPPORT | | | | |
| Mechanical & Equipment | 8,245 | | | |
| Housekeeping / Storage | 3,576 | | | |
| Total | 11,821 | | | |
| Interior Program Spaces | | | | |
| Banquet | 9,032 | | | |
| Banquet A | 1,697 | | | |
| Banquet B | 1,735 | | | |
| Banquet C | 1,730 | | | |
| Prefunction | 3,870 | | | |
| Exterior Program Spaces | | | | |
| Banquet | 2,097 | | | |
| Banquet A | 699 | | | |
| Banquet B | 699 | | | |
| Banquet C | 699 | | | |
| Meeting | | | | |
| Meeting | 3,170 | | | |
| Conference Center | 738 | | | |
| Meeting 1 | 425 | | | |
| Meeting 2 | 421 | | | |
| Meeting 3 | 384 | | | |
| Meeting 4 | 385 | | | |
| Meeting 5 | 495 | | | |
| Co-work area | 322 | | | |
| Restaurant / Bar / Lounge | | | | |
| Restaurant | 6,952 | | | |
| Lobby Bar | 1,037 | | | |
| Rooftop Bar | 1,380 | | | |
| Informal Lounge | 1,481 | | | |
| Kitchen / Food Services | | | | |
| Kitchen | 3,546 | | | |
| Pantry (Meeting Rooms) | 254 | | | |
| Rooftop Bar Support | 185 | | | |
| Grab & Go | 561 | | | |
| Gift Shop | | | | |
| Sundry Shop | 522 | | | |
| Office | | | | |
| Office | 2,780 | | | |
| Fin A | 164 | | | |
| Fin B | 156 | | | |
| Fin C | 178 | | | |
| Front Admin | 353 | | | |
| Front Office | 233 | | | |
| Gen Mgr | 232 | | | |
| HK Office | 148 | | | |
| HR | 164 | | | |
| M&R / Admin Support | 549 | | | |
| Sales | 156 | | | |
| Security | 85 | | | |
| Check In | 362 | | | |
| Engineering Office | 207 | | | |
| Back of House | | | | |
| Back of House | 3,910 | | | |
| Loading Dock | 1,830 | | | |
| Laundry/Valet | 938 | | | |
| Employee Facilities | 1,142 | | | |





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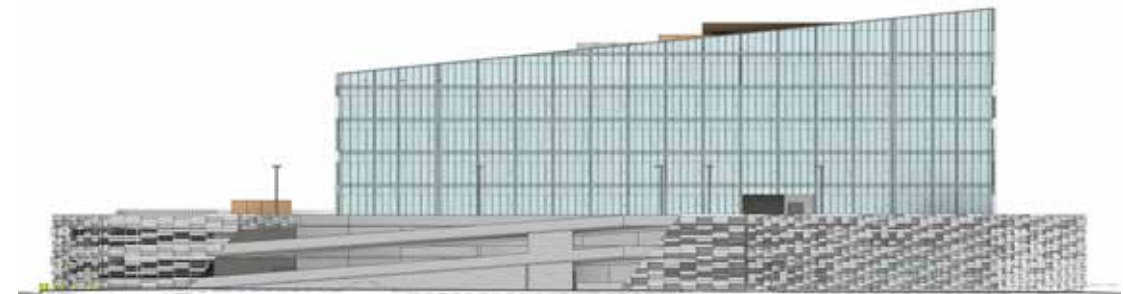
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ILLUSTRATIVE SITE
 PLAN

