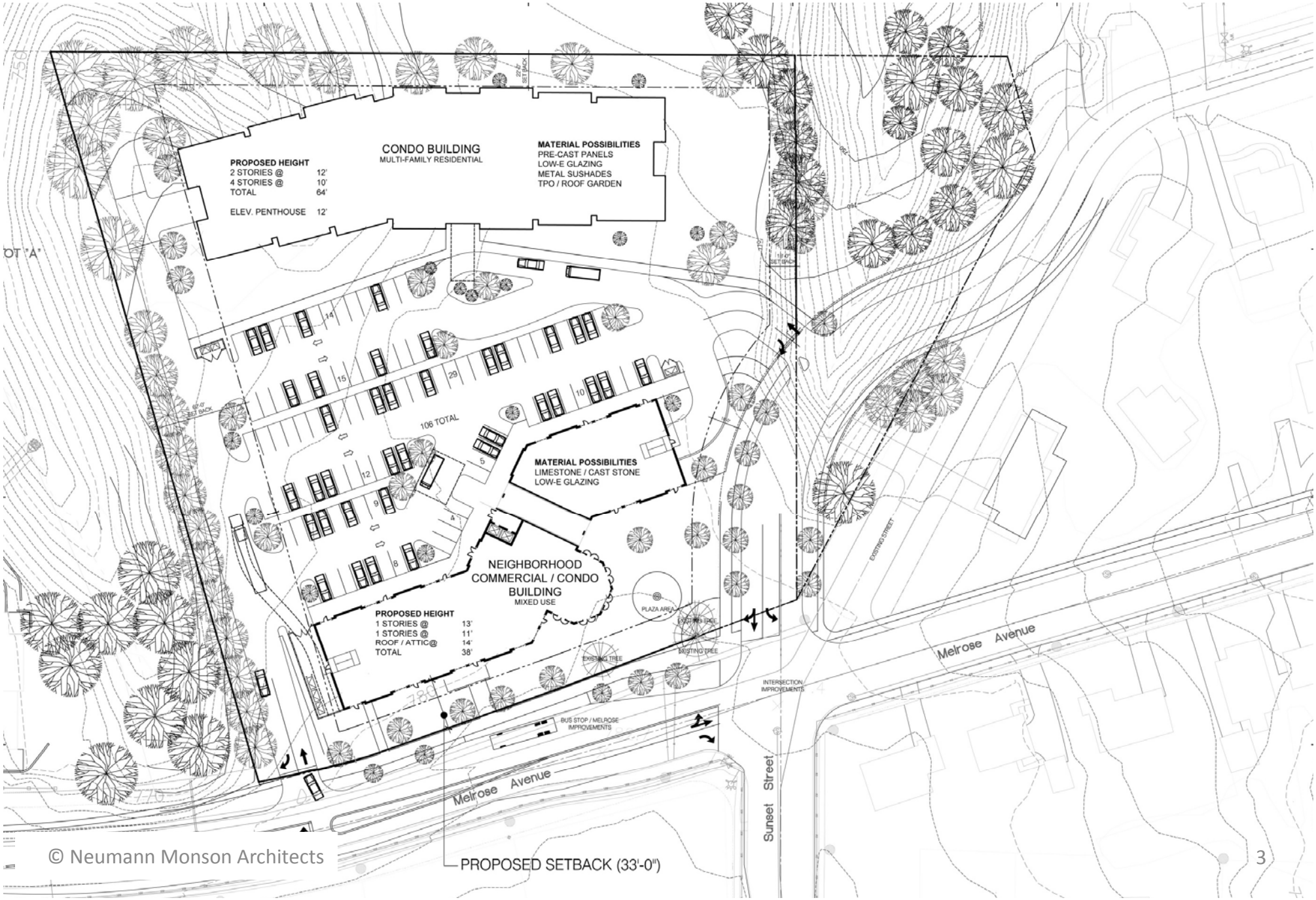
ONE UNIVERSITY PLACE
Final PUD Submission – July 15, 2010



