



THE ATLAS

DESIGN PACKAGE

January 20, 2025

OKW
Architects

PROPOSED SITE PLAN

ZONING SUMMARY		
TOTAL LOT AREA : 198,757 SF ZONING DISTRICT: OCI		
	REQ	PROPOSED
F.A.R	1.5 MAX	1.06
HEIGHT	43'	*61'-8"
DENSITY	1 UNIT PER 2,600 SQFT 76 UNITS MAX	*235 UNITS
PARKING COUNT	2.25 SPACES / UNIT	321 SPACES *1.35 SPACES / UNIT
PARKING LOCATION	NO PARKING IN FRONT YARD	*VARIANCE FOR PARKING W/IN FRONT YARD REQUIRED

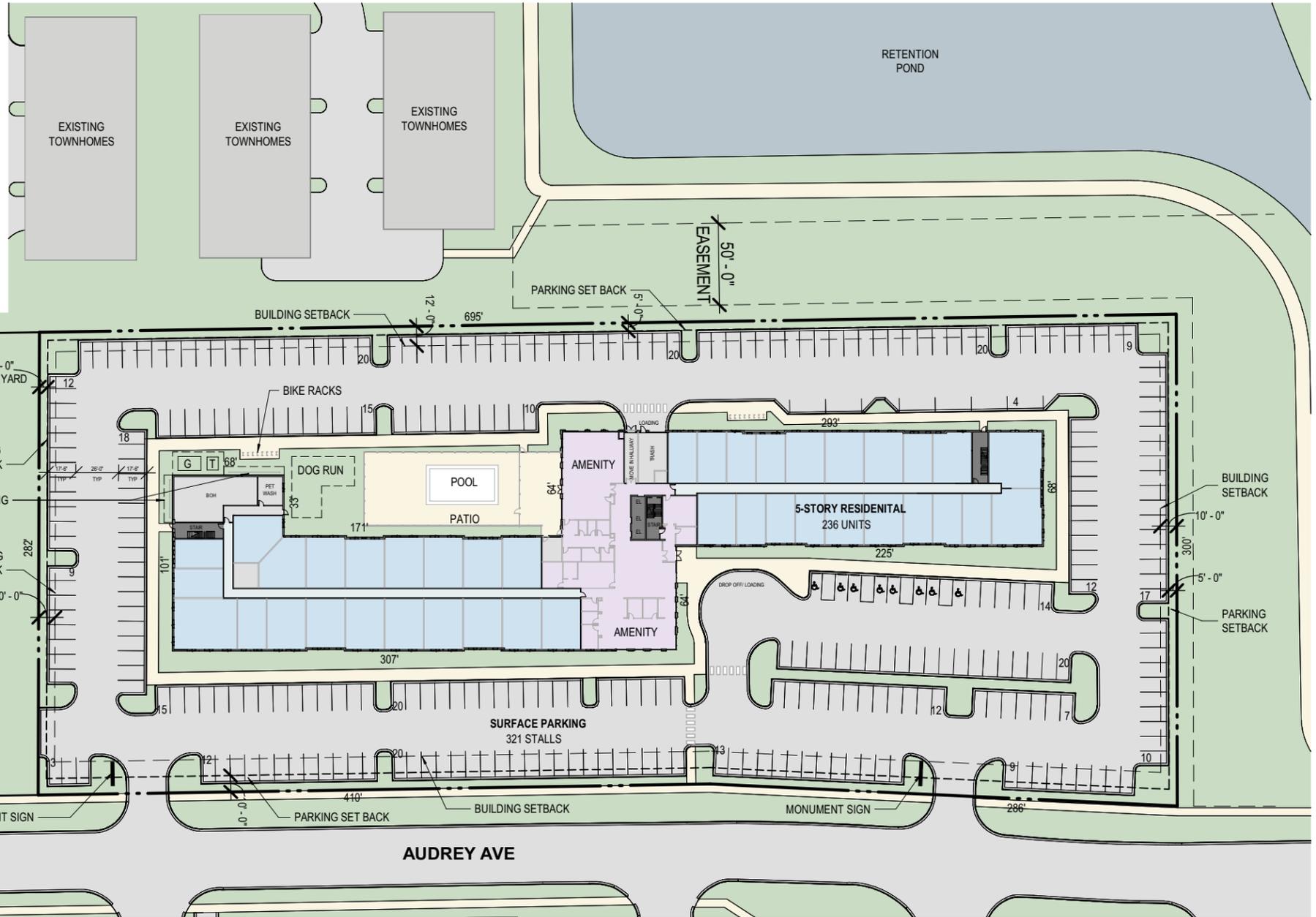
DEVELOPMENT SUMMARY				
TOTAL:	GROSS 218,287 SF	RENTABLE 181,434 SF	LOBBY/ AMEN. 10,046 SF	UNITS 235*
LEVEL 01:	44,460 SF	29,315 SF	7,980 SF	40
LEVEL 02:	43,084 SF	38,197 SF		49
LEVEL 03:	43,807 SF	38,870 SF		50
LEVEL 04:	43,807 SF	38,870 SF		50
LEVEL 05:	43,129 SF	36,182 SF	2,066 SF	46
*235 UNITS = 261 BEDROOMS				
PARKING	321 SPACES = 1.36/ UNIT = 1 SPACE PER BEDROOM (261) + .25 GUEST SPACE PER UNIT (60)			

