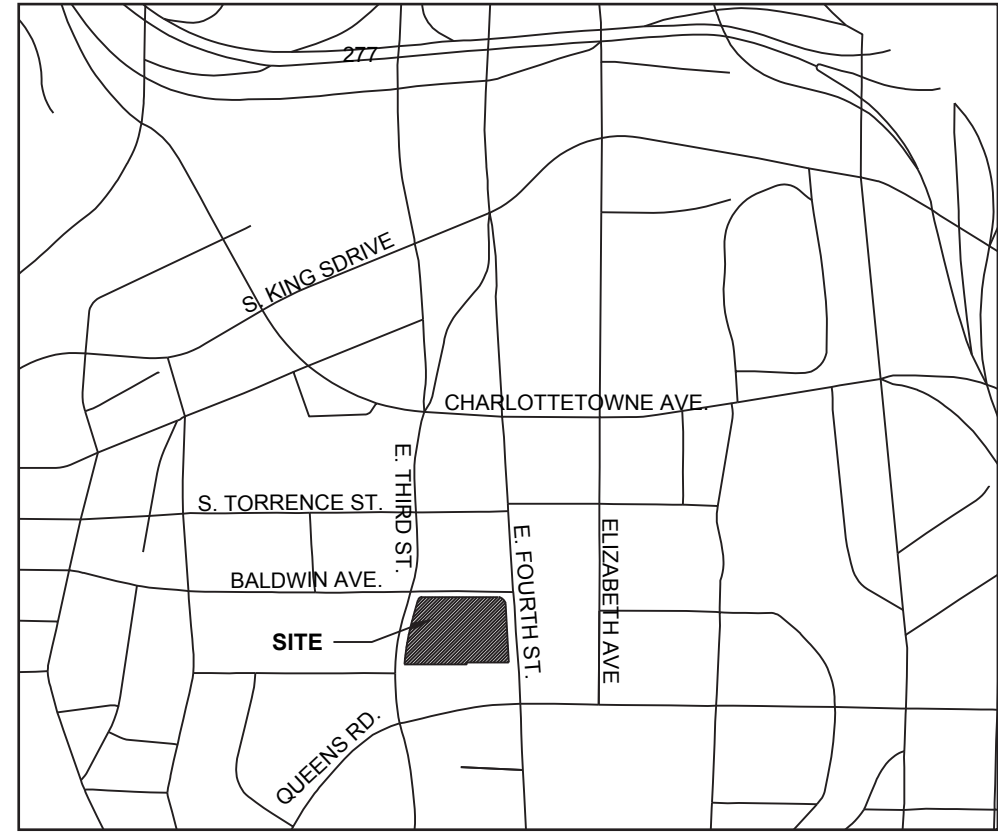


TECHNICAL DATA SHEET



VICINITY MAP NTS

SITE DEVELOPMENT DATA:

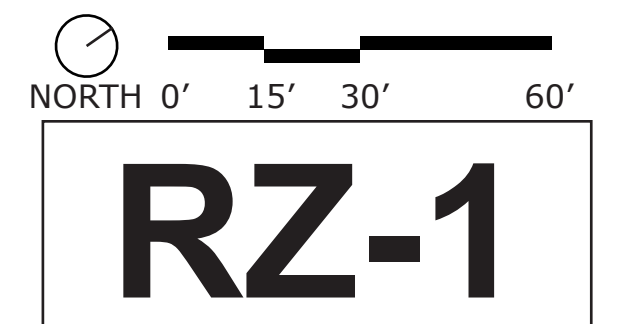
TAX PARCEL NUMBERS: 12511801 / 12511804
 ACRES: 1.94 / 1.46 (3.4 TOTAL)
 EXISTING ZONING: O-2 / MUDD-O
 PROPOSED ZONING: MUDD-O
 EXISTING USE: OFFICE / COMMERCIAL, RETAIL & SURFACE PARKING
 PROPOSED USE: ALL USES PERMITTED IN MUDD DISTRICT

OF RESIDENTIAL UNITS: N/A
 RESIDENTIAL DENSITY: N/A
 SF OF NON-RESIDENTIAL USES: 529,300 SF OFFICE
 514,864 SF PARKING DECK
 (1,044,164 SF TOTAL)
 16,800 SF FUTURE BUILDING SITE

FLOOR AREA RATIO: 7.187
 MAX BUILDING HEIGHT: 299 FEET
 MAX # OF BUILDINGS: 2
 -AMOUNT OF OPEN SPACE: 20,000 SF

LEGEND:

- 1ST FLOOR LEVEL FOOTPRINT
- 1ST FLOOR LEVEL WITH NO UPPER LEVEL
- UPPER LEVEL FOOTPRINT
- STREET LEVEL



Date: 03.12.2018

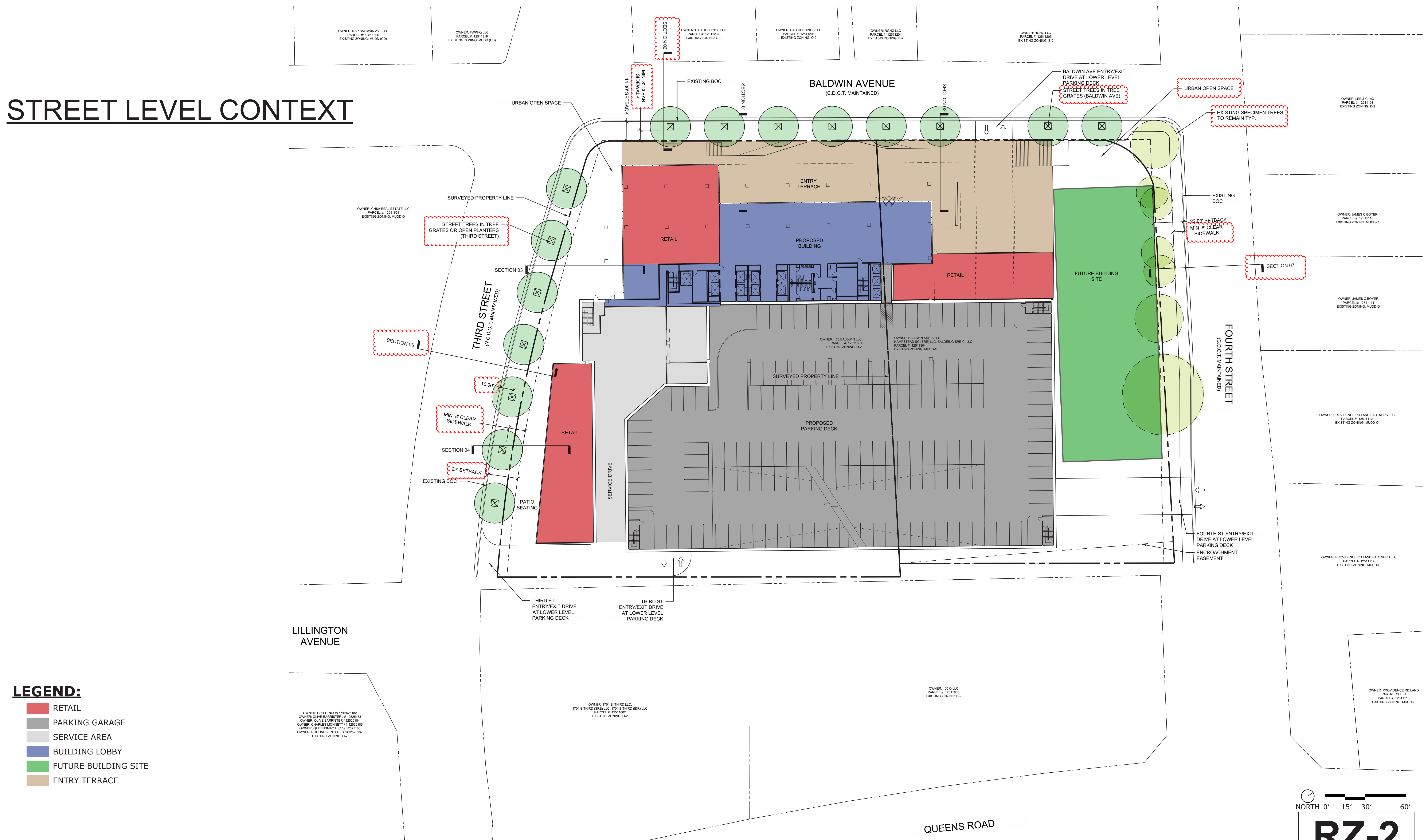


THIRD STREET PROJECT

- REZONING PETITION 2017-177 -



STREET LEVEL CONTEXT



- LEGEND:**
- RETAIL
 - PARKING GARAGE
 - SERVICE AREA
 - BUILDING LOBBY
 - FUTURE BUILDING SITE
 - ENTRY TERRACE

Date: 03.12.2018



THIRD STREET PROJECT - REZONING PETITION 2017-177 -



214 N. TRYON ST., 47TH FLOOR
CHARLOTTE, NC 28202

214 N. TRYON ST., SUITE 2320
CHARLOTTE, NC 28202

2459 WILKINSON BLVD.
CHARLOTTE, NC 28208

101 N. TRYON ST., SUITE 1400
CHARLOTTE, NC 28202

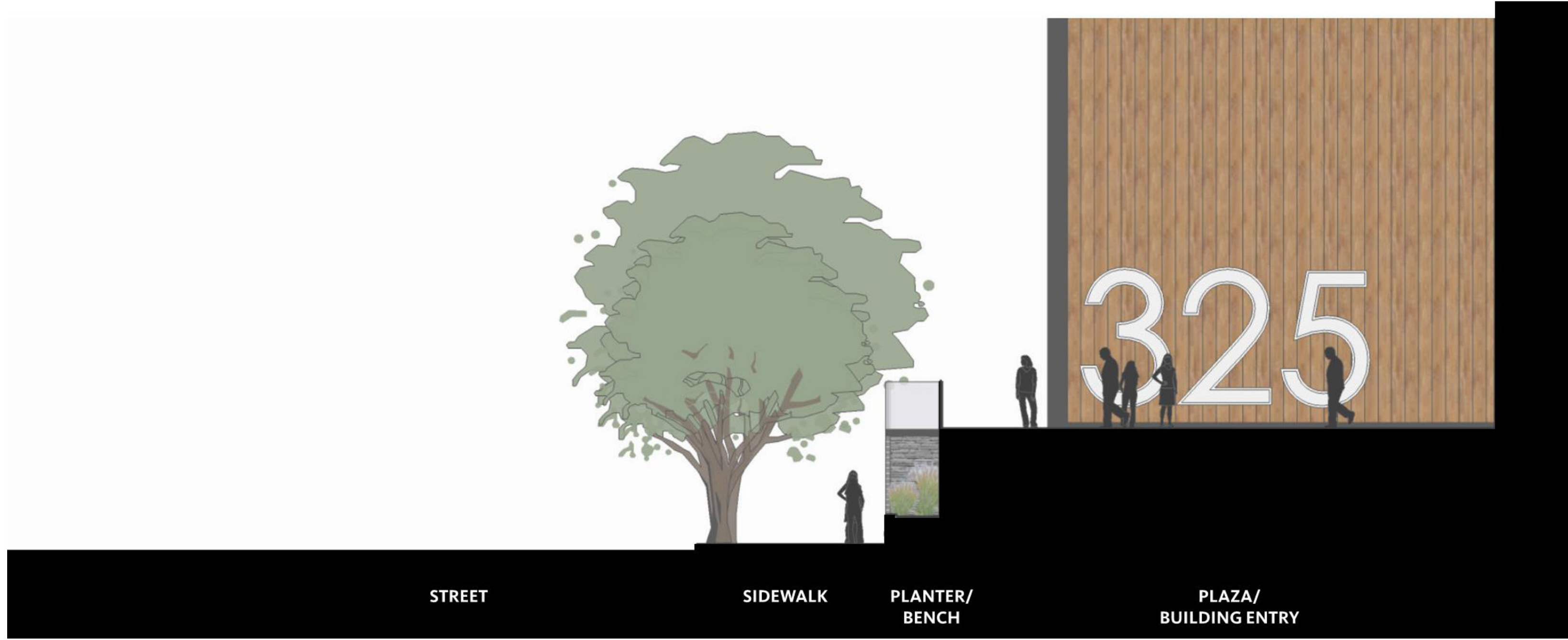
PLAZA SECTIONS



SECTION 01



SECTION 03



SECTION 02



SECTION 04

RZ-3

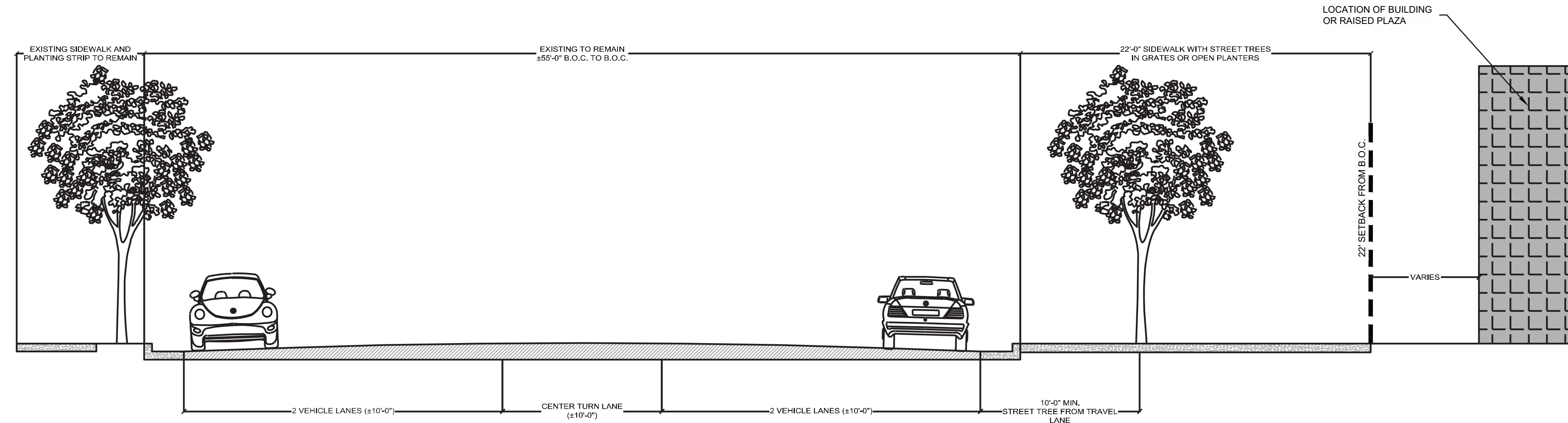
Date: 03.12.2018



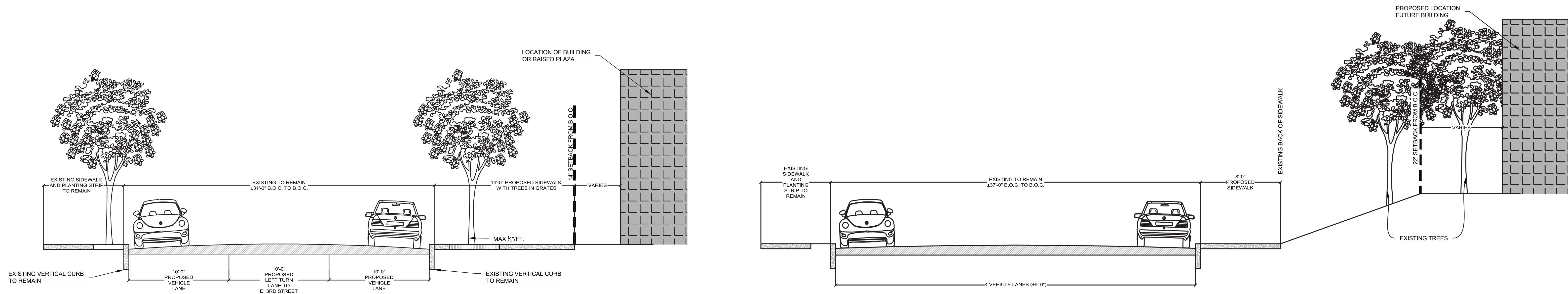
THIRD STREET PROJECT
- REZONING PETITION 2017-177



STREET SECTIONS



SECTION 05/PROPOSED E. THIRD STREET SECTION NTS
NOTE: PROPOSED SECTION SUBJECT TO NCDOT



SECTION 06/PROPOSED BALDWIN AVENUE SECTION AT E. THIRD STREET NTS
NOTE: PROPOSED SECTION SUBJECT TO CDOT APPROVAL AND NCDOT APPROVAL OF TRAFFIC SIGNAL AT E. THIRD STREET AND BALDWIN AVENUE INTERSECTION