© Neumann Monson Architects

Condo Sq. Ft. Numbers

Floors	# of Condos	# of Apartments	Bldg Gross S.F.	Balcony S.F.	Sun Shade S.F.	Roof Garden S.F.	Green Roof S.F.	Total SF
P2	-	-	25,404	-	-	-	-	25,404
P1	-	-	25,404	-	-	-	-	25,404
Totals			50,808					50,808
1	11	-	24,988	3,866	-	-	-	28,854
2	13	-	24,988	2,308	250	-	-	27,546
3	14	-	24,988	2,425	262	-	-	27,675
4	12	-	22,766	1,610	216	2,390	200	27,182
5	9	-	18,168	677	132	3,972	400	23,349
6	6	-	13,464	415	163	1,810	800	16,652
Roof	-	-	-	-	324	-	-	324
Totals	65	-	129,362	11,301	1,347	8,172	1,400	151,582
	BLDG. S.F. COSTS		129,362	5650.5	673.5	4086	700	140,472

Condo Parking Requirements

# of Condos	# of Spaces / Condo	# of Spaces Required	# of Spaces Provided
65	1.5	97.5	114
			1.75 spaces per unit

Neighborhood Commercial / Condo Sq. Ft. Numbers

Floors	# of Com. Units	# of Condos / Apt.	Bldg Gross S.F.	Arcade S.F.	Total SF
P1	-	-	20,173		20,173
Totals			20,173		20,173
1	6	-	18,957	1,147	20,104
2	-	15	18,730	-	18,730
3	-	15	15,643	-	15,643
Totals	6	30	53,330	1,147	54,477
	BLDG. S.F. COSTS		53,330	1,147	54,477

Neighborhood Commercial / Condo Parking Requirements

Unit Type	# of Units or SQ. FT.	# of Spaces / Condo or SQ. FT.	# of Spaces Required	# of Spaces Provided
Restaurant	4238	150 S.F. per space	28.25	part of 107 surface
Commercial Fit-out	13035	200 S.F. per space	65.175	part of 107 surface
Apartment/Condo	30	1.5 Spaces / unit	45	60 underground
		TOTAL PARKING REQUIRED	138.43	
		TOTAL PARKING PROVIDED	60 Under Ground, 107 Surface = 167 Spaces total	
			2 spaces per unit	

