

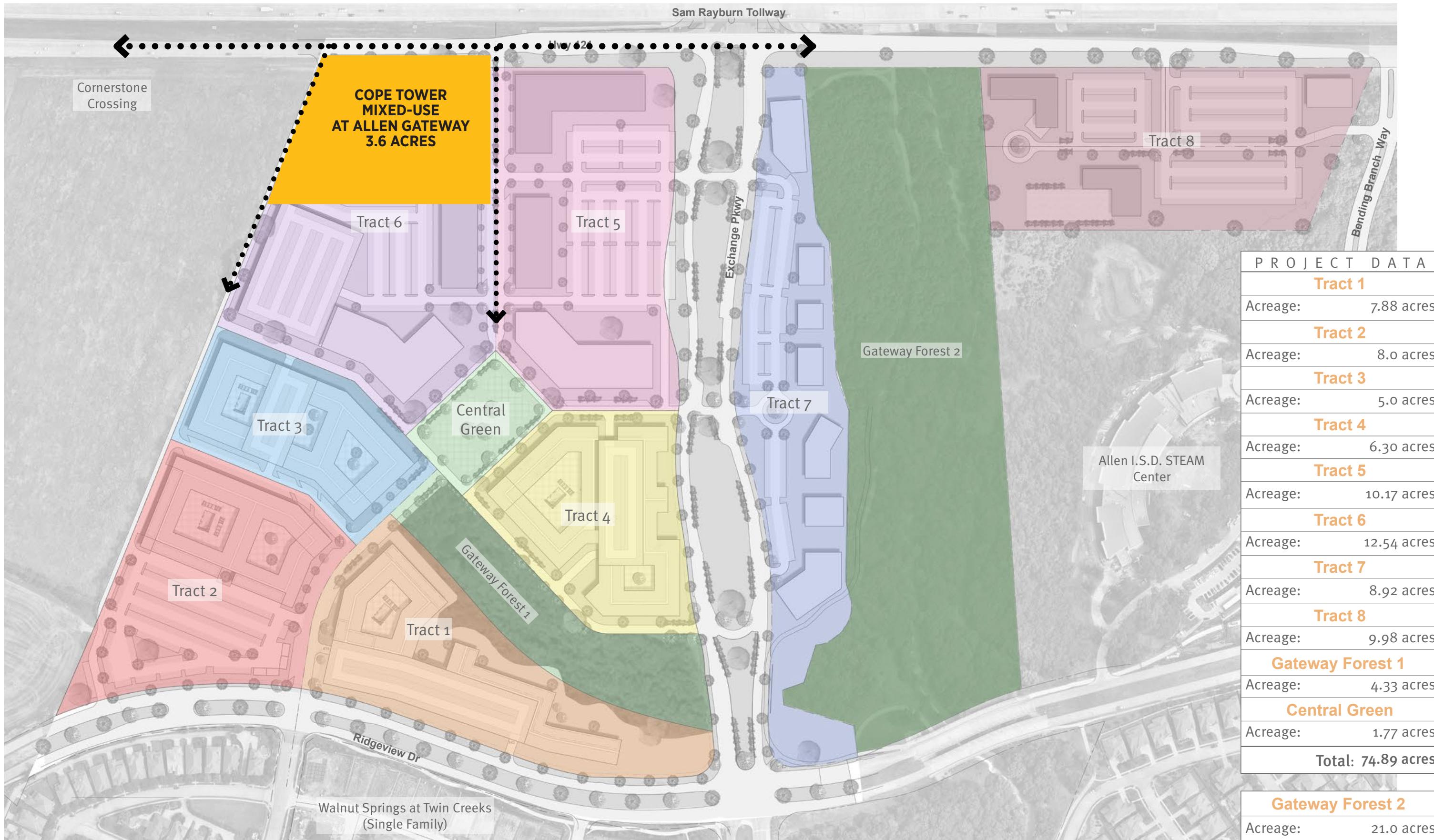
COPE TOWER

MIXED-USE AT ALLEN GATEWAY

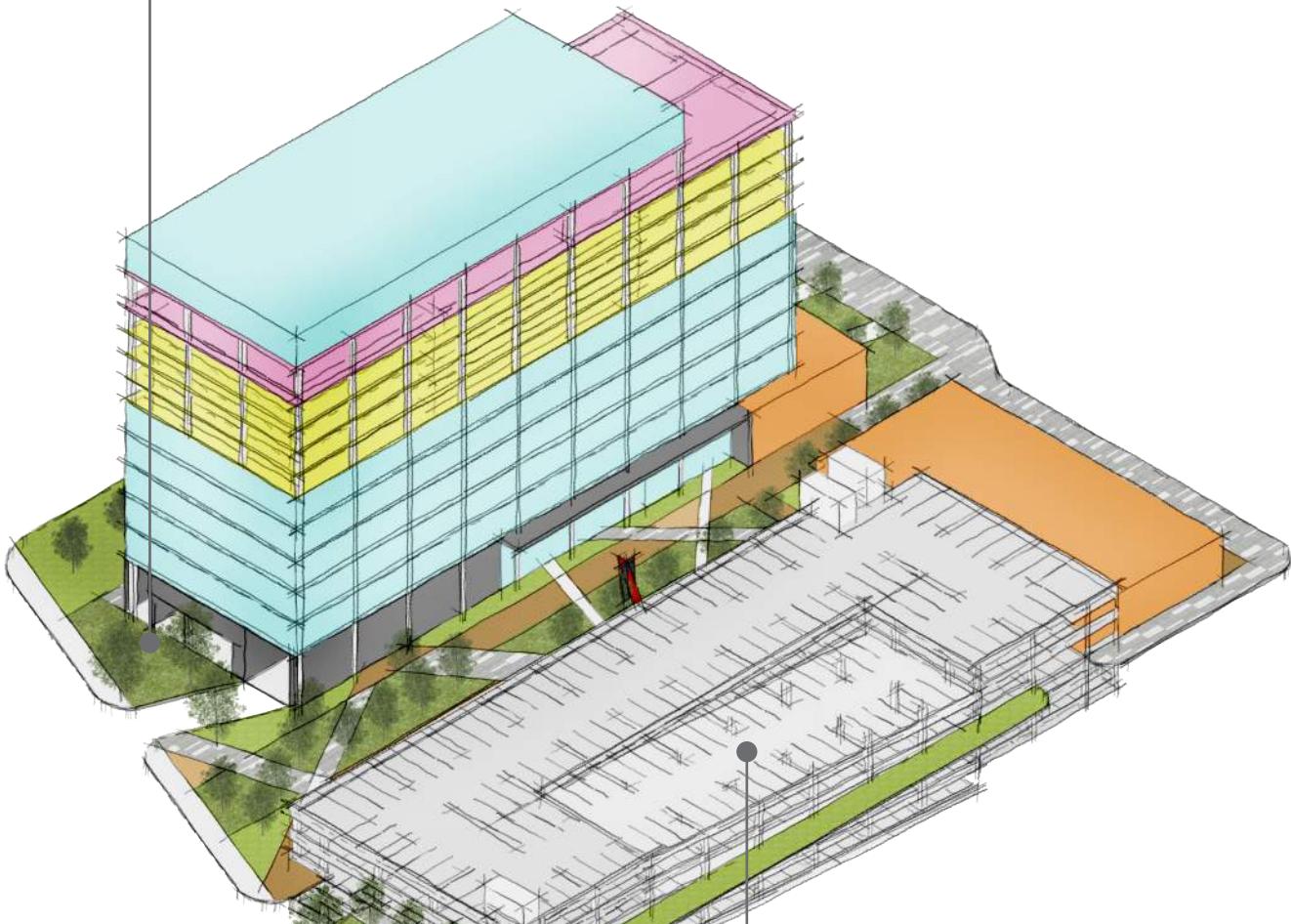
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OMNIPLAN



Below Grade Garage - Single Level
Multi-Family Use



Above Grade Parking - Grade +3
Retail + Restaurant + Office

Below Grade Parking - Grade -2
Retail + Restaurant + Office

COPE TOWER AT ALLEN GATEWAY

Office	Gross SF	Ratio	Ratio	Req Parking
1st Floor	4,000	3.3 per 1000 sf	300	13
2nd Floor	25,850	3.3 per 1000 sf	300	85
3rd Floor	25,850	3.3 per 1000 sf	300	85
4th Floor	25,850	3.3 per 1000 sf	300	85
5th Floor	25,850	3.3 per 1000 sf	300	85
6th Floor	25,850	3.3 per 1000 sf	300	85
12th Floor	20,000	3.3 per 1000 sf	300	66
Total	153,250			506

