

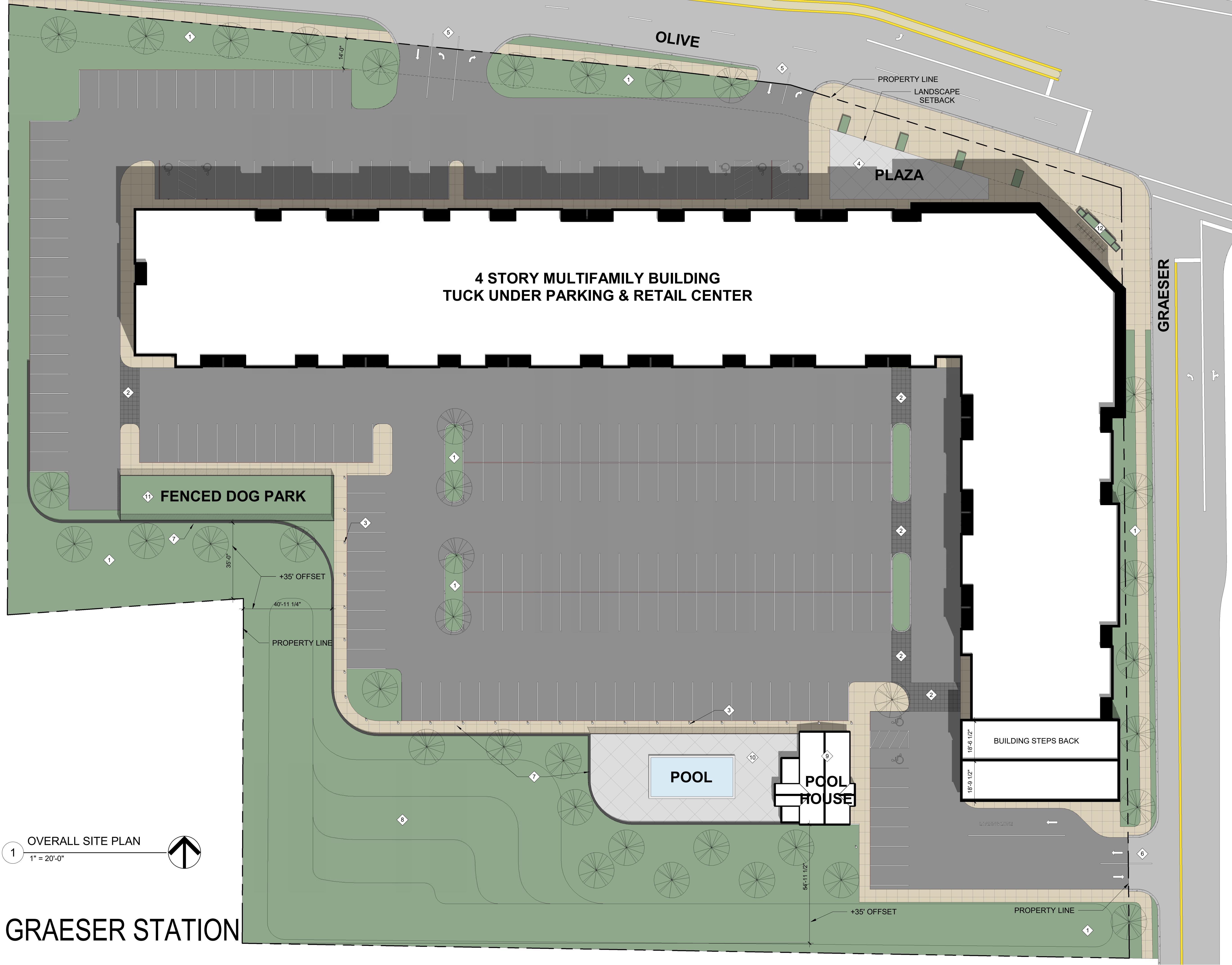


GRAESER STATION

11004 OLIVE BLVD

HDA

7/14/2025



GENERAL NOTES SITE PLAN

1. LANDSCAPING
2. PEDESTRIAN CROSSWALK INDICATED BY MATERIAL CHANGE
3. LIGHT BOLLARDS
4. PLAZA TO INCLUDE SEATING, LANDSCAPING, AND BIKE RACKS
5. EXISTING CURB CUT
6. EXPANDED CURB CUT
7. RETAINING WALL
8. DETENTION / WATER RUN OFF
9. POOL HOUSE TO ACCOMMODATE EQUIPMENT AND RESTROOMS. DOG WASH AREA AND KITCHEN.
10. FENCED POOL AREA AND OUTDOOR AMENITY SPACE
11. FENCED DOG PARK
12. MONUMENT SIGNAGE

PARKING

TOTAL UNITS IN DEVELOPMENT:
- 168
RESIDENTIAL REQUIRED PARKING RATIO:
- 2.0 :1 (FIRST 50 UNITS) = 100 SPACES
- 1.75 :1 (NEXT 50 UNITS) = 88 SPACES
- 1.0 :1 (68 STUDIO/1BED UNITS X 1.0) = 68 SPACES

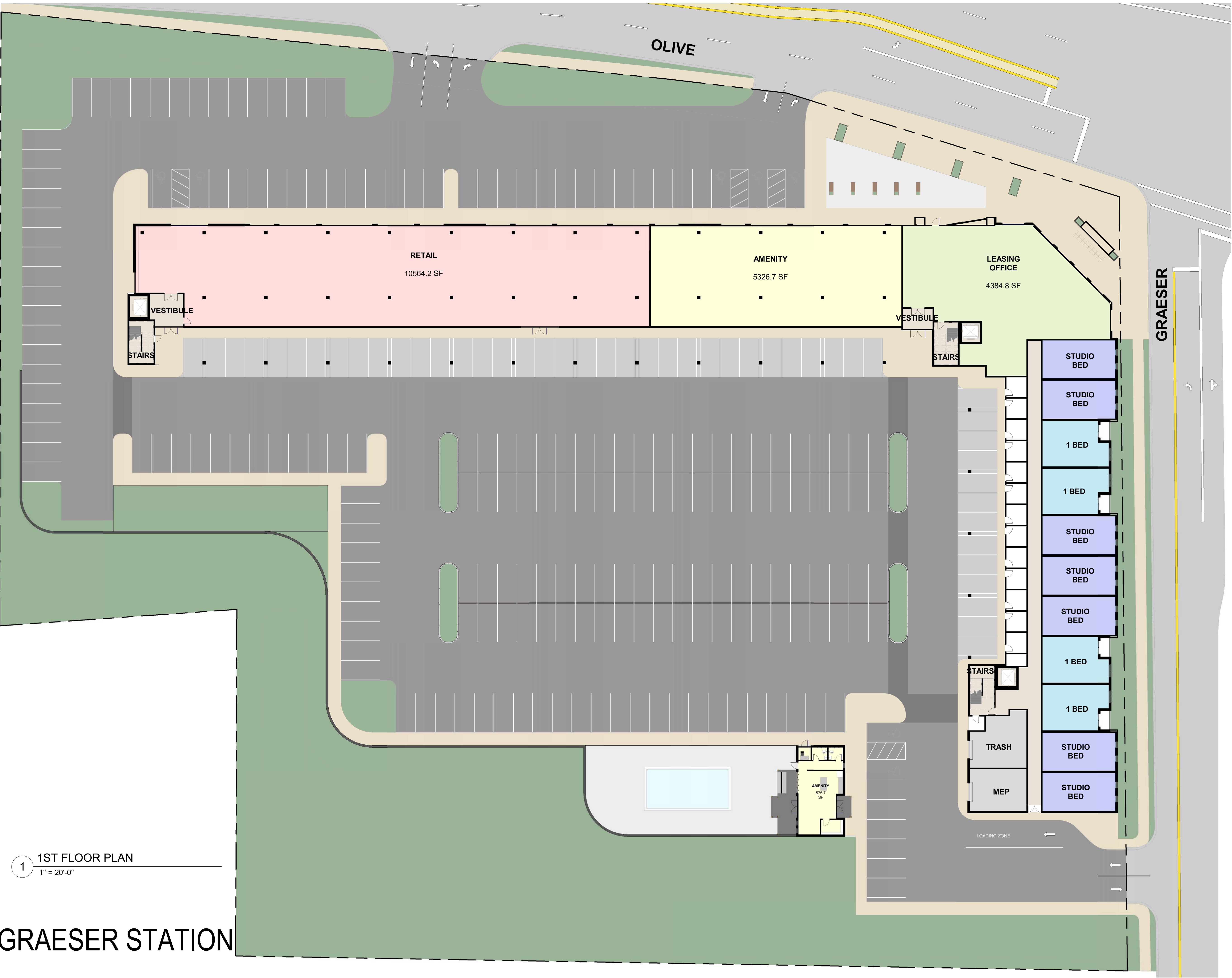
CALCULATED REQUIRED PARKING IN DEVELOPMENT:
- 256 SPACES
TOTAL PARKING IN DEVELOPMENT:
- 250 SPACES (47 TUCK UNDER)(7 ADA)

