



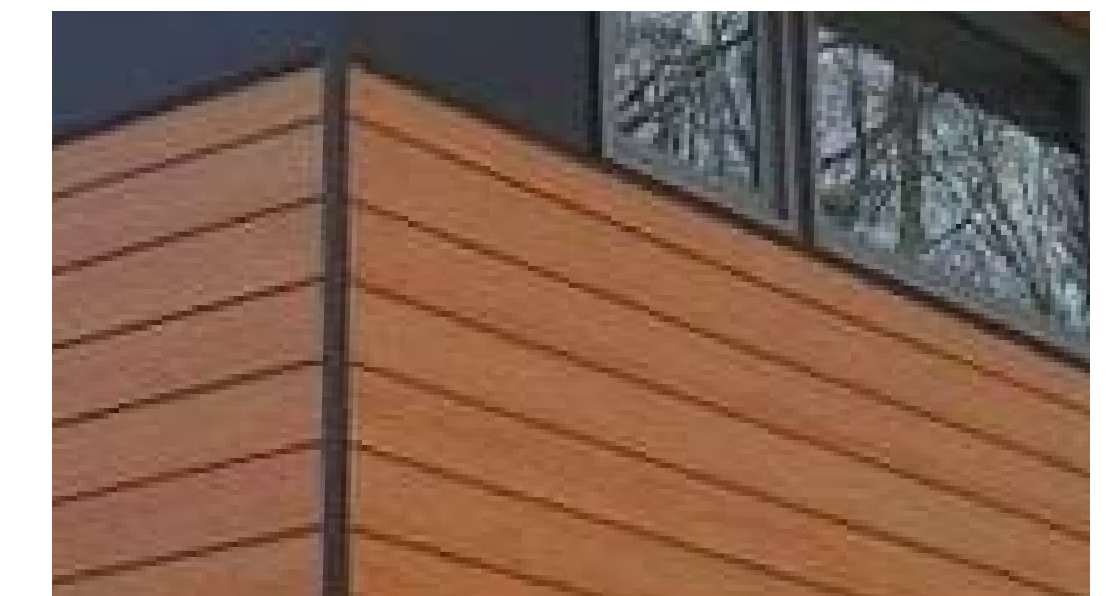
# 580 SOUTH WATER STREET CONCEPT PACKAGE