Retail	Total NRSF	Ratio	Req Parking
Retail	19,600	7 per 1000 sf	142
Total New Retail	19,600		138

Multi-Family	Gross SF	NSRF @ 82%	# of units @ 1500 sf	Ratio	Req Parking
Total	103,400	84,788	57	1.5 spaces per unit	1.5 85

Amenity	Gross SF	Ratio	Req Parking
Total	25,850	3.3 per 1000 sf	300 86

Total Required Parking:	815
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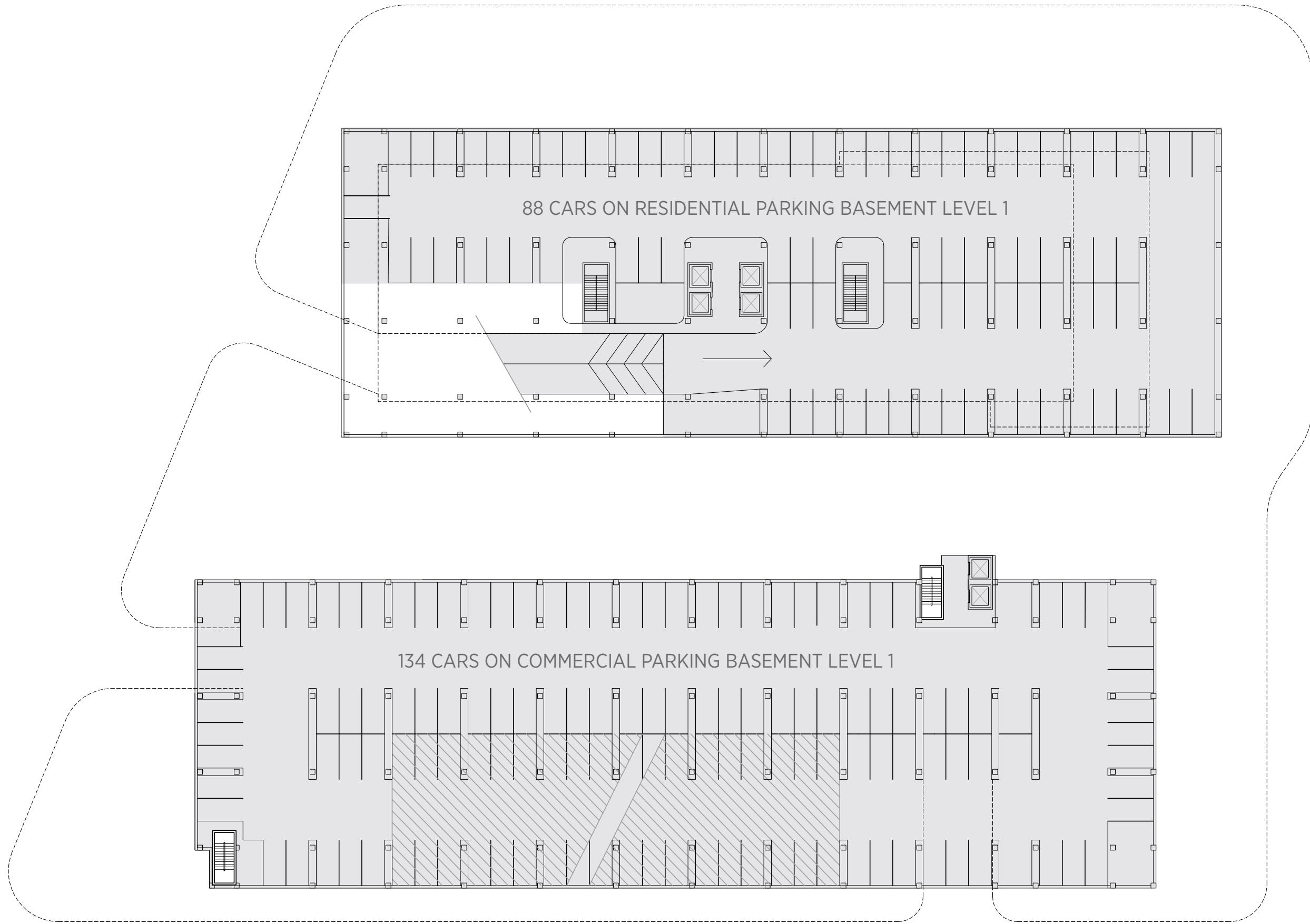
Provided Parking	Gross SF	Ratio SF per Space	Parking Provided
Residential Parking			
B1	42,500		88
Total	42,500		88
Commercial Garage			
B1	44,650		134
B2	44,650		134
P1	44,650		106
P2	44,650		110
P3	34,850		80
Total	213,450		564