SQUARE FOOTAGE

TOTAL RETAIL: 10,564 SF
TOTAL AMENITY: 11,191 SF
FIRST FLOOR GROSS: 34,311 SF
SECOND FLOOR GROSS: 46,815SF
THIRD FLOOR GROSS: 43,538 SF
FOURTH FLOOR GROSS: 42,160 SF
TOTAL GROSS: 166,824 SF
RESIDENTIAL DENSITY CALCULATION: 168 UNITS/ 4.4 ACRES = 38.1

UNIT COUNT

LEVEL	UNIT TYPE	COUNT
1ST FLOOR	1 BED	4
1ST FLOOR	STUDIO BED	7
2ND FLOOR	1 BED	38
2ND FLOOR	2 BED	5
2ND FLOOR	STUDIO BED	10
3RD FLOOR	1 BED	38
3RD FLOOR	2 BED	3
3RD FLOOR	STUDIO BED	12
4TH FLOOR	1 BED	38
4TH FLOOR	2 BED	3
4TH FLOOR	STUDIO BED	10
TOTAL UNITS: 168		168



1 1ST FLOOR PLAN
1" = 20'-0"

GRAESER STATION

PARKING

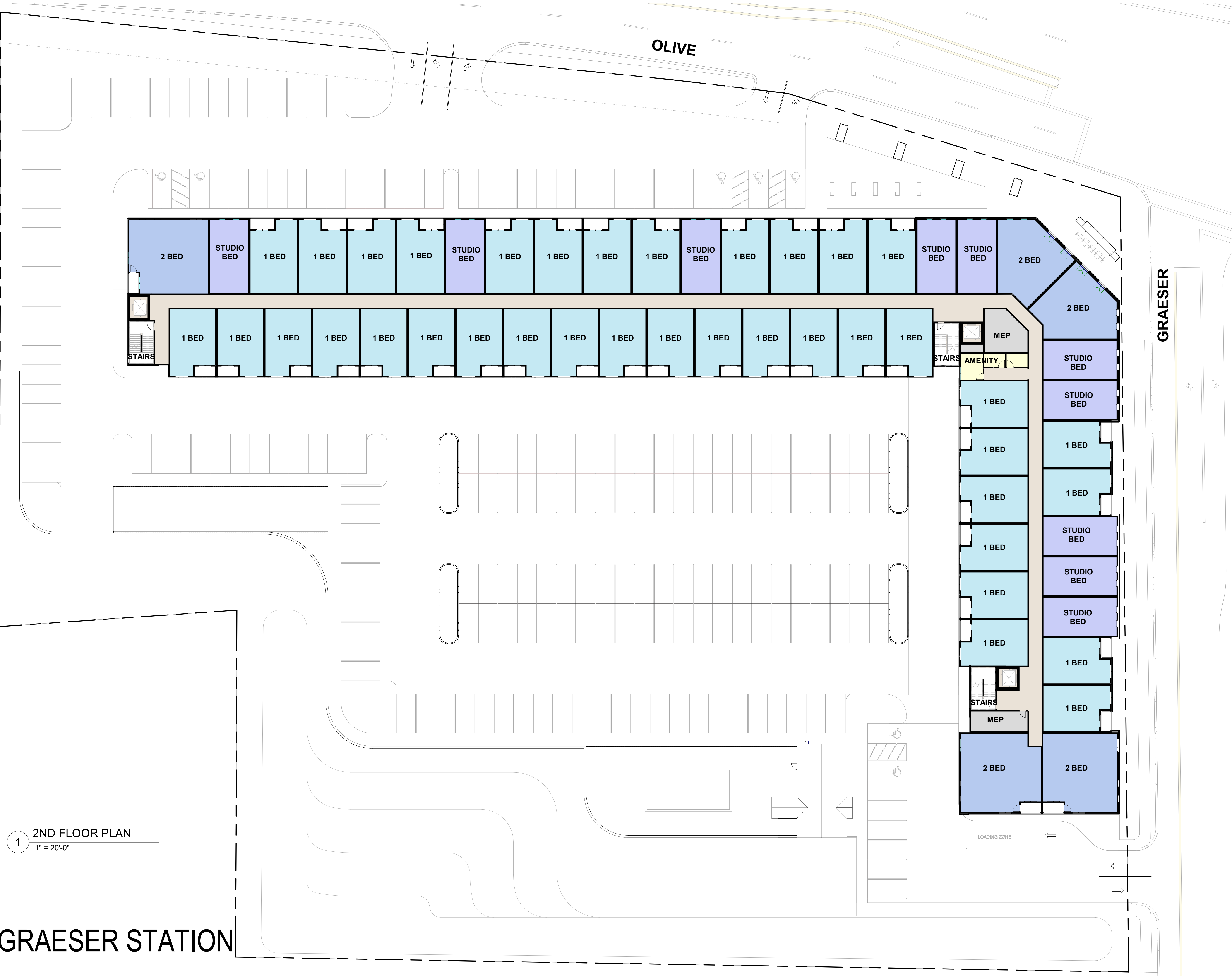
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1 2ND FLOOR PLAN
1" = 20'-0"

GRAESER STATION

11004 OLIVE BLVD

PARKING

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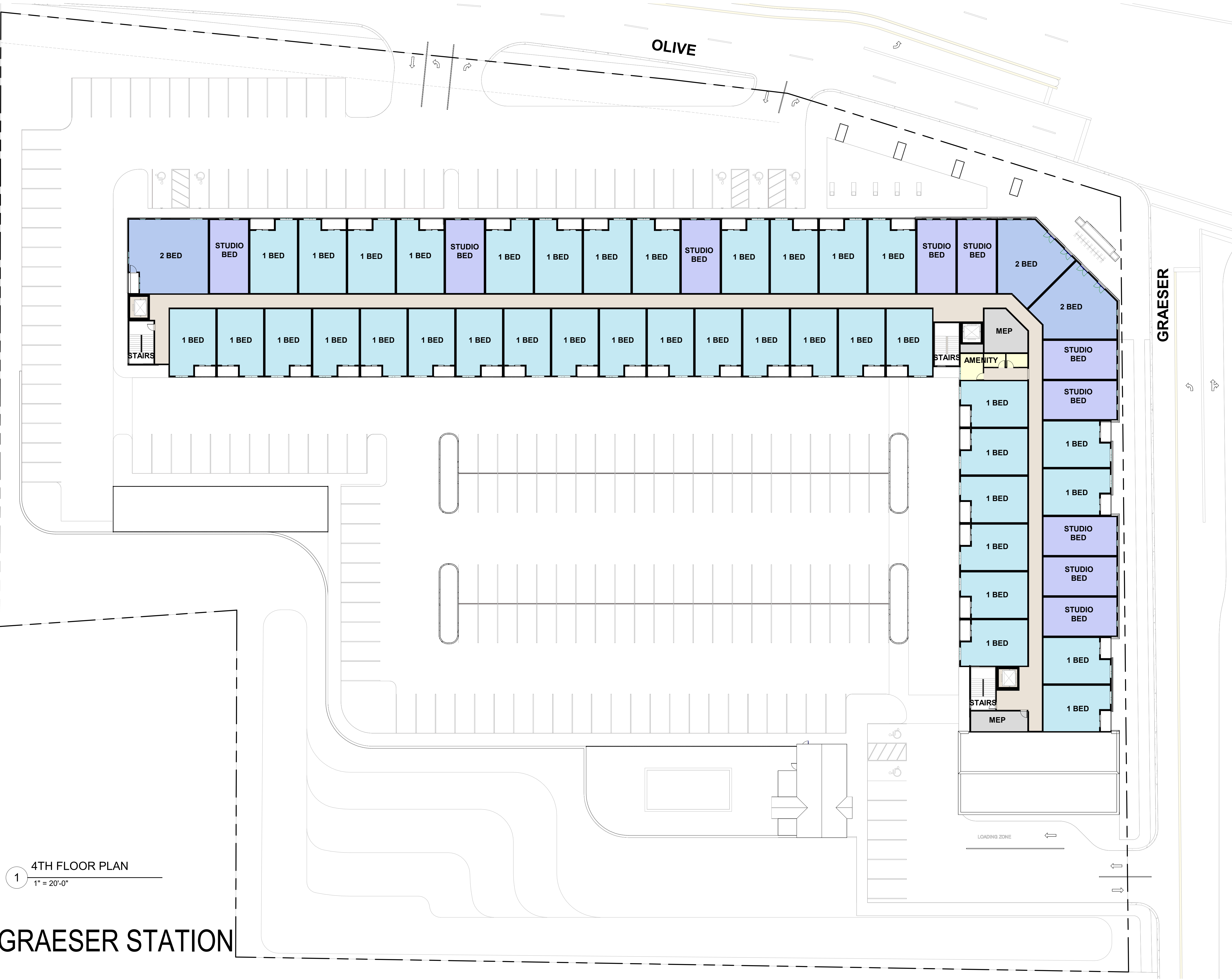
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1 3RD FLOOR PLAN
1" = 20'-0"

