



UPDATED MASTERPLAN CONCEPTS

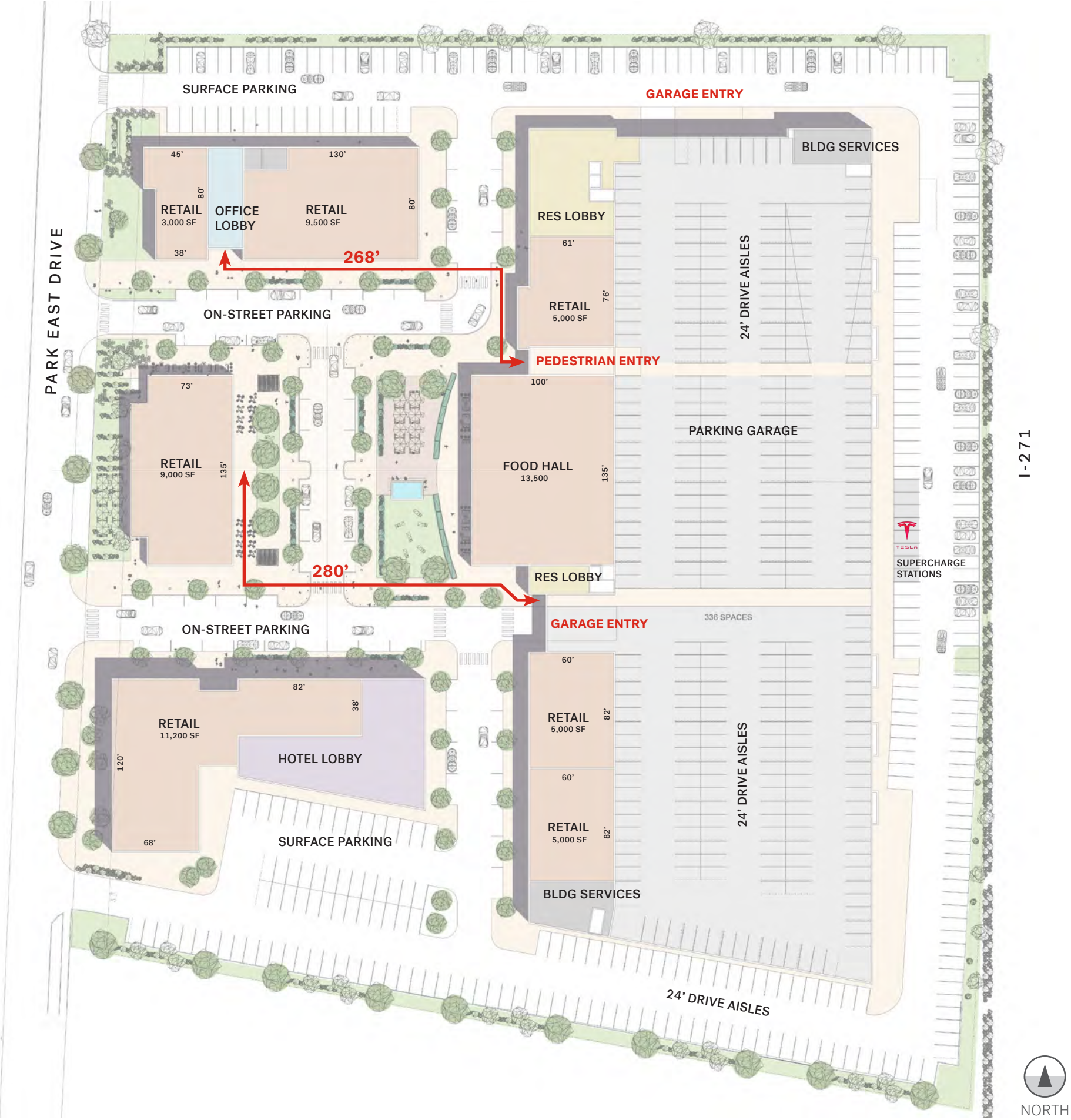
SEPTEMBER 1 2022

MY PLACE GROUP
3663 PARK EAST

MASTERPLAN



MASTERPLAN



AERIAL VIEW LOOKING SOUTHEAST



PARK EAST DRIVE LOOKING SOUTH



ENTRY DRIVE LOOKING EAST



MARKET HALL PLAZA



MARKET HALL PLAZA



MARKET HALL LAWN



VIEW SOUTH TO HOTEL



VIEW FROM PAVILION ROOF TERRACE



VIEW NORTH TO OFFICE BUILDING



VIEW NORTH ALONG PARK EAST DRIVE



PLAZA AERIAL



MASTERPLAN CONCEPT - DATA SUMMARY

BUILDING A - NORTH BUILDING		RETAIL		OFFICE	
LEVEL 1		12630		1800	
LEVEL 2				14950	
LEVEL 3				14950	
LEVEL 4				14950	
		12630		46650	
BUILDING B - EAST BUILDING		RETAIL	RESIDENTIAL	PARKING	
LEVEL 0 - BELOW GRADE PARKING				137250	
LEVEL 1 - RETAIL/PARKING	28150		6200	103700	
LEVEL 2 - PARKING				103700	
LEVEL 3- RESIDENTIAL			93210		
LEVEL 4- RESIDENTIAL			93210		
LEVEL 5- RESIDENTIAL			93210		
LEVEL 6 - RESIDENTIAL			93210		
	28150	379040	344650		
BUILDING C - SOUTH BUILDING		RETAIL	RESIDENTIAL	PARKING	HOTEL
LEVEL 0					
LEVEL 1 - RETAIL/PARKING	12150				7200
LEVEL 2 - RES					16500
LEVEL 3- RES					16500
LEVEL 4 - RES					16500
LEVEL 5 - RES					16500
	12150	0	0		73200
BUILDING D - RETAIL PAVILION		RETAIL			
LEVEL 1	8400				
LEVEL 2	8400				
	16800				
		RETAIL	RESIDENTIAL	PARKING	OFFICE HOTEL
TOTALS		69730	379040	344650	46650 73200
TOTAL PROJECT AREA	913270				
TOTAL PROJECT AREA WITHOUT PARKING	568620				
PERCENTAGE OF PROJECT AREA	12%		67%		8% 13%
GARAGE PARKING					
LEVEL 0				411	
LEVEL 1				319	
LEVEL 2				297	
				1027	
SURFACE PARKING				365	
TOTAL PARKING				1412	
			444 UNITS TOTAL		
TOTAL SITE AREA	439,800				
LOT COVERAGE	189950		43%		
LANDSCAPE RATIO	132930		30%		



MASTERPLAN OPTION 2A - PARKING SUMMARY

RESIDENTIAL UNITS	NO. OF UNITS	RATIO	SPACES	PROVIDED
UNITS	414	1.5	621	
HOTEL (120) KEYS	120		132	
OFFICE (3.8:1000)	46,650		177	
RETAIL (4:1000)	41,730		167	
RESTAURANT (14.7:1000)	28,000		411.6	
SUBTOTAL			1509	
NON RESIDENTIAL USES			888	
SHARED PARKING CREDIT for Non-residential Spaces	20% of 829 spcs		-177.558	
TOTAL			1331	1412

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**LET YOUR
SPACES SPEAK.**