East Elevation

South Elevation

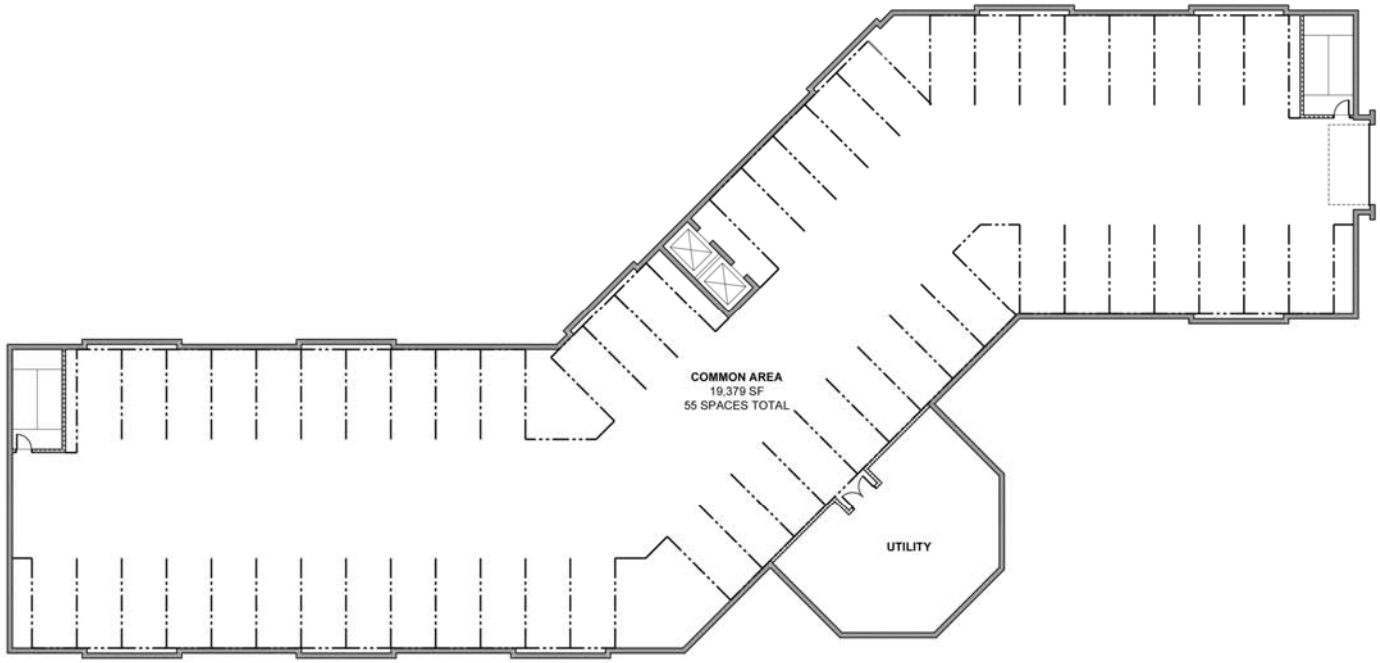
West Elevation

North Elevation

ONE UNIVERSITY PLACE

South Commercial / Condo Building Elevations

© Neumann Monson Architects



A2 NEIGHBORHOOD COMMERCIAL CONDO BUILDING - LVL 0
3/32" = 1'-0"

NEUMANN MONSON
ARCHITECTS
A PROFESSIONAL CORPORATION
221 E. COLLEGE ST. IOWA CITY, IA 52240
319-338-7878 319-338-7879 FAX

Consultants:

Project Title:

ONE UNIVERSITY PLACE

Owner:

Project No.: 08.016
Drawn by:
Checked by:

Issue:

Date	Description
06.24.10	PUD SUBMISSION

Note:

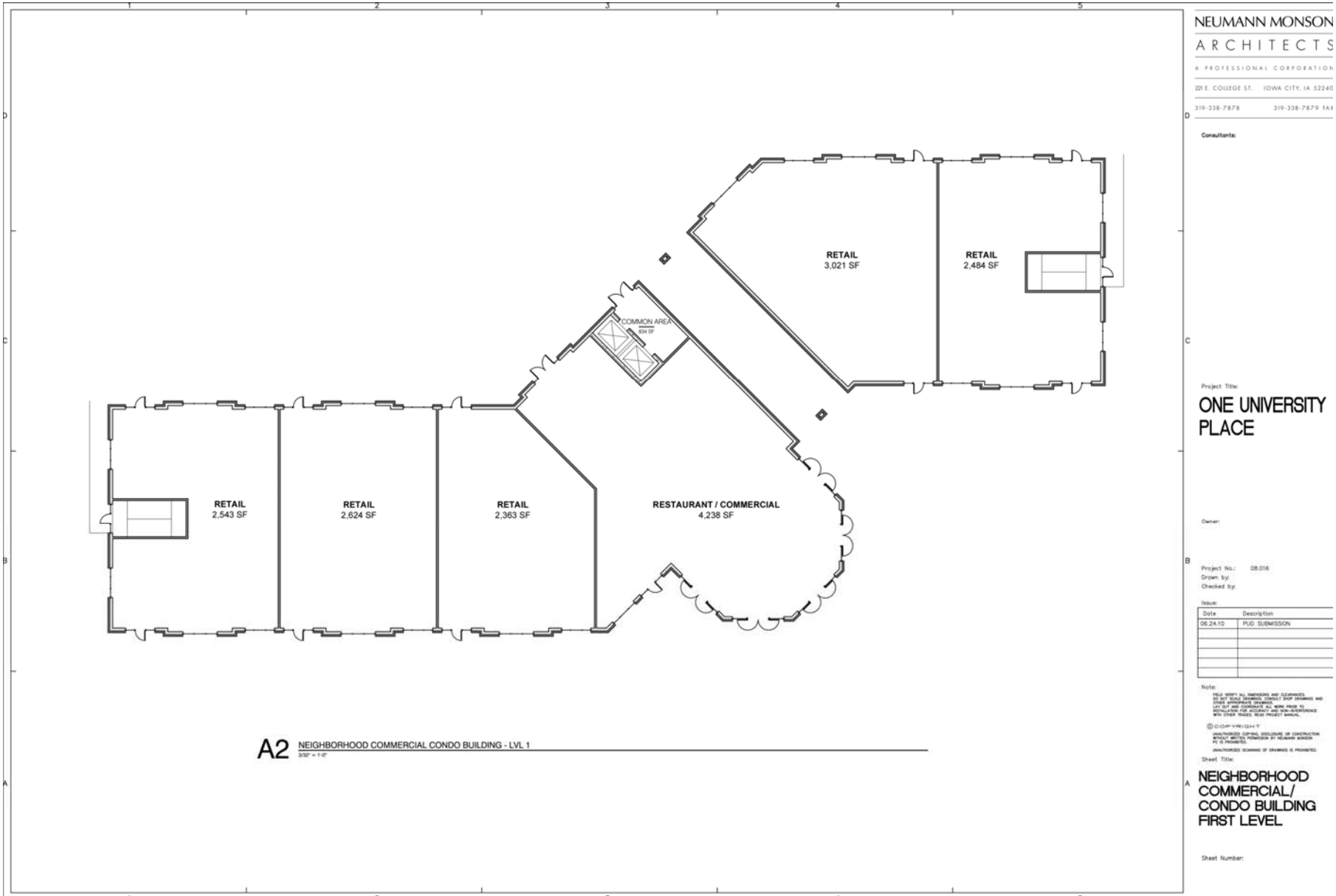
FIELD VERIFY ALL DIMENSIONS AND CLEARANCES. DO NOT SCALE DRAWINGS. CONSULT SHOP DRAWINGS AND OTHER APPROPRIATE DRAWINGS. LAY OUT AND COORDINATE ALL WORK PRIOR TO INSTALLATION FOR ACCURACY AND NON-INTERFERENCE WITH OTHER TRADES. READ PROJECT MANUAL.