GRAESER STATION



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1 4TH FLOOR PLAN
1" = 20'-0"

GRAESER STATION



1 OVERALL NORTH ELEVATION
1" = 20'-0"



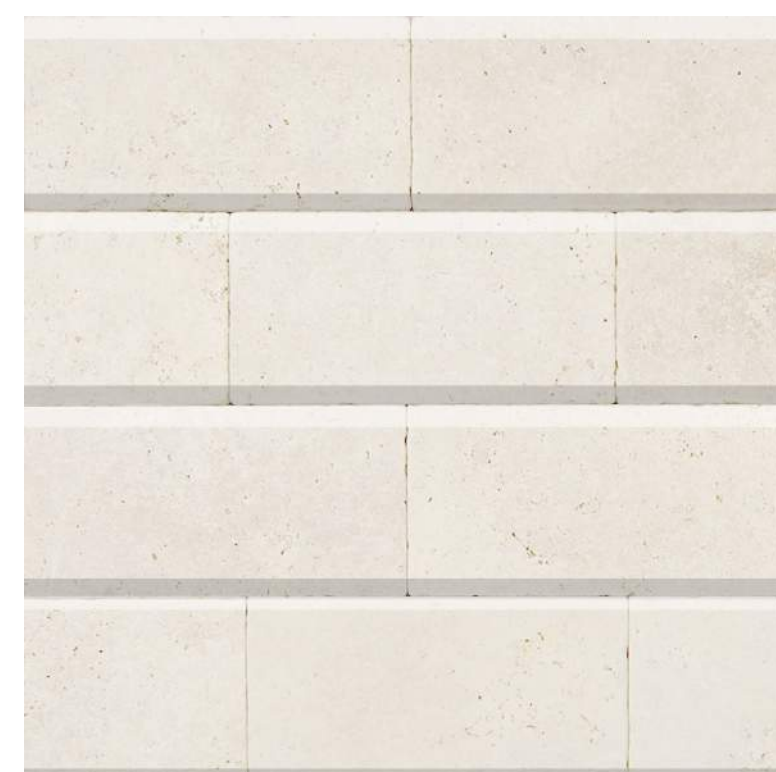
2 RESIDENTIAL LOBBY ENTRY
1/8" = 1'-0"



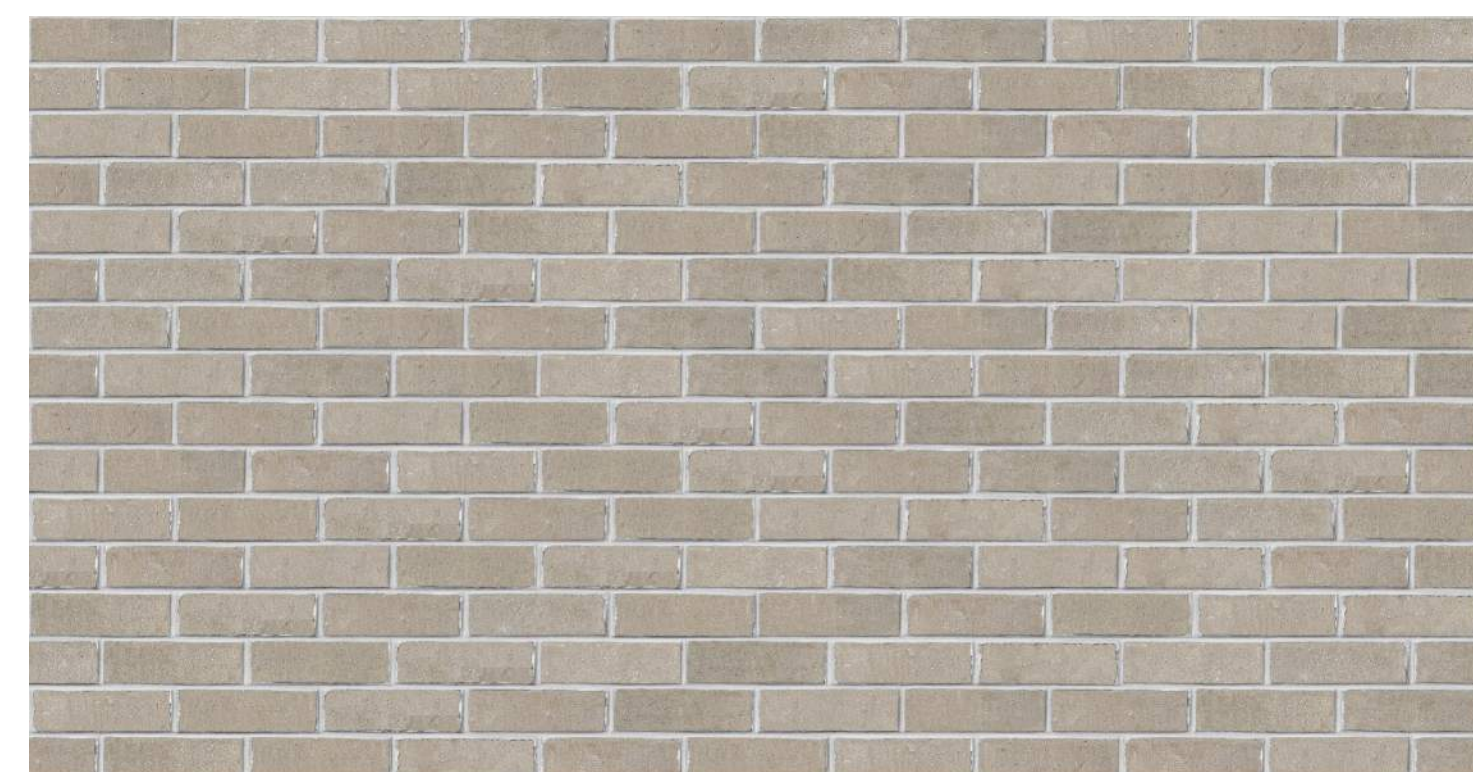
3 TYPICAL RESIDENTIAL OVER RETAIL
1/8" = 1'-0"