(*) INDICATES A VARIANCE IS REQUIRED

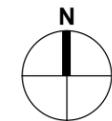
UNIT MATRIX				
	STUDIO	1 BED	2-BED	TOTALS
LEVEL 1	14	23	3	40
LEVEL 2	16	27	6	49
LEVEL 3	16	28	6	50
LEVEL 4	16	28	6	50
LEVEL 5	15	26	5	46
TOTALS	77	132	26	236
RATIO	33%	56%	11%	
PARKING PROVIDED	1 SPACE/ UNIT = 77	1 SPACE/ UNIT = 132	2 SPACE/ UNIT = 52	+ .25 GUEST SPACE PER UNIT = 60
				321 SPACES

ADDITIONAL NOTES:

- CONSTRUCTION TYPE TO BE TYPE III B
- SITE MUST COMPLY WITH STATE EV-READINESS LAW. ELEC CONDUIT TO RUN TO 321 PARKING SPACES FOR FUTURE CHARGING STATIONS.



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PROJECT

SCALE: 1" = 80'
0 20' 40' 80'

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LEVEL 1 PLAN

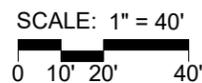
UNIT MATRIX					
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LEVELS 3-4 PLAN

UNIT MATRIX				
	STUDIO	1 BED	2-BED	TOTALS
LEVEL 1	14	23	3	40
LEVEL 2	16	27	6	49
LEVEL 3	16	28	6	50
LEVEL 4	16	28	6	50
LEVEL 5	15	26	5	46
TOTALS	77	132	26	236
RATIO	33%	56%	11%	
PARKING PROVIDED	1 SPACE/ UNIT = 77	1 SPACE/ UNIT = 132	2 SPACE/ UNIT = 52	+ 25 GUEST SPACE PER UNIT = 60
				321 SPACES



1 LEVEL 03 - LEVEL 04
SCALE: 1" = 40'-0"



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PROJECT

SCALE: 1" = 40'
0 10' 20' 40'

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LEVEL 5 PLAN

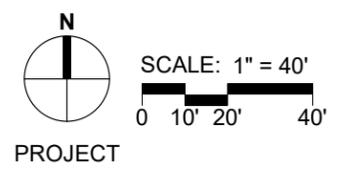
UNIT MATRIX				
	STUDIO	1 BED	2-BED	TOTALS
LEVEL 1	14	23	3	40
LEVEL 2	16	27	6	49
LEVEL 3	16	28	6	50
LEVEL 4	16	28	6	50
LEVEL 5	15	26	5	46
TOTALS	77	132	26	236
RATIO	33%	56%	11%	
PARKING PROVIDED	1 SPACE/ UNIT = 77	1 SPACE/ UNIT = 132	2 SPACE/ UNIT = 52	+ 25 GUEST SPACE PER UNIT = 60
				321 SPACES