SECTION 07/PROPOSED E. FOURTH STREET SECTION NTS
NOTE: PROPOSED SECTION SUBJECT TO CDOT APPROVAL

RZ-3.1

Date: 03.12.2018

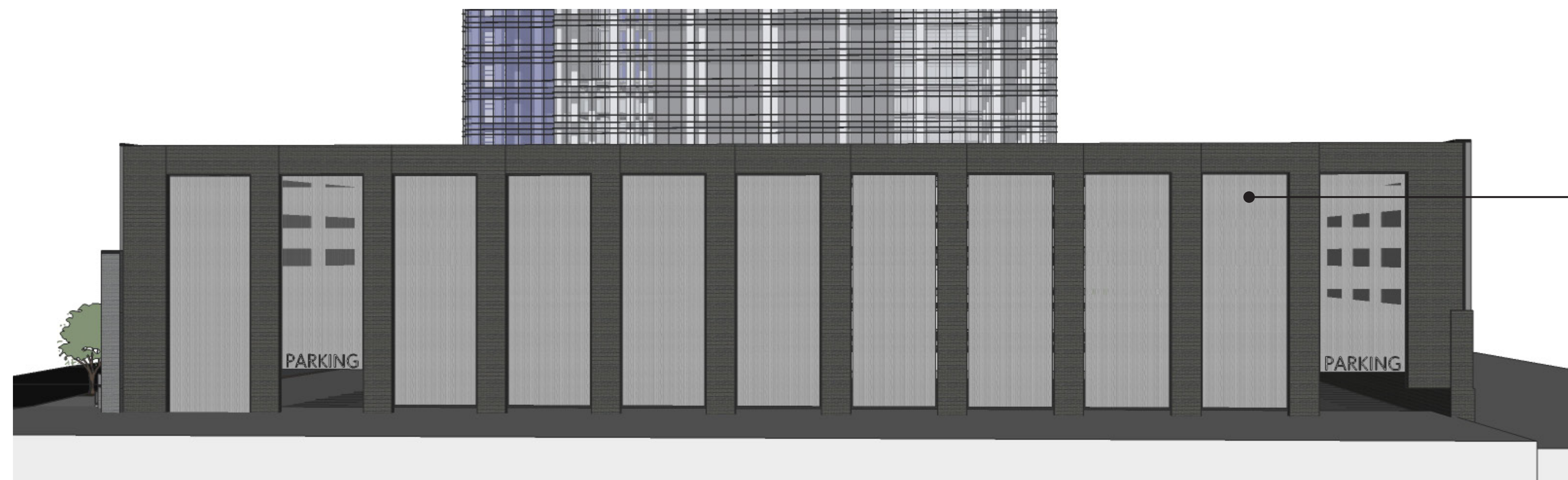


OUTLINE OF HOTEL BEYOND

PARKING DECK SCREEN COMPOSED OF 12" DEEP VERTICAL FINNS, 10" ON CENTER, TO SCREEN CARS FROM ALL PERSPECTIVES

EXAGGERATED SIGNAGE BAND OF RETAIL WILL FURTHER SCREEN VIEWS OF CARS

ELEVATION AT THIRD STREET

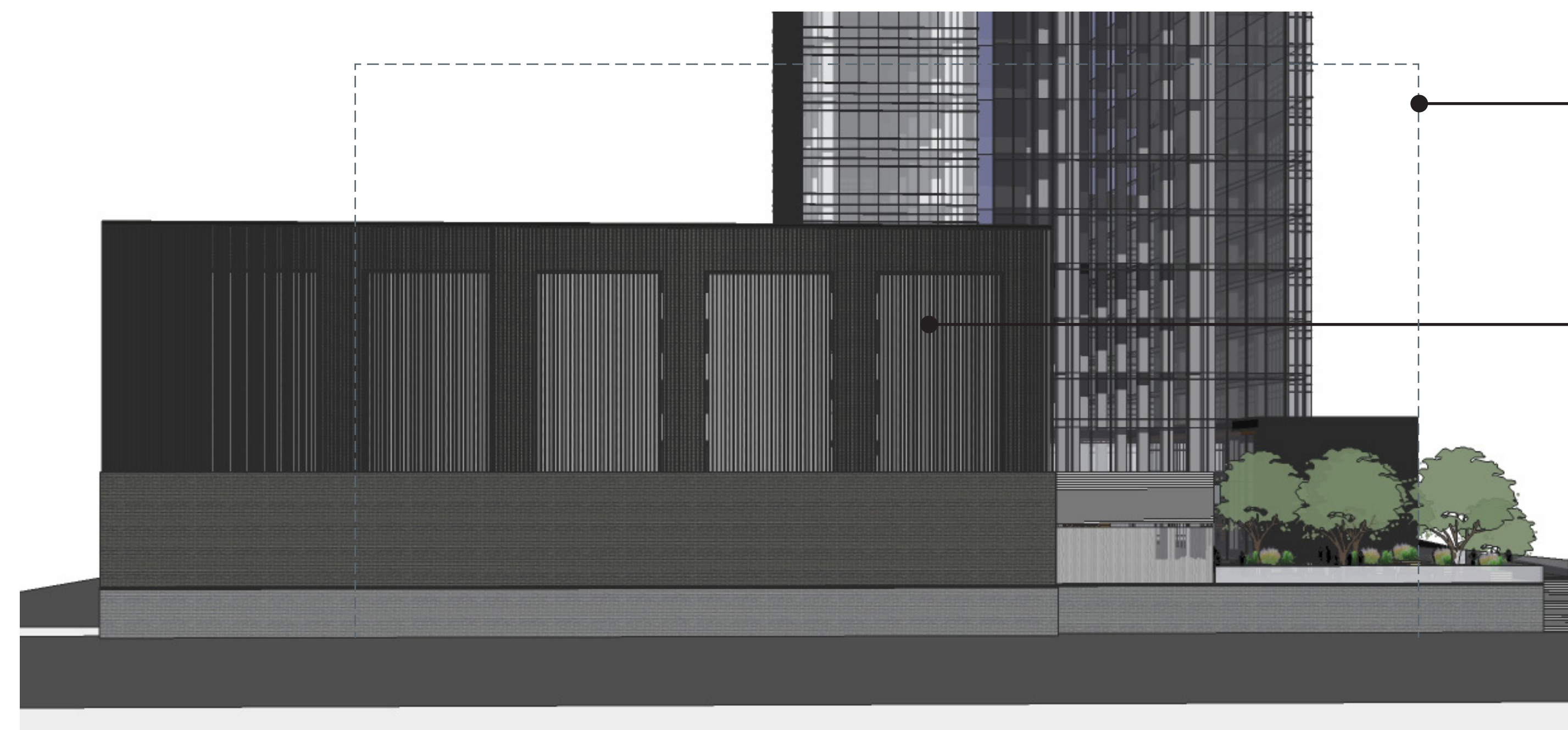


BACK FACADE OF PARKING DECK COMPOSED OF BRICK PIERS INFILLED WITH PERFORATED METAL SCREEN

ELEVATION AT SOUTHEAST PROPERTY LINE