4 CORNER RETAIL ENTRY
1/8" = 1'-0"



LARGE FORMAT MASONRY
USED AT RETAIL LEVEL



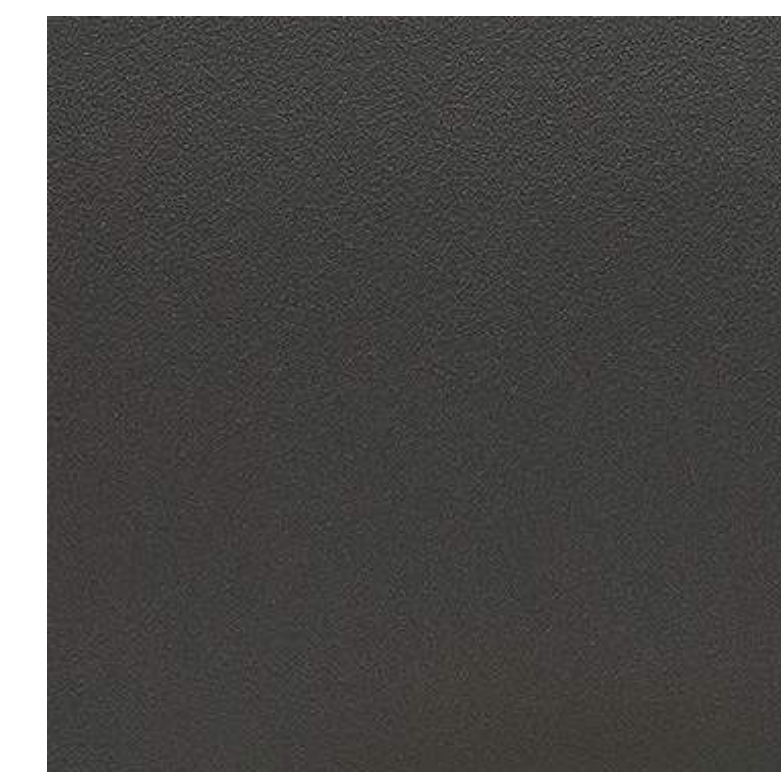
RUNNING BOND THIN BRICK VENEER
USED AT RESIDENTIAL LEVELS



PRECAST CORNICE DETAIL



ALLUMINUM
COMPOSITE PANELS
USED AT CANOPY
FASCIA AND COPING



NICHIHA
TUFFBLOCK - STEEL

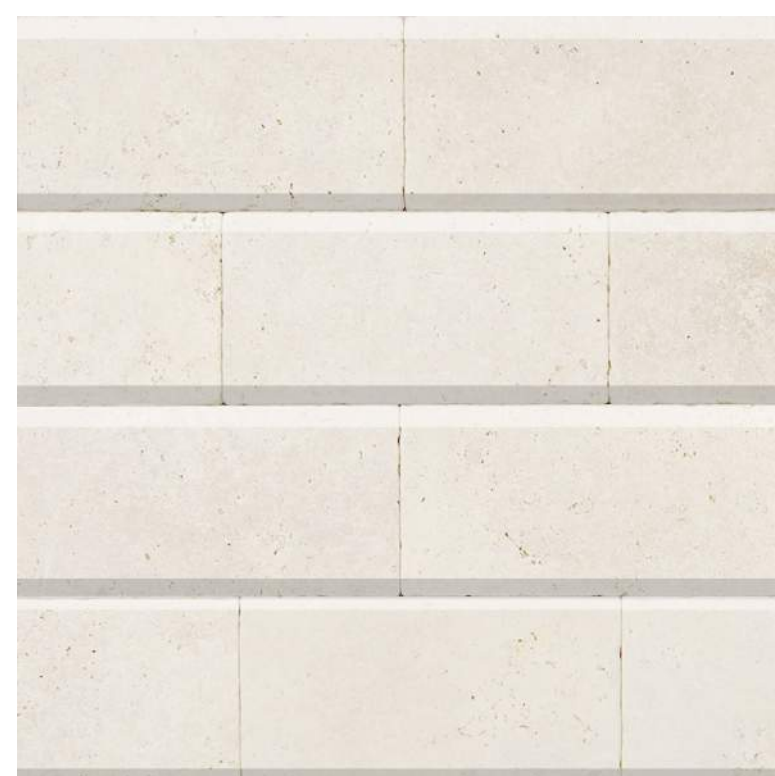


NICHIHA
CORBOSA (DARK)

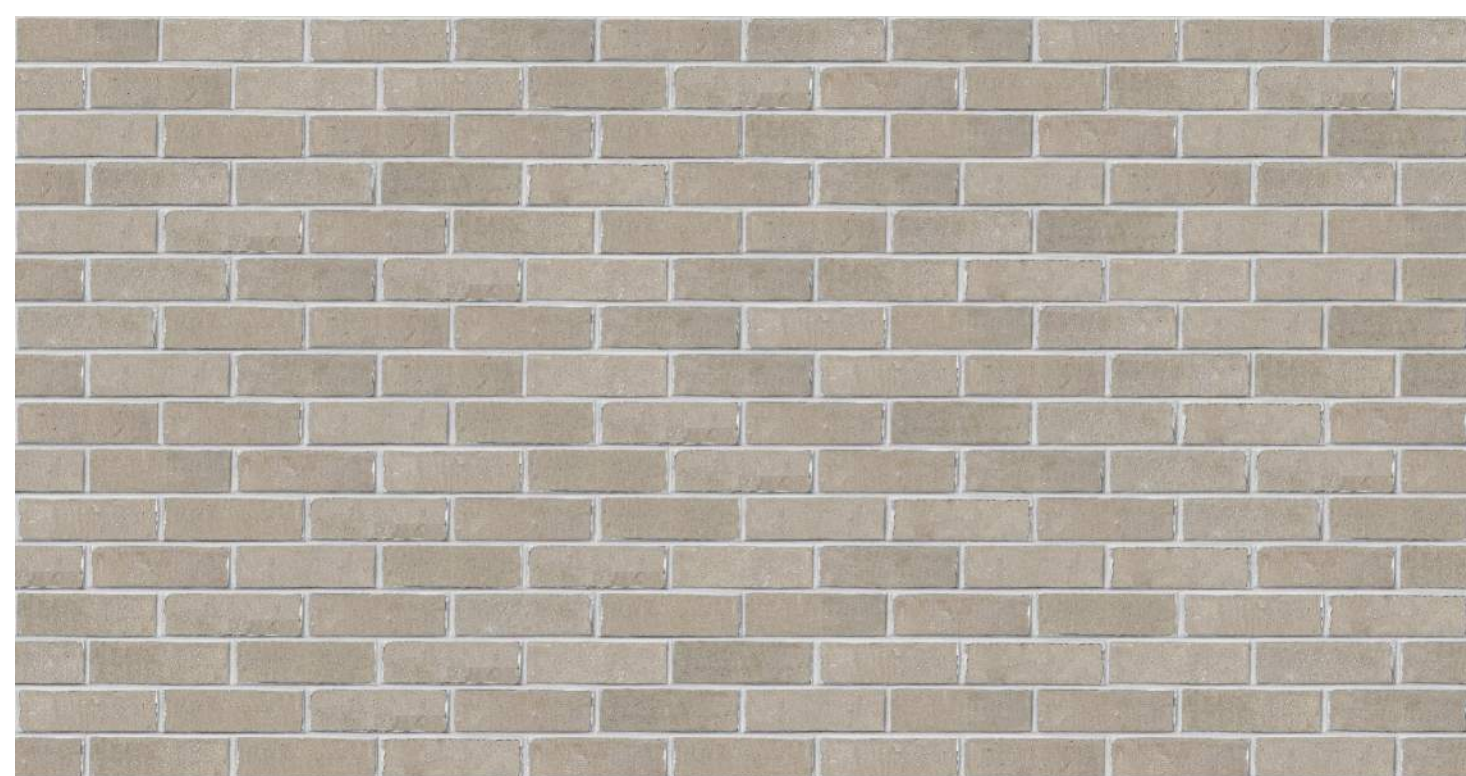
GRAESER STATION



1 OVERALL EAST ELEVATION
1" = 10'-0"



LARGE FORMAT MASONRY
USED AT RETAIL LEVEL



RUNNING BOND THIN BRICK VENEER
USED AT RESIDENTIAL LEVELS



PRECAST CORNICE DETAIL



ALLUMINUM
COMPOSITE PANELS
USED AT CANOPY
FASCIA AND COPING



NICHIHA
TUFFBLOCK - STEEL



NICHIHA
CORBOSA (DARK)

GRAESER STATION



1 OVERALL SOUTH ELEVATION
1" = 20'-0"



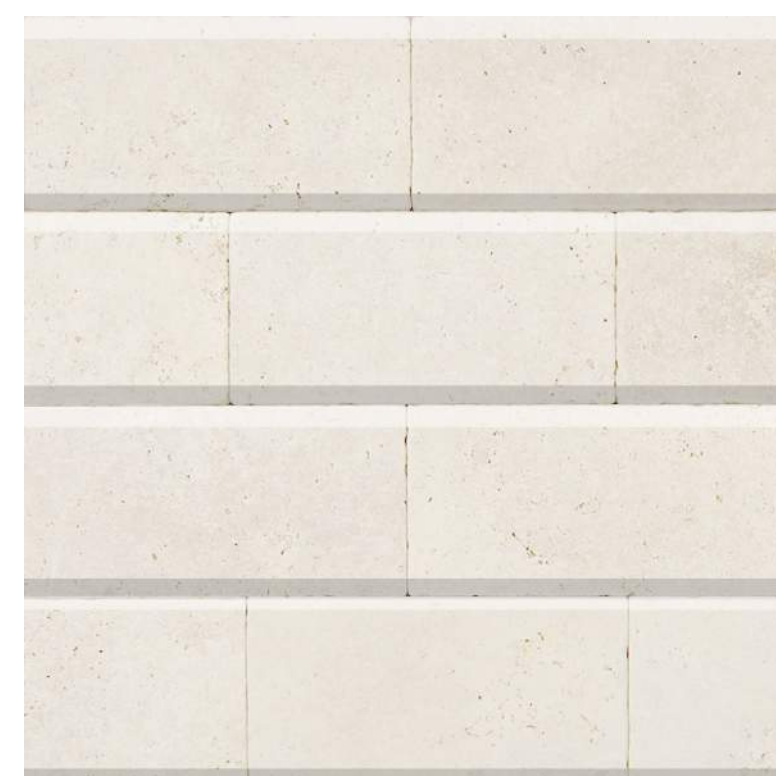
2 RESIDENTIAL ENTRY FROM PARKING
1/8" = 1'-0"