S1.2



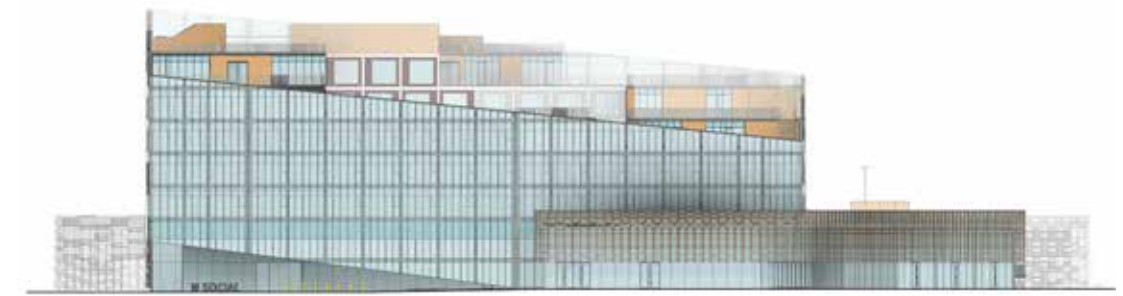
HOTEL ELEVATION - NORTH



HOTEL ELEVATION - EAST



HOTEL ELEVATION - SOUTH

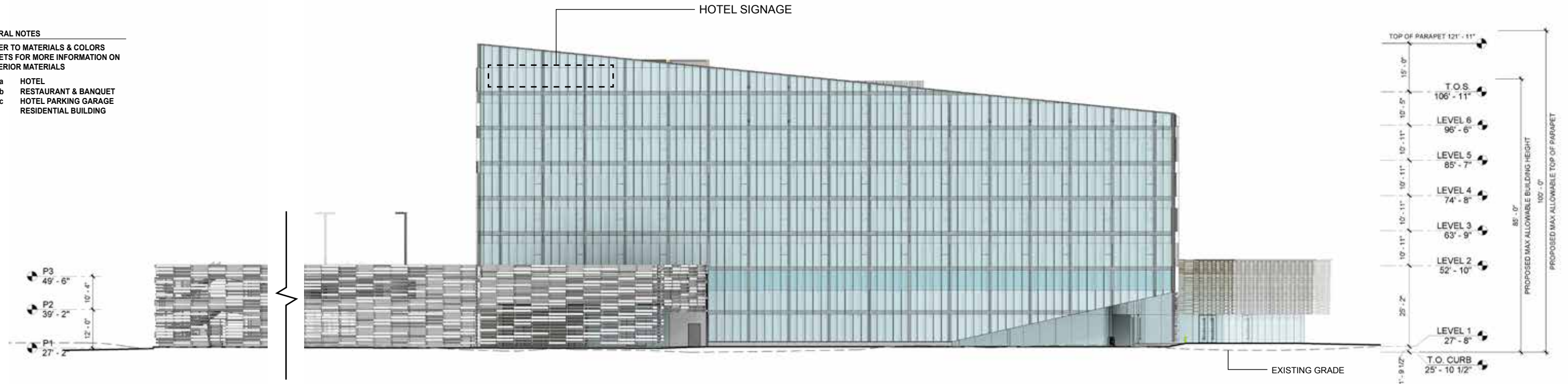


HOTEL ELEVATION - WEST

GENERAL NOTES

1. REFER TO MATERIALS & COLORS SHEETS FOR MORE INFORMATION ON EXTERIOR MATERIALS

- A3.8a HOTEL
- A3.8b RESTAURANT & BANQUET
- A3.8c HOTEL PARKING GARAGE
- A3.9 RESIDENTIAL BUILDING



ENLARGED HOTEL ELEVATION - NORTH



ENLARGED HOTEL ELEVATION - EAST

0 18' 32' 64'