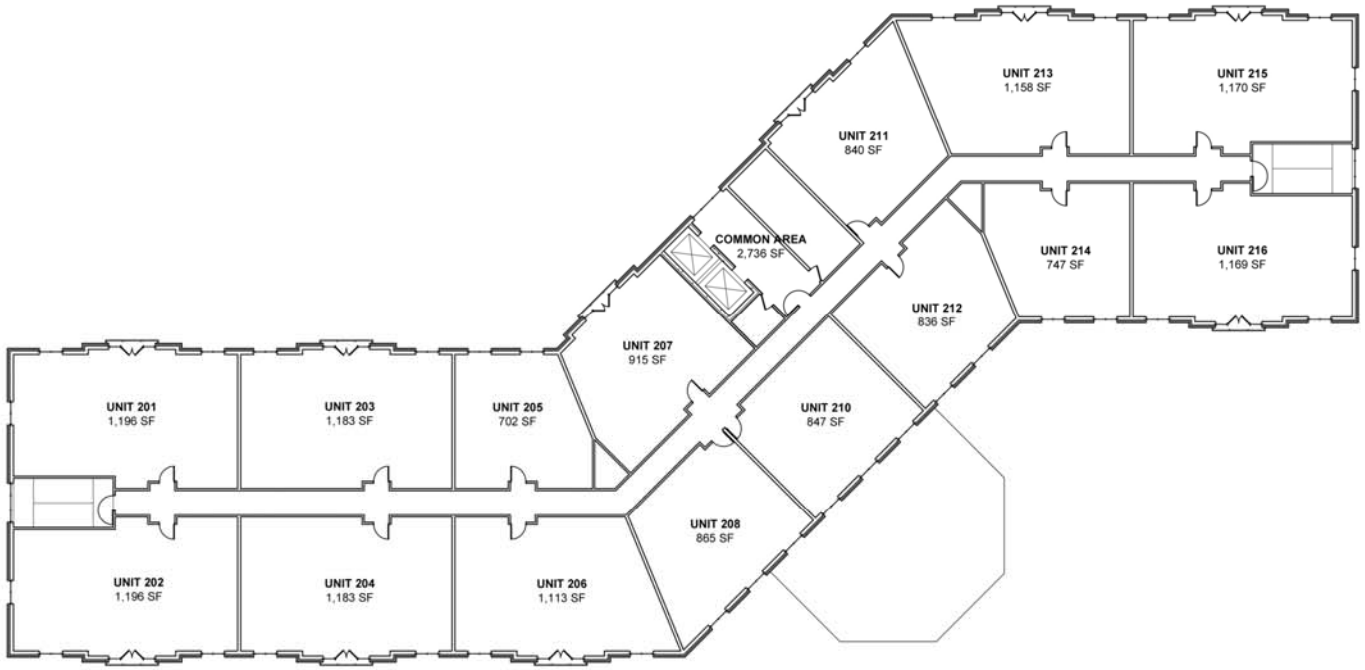
© COPYRIGHT
UNAUTHORIZED COPYING, DISCLOSURE OR CONSTRUCTION WITHOUT WRITTEN PERMISSION BY NEUMANN MONSON PC IS PROHIBITED.
UNAUTHORIZED SCANNING OF DRAWINGS IS PROHIBITED.