RZ-5

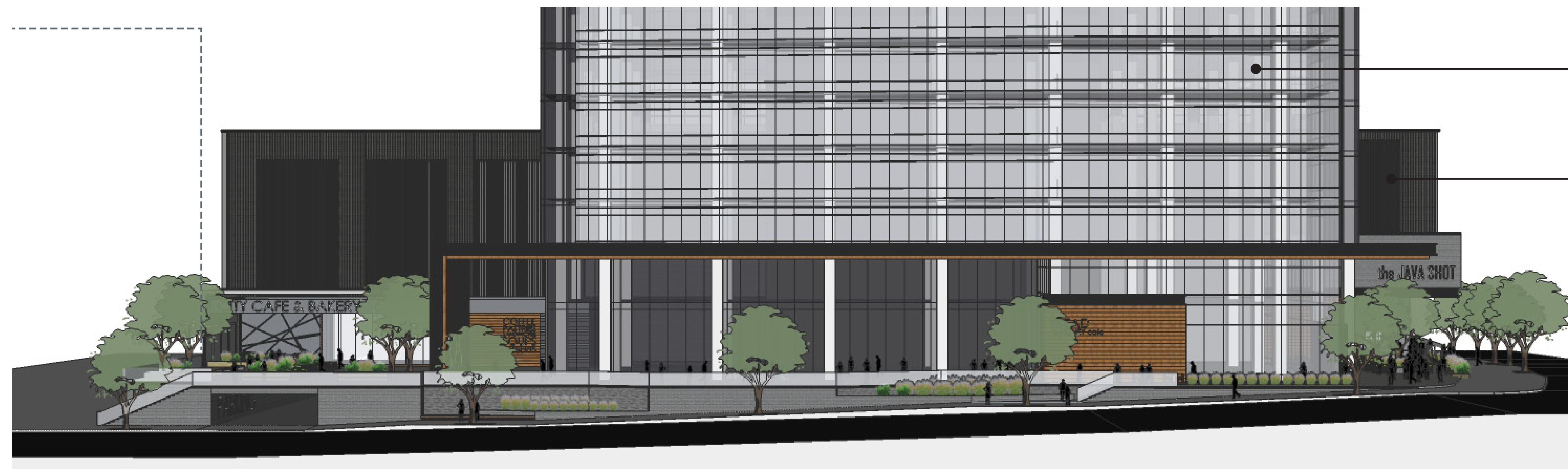
Date: 03.12.2018



OUTLINE OF FUTURE HOTEL IN FOREGROUND

PARKING DECK SCREEN COMPOSED OF 12" DEEP VERTICAL FINNS, 10" ON CENTER, TO SCREEN CARS FROM ALL PERSPECTIVES

ELEVATION AT FOURTH STREET / FUTURE HOTEL SITE



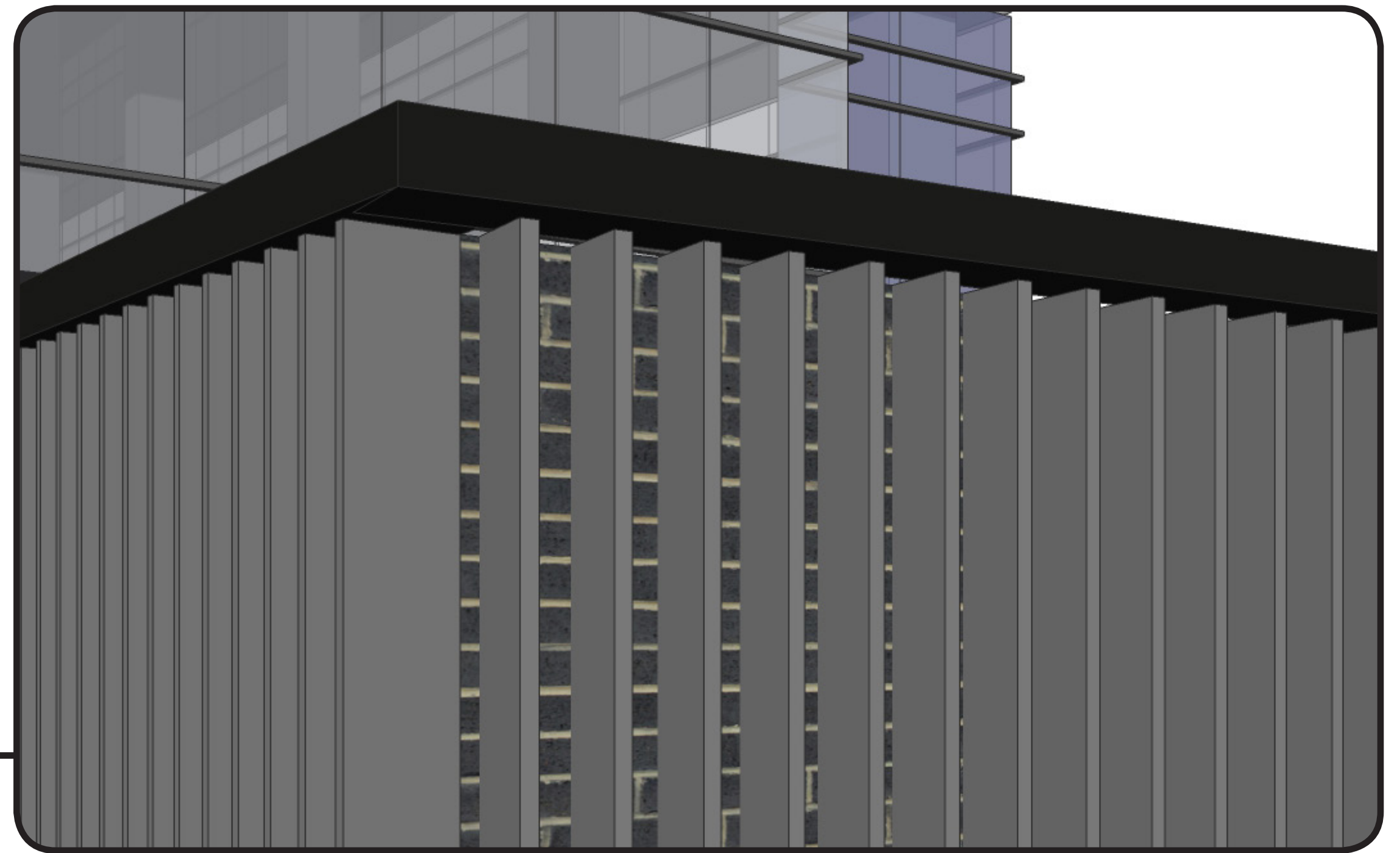
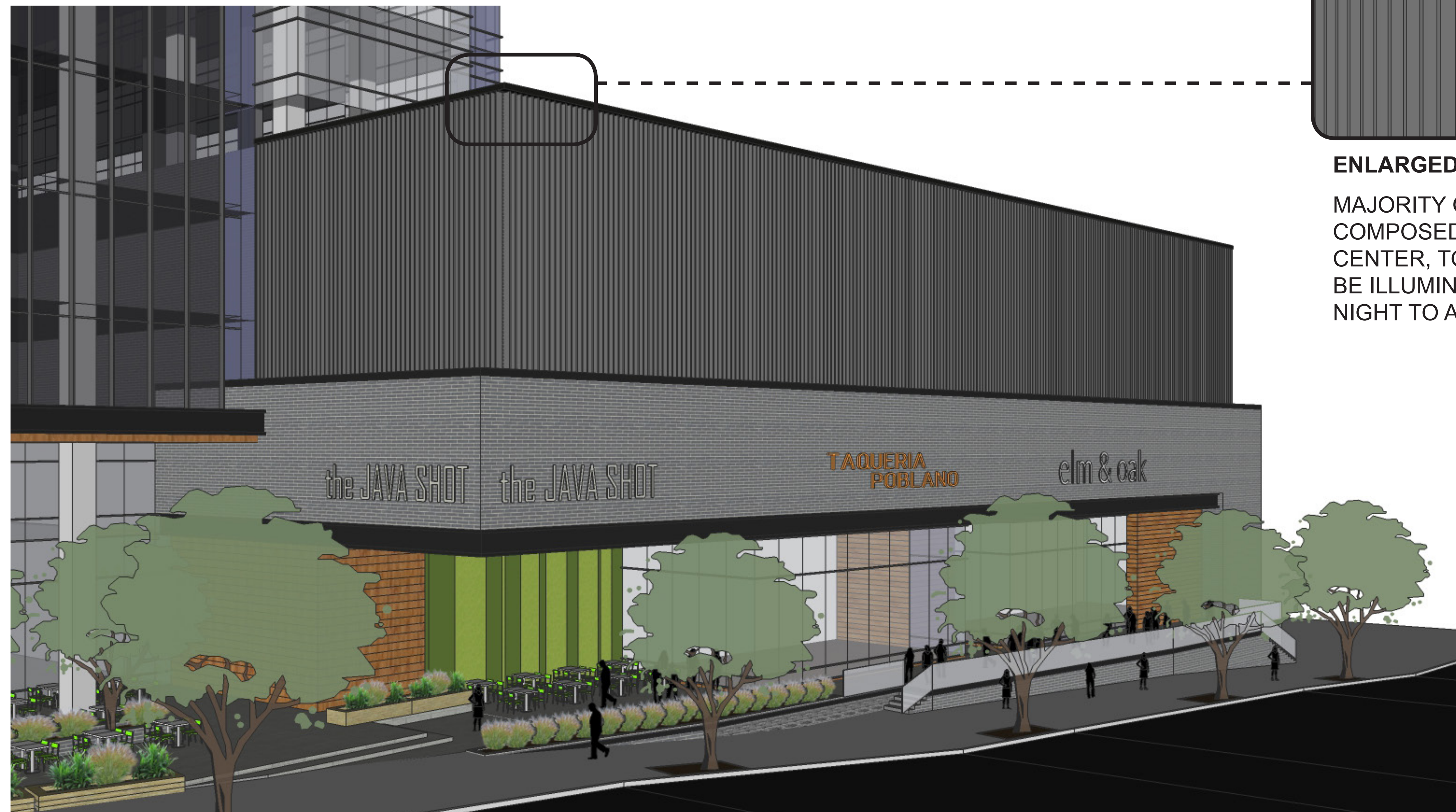
BUILDING MASS BLOCKS MAJORITY OF PARKING DECK VIEWS FROM BALDWIN AVENUE

REMAINING PARKING DECK VISIBILITY IS SCREENED WITH 12" DEEP VERTICAL FINNS, 10" ON CENTER, TO SCREEN CARS FROM ALL PERSPECTIVES