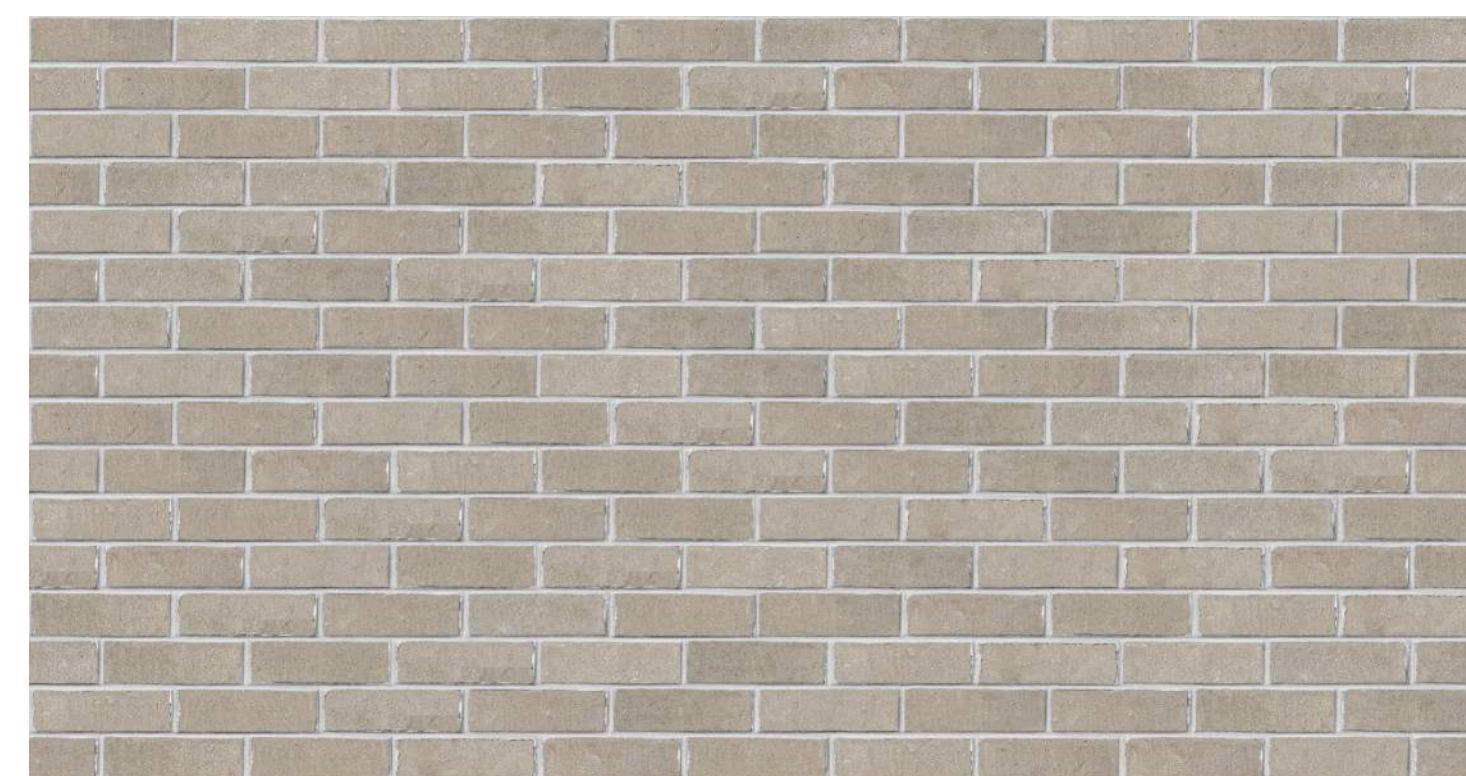
3 TYPICAL RESIDENTIAL OVER PARKING
1/8" = 1'-0"



4 RESIDENTIAL LOBBY ENTRY
1/8" = 1'-0"



LARGE FORMAT MASONRY
USED AT RETAIL LEVEL



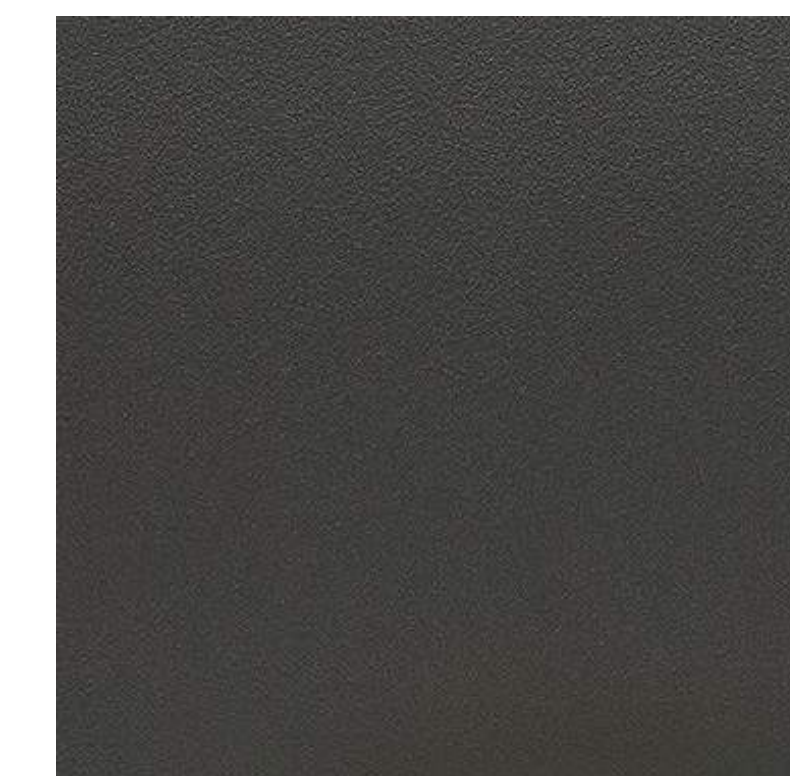
RUNNING BOND THIN BRICK VENEER
USED AT RESIDENTIAL LEVELS



PRECAST CORNICE DETAIL



ALLUMINUM
COMPOSITE PANELS
USED AT CANOPY
FASCIA AND COPING



NICHIHA
TUFFBLOCK - STEEL

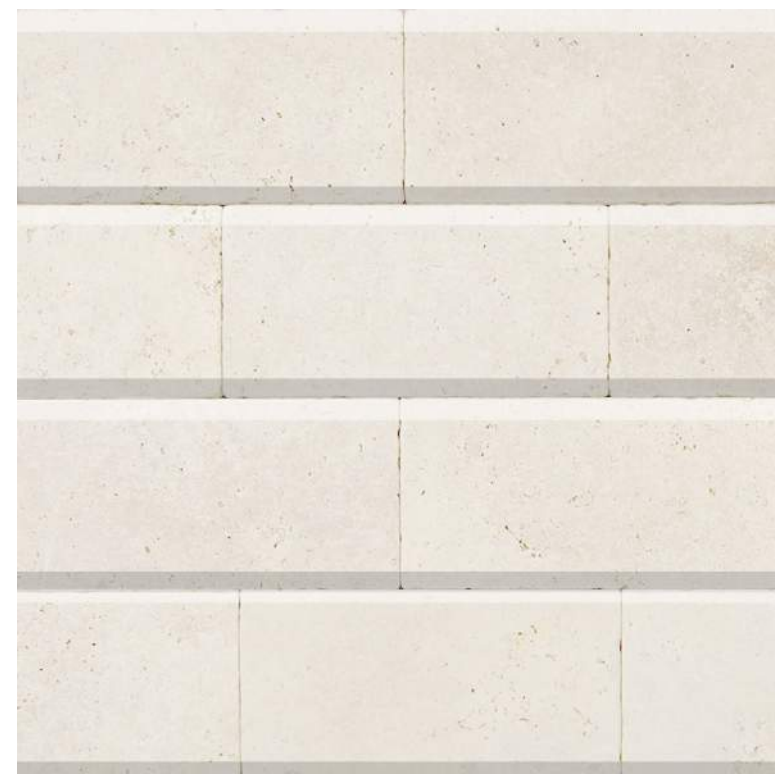


NICHIHA
CORBOSA (DARK)