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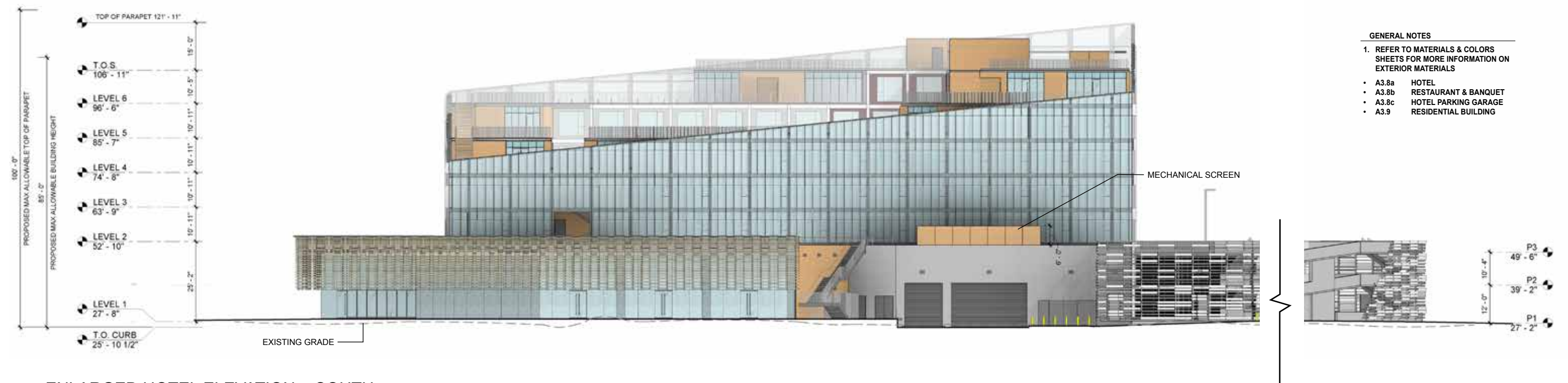
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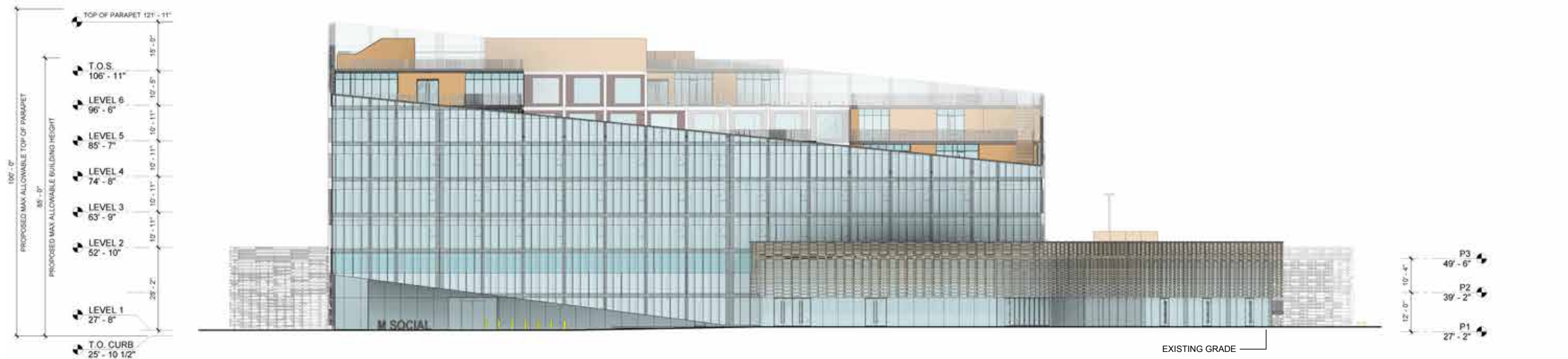
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ENLARGED ELEVATIONS:
HOTEL

A3.2



ENLARGED HOTEL ELEVATION - SOUTH



ENLARGED HOTEL ELEVATION - WEST

0 18' 32' 64'

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ENLARGED ELEVATIONS:
HOTEL

A3.3

GENERAL NOTES

1. REFER TO MATERIALS & COLORS
SHEETS FOR MORE INFORMATION ON
EXTERIOR MATERIALS

- A3.8a HOTEL
- A3.8b RESTAURANT & BANQUET
- A3.8c HOTEL PARKING GARAGE
- A3.9 RESIDENTIAL BUILDING



SOUTH ELEVATION



NORTH ELEVATION



TYPICAL GREEN SCREEN
COVERAGE



SOUTHWEST ELEVATION



NORTHEAST ELEVATION

GENERAL NOTES

1. REFER TO MATERIALS & COLORS SHEETS FOR MORE INFORMATION ON EXTERIOR MATERIALS

- A3.8a HOTEL
- A3.8b RESTAURANT & BANQUET
- A3.8c HOTEL PARKING GARAGE
- A3.9 RESIDENTIAL BUILDING



ENLARGED RESIDENTIAL ELEVATION - SOUTH



ENLARGED RESIDENTIAL ELEVATION - SOUTH

0 18' 32' 64'

