

MILL RESERVE

PRELIMINARY SITE PLANNING

11.1.2016

STRIEGEL
AGACKI
STUDIO

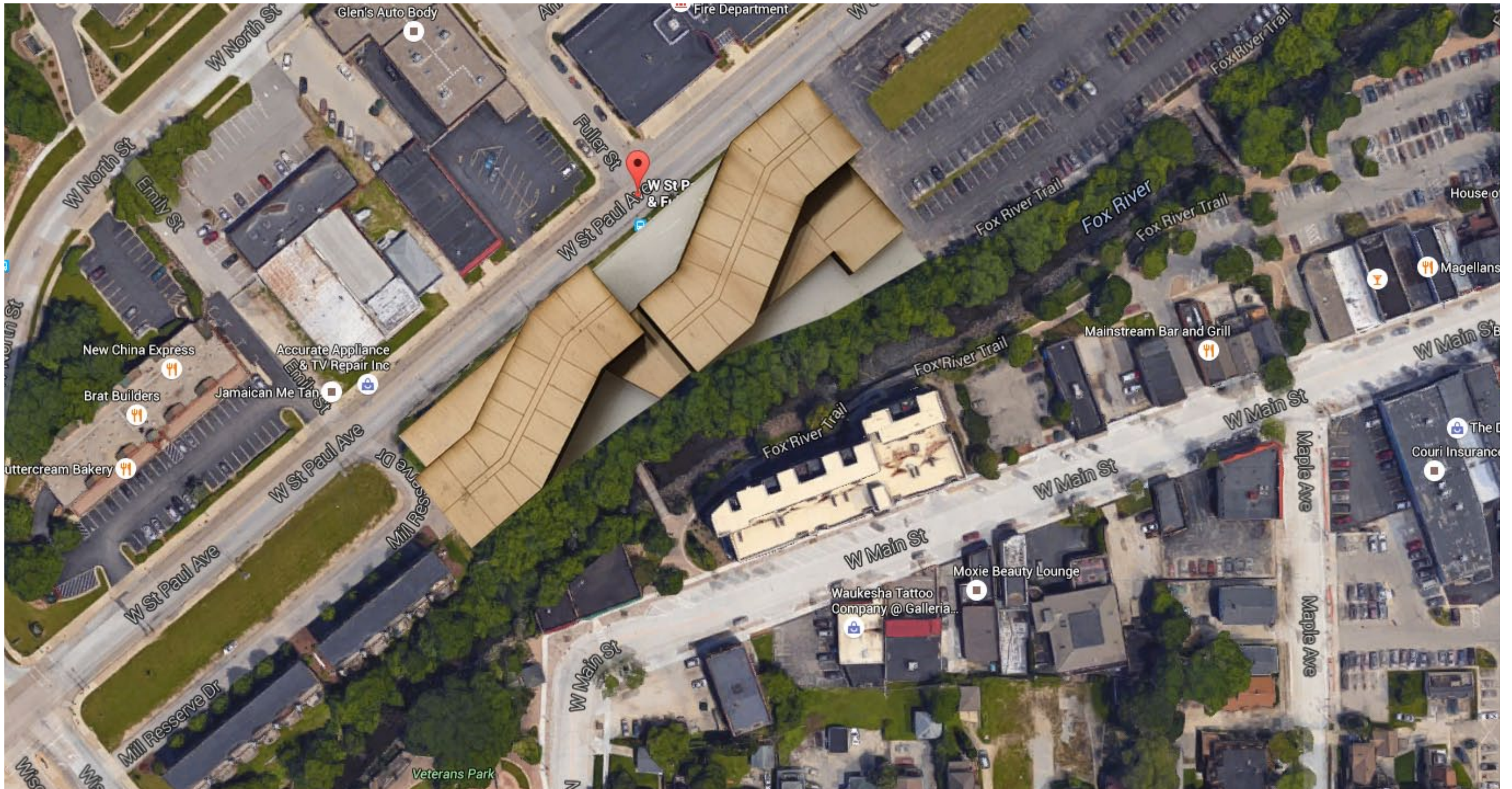