Total Provided Parking:	255,950
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PARKING CALCULATION

HWY 121 SERVICE ROAD

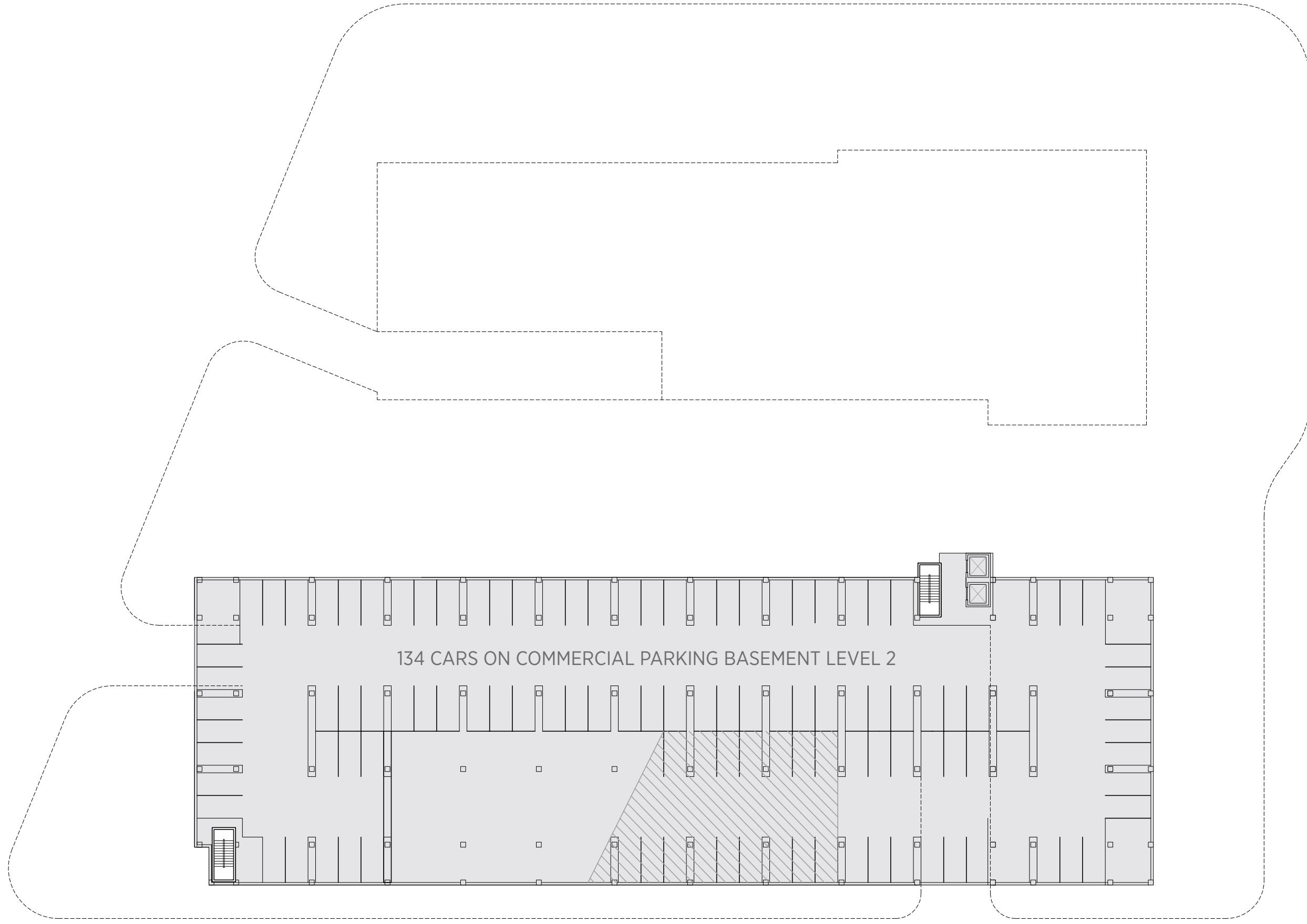