Sheet Title:

NEIGHBORHOOD COMMERCIAL/ CONDO BUILDING BASEMENT LEVEL

Sheet Number:


RETAIL
3,021 SF
RETAIL
2,484 SF
COMMON AREA
834 SF
RETAIL
2,543 SF
RETAIL
2,624 SF
RETAIL
2,363 SF
RESTAURANT / COMMERCIAL
4,238 SF
A2 NEIGHBORHOOD COMMERCIAL CONDO BUILDING - LVL 1
NEUMANN MONSON
ARCHITECTS
A PROFESSIONAL CORPORATION
221 E. COLLEGE ST. IOWA CITY, IA 52240
319-338-7878 319-338-7879 FAX
Consultants:
Project Title:
ONE UNIVERSITY PLACE
Owner:
Project No.: 08.016
Drawn by:
Checked by:
Issue:
Date Description
06.24.10 PUD SUBMISSION
Note:
Sheet Title:
NEIGHBORHOOD COMMERCIAL/ CONDO BUILDING FIRST LEVEL
Sheet Number:



A2 NEIGHBORHOOD COMMERCIAL CONDO BUILDING - LVL 2
3/32" = 1'-0"

NEUMANN MONSON
ARCHITECTS
A PROFESSIONAL CORPORATION
221 E. COLLEGE ST. IOWA CITY, IA 52240
319-338-7878 319-338-7879 FAX

Consultants:

Project Title:

ONE UNIVERSITY PLACE

Owner:

Project No.: 08.016
Drawn by:
Checked by:

Issue:

Date	Description
06.24.10	PUD SUBMISSION

Note:

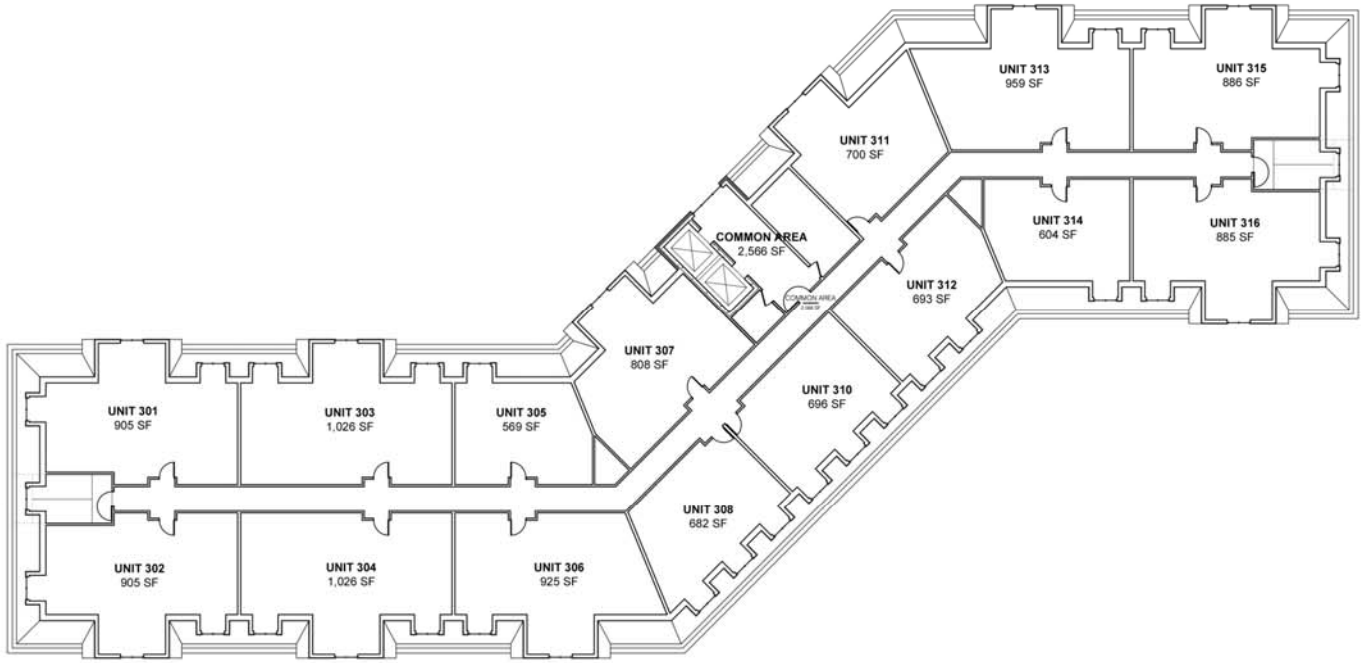
FIELD VERIFY ALL DIMENSIONS AND CLEARANCES. DO NOT SCALE DRAWINGS. CONSULT SHOP DRAWINGS AND MANUFACTURER'S INSTALLATION DATA. LAY OUT AND COORDINATE ALL WORK PRIOR TO INSTALLATION FOR ACCURACY AND NON-INTERFERENCE WITH OTHER TRADES. READ PROJECT MANUAL.