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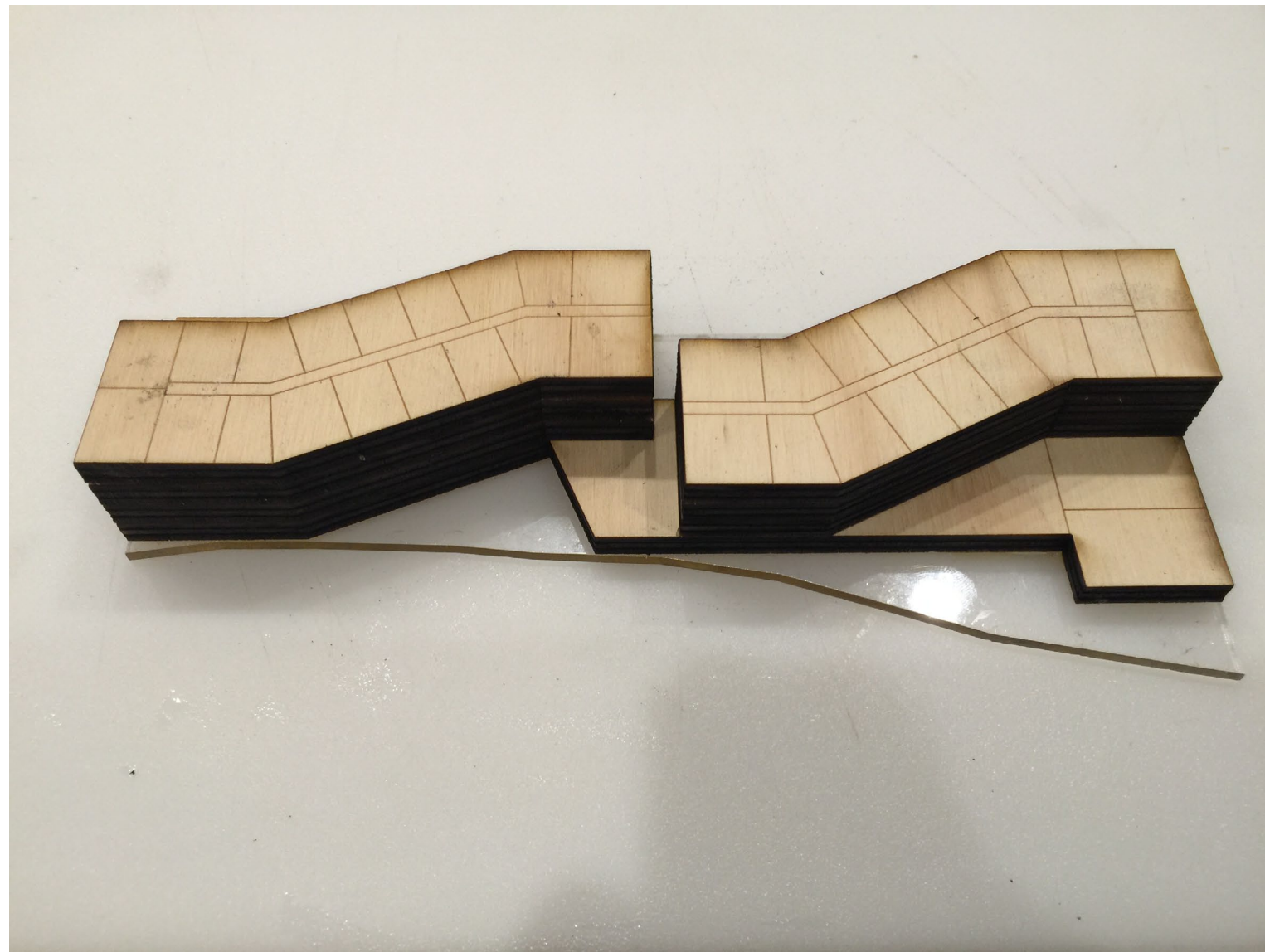
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SITE AERIAL