BASEMENT LEVEL 1

0 10 20 40
Scale: 1" = 40'



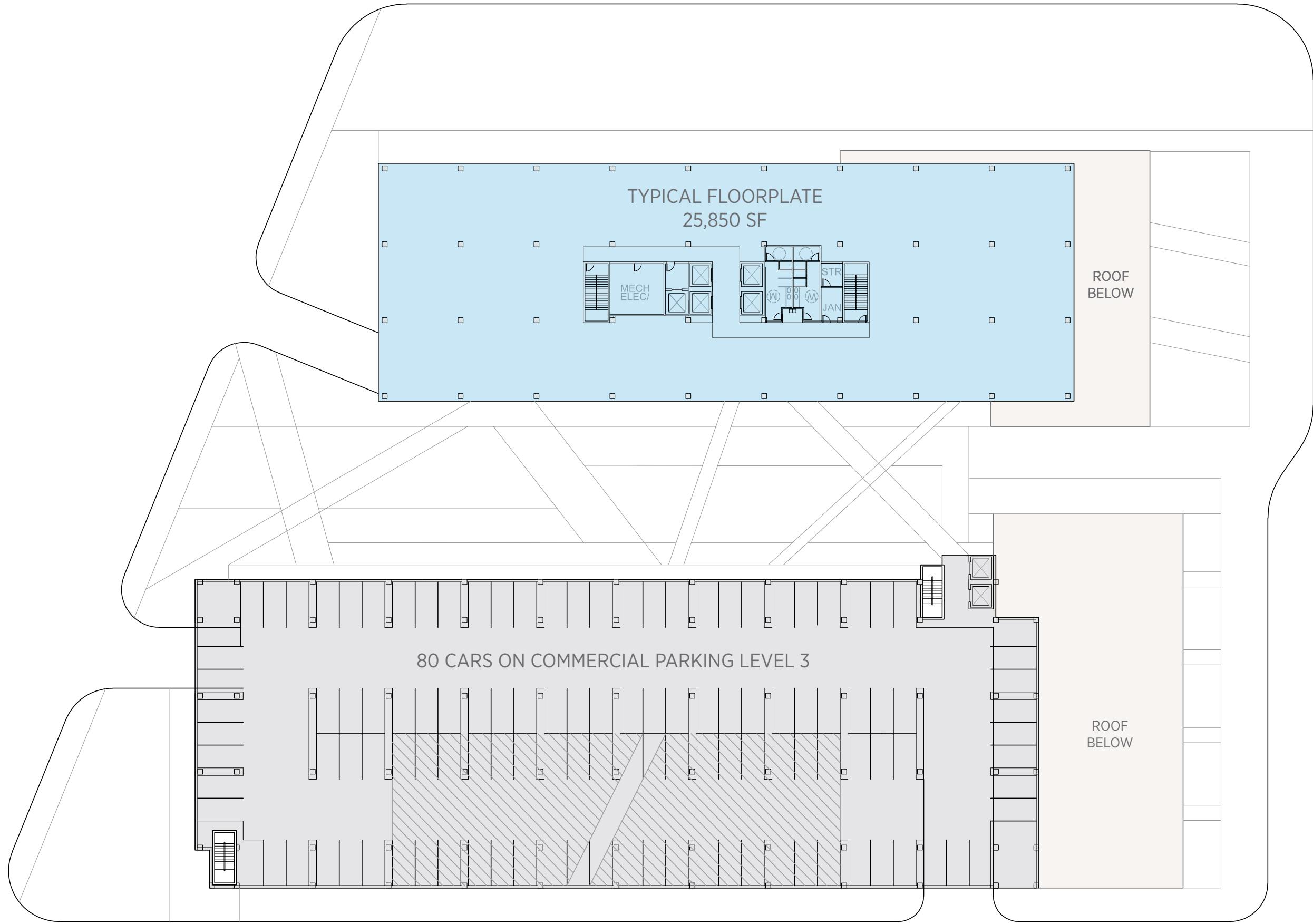


BASEMENT LEVEL 2

0 10 20 40
Scale: 1" = 40'