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BDE

ENLARGED ELEVATIONS:
RESIDENTIAL

A3.5

GENERAL NOTES

1. REFER TO MATERIALS & COLORS SHEETS FOR MORE INFORMATION ON EXTERIOR MATERIALS

- A3.8a HOTEL
- A3.8b RESTAURANT & BANQUET
- A3.8c HOTEL PARKING GARAGE
- A3.9 RESIDENTIAL BUILDING



ENLARGED RESIDENTIAL ELEVATION - NORTH



ENLARGED RESIDENTIAL ELEVATION - NORTH

0 18' 32' 64'

nbbj

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ENLARGED ELEVATIONS:
RESIDENTIAL

A3.6

GENERAL NOTES

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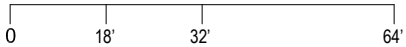
- A3.8a HOTEL
- A3.8b RESTAURANT & BANQUET
- A3.8c HOTEL PARKING GARAGE
- A3.9 RESIDENTIAL BUILDING



ENLARGED RESIDENTIAL ELEVATION - EAST



ENLARGED RESIDENTIAL ELEVATION - WEST



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BDE

ENLARGED ELEVATIONS:
RESIDENTIAL

A3.7

SITE PLAN

--- LOT LINE



LANDSCAPE ZONES

1. WATER'S EDGE
2. TREE GROVE
3. STORMWATER FEATURES
4. COURTYARD GARDENS
5. ROOF GARDENS

LANDSCAPE CONCEPT NARRATIVE

Connecting people with nature is at the heart of the landscape concept for 1250 Lakeside Drive. The landscape spaces and outdoor programming engage the lake and create contiguous connections within the development and to the surrounding neighborhood. While walking along waterfront promenade visitors will pass beneath the shade of the mature trees and relax by the banks of the lake's calm waters.

The towering trees along Lakeside Drive coupled with ground level planting and berming will help create a pleasant scale for both pedestrians and drivers passing by the development. The sustainable ethics of stormwater management and drought tolerant planting will be on display and celebrated throughout the landscape.

A hierarchy of public, semi-public, and private spaces forms as the ground elevation transitions from the lower levels of the waterfront to the upper levels of the residential and hotel buildings. The semi-public amphitheater space can play host to special events and gatherings as well as casual seating overlooking the lake. A series of outdoor spaces provides a range of activity levels ranging from active recreation decks and high-energy social areas to quiet places for relaxation and solitude.

LANDSCAPE CONCEPT NARRATIVE

L2.0

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WEST PUBLIC ENTRY - ENLARGED PLAN

KEY MAP



LARGE SCALE SIGNAGE



ENTRY PLAZA



FITNESS STATION



ENLARGED PLAN: WEST PUBLIC ENTRY

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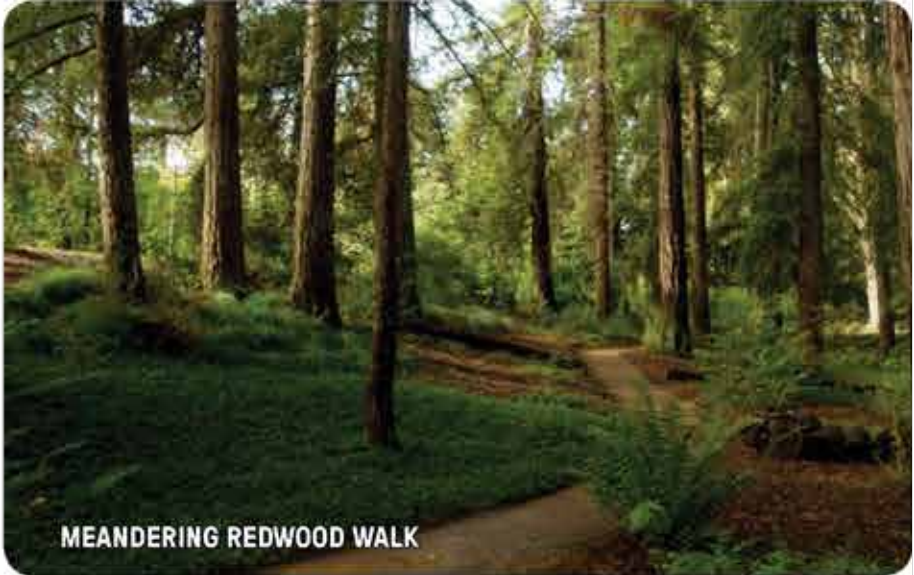
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L2.1a