ELEVATION AT BALDWIN AVENUE

RZ-6

Date: 03.12.2018



ENLARGED VIEW OF VERTICAL FINS

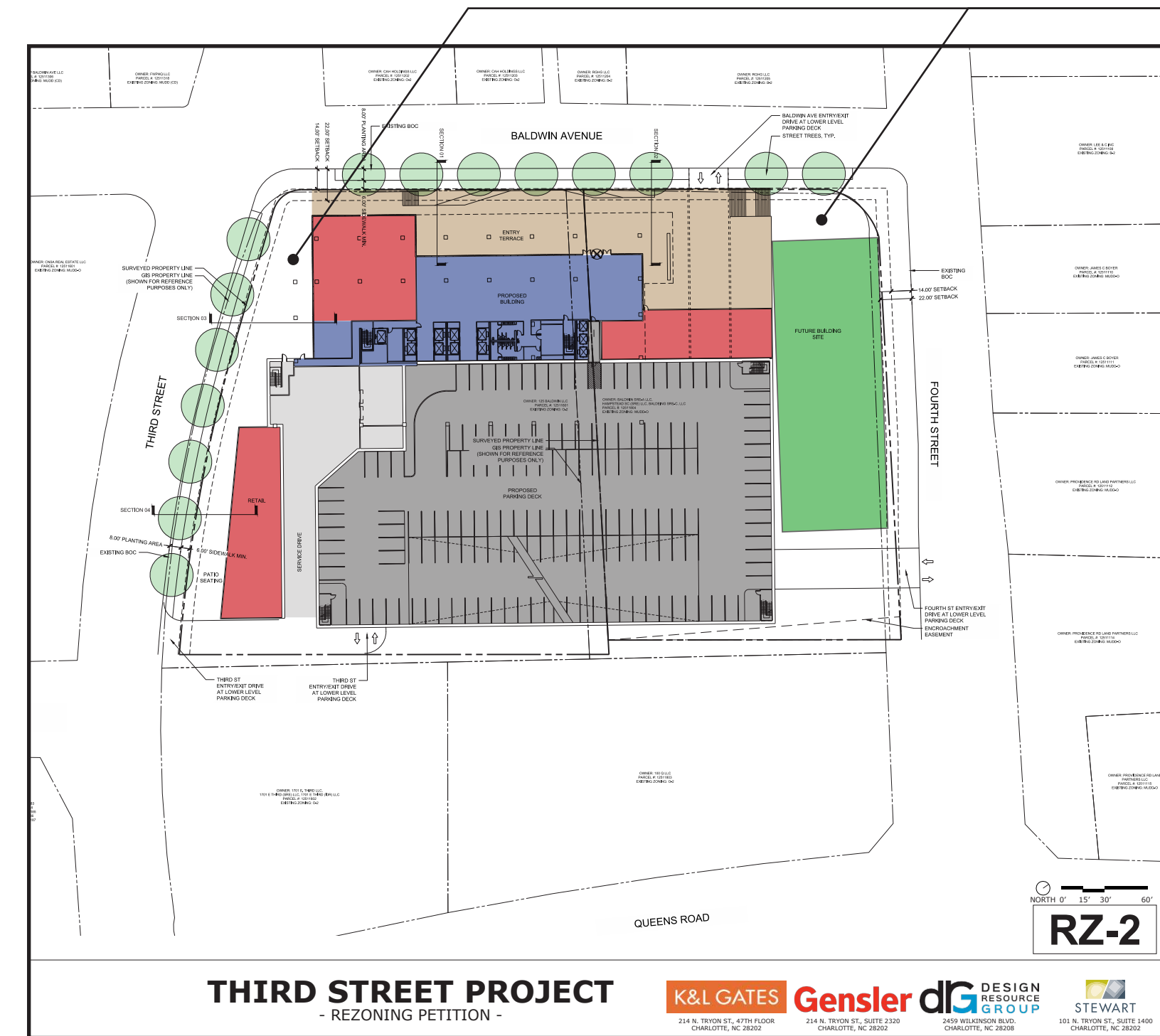
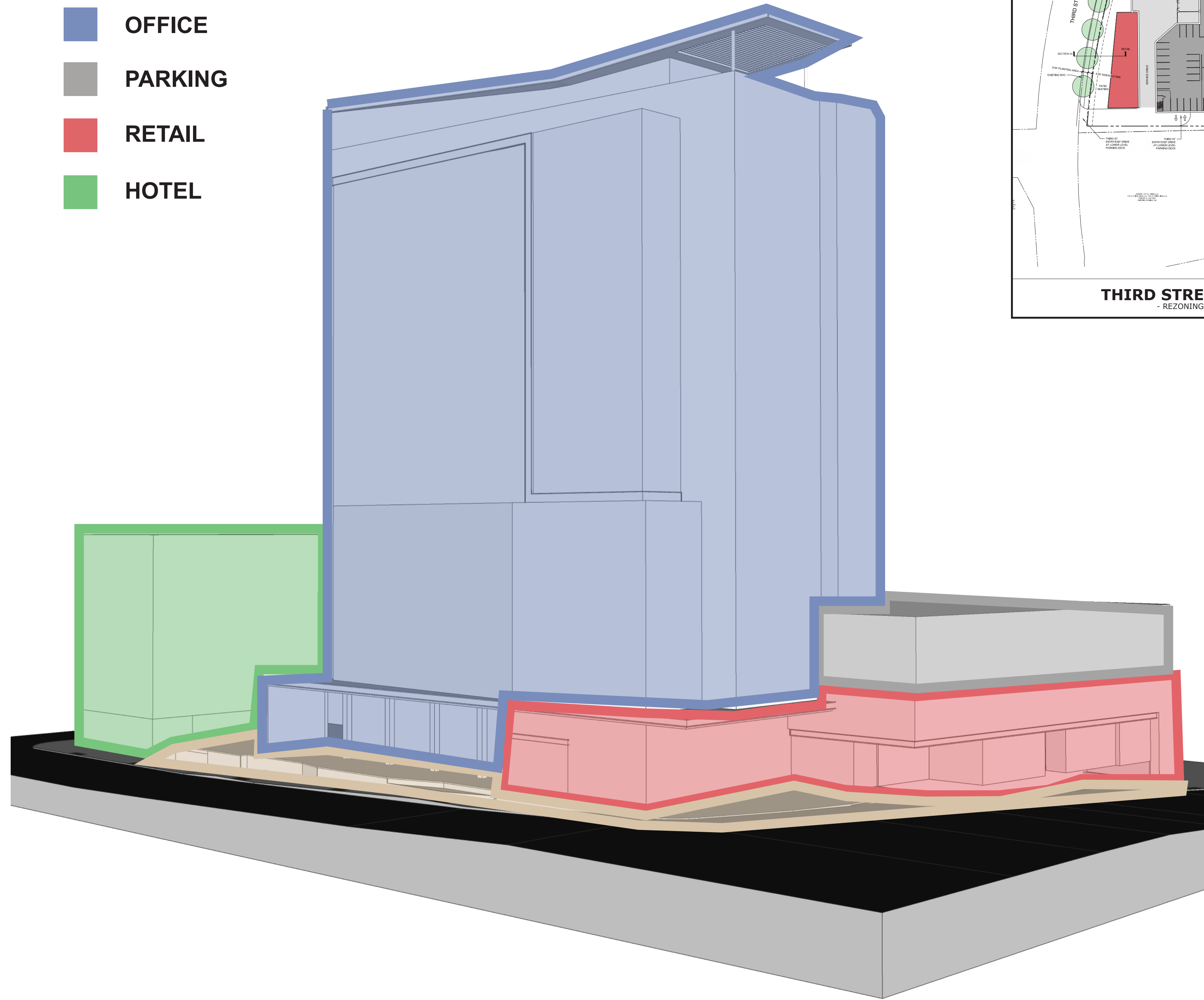
MAJORITY OF PARKING DECK SCREENING TO BE COMPOSED OF 12" DEEP VERTICAL METAL FINS, 10" ON CENTER, TO SCREEN CARS FROM ALL VIEWS; FINS TO BE ILLUMINATED WITH AMBIENT, INDIRECT LIGHTING AT NIGHT TO ACTIVATE FACADE OF PARKING DECK

PERSPECTIVE VIEW AT THIRD STREET

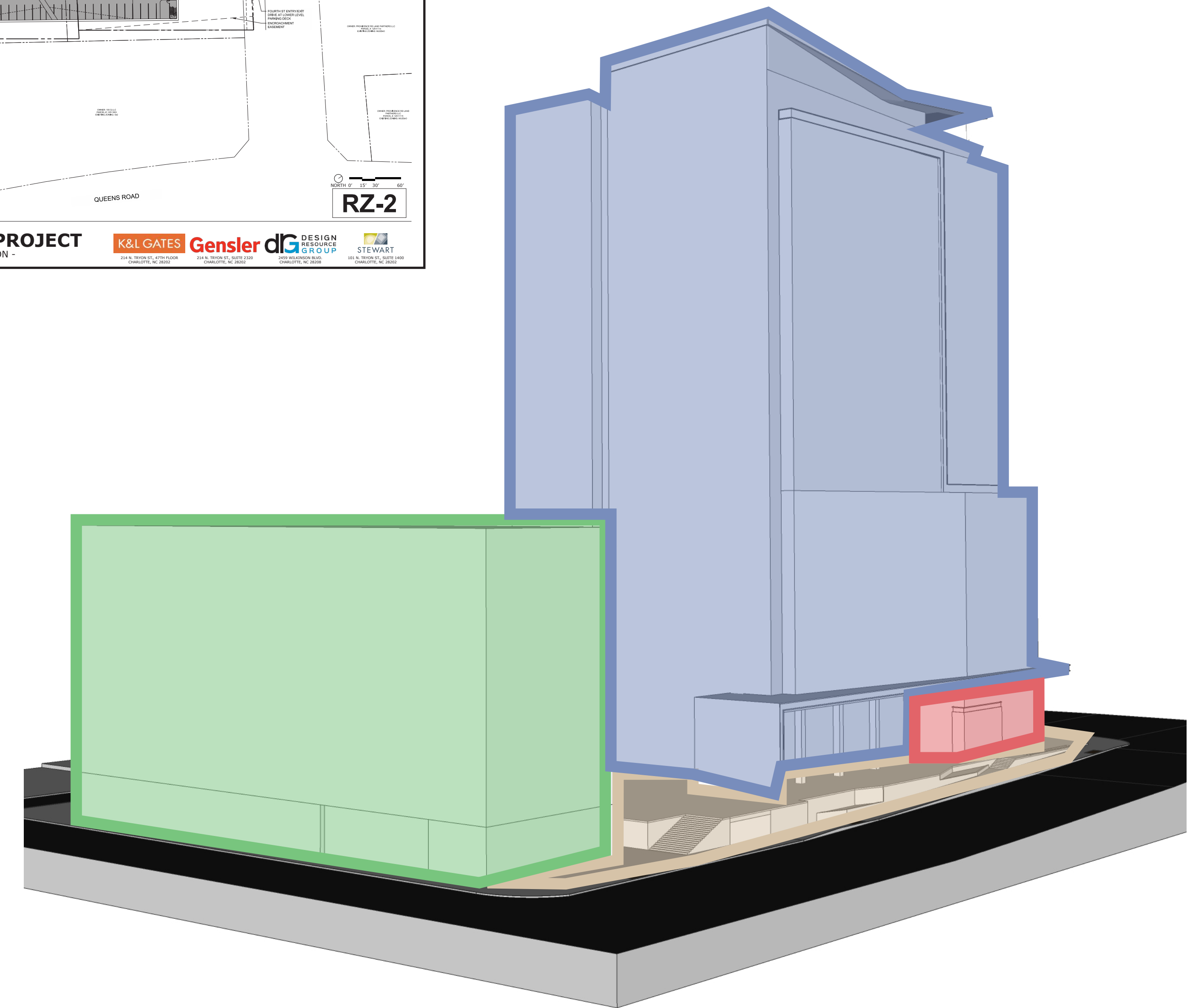
RZ-7

Date: 03.12.2018

- PUBLIC PLAZA
- OFFICE
- PARKING
- RETAIL
- HOTEL



THE UNLABELED WHITE AREAS ON RZ-2 ARE URBAN OPEN SPACE ZONES, WHICH WOULD BE COMPOSED OF LARGE OPEN PLAZAS WITH OUTDOOR SEATING AND AN ART INSTALLATION
TOTAL AREA: 30,000 SF