1 LEVEL 05
SCALE: 1" = 40'-0"



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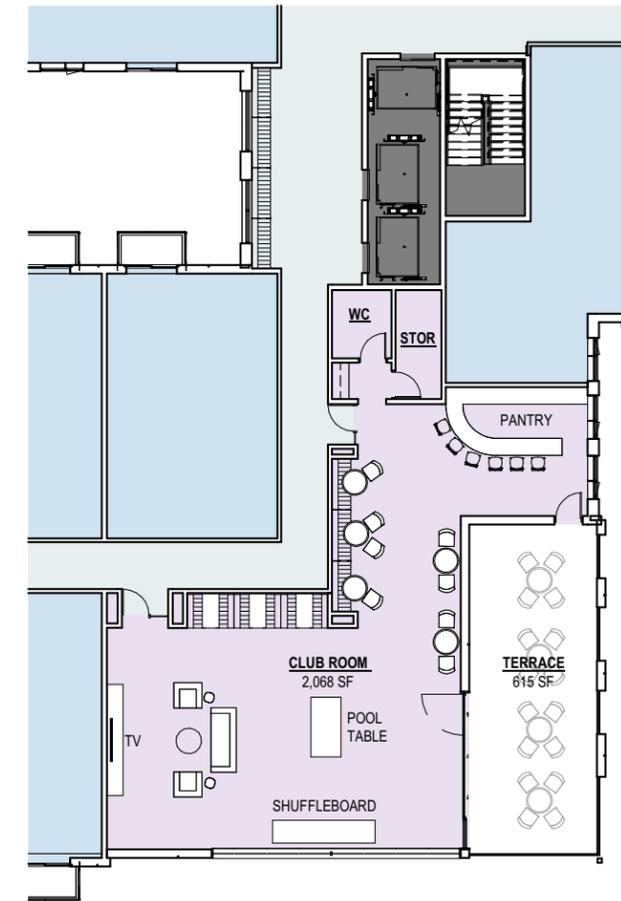


AMENITIES

ENLARGED PLANS



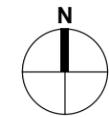
1 ENLARGED PLAN AT AMENITY - LEVEL 1
SCALE: 1" = 20'-0"



2 ENLARGED PLAN AT AMENITY - LEVEL 5
SCALE: 1" = 20'-0"



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SCALE: 1" = 20'
0 5' 10' 20'