SITE MASSING STUDIES

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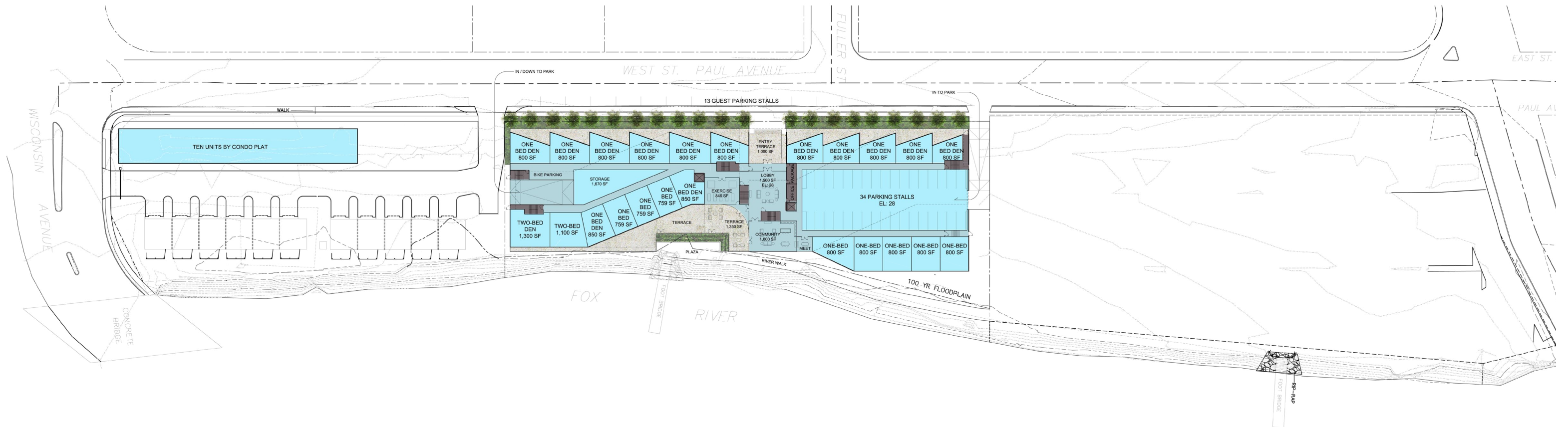
DESIGN PROGRESS REVIEW

11.1.2016

UNIT TYPE TOTALS						
FLOOR LEVEL	ONE - 675 SF	ONE - 759 SF	ONE DEN 850 SF	TWO BED 1100 SF	TWO DEN 1300 SF	FLOOR TOTAL
FLOOR 1	0	8	13	1	1	23
FLOOR 2	3	14	6	8	2	33
FLOOR 3	3	14	6	8	2	33
FLOOR 4	3	14	6	8	2	33
TOTAL	9	50	31	25	7	122
% OF TOTAL	7%	41%	25%	20%	6%	100%