MAY 2018

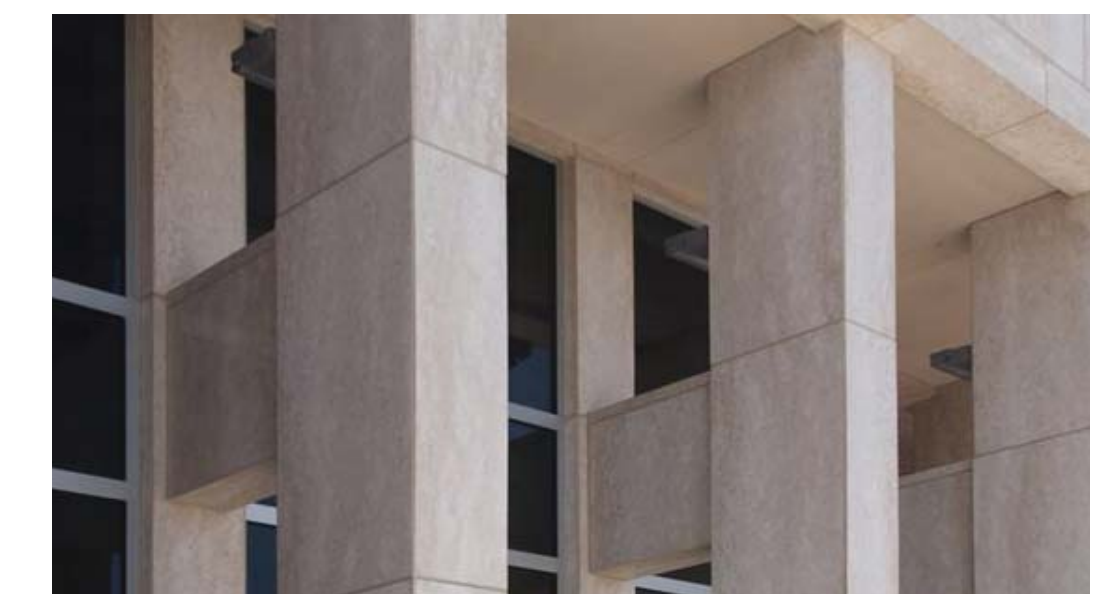




METAL PANEL



FIBER CEMENT SIDING

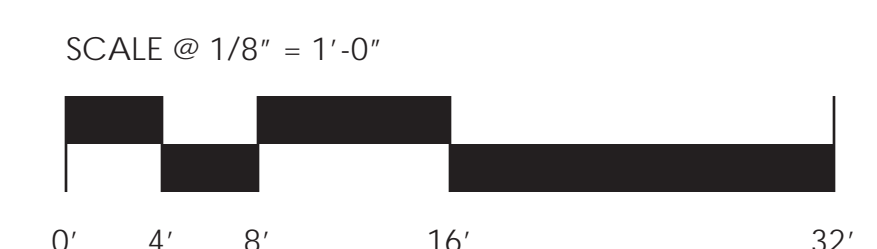


THIN STONE FACADE



MASONRY BASE

RENDERING AND MATERIALITY  
 580 SOUTH WATER STREET  
 MAY 2018





PROPERTY OUTLINE  
PLAT: 018  
LOT: 100  
LOT SIZE: 32,817 SF  
ZONING DISTRICT - W-2  
ZONING OVERLAY - ESOD  
EASTSIDE 195 OVERLAY DISTRICT  
MAX BUILDING HEIGHT: 75 FT  
PROPOSED BUILDING HEIGHT: 71 FT 4 IN

AREA MATRIX  
TOTAL BUILDING AREA 66,920 SF  
  
FIRST FLOOR: 3,972 SF  
FIRST FLOOR COMMERCIAL: 2,823 SF  
SECOND FLOOR: 16,200 SF  
THIRD FLOOR: 16,200 SF  
FOURTH FLOOR: 16,200 SF  
FIFTH FLOOR: 11,525 SF