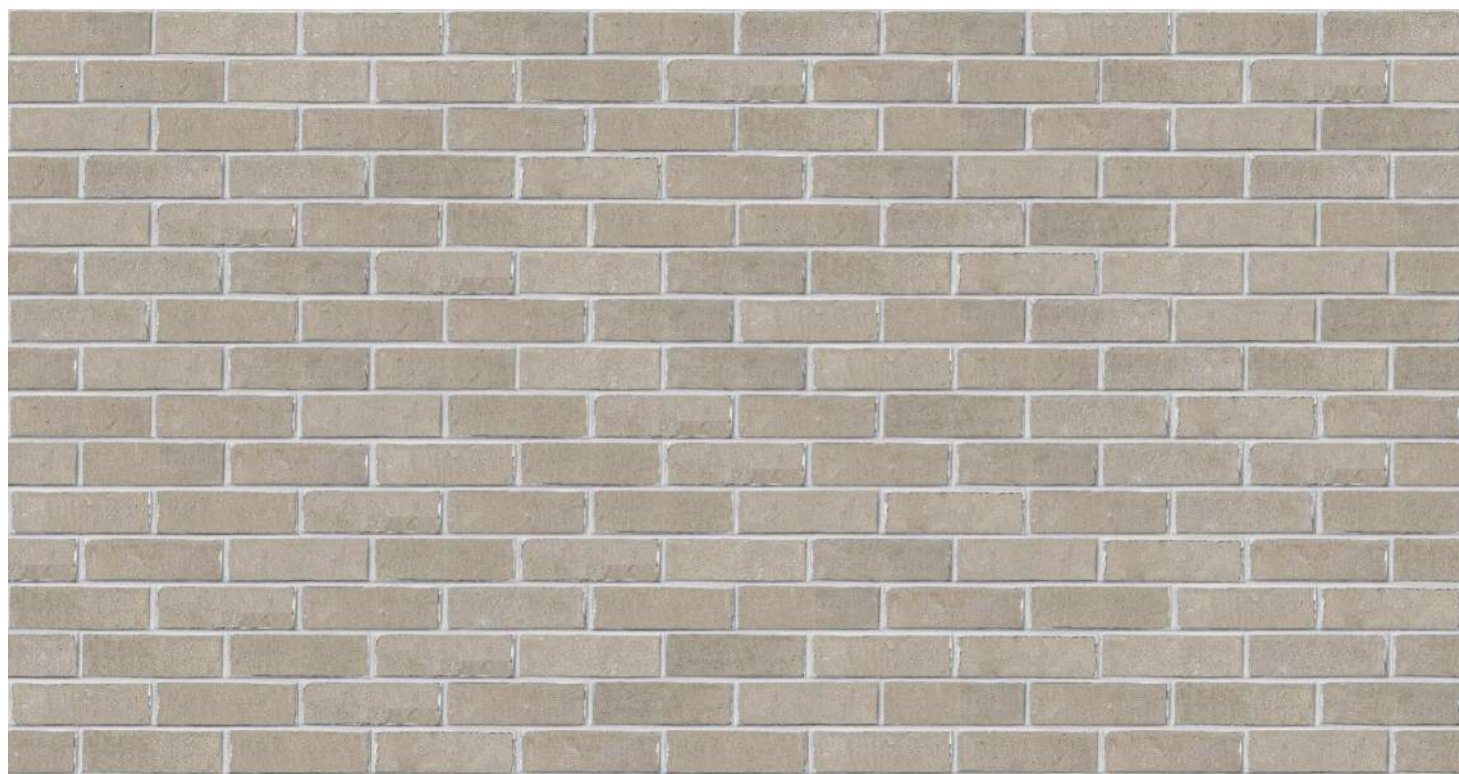
GRAESER STATION



1 OVERALL WEST ELEVATION
1" = 10'-0"



LARGE FORMAT MASONRY
USED AT RETAIL LEVEL



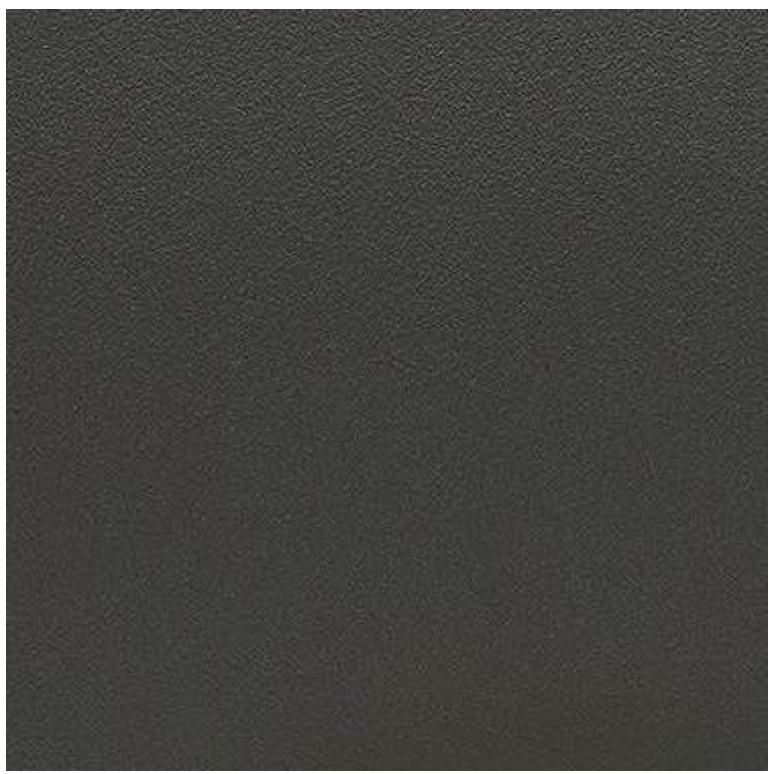
RUNNING BOND THIN BRICK VENEER
USED AT RESIDENTIAL LEVELS



PRECAST CORNICE DETAIL



ALLUMINUM
COMPOSITE PANELS
USED AT CANOPY
FASCIA AND COPING



NICHIHA
TUFFBLOCK - STEEL



NICHIHA
CORBOSA (DARK)