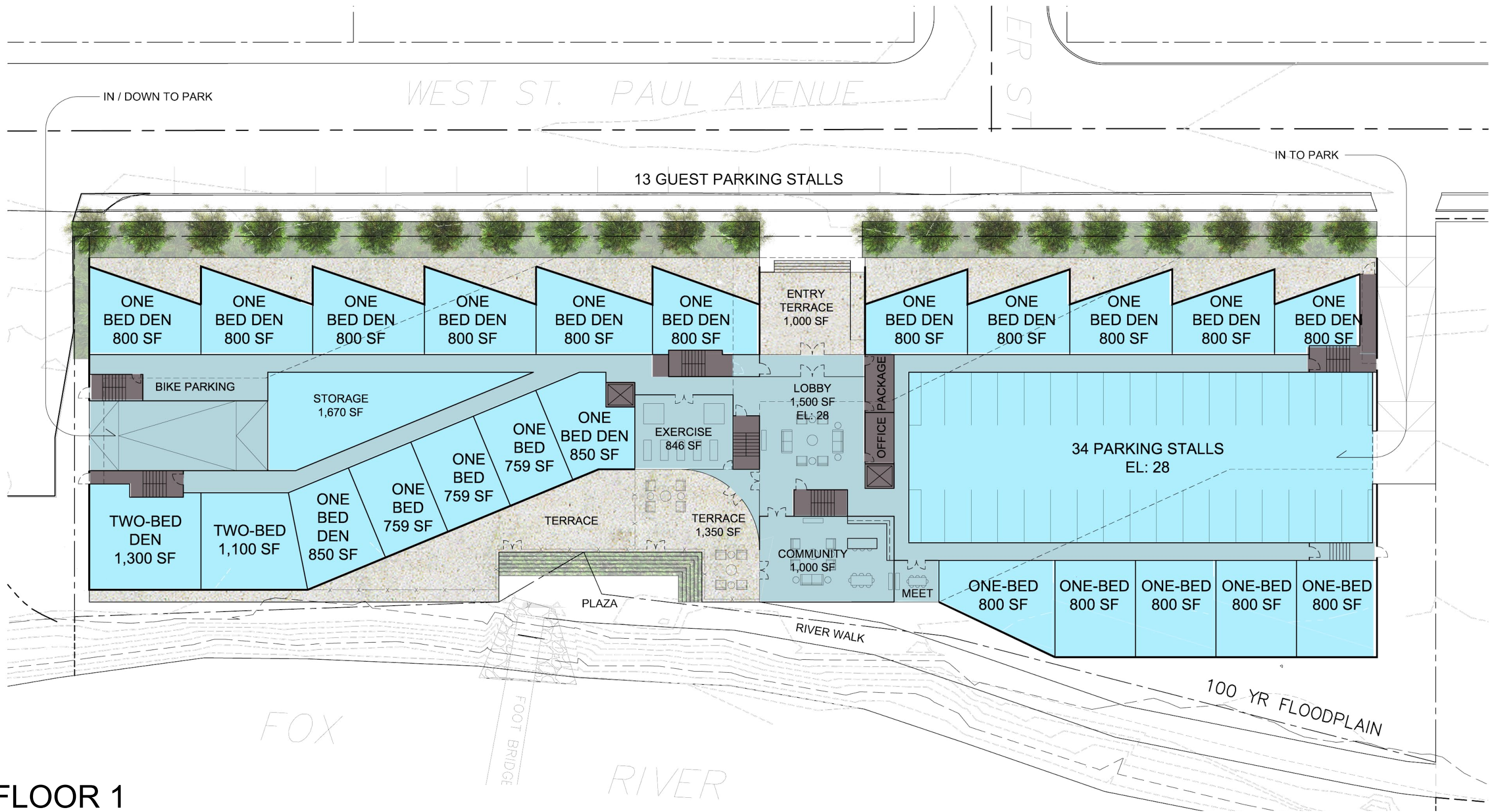
PARKING BY ZONING	
STALL PER ONE-BEDROOM UNIT PER ZONING	135
STALL PER TWO-BEDROOM UNIT PER ZONING	64
TOTAL STALLS REQUIRED BY ZONING	199
TOTAL COVERED STALLS PROVIDED	200
STALLS PER GUEST PER ZONING	13