LAKESIDE DRIVE REDWOODS WALK - ENLARGED PLAN



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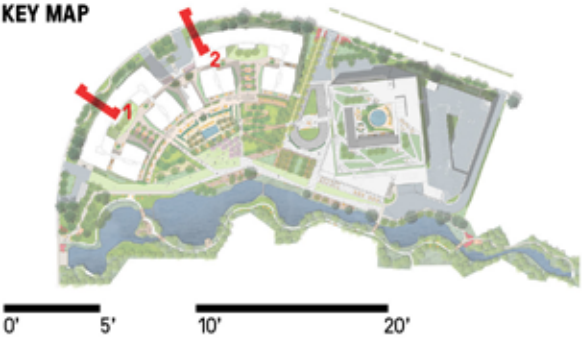
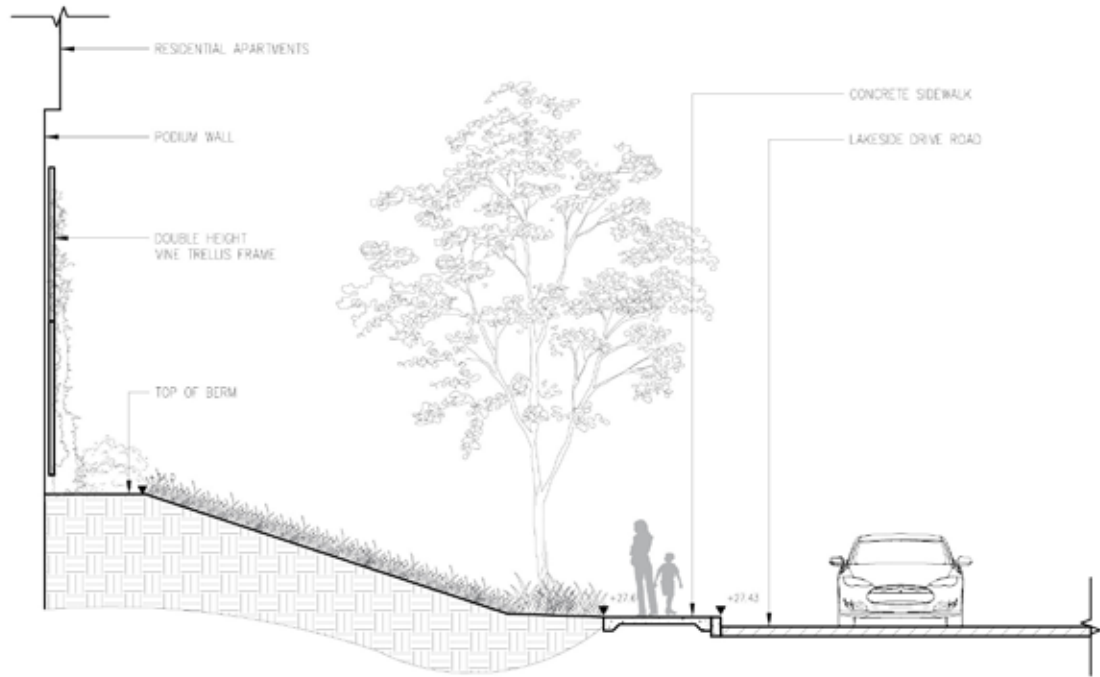