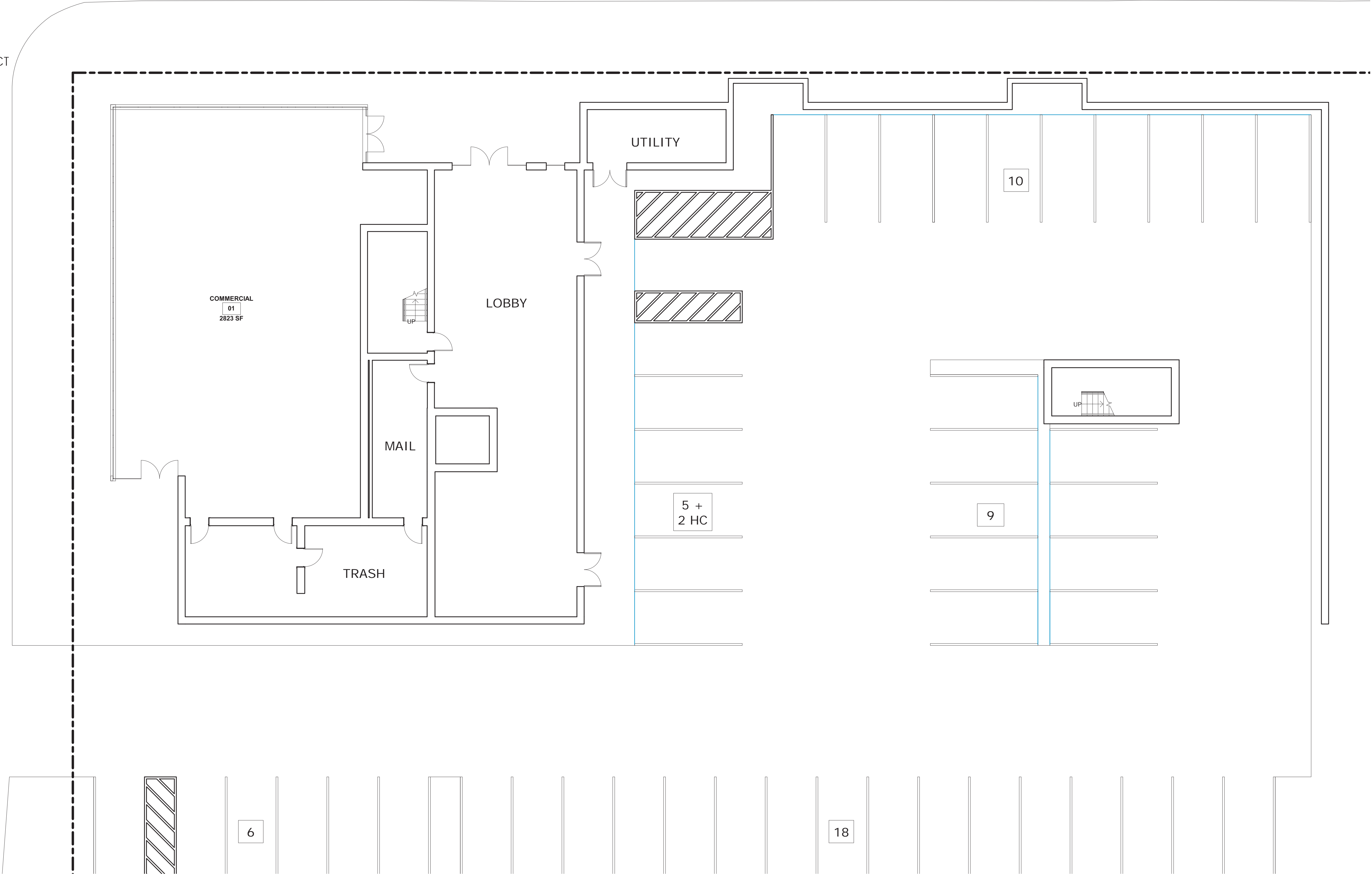
\*ALL AREAS EXCLUDE EXTERIOR SPACES

ON SITE PARKING  
50 PARKING SPACES

44 RESIDENTIAL PARKING SPACES  
6 COMMERCIAL PARKING SPACES

TOCKWOTTON STREET

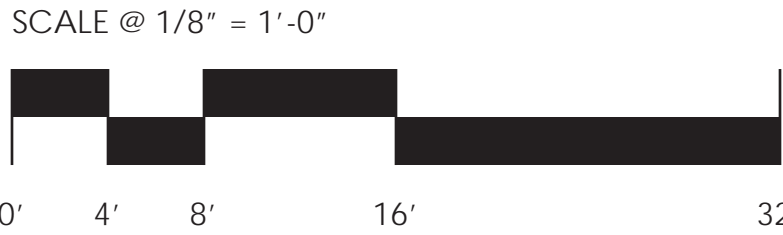
SOUTH WATER STREET



SITE PLAN

580 SOUTH WATER STREET

MAY 2018



PROPERTY OUTLINE  
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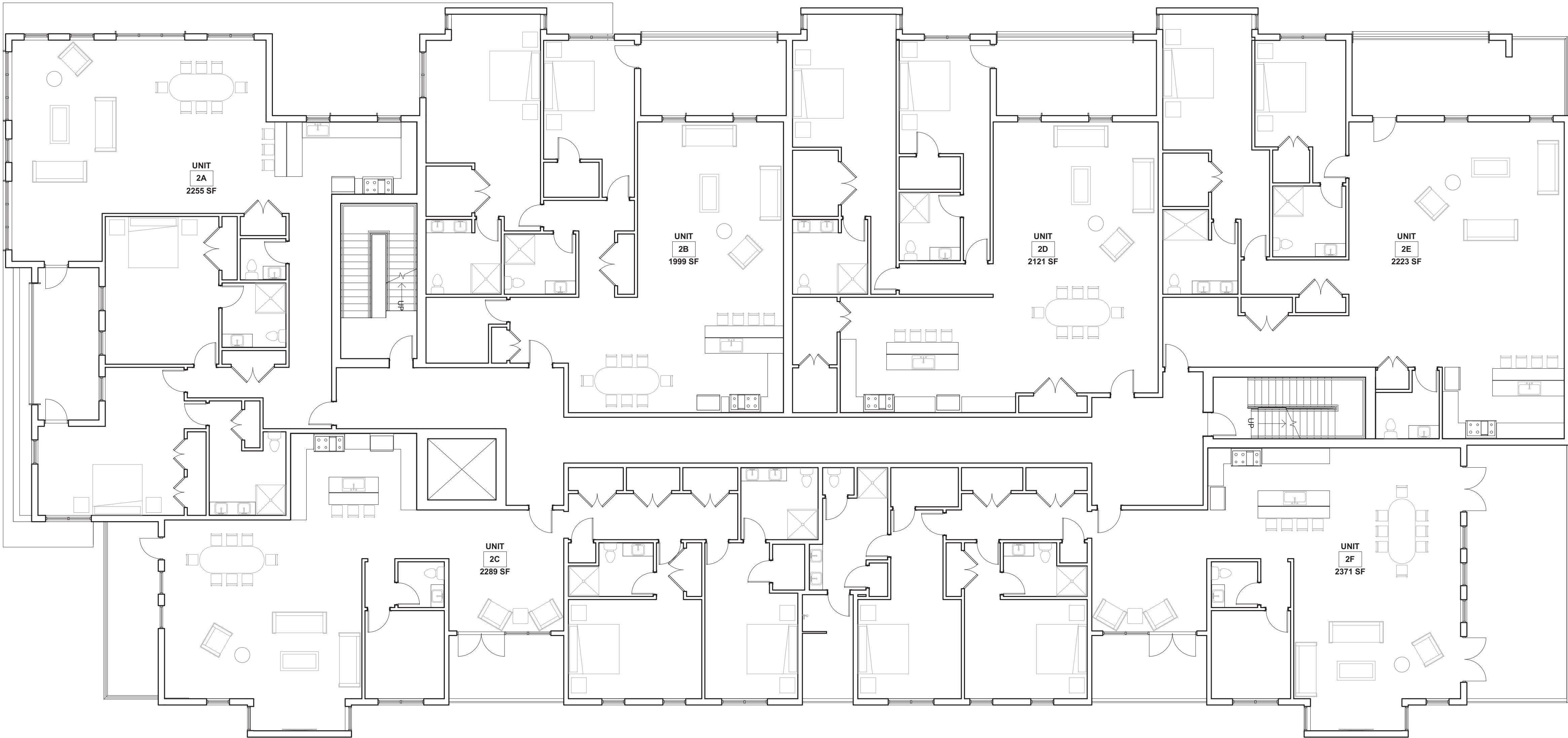
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ON SITE PARKING  
50 PARKING SPACES

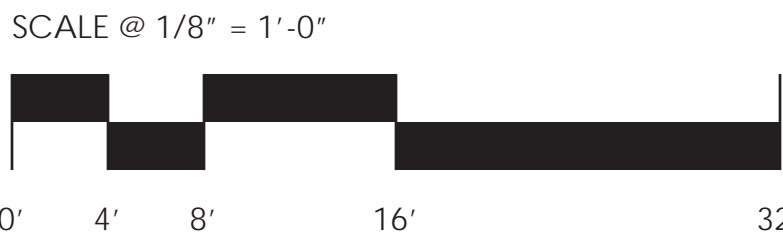
44 RESIDENTIAL PARKING SPACES  
6 COMMERCIAL PARKING SPACES



TYPICAL FLOOR PLAN

580 SOUTH WATER STREET

MAY 2018



PROPERTY OUTLINE  
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LOT SIZE: 32,817 SF  
ZONING DISTRICT - W-2  
ZONING OVERLAY - ESOD  
EASTSIDE 195 OVERLAY DISTRICT  
MAX BUILDING HEIGHT: 75 FT  
PROPOSED BUILDING HEIGHT: 71 FT 4 IN

