

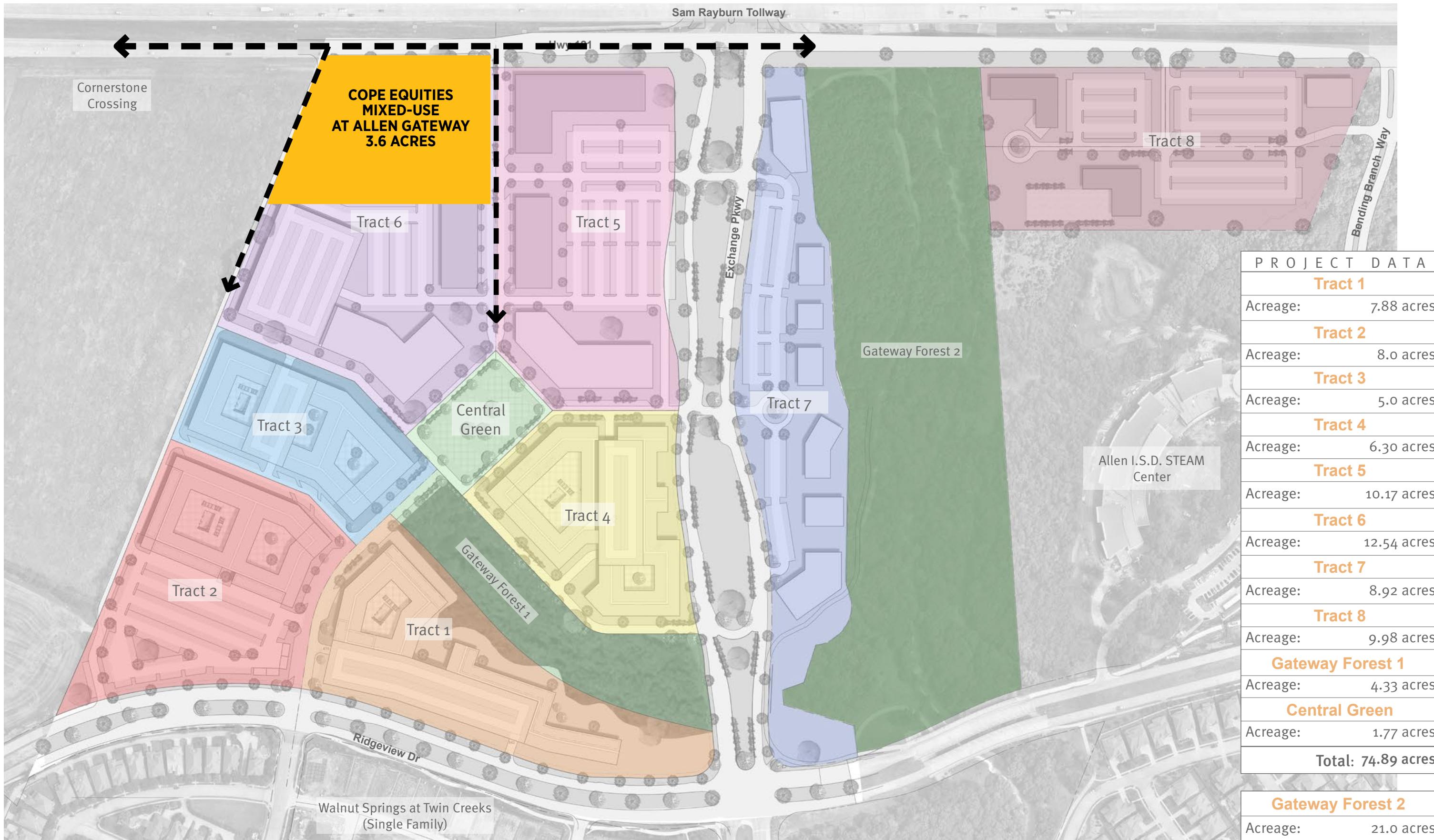
COPE EQUITIES

MIXED-USE TOWER AT ALLEN GATEWAY

CONCEPTUAL DESIGN | 2019.05.29



OMNIPLAN





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	15,220	3.3 per 1000 sf	300	50
Total	148,470			490