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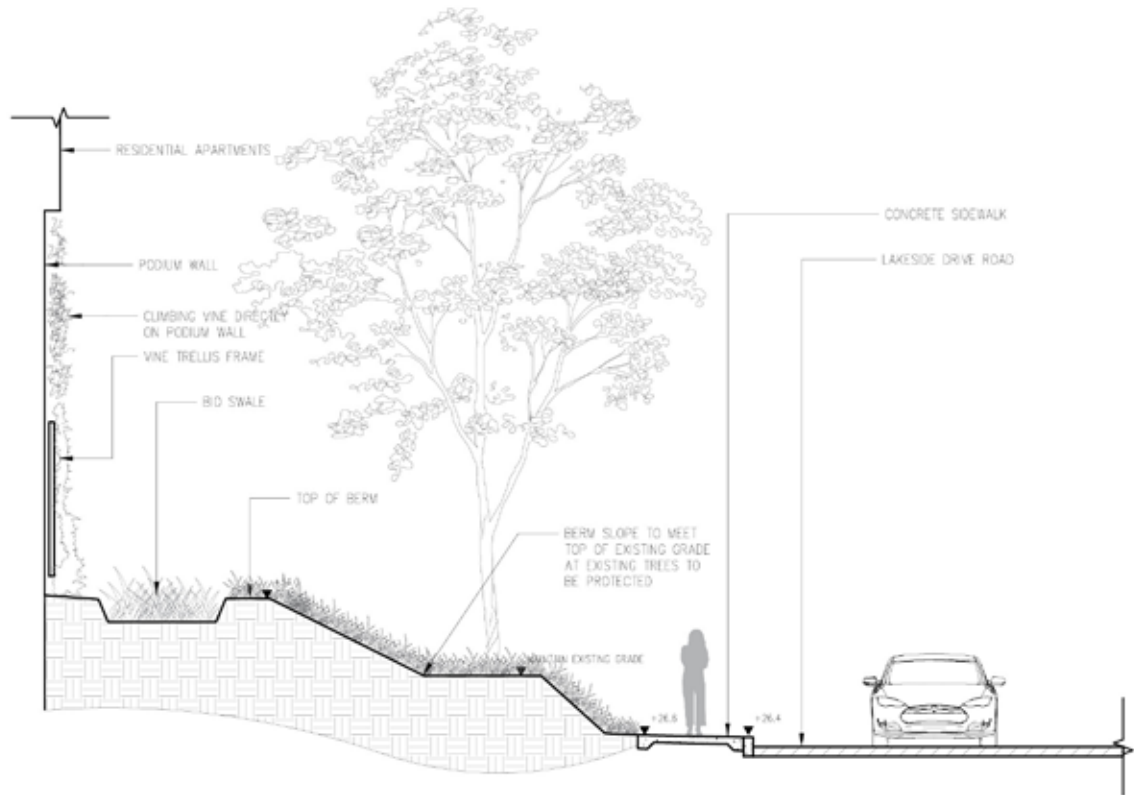
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ENLARGED PLAN:
LAKESIDE DRIVE
REDWOODS WALK
L2.2a