SHORT TERM BIKE PARKING	8
LONG TERM BIKE PARKING	77



SITE PLAN

- 200 COVERED PARKING STALLS
- 13 SURFACE GUEST PARKING STALLS ON STREET



FLOOR 1

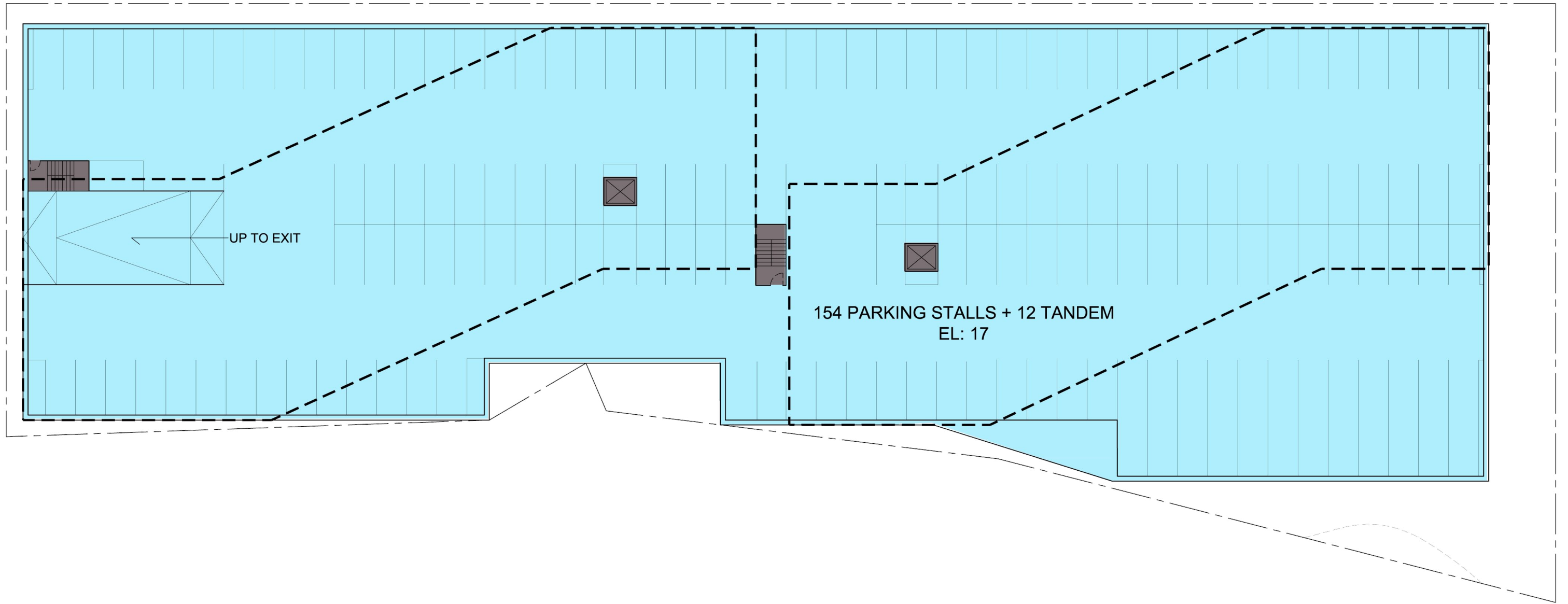
- 42,428 SF TOTAL
- 23 APARTMENT UNITS THIS FLOOR
- 34 PARKING STALLS
- 1,670 SF STORAGE