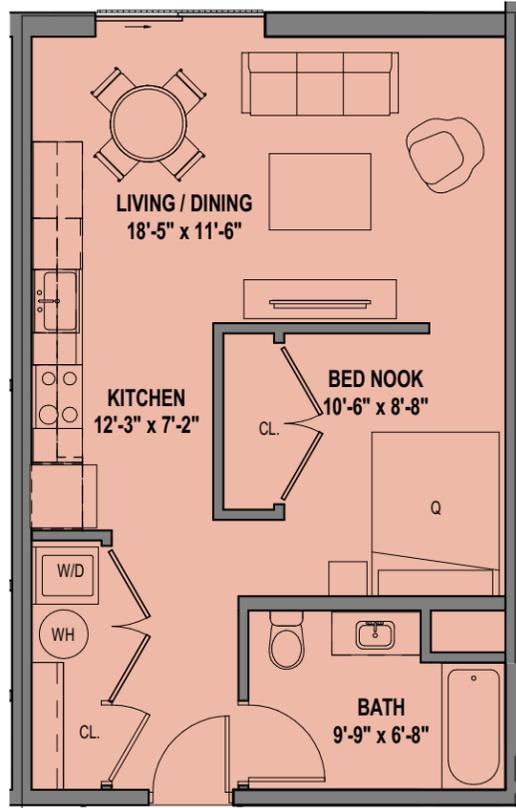
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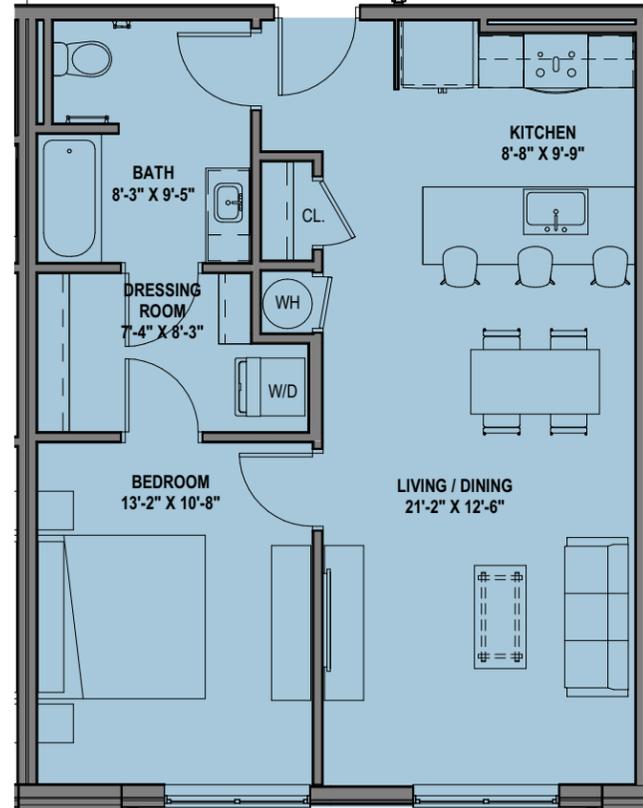
PROPOSED TYPICAL UNITS

UNIT ASSUMPTIONS:

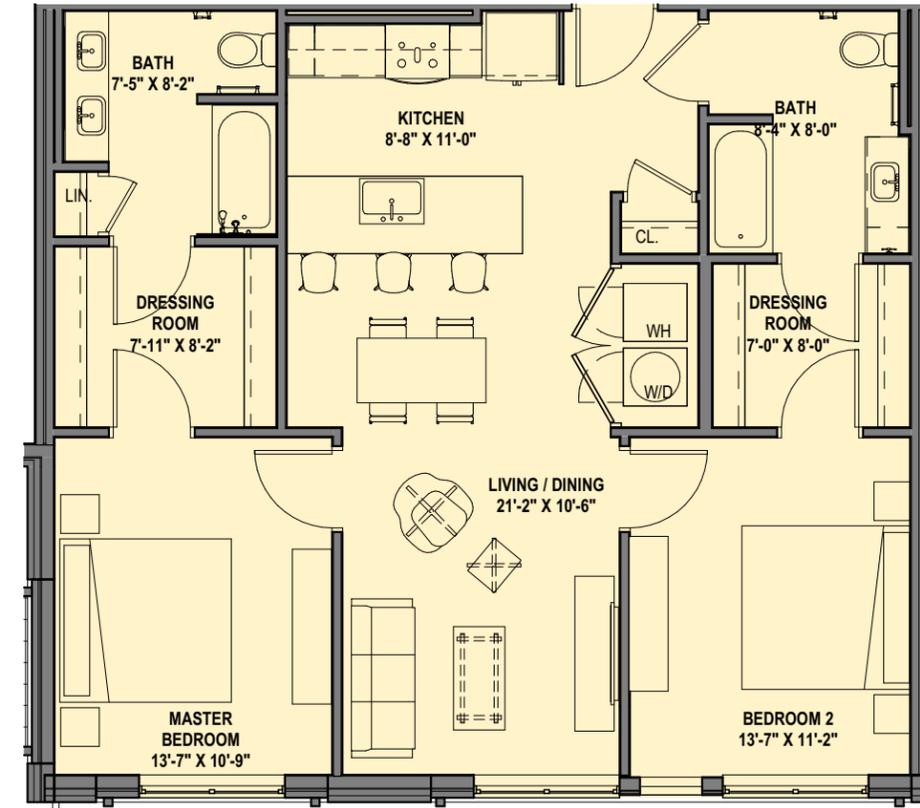
- SPLIT SYSTEM MECHANICAL (NO VTAC CLOSETS)
- SOME UNITS W/ BALCONIES, SOME W/ JULIET BALCONIES
- UNITS TO HAVE BATHTUBS (NO SHOWERS)