© COPYRIGHT
UNAUTHORIZED COPYING, DISCLOSURE OR CONSTRUCTION WITHOUT WRITTEN PERMISSION BY NEUMANN MONSON PC IS PROHIBITED.
UNAUTHORIZED SCANNING OF DRAWINGS IS PROHIBITED.

Sheet Title:

NEIGHBORHOOD COMMERCIAL/ CONDO BUILDING SECOND LEVEL

Sheet Number:



A2 NEIGHBORHOOD COMMERCIAL CONDO BUILDING - LVL 3
3/32" = 1'-0"

NEUMANN MONSON
ARCHITECTS
A PROFESSIONAL CORPORATION
221 E. COLLEGE ST. IOWA CITY, IA 52240
319-338-7878 319-338-7879 FAX

Consultants:

Project Title:

ONE UNIVERSITY PLACE

Owner:

Project No.: 08.016
Drawn by:
Checked by:

Issue:

Date	Description
06.24.10	PUD SUBMISSION

Note:

FIELD VERIFY ALL DIMENSIONS AND CLEARANCES. DO NOT SCALE DRAWINGS. CONSULT SHOP DRAWINGS AND OTHER APPROPRIATE DRAWINGS. LAY OUT AND COORDINATE ALL WORK PRIOR TO INSTALLATION FOR ACCURACY AND NON-INTERFERENCE WITH OTHER TRADES. READ PROJECT MANUAL.

©COPYRIGHT
UNAUTHORIZED COPYING, DISCLOSURE OR CONSTRUCTION WITHOUT WRITTEN PERMISSION BY NEUMANN MONSON PC IS PROHIBITED.
UNAUTHORIZED SCANNING OF DRAWINGS IS PROHIBITED.

Sheet Title:

NEIGHBORHOOD COMMERCIAL/ CONDO BUILDING THIRD LEVEL

Sheet Number:

East Elevation

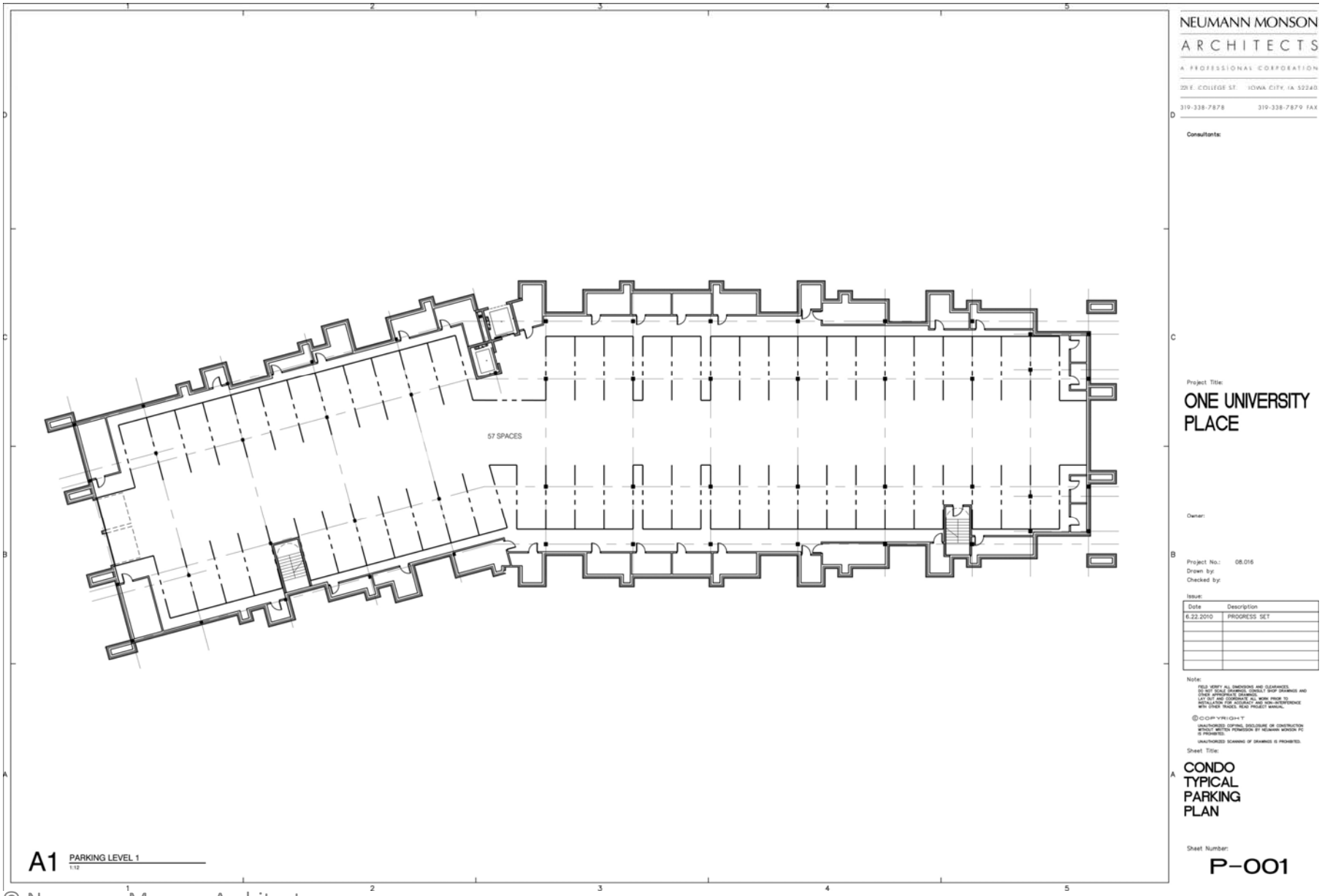
South Elevation

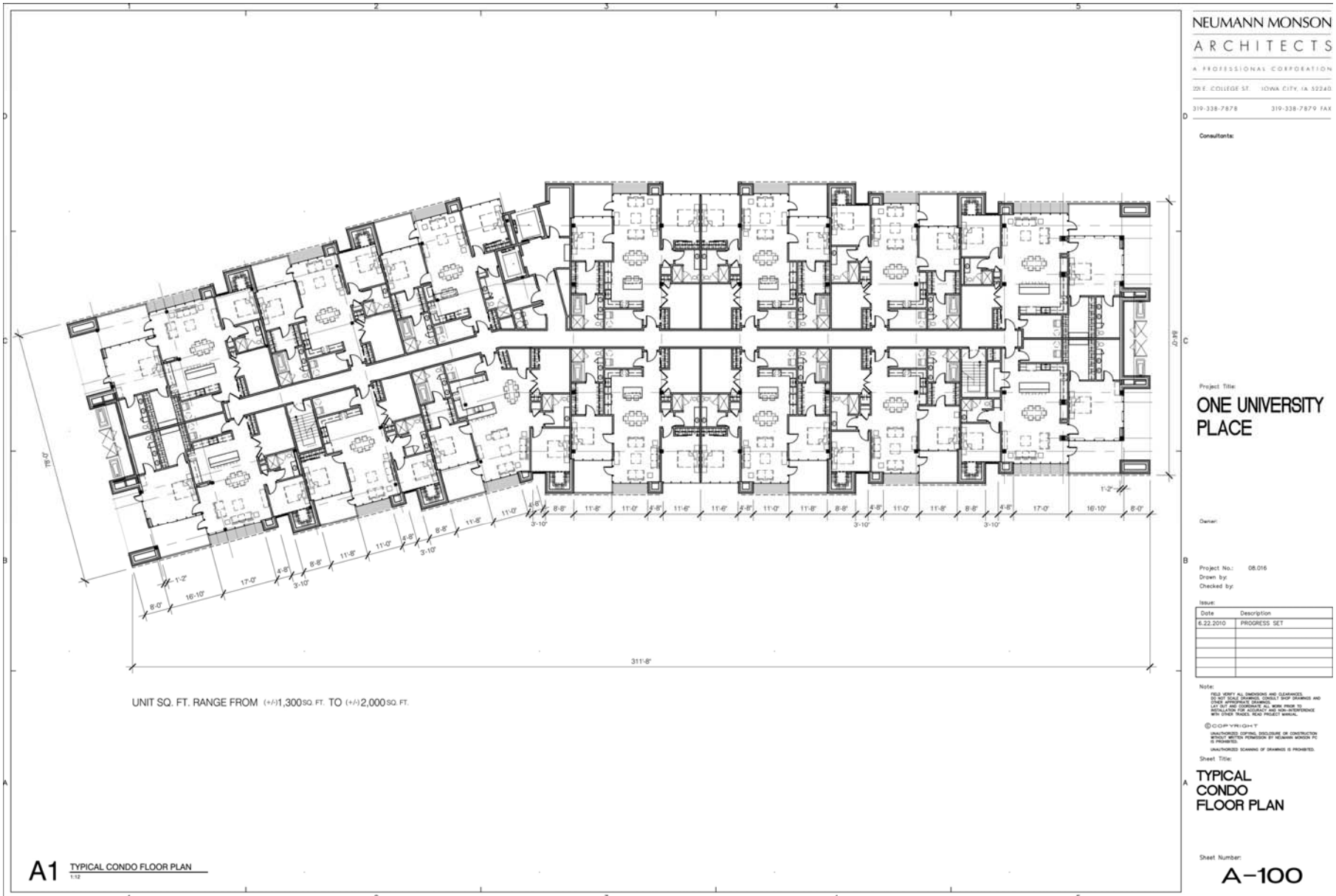
West Elevation

North Elevation

ONE UNIVERSITY PLACE

North Condo Building Elevations


57 SPACES
A1 PARKING LEVEL 1
1:12
NEUMANN MONSON
ARCHITECTS
A PROFESSIONAL CORPORATION
221 E. COLLEGE ST. IOWA CITY, IA 52240
319-338-7878 319-338-7879 FAX
Consultants:
Project Title:
ONE UNIVERSITY PLACE
Owner:
Project No.: 08.016
Drawn by:
Checked by:
Issue:
Date Description
6.22.2010 PROGRESS SET
Note:
FIELD VERIFY ALL DIMENSIONS AND CLEARANCES. DO NOT SCALE DRAWINGS. CONSULT SHOP DRAWINGS AND OTHER APPROPRIATE DRAWINGS. LAY OUT AND COORDINATE ALL WORK PRIOR TO INSTALLATION FOR ACCURACY AND NON-INTERFERENCE WITH OTHER TRADES. READ PROJECT MANUAL.
© COPYRIGHT
UNAUTHORIZED COPYING, DISCLOSURE OR CONSTRUCTION WITHOUT WRITTEN PERMISSION BY NEUMANN MONSON PC IS PROHIBITED.
UNAUTHORIZED SCANNING OF DRAWINGS IS PROHIBITED.
Sheet Title:
CONDO TYPICAL PARKING PLAN
Sheet Number:
P-001


NEUMANN MONSON
ARCHITECTS
A PROFESSIONAL CORPORATION
22 E. COLLEGE ST. IOWA CITY, IA 52240