BUILDING MASSING
VIEW FROM BALDWIN AVENUE AT THIRD STREET

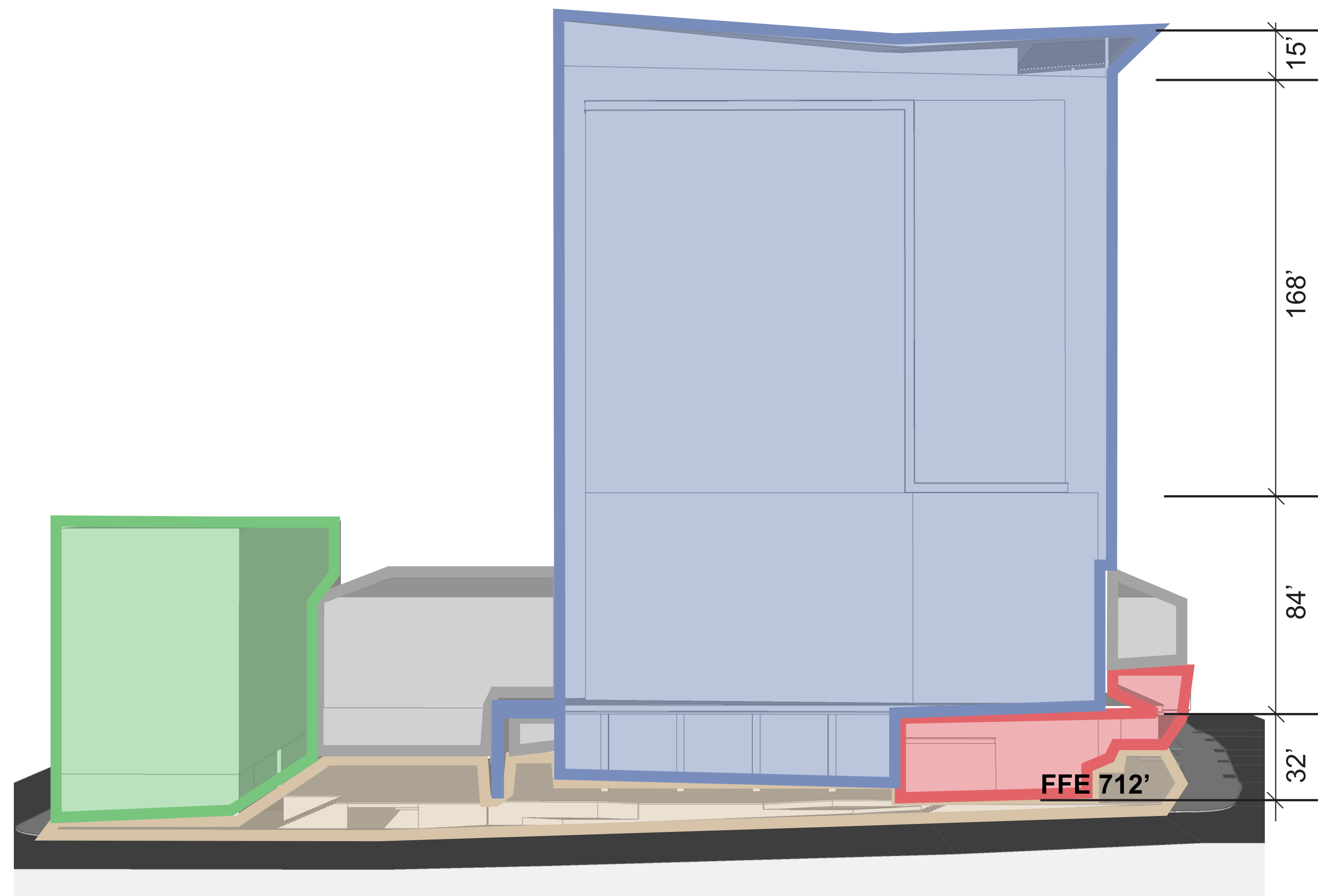
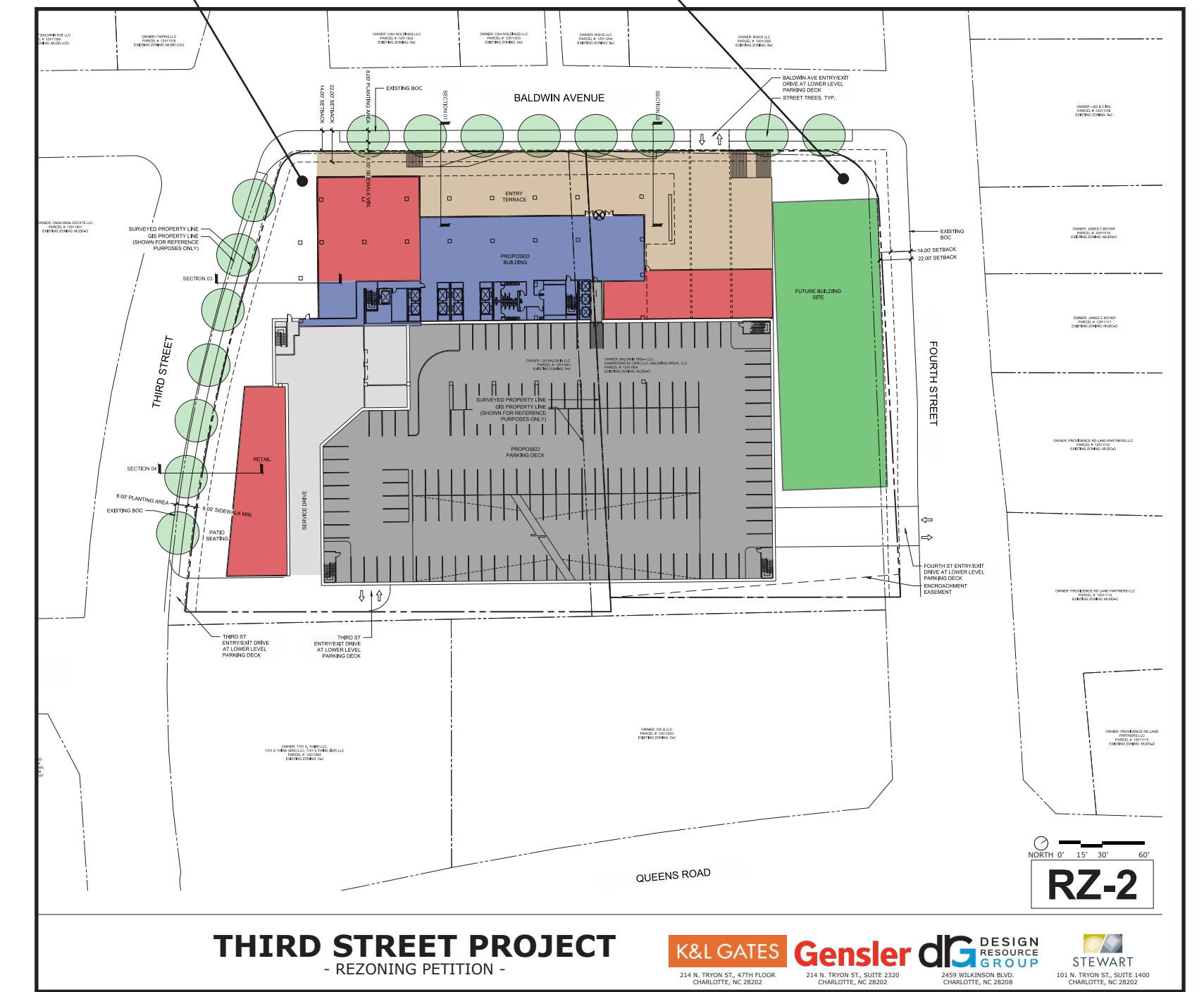
BUILDING MASSING
VIEW FROM BALDWIN AVENUE AT FOURTH STREET