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FLOOR 0

- 53,412 SF TOTAL

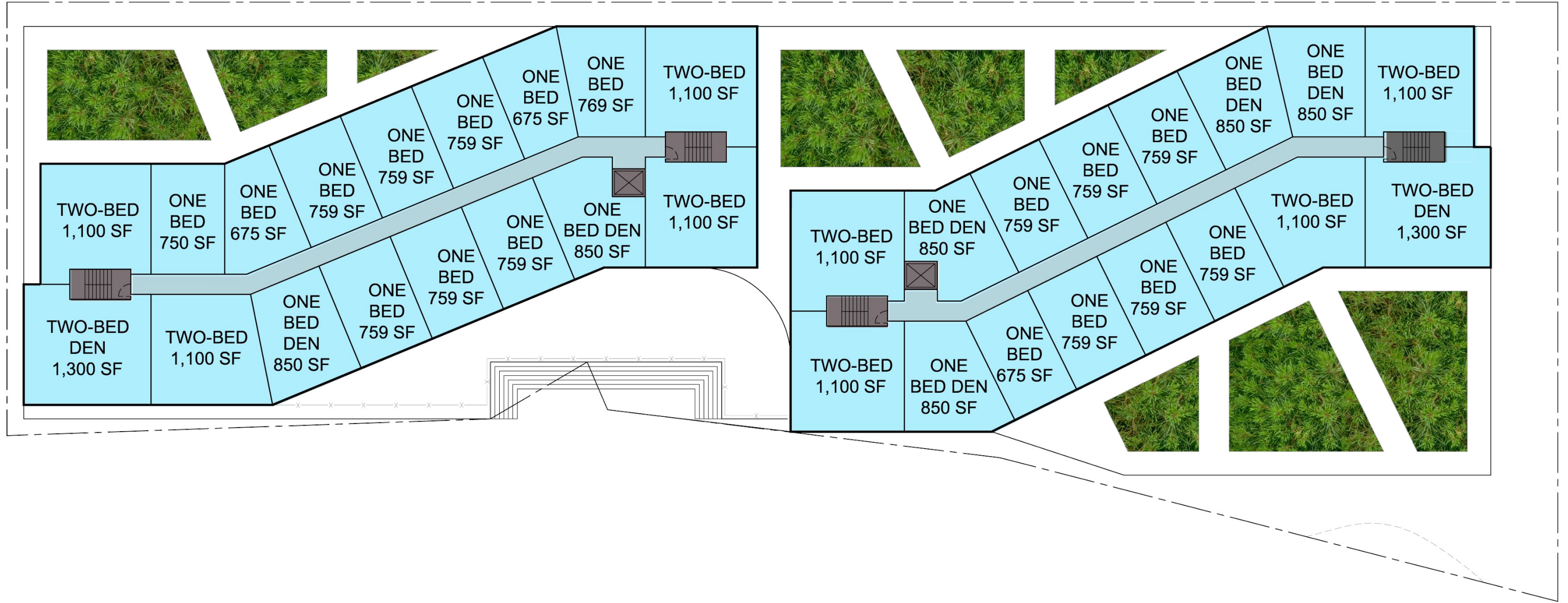
- 154 PARKING STALLS, 12 TANDEMS THIS FLOOR

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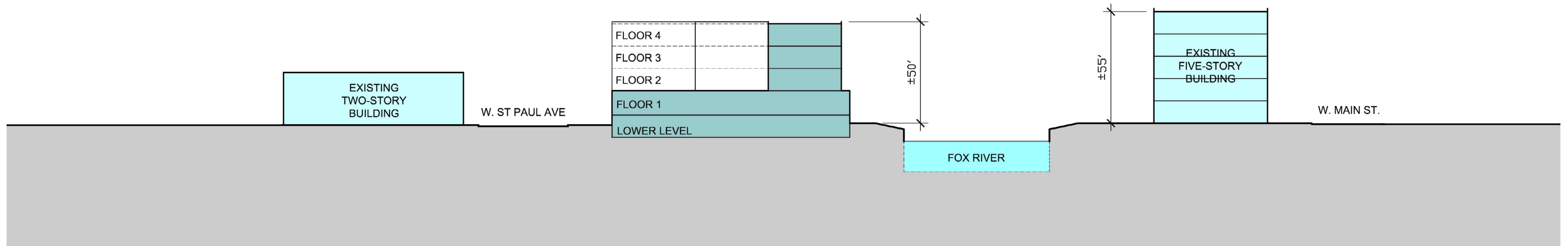
FLOORS 2 - 4