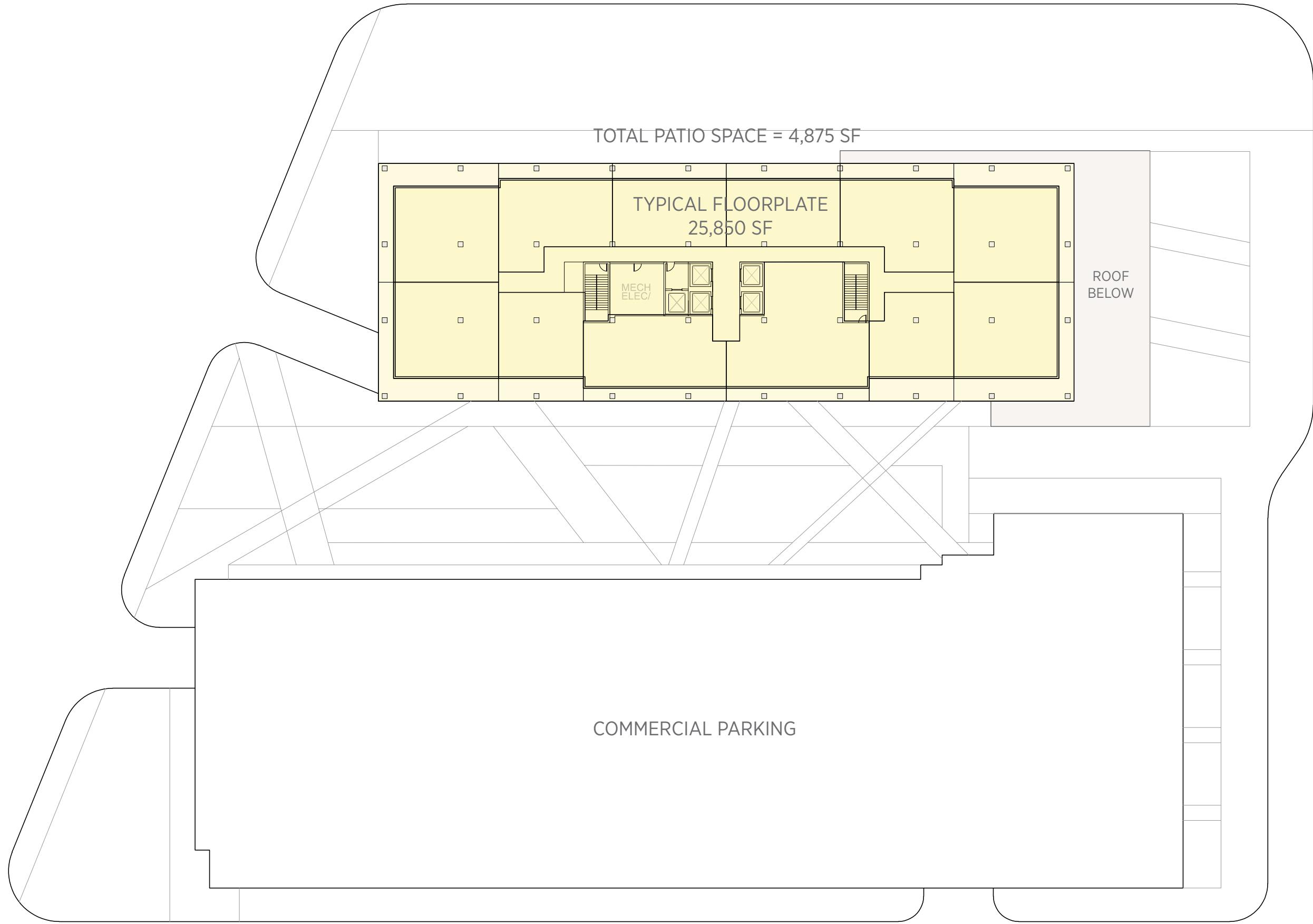






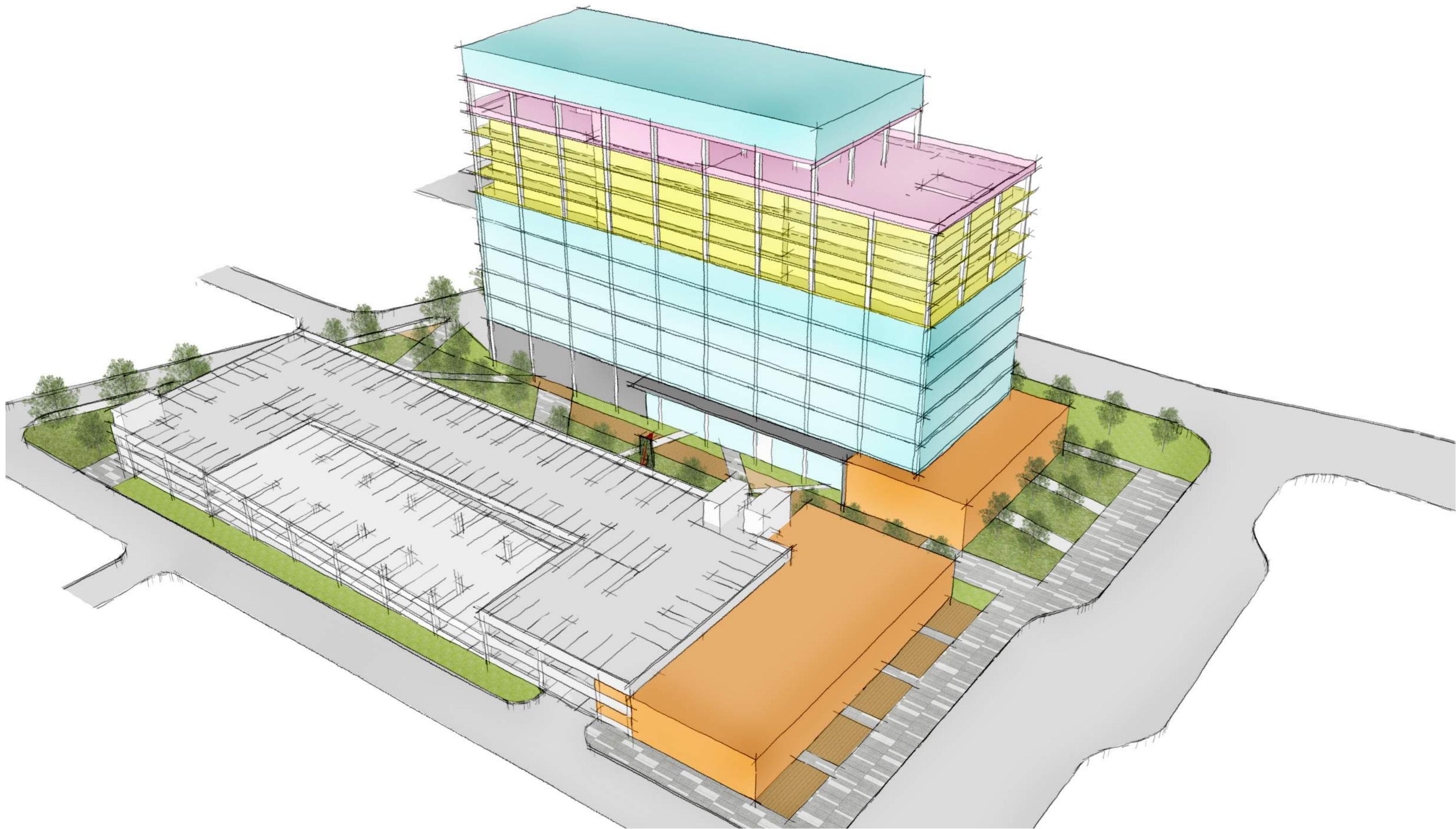
TYPICAL OFFICE LEVEL AND PARKING LEVEL 3

0 10 20 40
Scale: 1" = 40'