Retail	Total NRSF	Ratio	Req Parking
Retail	8,200	7 per 1000 sf	142
Total New Retail	8,200		58

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

Amenity	Gross SF	Ratio	Req Parking
Total	25,850		

Total Required Parking: 632

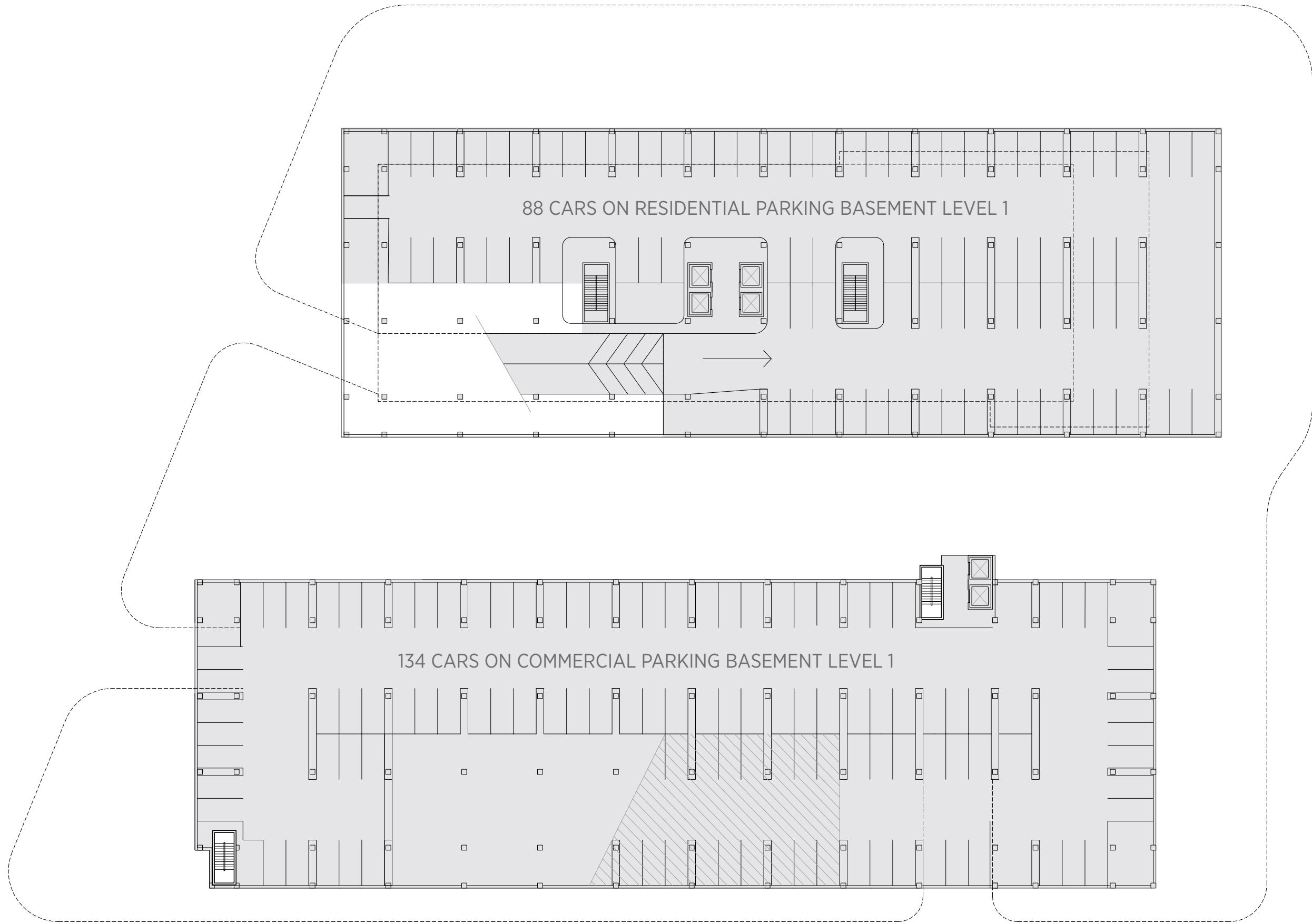
Provided Parking	Gross SF	Ratio SF per Space	Parking Provided
Residential Parking			
B1	42,500		88
Total	42,500		88
Commercial Garage			
B1	46,500		134
P1	44,650		114
P2	44,650		114
P3	44,650		114
p4	34,850		80
Total	215,300		556