RZ-8

Date: 03.12.2018

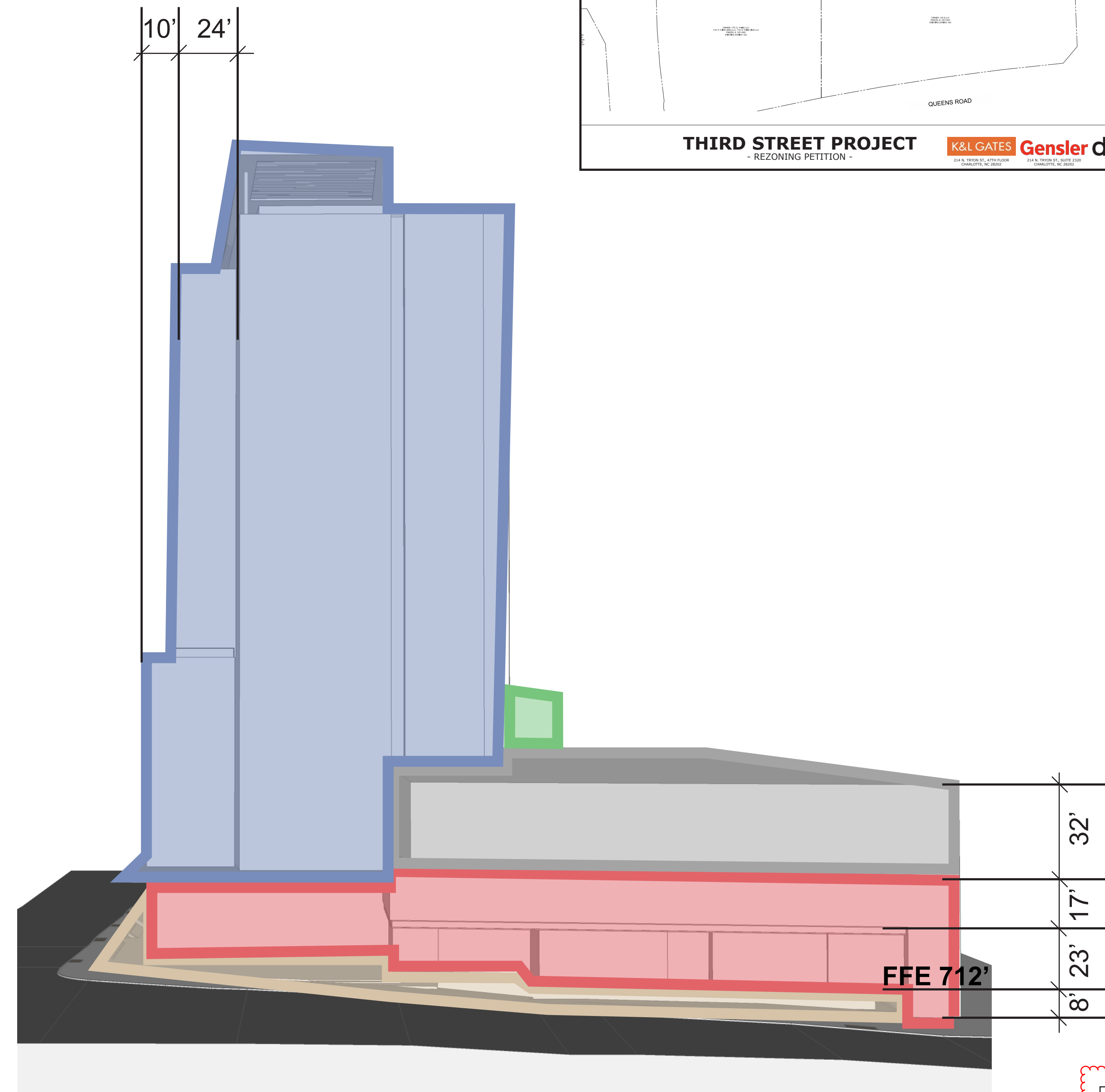
- PUBLIC PLAZA
- OFFICE
- PARKING
- RETAIL
- HOTEL

THE UNLABELED WHITE AREAS ON RZ-2 ARE URBAN OPEN SPACE ZONES, WHICH WOULD BE COMPOSED OF LARGE OPEN PLAZAS WITH OUTDOOR SEATING AND AN ART INSTALLATION
TOTAL AREA: 30,000 SF