LAKESIDE DRIVE REDWOODS WALK - TYPICAL SECTIONS



Lakeside Drive Redwoods Walk - Section 1



Lakeside Drive Redwoods Walk - Section 2

NORTH PUBLIC ENTRY - ENLARGED PLAN



STRONG DIRECTIONAL PATH TO LAKESIDE PARK WITH SIGNAGE



GINKGO ALLEE WITH SHADED SEATING



SOCIAL SEATING BUFFERED FROM DRIVEWAY

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ENLARGED PLAN:
NORTH PUBLIC ENTRY

L2.3a

LAKE FRONT PROMENADE WEST - ENLARGED PLAN



WOOD DECK WITH LAKESIDE SEATING



TERRACE PLANTERS



DOG PARK

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ENLARGED PLAN:
LAKEFRONT
PROMENADE WEST

L2.4a

PUBLIC GARDEN WALK + SKY DECK - ENLARGED PLAN

KEY MAP



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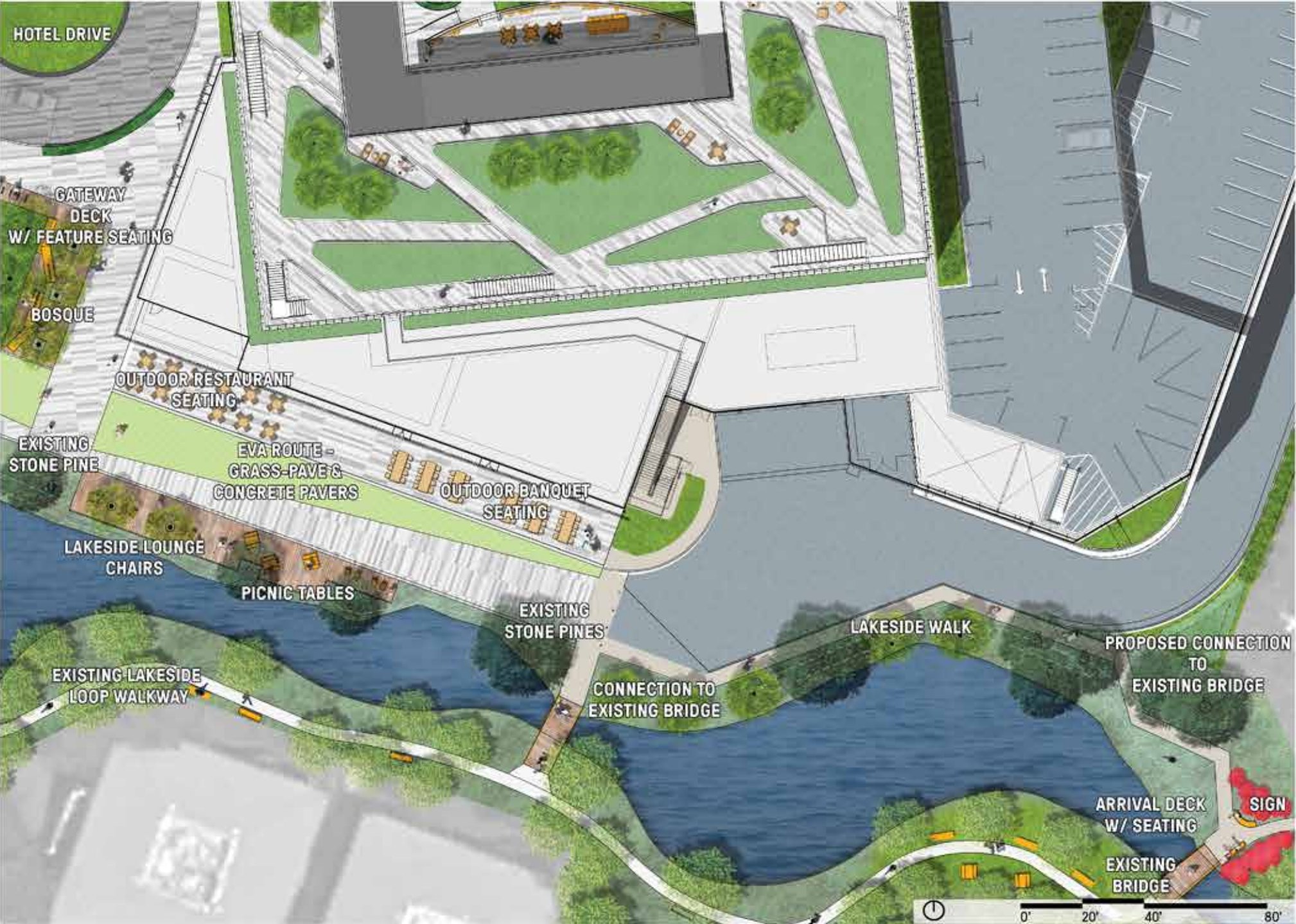
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ENLARGED PLAN:
PUBLIC GARDEN WALK
+ SKY DECK