STUDIO



1-BEDROOM



2-BEDROOM

FIRST EQUITY GROUP, LLC
FIRST EQUITY PROPERTY HOLDINGS, LLC



HARLEM IRVING
COMPANIES

HAMILTON
PARTNERS



HARLEM IRVING
COMPANIES

T2 | CAPITAL
MANAGEMENT

HAMILTON
PARTNERS



HARLEM IRVING
COMPANIES

T2 | CAPITAL
MANAGEMENT



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DESIGN INSPIRATION





VIEW FROM AUDREY AVE



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BUILDING CLOSE-UP VIEW



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ENTRY VIEW



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PARTIAL ELEVATION



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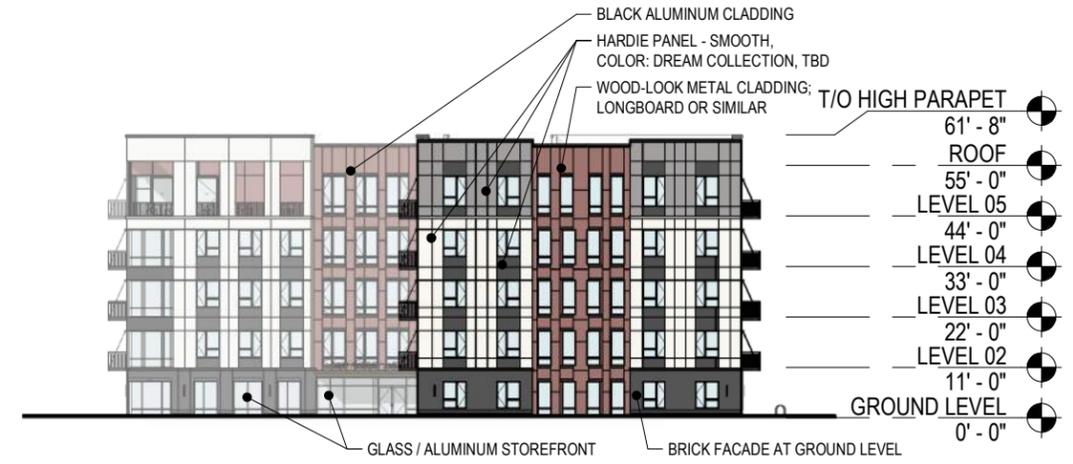