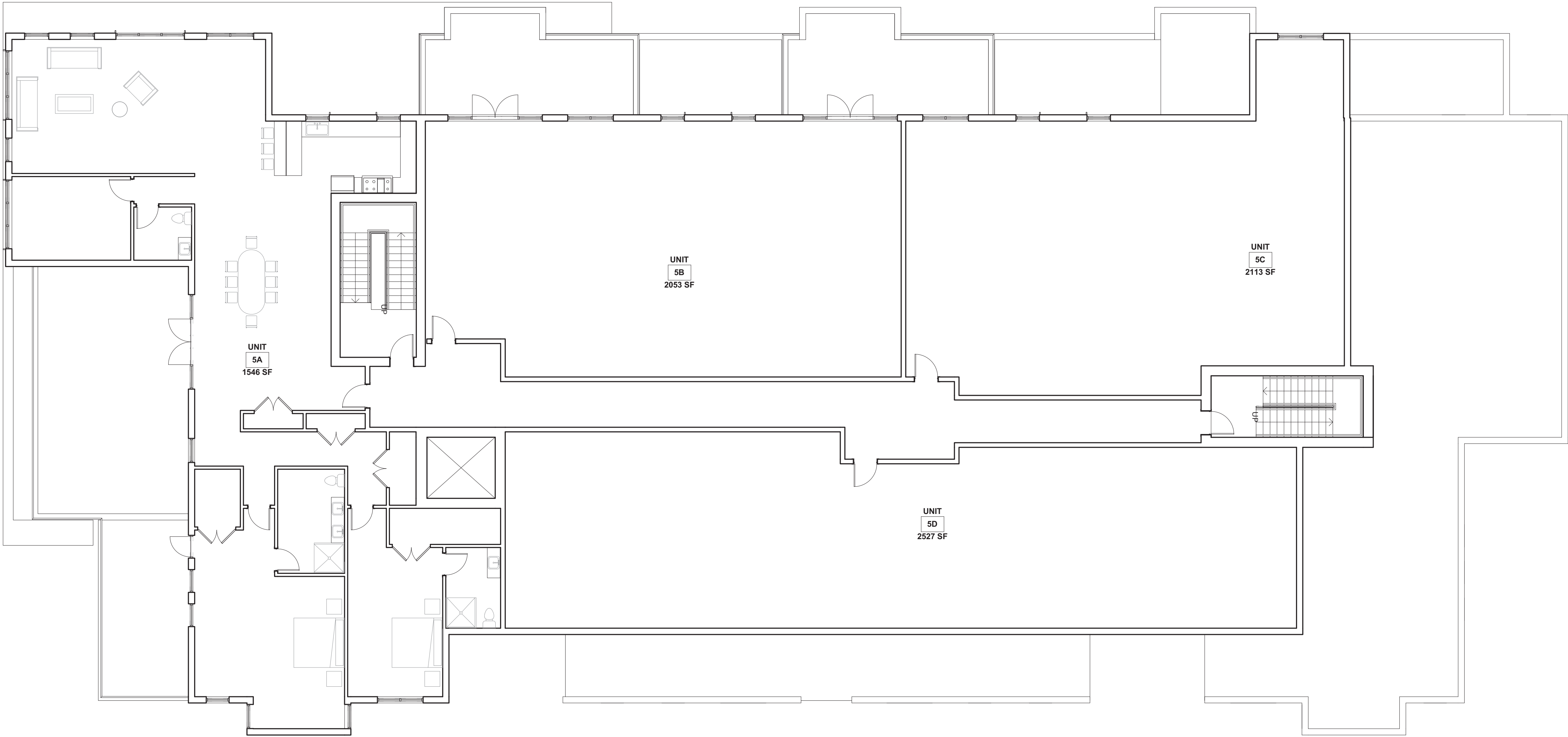
AREA MATRIX  
TOTAL BUILDING AREA 66,920 SF