L2.5a

LAKE FRONT PROMENADE EAST - ENLARGED PLAN



LAKESIDE LOUNGE



PICNIC TABLES & SEATING



LAKE CROSSINGS

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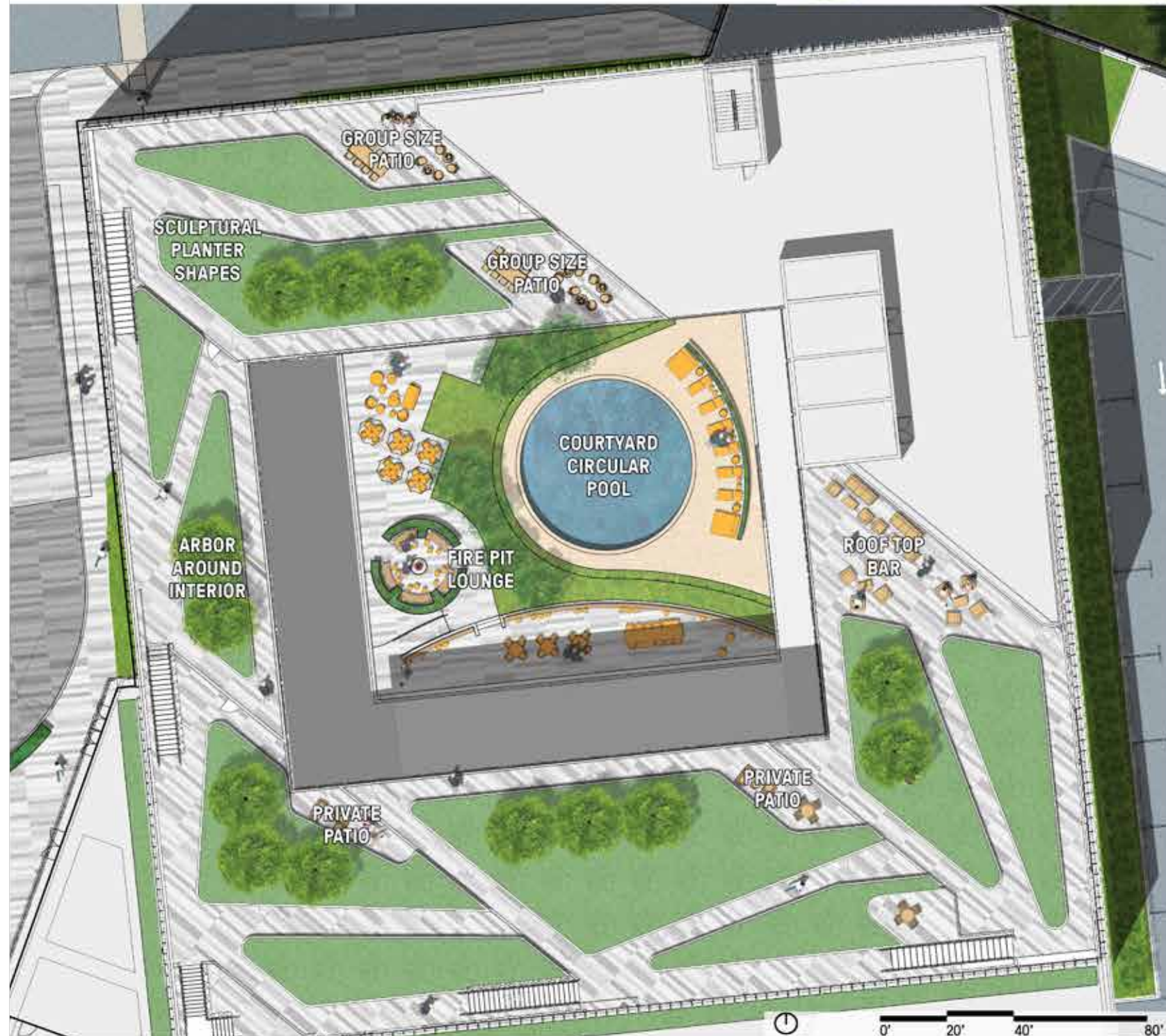
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ENLARGED PLAN: LAKE
FRONT PROMENADE
EAST

L2.6a

HOTEL ROOF GARDENS - ENLARGED PLAN

KEY MAP



SCULPTURAL PLANTERS



ARBOR INTERIOR ABOVE



CIRCULAR POOL

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ENLARGED PLAN:
HOTEL ROOF GARDENS

L2.7a

HOTEL + PARKING STRUCTURE GREEN ROOFS - ENLARGED PLAN

KEY MAP



CHERRY LAUREL SCREEN ALONG SERVICE DRIVE



BAMBOO SCREEN IN RAISED PLANTER



GIANT TIMBER BAMBOO ATRIUM

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ENLARGED PLAN: HOTEL
+ PARKING STRUCTURE
GREEN ROOFS

L2.8a

RESIDENTIAL LEVEL 2 (POOL DECK) - ENLARGED PLAN

KEY MAP



OLIVE GROVE LOUNGE



PING-PONG



SOCIAL DECK

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ENLARGED PLAN:
RESIDENTIAL LEVEL 2
(POOL DECK)

L2.9a

RESIDENTIAL LEVEL 3 (PODIUM GARDENS) - ENLARGED PLAN

KEY MAP



COURTYARD GROVE



FIRE PIT



BAR-STYLE GAME ROOM

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ENLARGED PLAN:
RESIDENTIAL LEVEL 3
(PODIUM GARDENS)
L2.10a