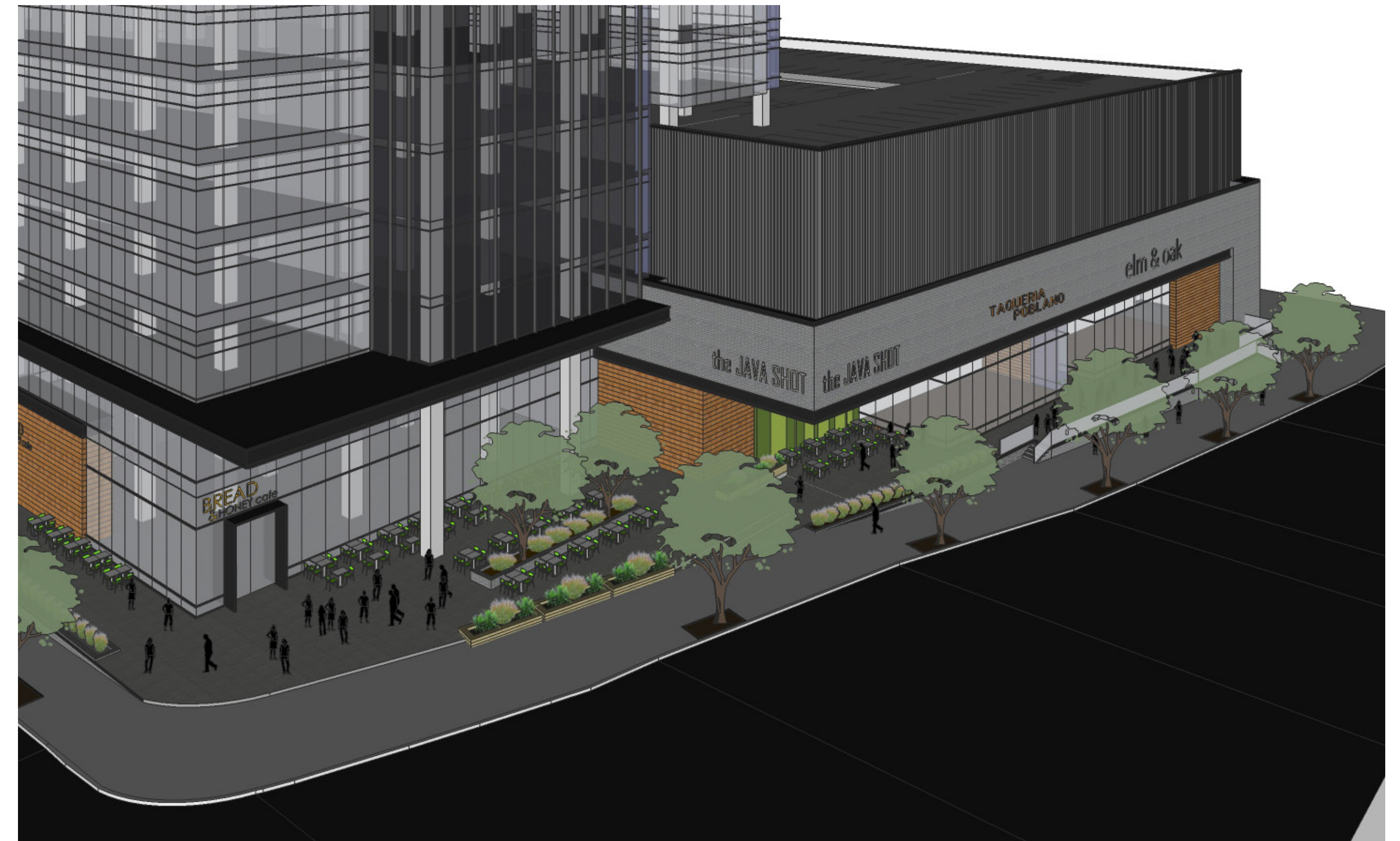
BUILDING MASSING ELEVATION
VIEW FROM BALDWIN AVENUE

Date: 03.12.2018

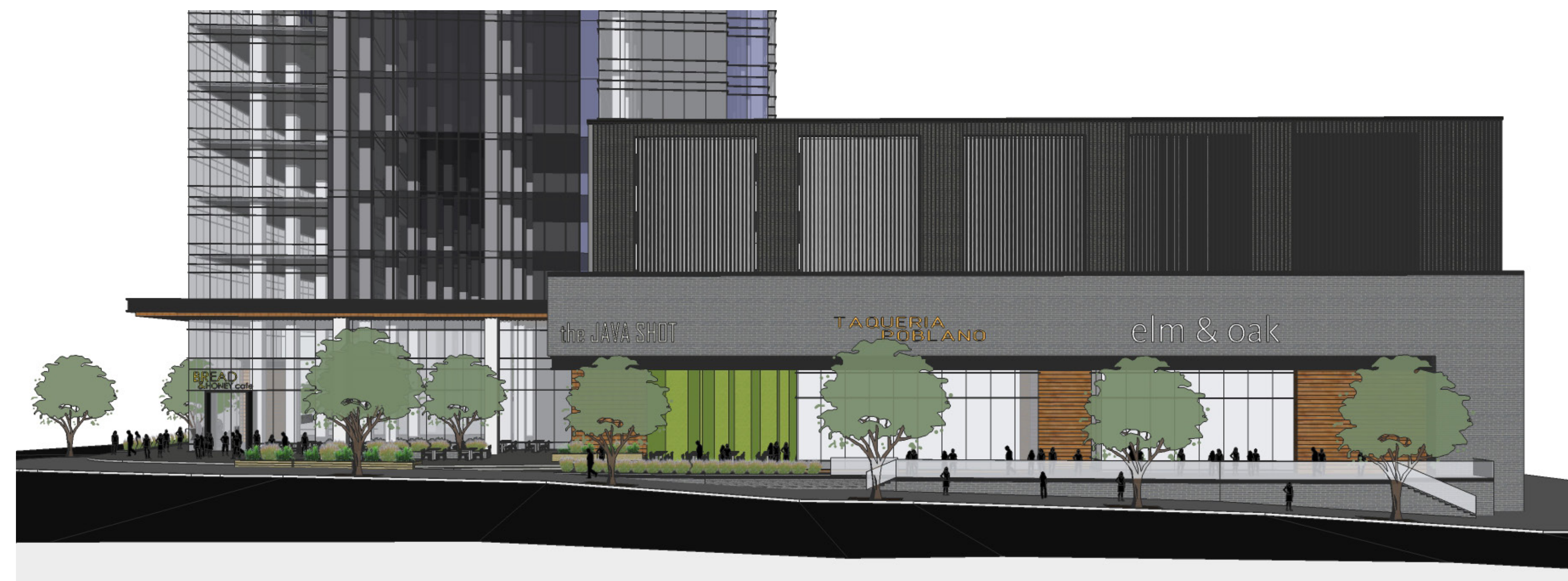


BUILDING MASSING ELEVATION
VIEW FROM THIRD STREET

RZ-9



BIRDS EYE VIEW OF THIRD STREET ELEVATION



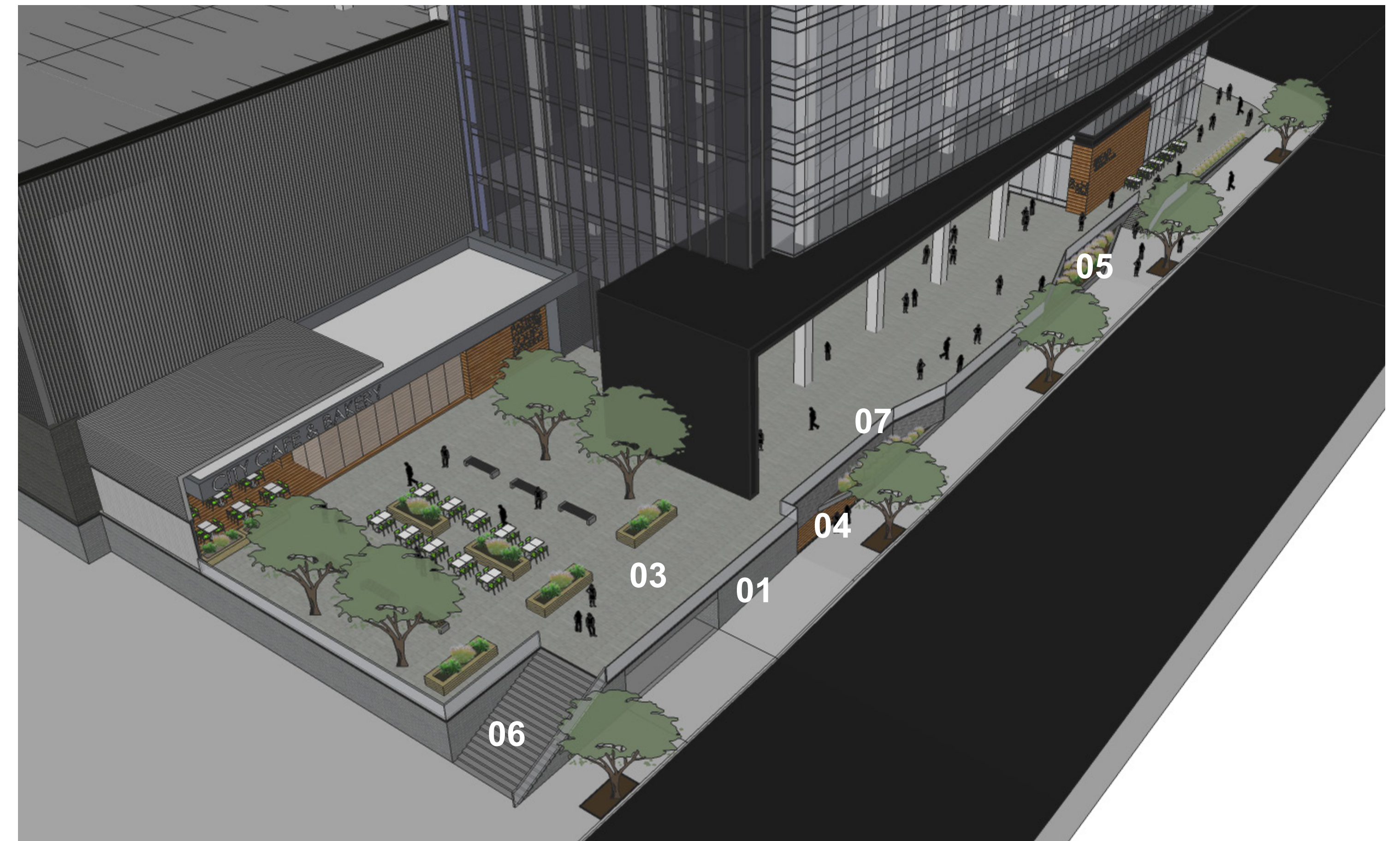
STREET LEVEL ELEVATION AT THIRD STREET

RZ-10

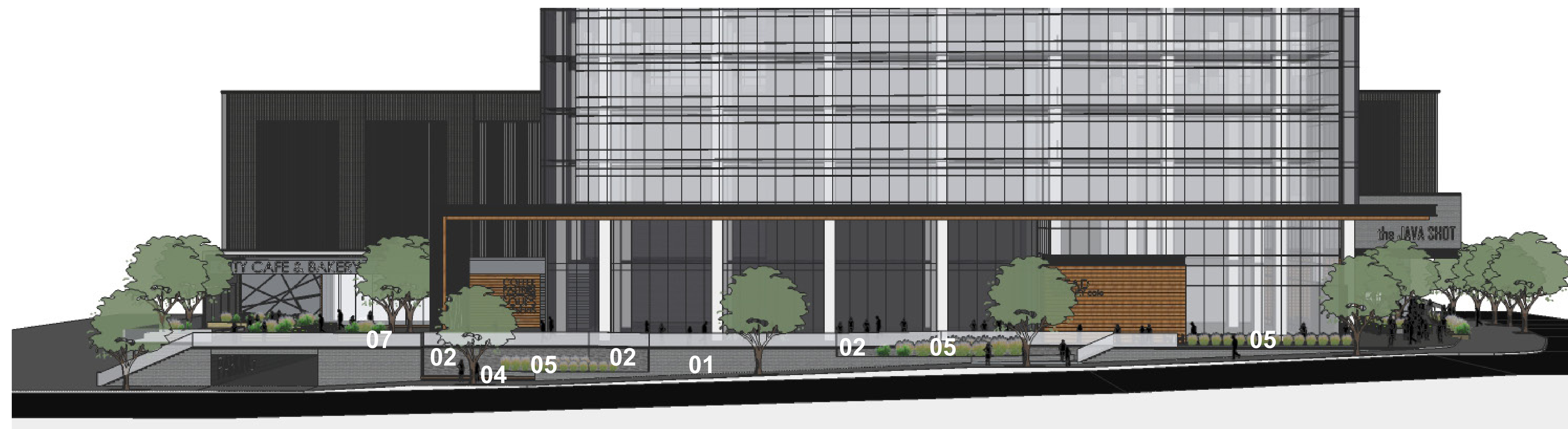
Date: 03.12.2018

LANDSCAPE ARTICULATION & MATERIALS

- 01 _ BRICK MASONRY, NORMAN, RUNNING BOND
- 02 _ NATURAL STONE AT ALL WALL INSETS
- 03 _ LINEAR CONCRETE PAVERS AT ELEVATED TERRACE
- 04 _ IPE WOOD BENCHES AT WALL INSETS
- 05 _ PLANTING BEDS WITH NATIVE VEGETATION
- 06 _ STAIR TREADS MADE OF NATURAL STONE
- 07 _ GLASS GUARDRAIL



BIRDS EYE VIEW OF BALDWIN AVENUE ELEVATION



STREET LEVEL ELEVATION AT BALDWIN AVENUE

RZ-11

Date: 03.12.2018