GRAESER STATION



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11004 OLIVE BLVD



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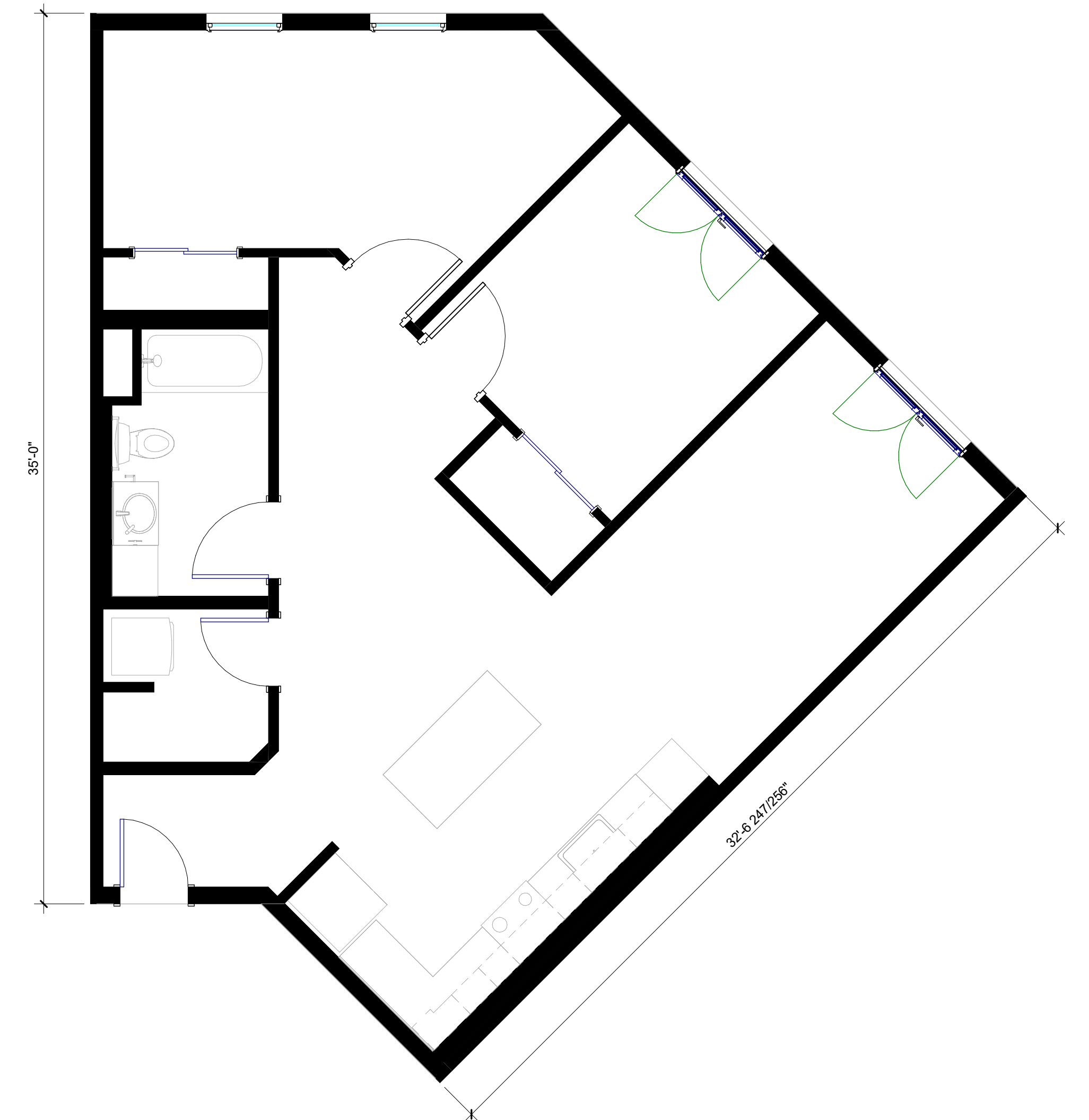
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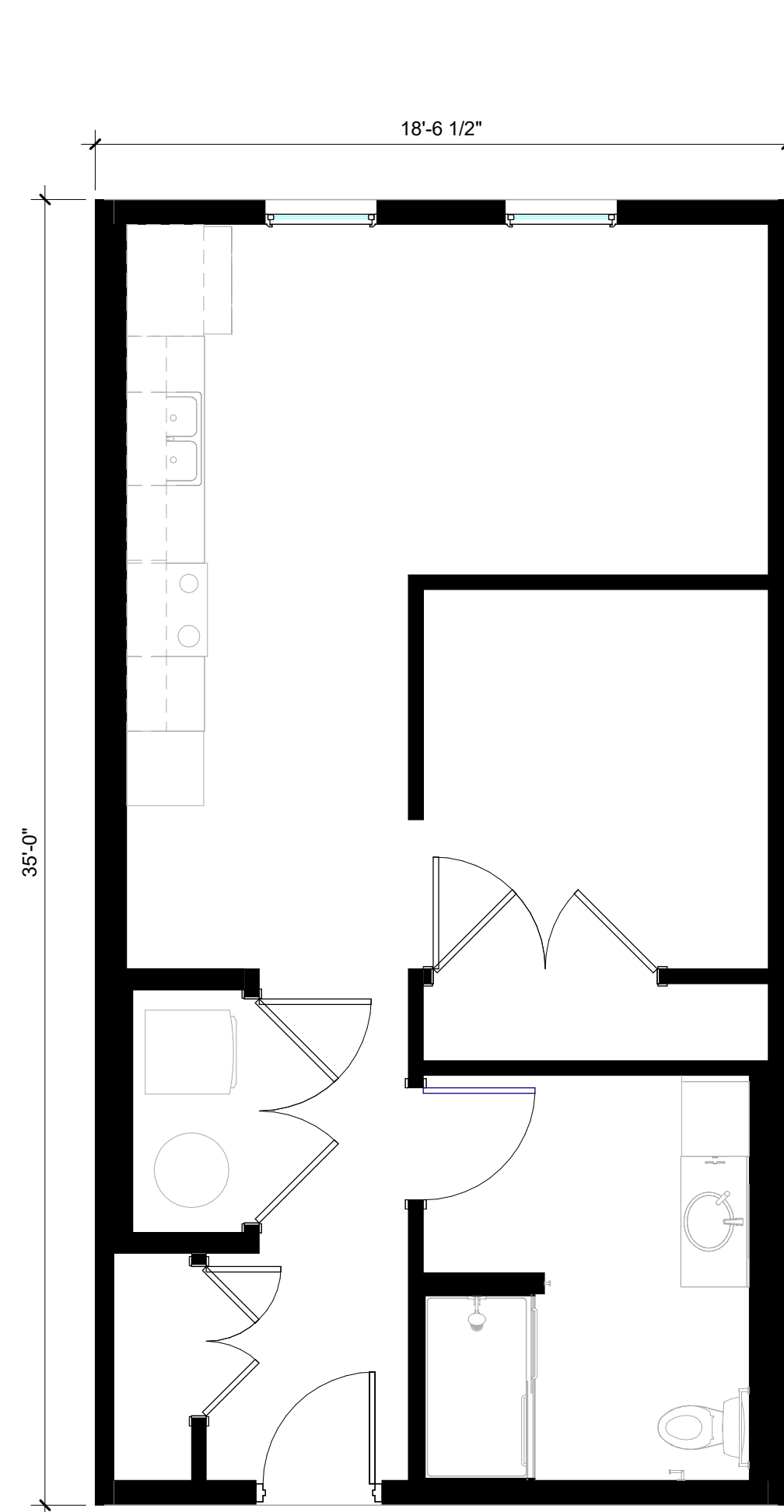
2 BEDROOM END w/BALCONY - A
1,247 SQFT