Total Provided Parking: 257,800

PARKING CALCULATION

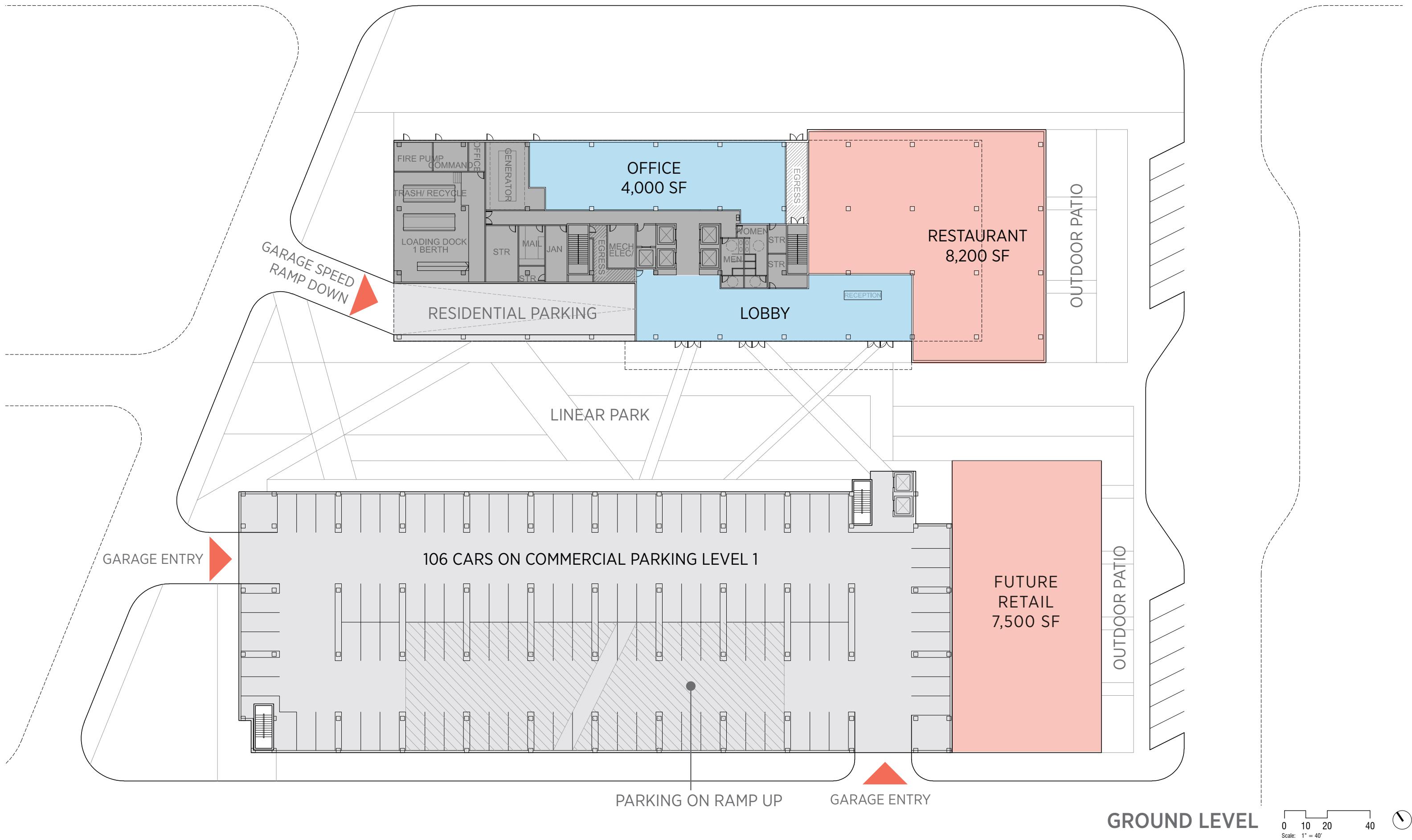