- 32,208 SF TOTAL PER FLOOR
- 33 APARTMENT UNITS PER FLOOR
- 122 UNITS TOTAL, FLOORS 1-4

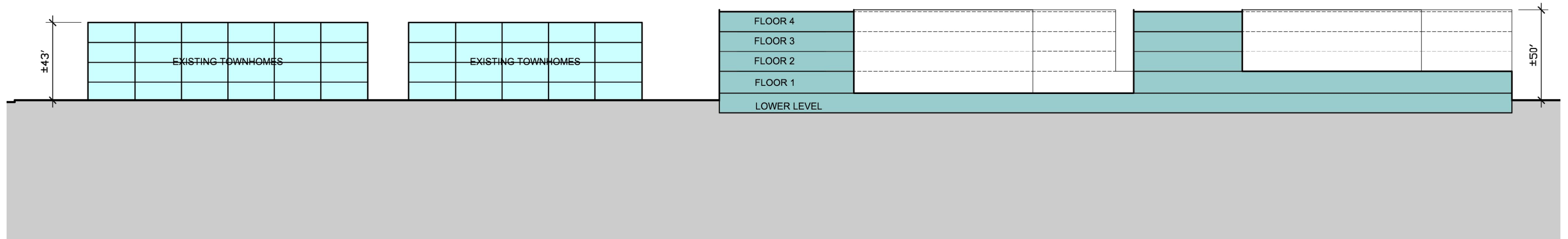
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EAST - WEST SITE SECTION