319-338-7878 319-338-7879 FAX
Consultants:
Project Title:
ONE UNIVERSITY PLACE
Owner:
Project No.: 08.016
Drawn by:
Checked by:
Issue:
Date Description
6.22.2010 PROGRESS SET
Note:
FIELD VERIFY ALL DIMENSIONS AND CLEARANCES. DO NOT SCALE DRAWINGS. CONSULT SHOP DRAWINGS AND OTHER APPROPRIATE DRAWINGS. LAY OUT AND COORDINATE ALL WORK PRIOR TO INSTALLATION FOR ACCURACY AND NON-INTERFERENCE WITH OTHER TRADES. READ PROJECT MANUAL.
©COPYRIGHT
UNAUTHORIZED COPYING, DISCLOSURE OR CONSTRUCTION WITHOUT WRITTEN PERMISSION BY NEUMANN MONSON PC IS PROHIBITED.
UNAUTHORIZED SCANNING OF DRAWINGS IS PROHIBITED.
Sheet Title:
TYPICAL CONDO FLOOR PLAN
Sheet Number:
A-100
311'-8"
78'-0"
84'-0"
UNIT SQ. FT. RANGE FROM (+/-)1,300 SQ. FT. TO (+/-)2,000 SQ. FT.
A1 TYPICAL CONDO FLOOR PLAN
1:12

1
2
3
4
5
6
7
Melrose Ave.
Sunset St.

107

107

1
2
3
4
5
6
7
Melrose Ave.
Sunset St.

1
2
3
4
5
6
7
Melrose Ave.
Sunset St.

1
2
3
4
5
6
7
Melrose Ave.
Sunset St.

1
2
3
4
5
6
7
Melrose Ave.
Sunset St.

1
2
3
4
5
6
7
Melrose Ave.
Sunset St.

ADVANCED

ADVANCED

1
2
3
4
5
6
7
Melrose Ave.
Sunset St.