HWY 121 SERVICE ROAD

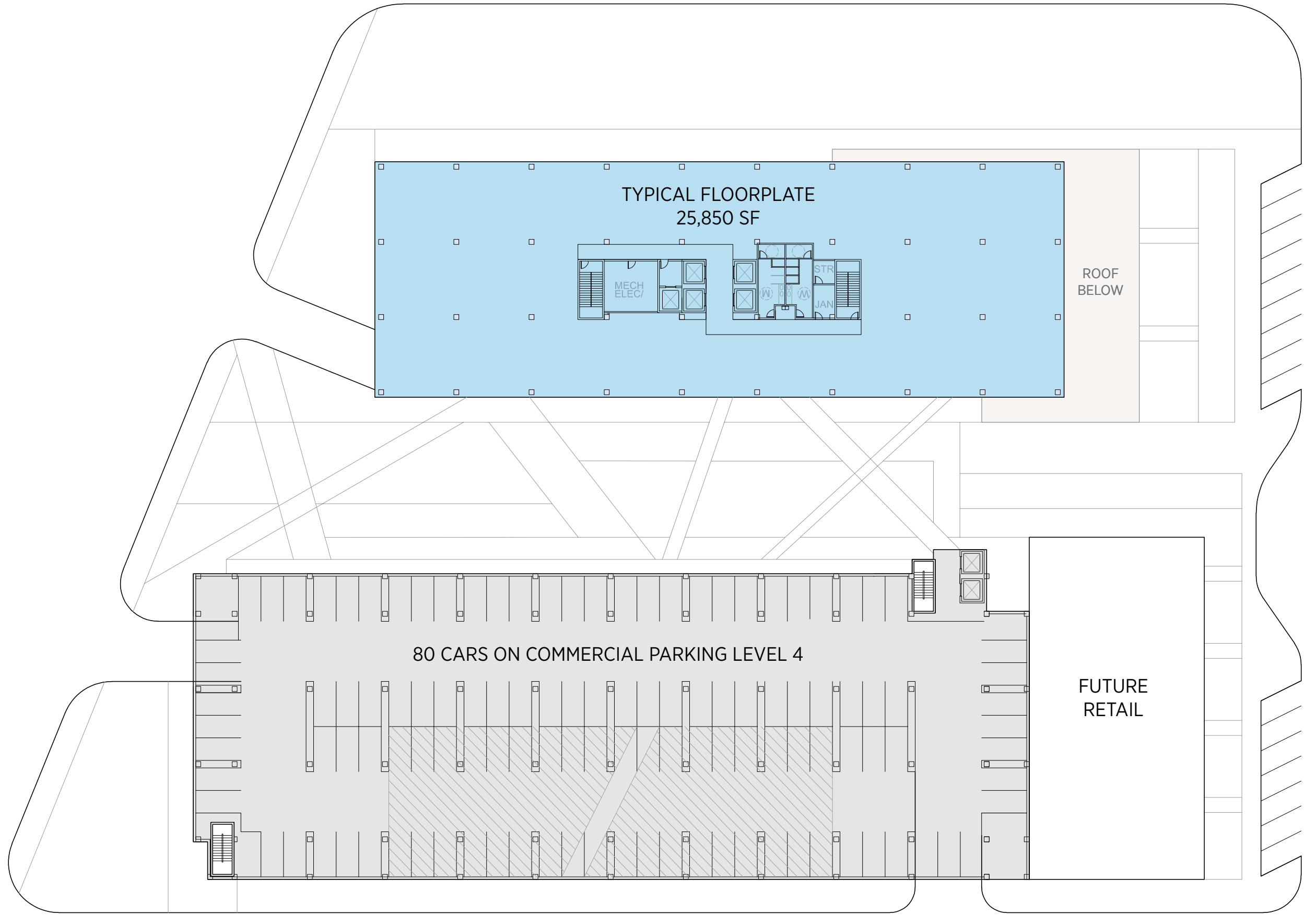