OUTDOOR AMENITY VIEW

BUILDING ELEVATIONS



4 WEST ELEVATION
SCALE: 1" = 40'-0"



3 EAST ELEVATION
SCALE: 1" = 40'-0"

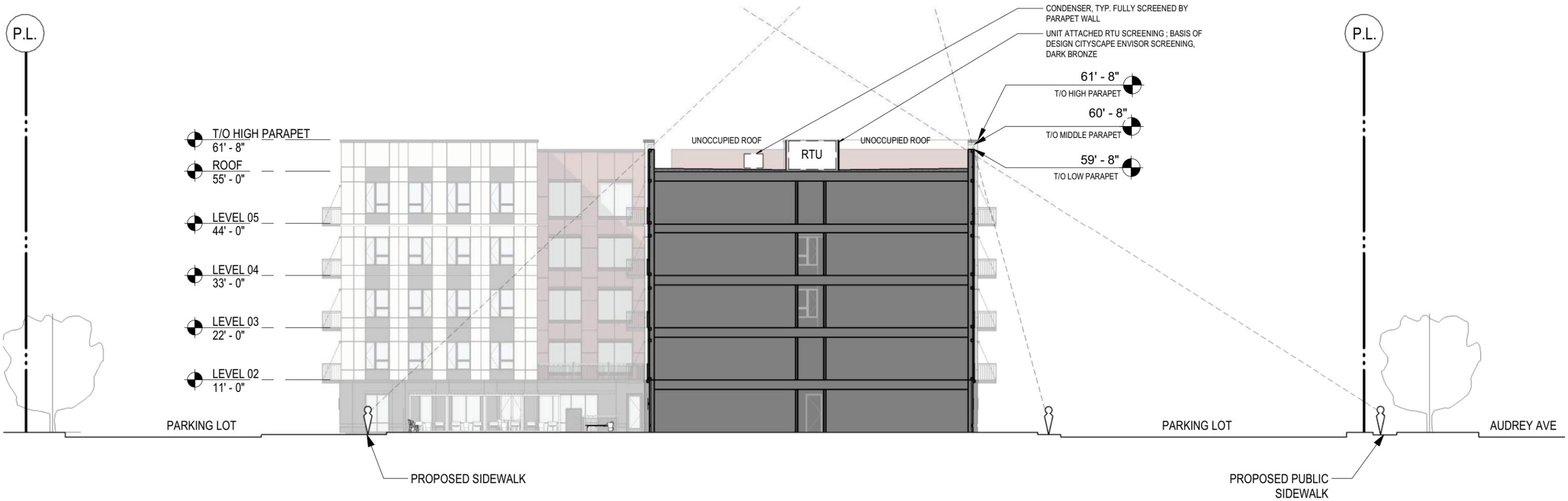


2 NORTH ELEVATION
SCALE: 1" = 40'-0"



1 SOUTH ELEVATION
SCALE: 1" = 40'-0"

BUILDING SECTION



1 ROOFTOP SITELINES DIAGRAM

SCALE: 1" = 20'-0"



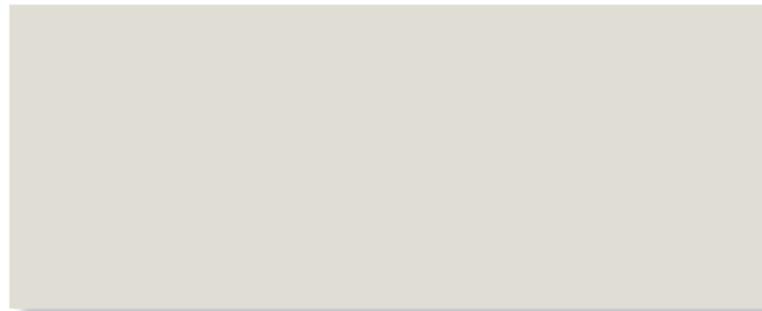
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MATERIAL PALETTE