TYPICAL RESIDENTIAL LEVEL

0 10 20 40
Scale: 1" = 40'



MASSING PERSPECTIVE



MASSING PERSPECTIVE

COPE TOWER MIXED USE AT ALLEN GATEWAY

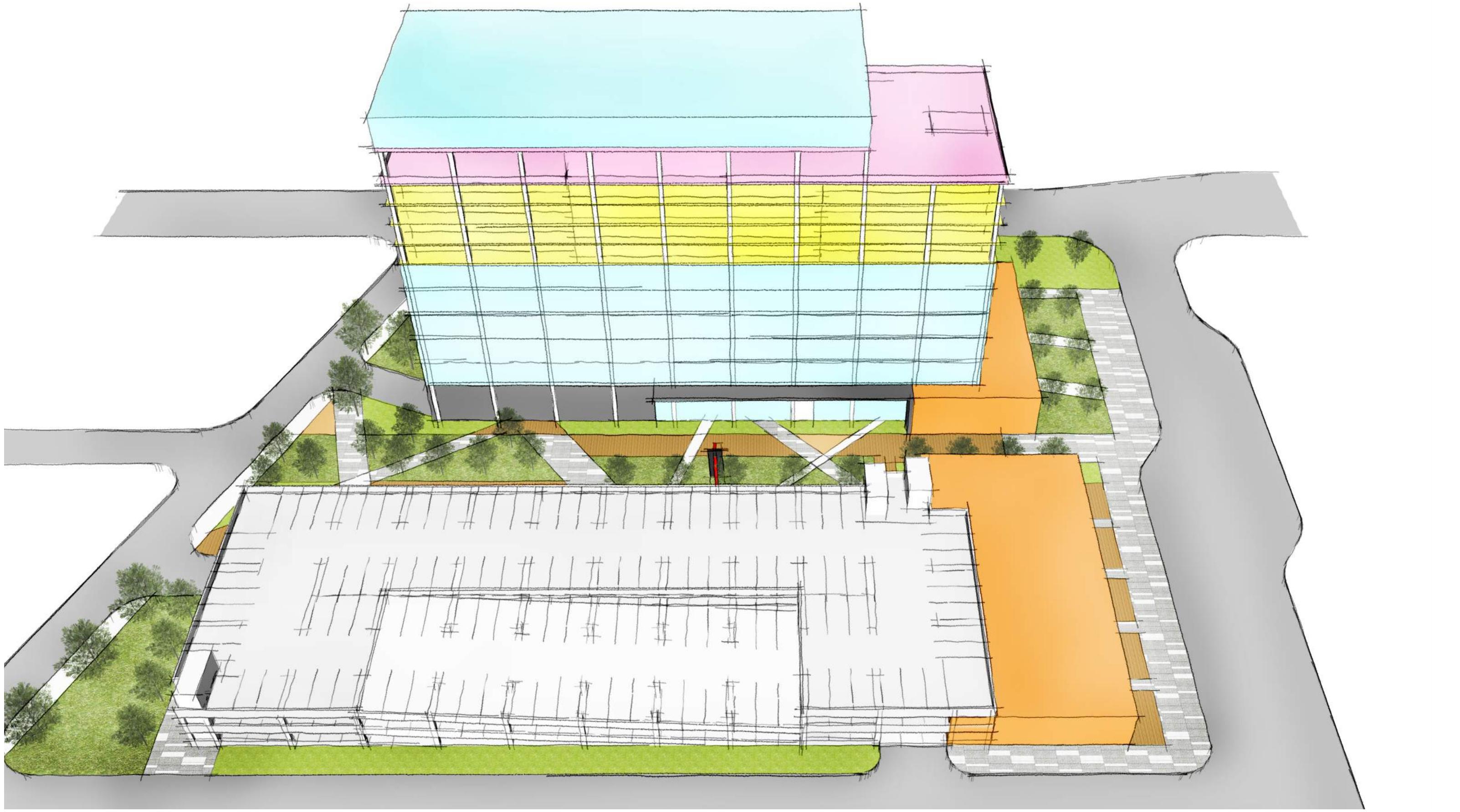
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0 10 20 40
Scale: 1" = 40'

OMNIPLAN 10



MASSING PERSPECTIVE



MASSING PERSPECTIVE