BASEMENT LEVEL 1

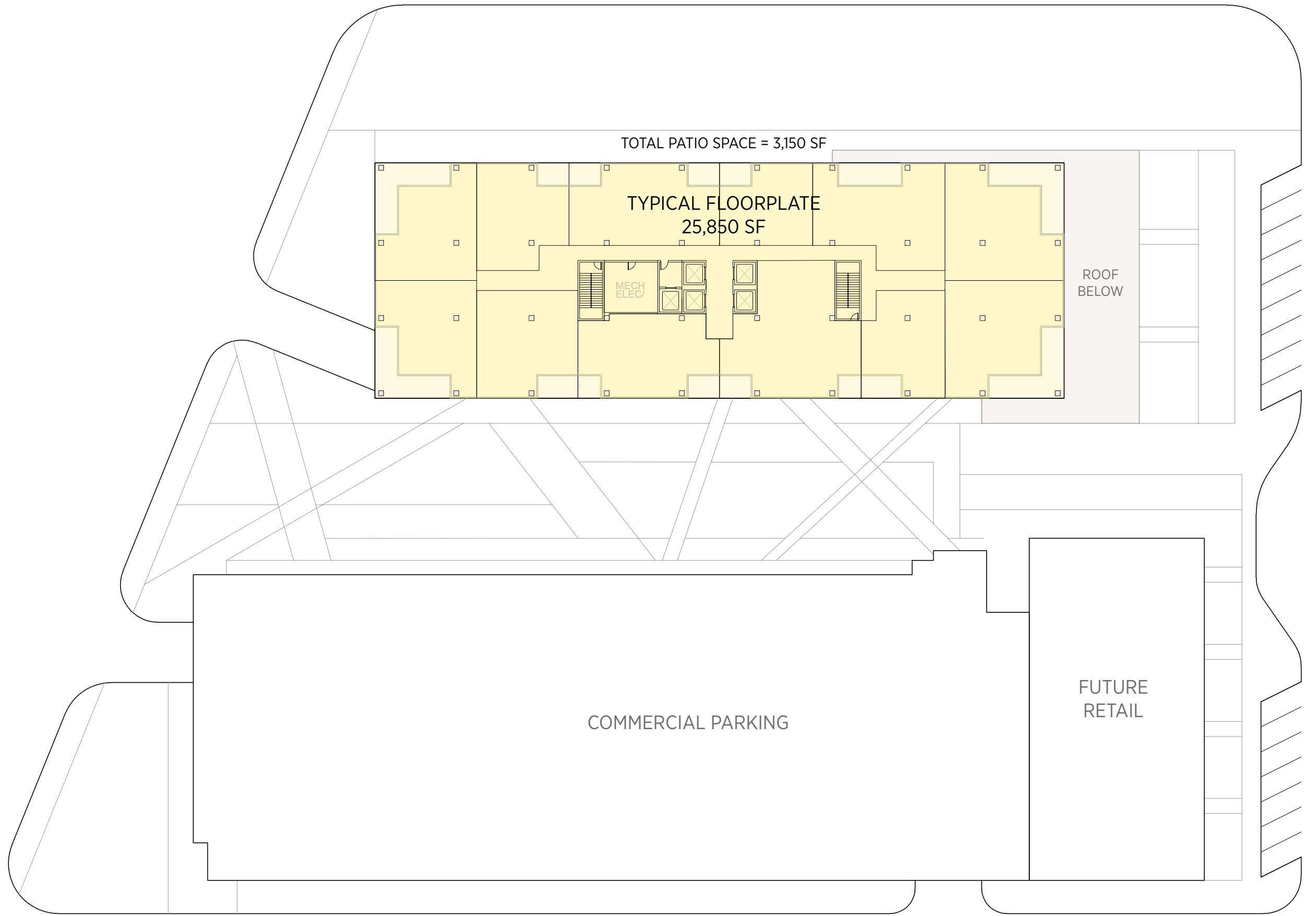
0 10 20 40
Scale: 1" = 40'