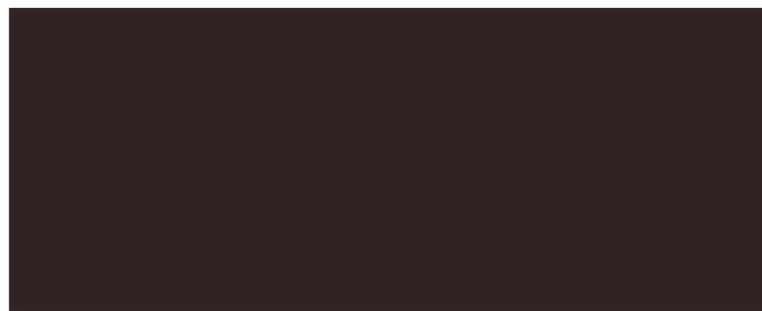
FACE BRICK ACME BRICK



FIBER CEMENT HARDIE PANEL



FIBER CEMENT HARDIE PANEL



METAL - DARK BRONZE RTU SCREENING



WOOD LOOK ALUMINUM TRELLIS
LONGBOARD

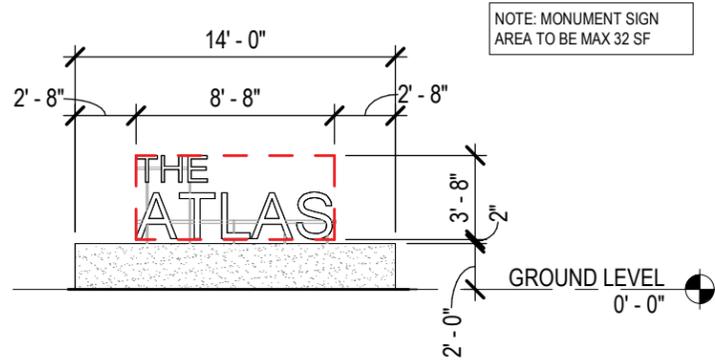


METAL PANEL
PAC-CLAD - BLACK

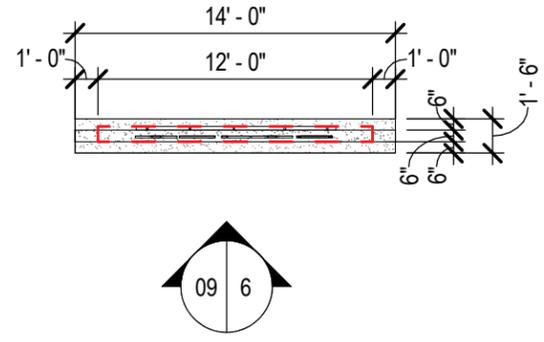
**STOREFRONT SYSTEM
& ALUMINUM RAILINGS**
BLACK

SIGNAGE DIAGRAMS

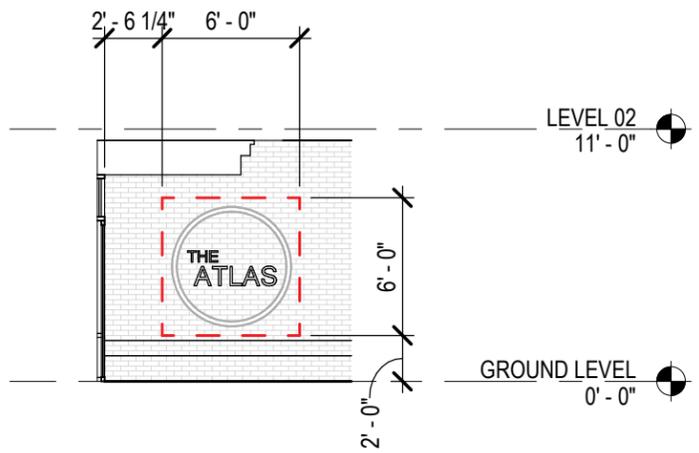
BUILDING NAME AND LOGO PENDING



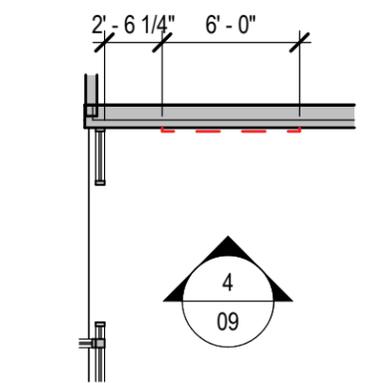
6 MONUMENT SIGN ELEVATION
SCALE: 1/8" = 1'-0"