NORTH - SOUTH SITE SECTION



VIEW FROM WEST ST. PAUL AVENUE: MASONRY FACADE



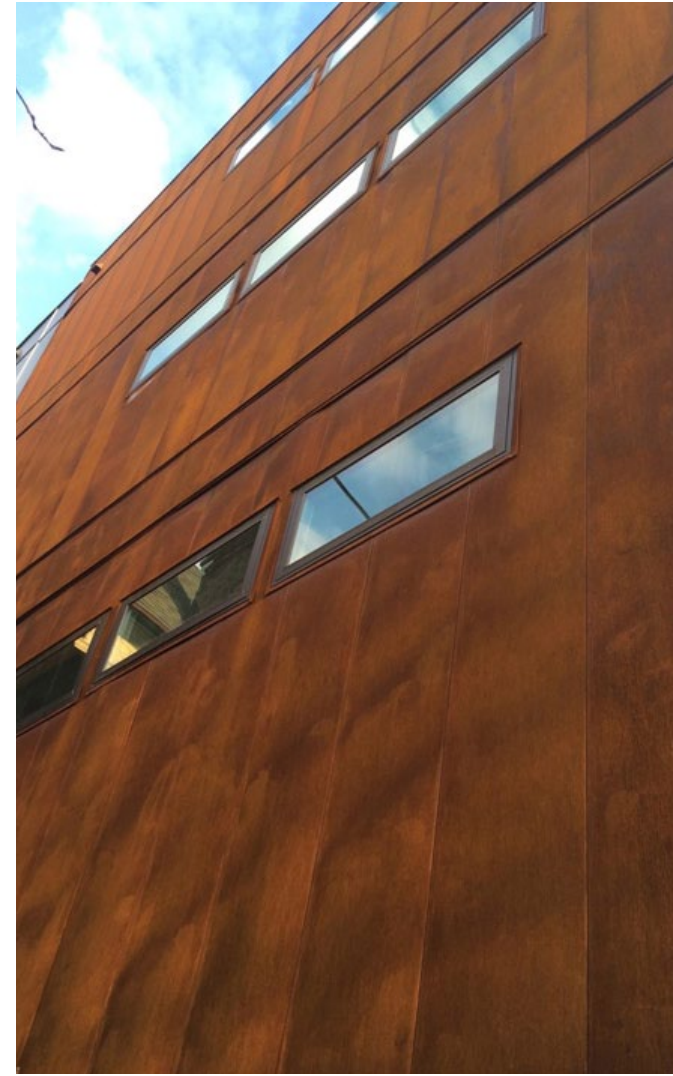
VIEW FROM RIVER: MASONRY FACADE



VIEW FROM WEST ST. PAUL AVENUE: WEATHERING STEEL FACADE



VIEW FROM RIVER: WEATHERING STEEL FACADE



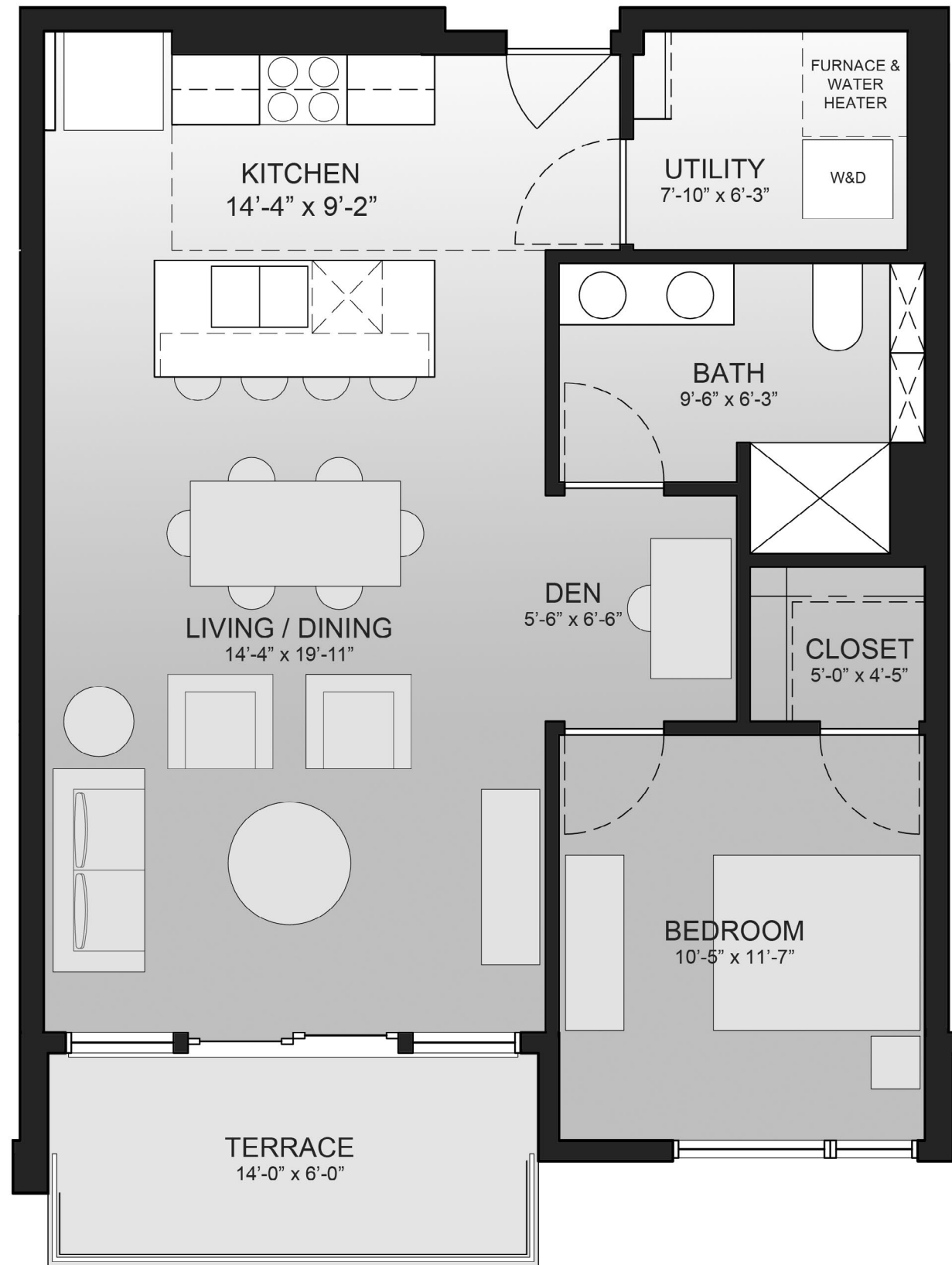
EXTERIOR MATERIALITY

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CORRIDOR



REPRESENTATIVE ONE-BEDROOM APARTMENT



REPRESENTATIVE TWO-BEDROOM APARTMENT



REPRESENTATIVE
UNIT INTERIORS

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