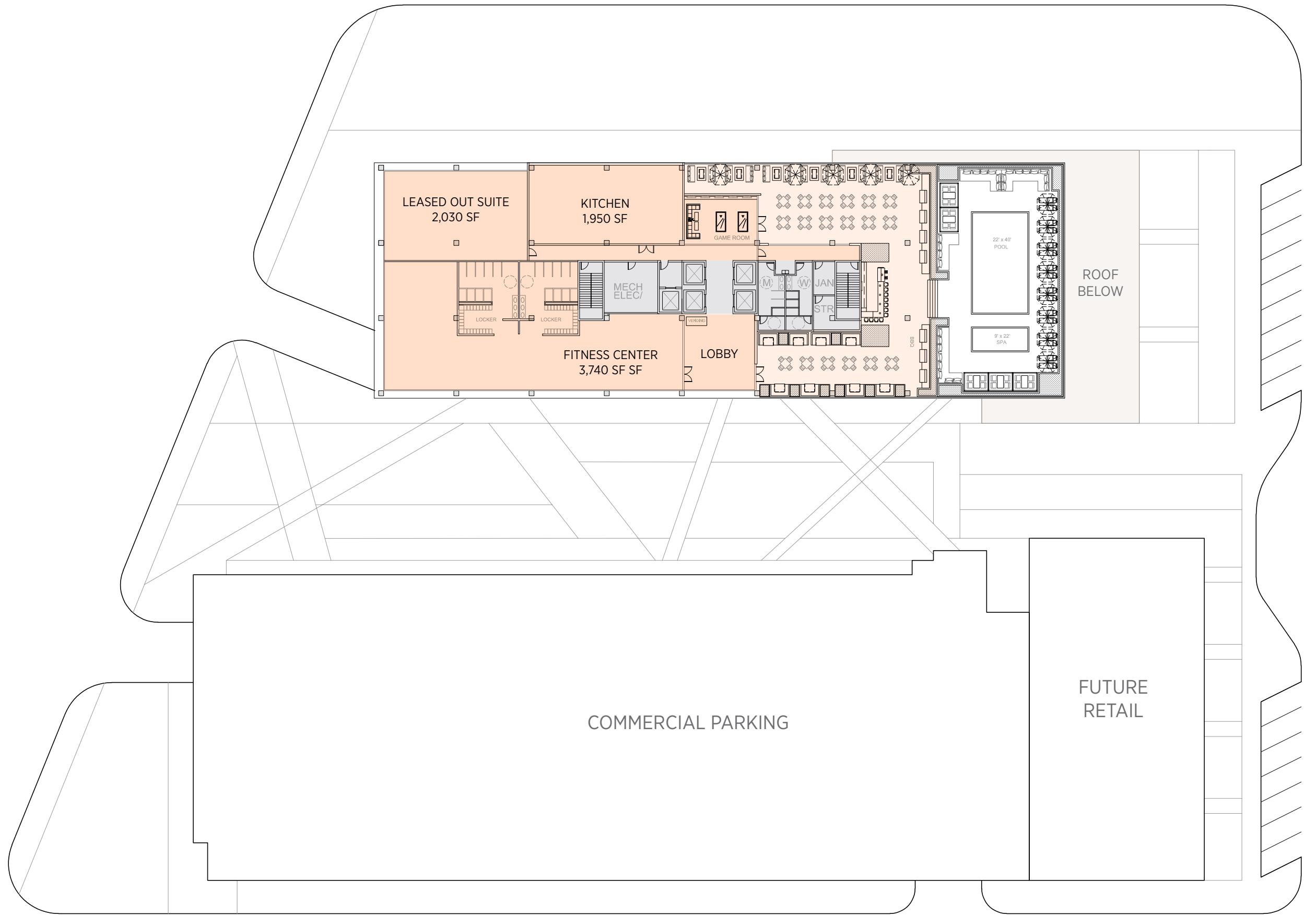




TYPICAL OFFICE LEVEL AND PARKING LEVEL 4

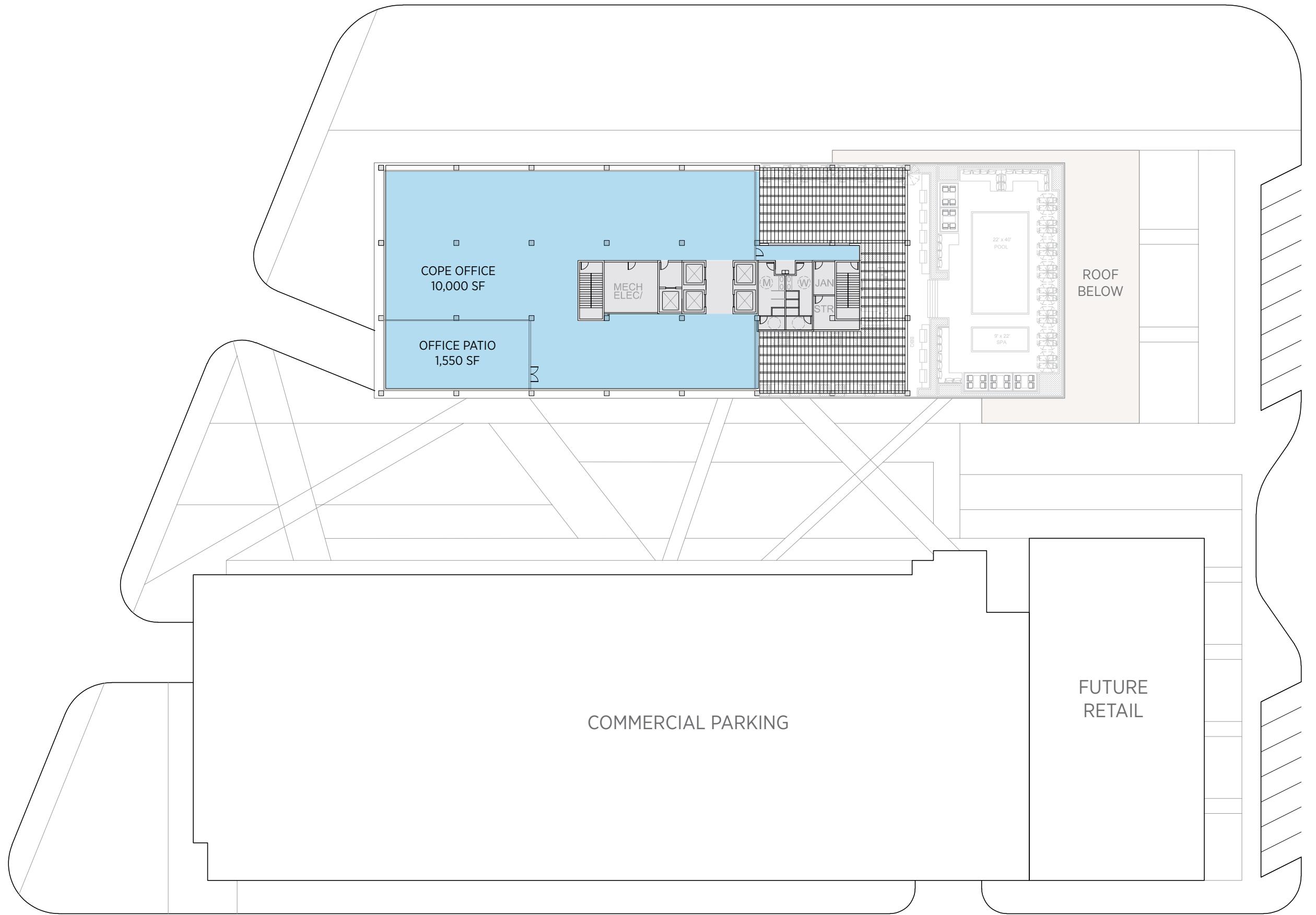
0 10 20 40
Scale: 1" = 40'





AMENITY FLOOR

0 10 20 40
Scale: 1" = 40'



COPE OFFICE FLOOR

0 10 20 40
Scale: 1" = 40'





0 10 20 40
Scale: 1" = 40'



0 10 20 40
Scale: 1" = 40'



0 10 20 40
Scale: 1" = 40'



0 10 20 40
Scale: 1" = 40'



0 10 20 40
Scale: 1" = 40'