FIRST FLOOR: 3,972 SF  
FIRST FLOOR COMMERCIAL: 2,823 SF  
SECOND FLOOR: 16,200 SF  
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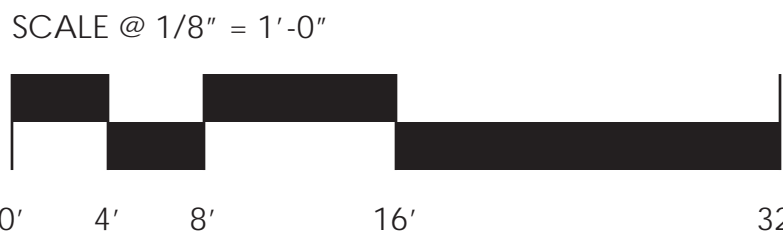
\*ALL AREAS EXCLUDE EXTERIOR SPACES

ON SITE PARKING  
50 PARKING SPACES

44 RESIDENTIAL PARKING SPACES  
6 COMMERCIAL PARKING SPACES



PENTHOUSE FLOOR PLAN  
580 SOUTH WATER STREET  
MAY 2018







SOUTH WATER STREET ELEVATION  
 580 SOUTH WATER STREET  
 MAY 2018

SCALE @ 1/8" = 1'-0"

0' 4' 8' 16' 32'

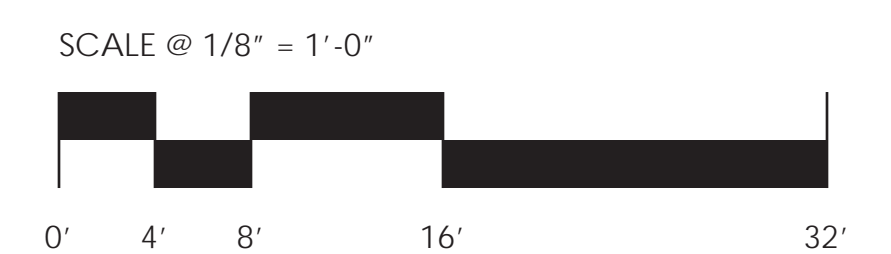
ZDS



EAST ELEVATION

580 SOUTH WATER STREET

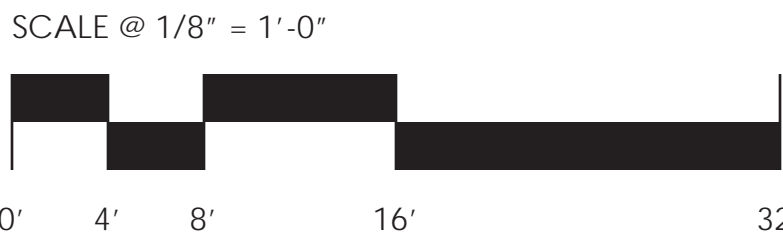
MAY 2018



ZDS



TOCKWOTTEN STREET ELEVATION  
580 SOUTH WATER STREET  
MAY 2018



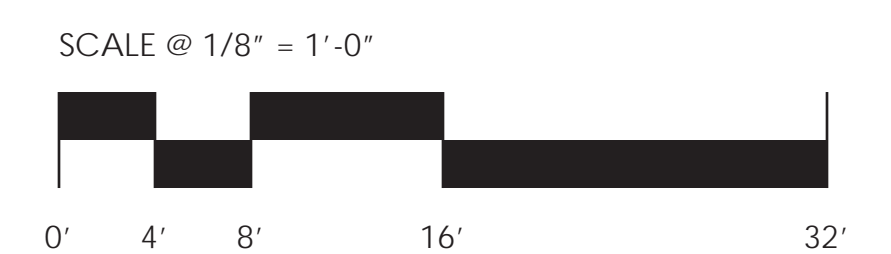




NORTH ELEVATION

580 SOUTH WATER STREET

MAY 2018



ZDS