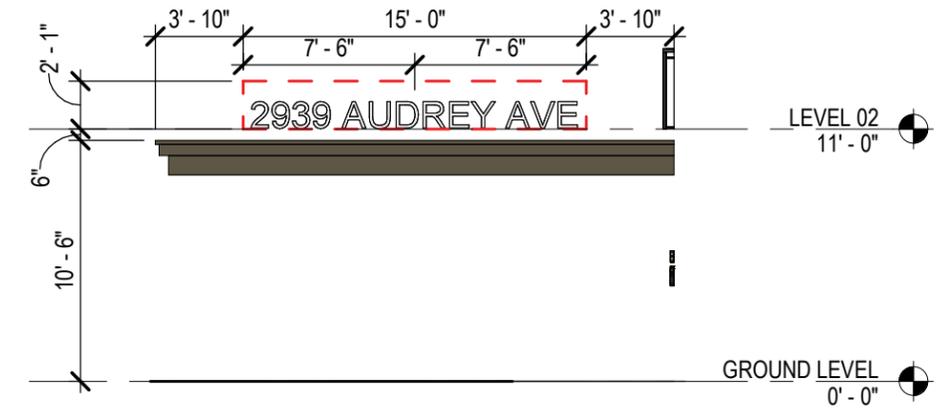
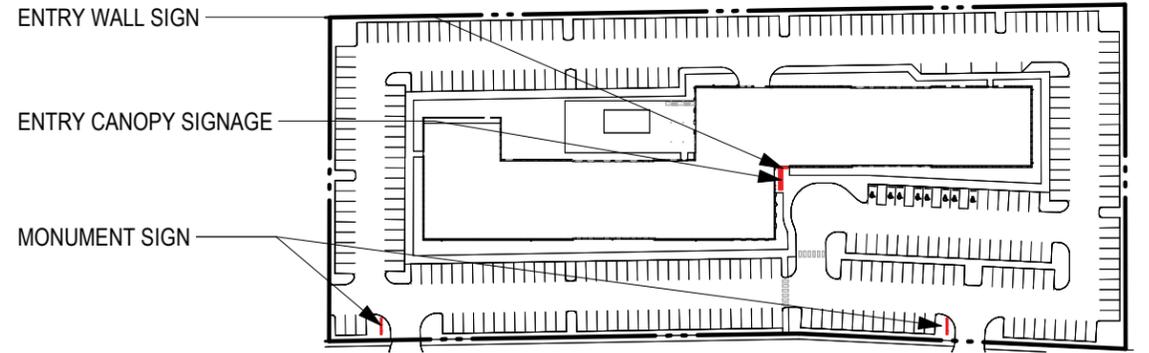
5 MONUMENT SIGN PLAN
SCALE: 1/8" = 1'-0"



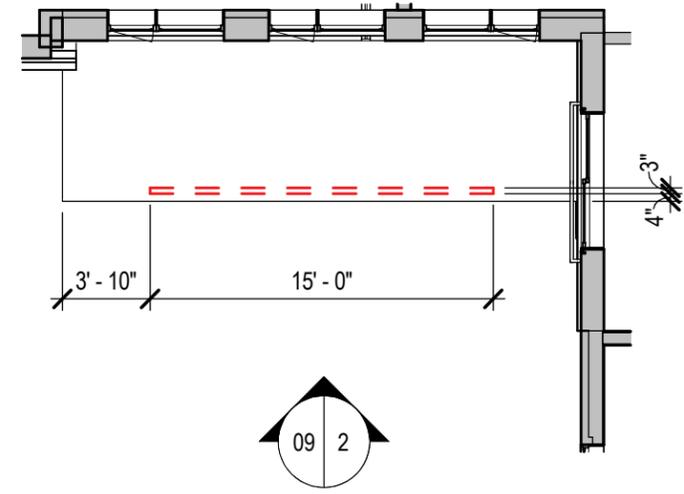
4 ENTRY WALL SIGN ELEVATION
SCALE: 1/8" = 1'-0"



3 ENTRY WALL SIGN PLAN
SCALE: 1/8" = 1'-0"



2 ENTRY CANOPY SIGNAGE ELEVATION
SCALE: 1/8" = 1'-0"



1 ENTRY CANOPY SIGNAGE PLAN
SCALE: 1/8" = 1'-0"