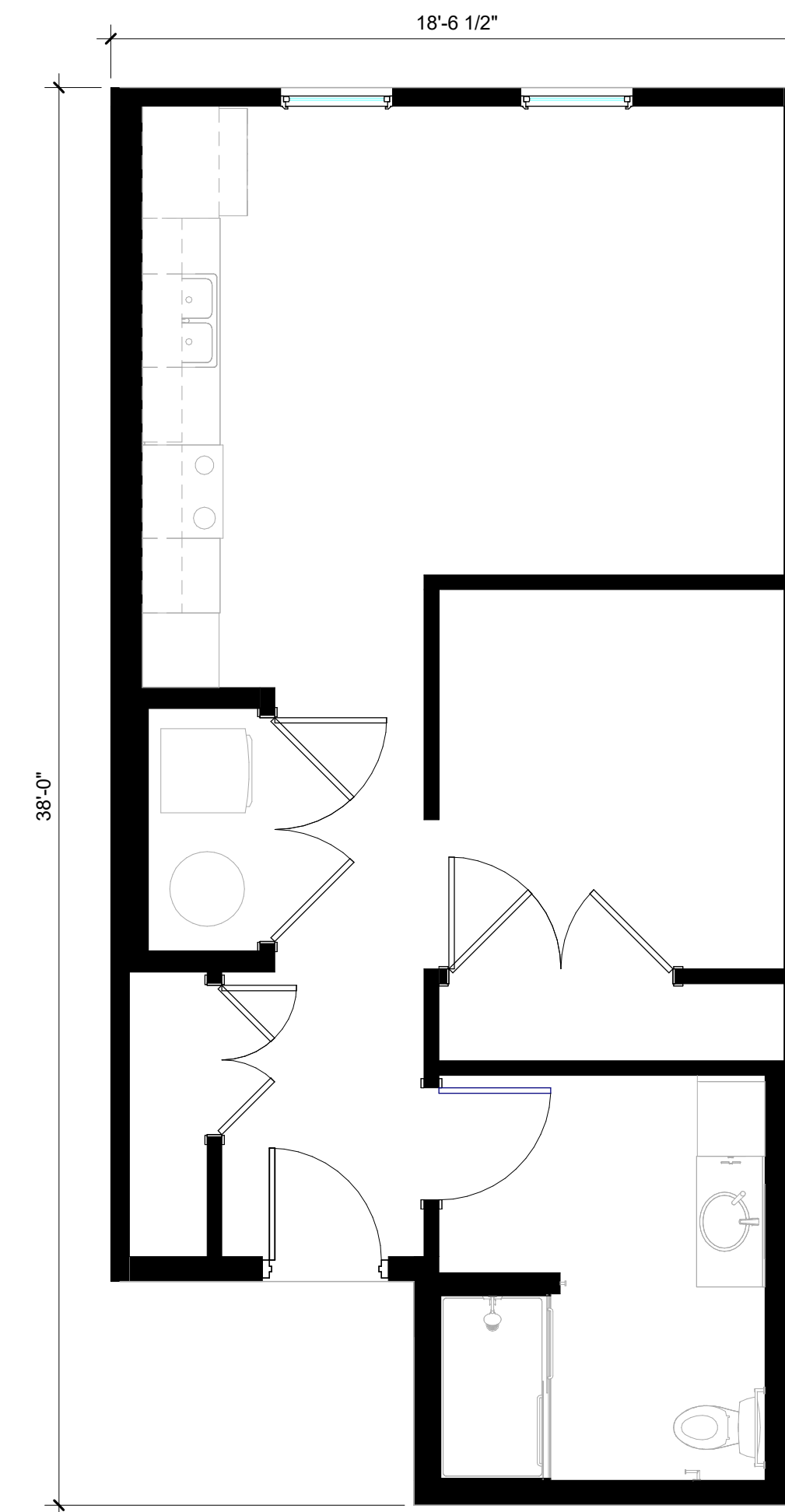
2 BEDROOM END w/BALCONY - B
1,313 SQFT



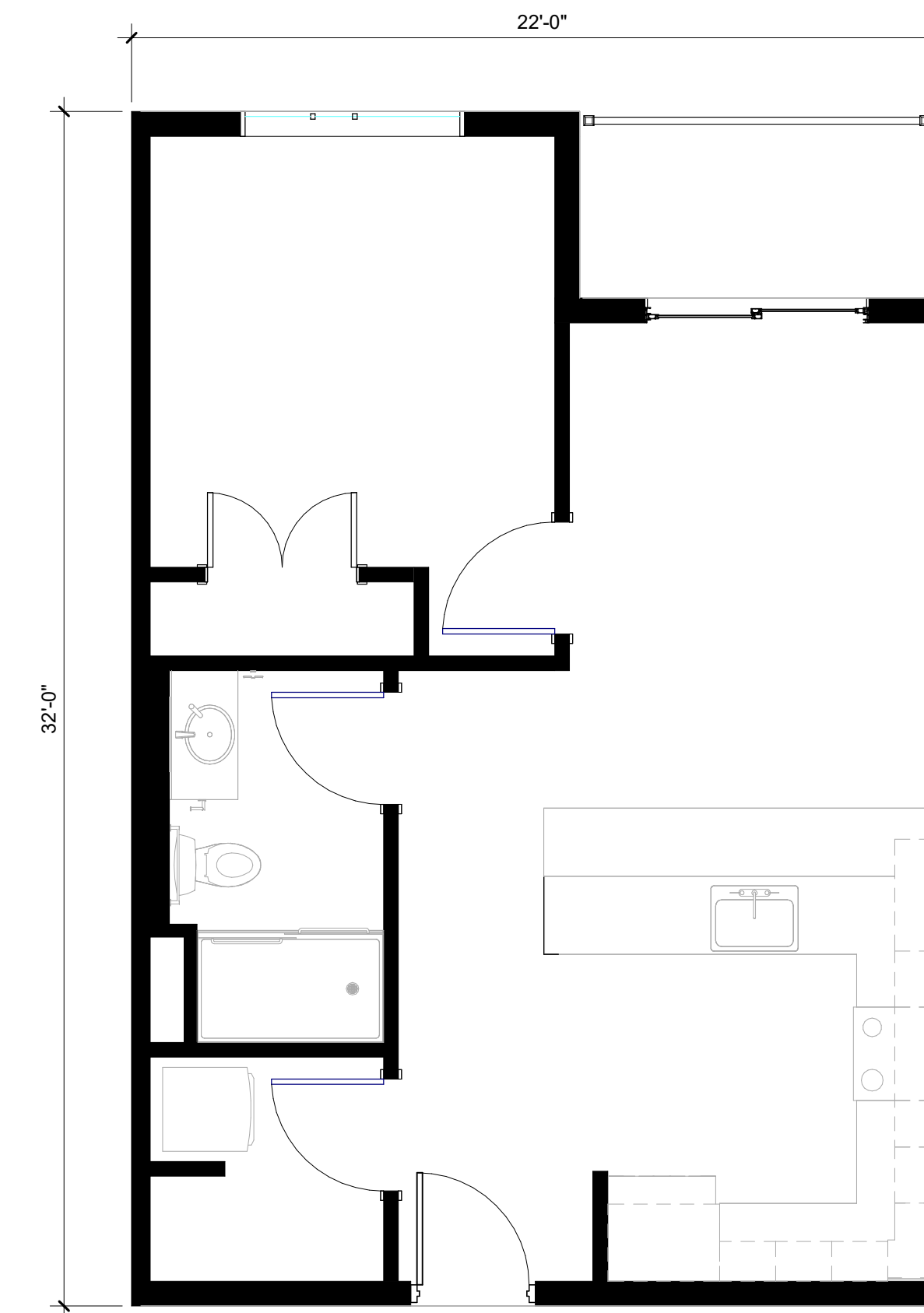
2 BEDROOM CORNER w/BALCONY - A
960 SQFT



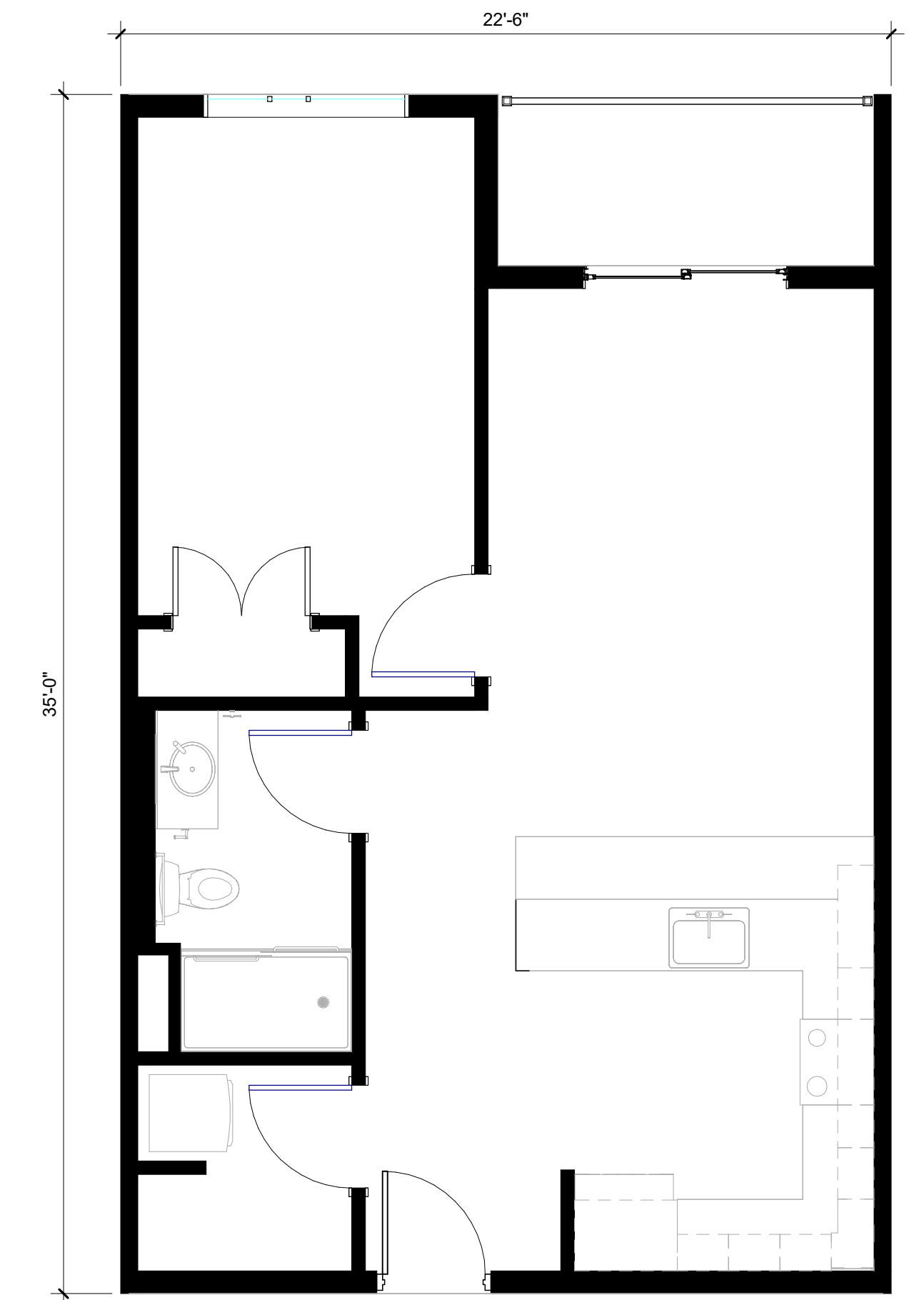
STUDIO 1 BEDROOM
631 SQFT



STUDIO 1 BEDROOM END
638 SQFT



1 BEDROOM w/BALCONY - A
639 SQFT



1 BEDROOM w/BALCONY - B
713 SQFT