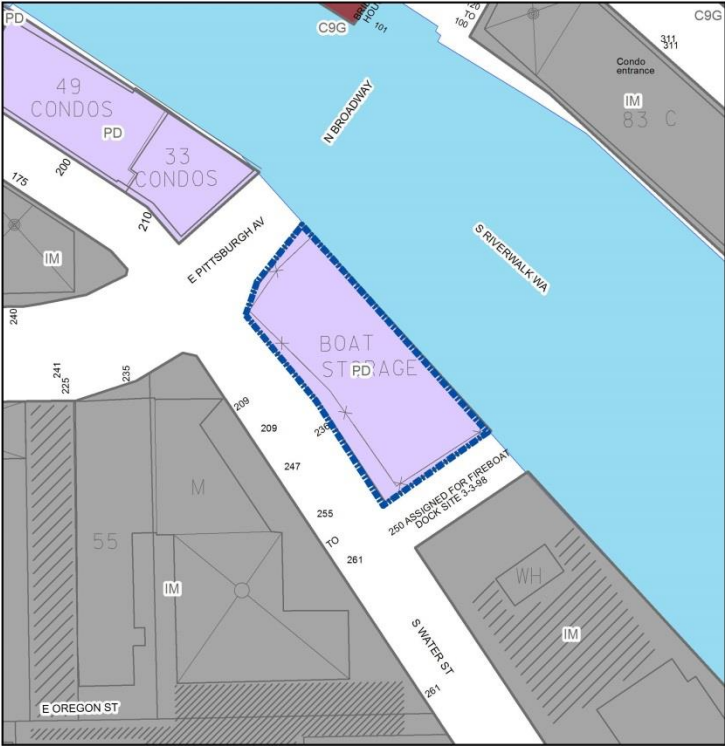
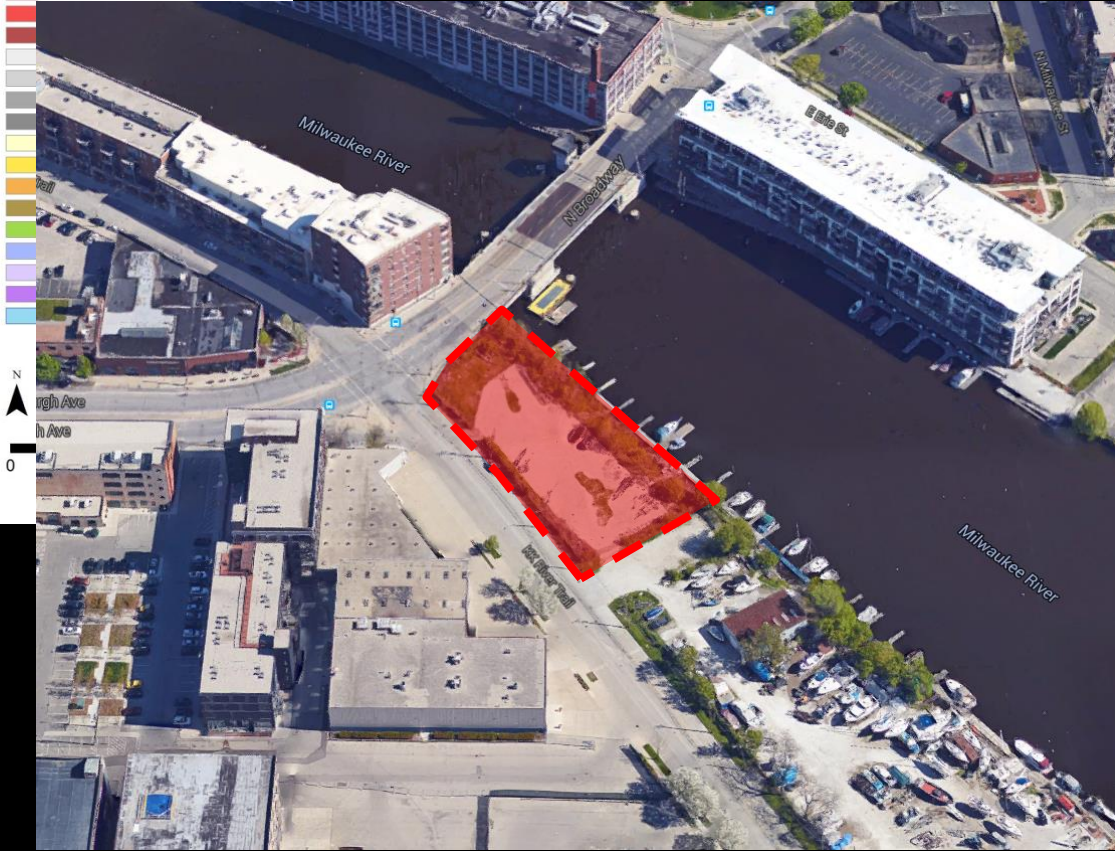


File No. 160470. Substitute resolution relating to a Minor Modification to a Detailed Planned Development located at 234 (f/k/a 236) South Water Street, on the east side of South Water Street, south of East Pittsburgh Avenue, in the 12<sup>th</sup> Aldermanic District.



FN 141842  
DPD (Rivianna) to DPD  
November 2015

- Legend**
- Subject Zoning Change
- Zoning**
- Commercial - Commercial Service
  - Commercial - Neighborhood Shopping
  - Commercial - Local Business



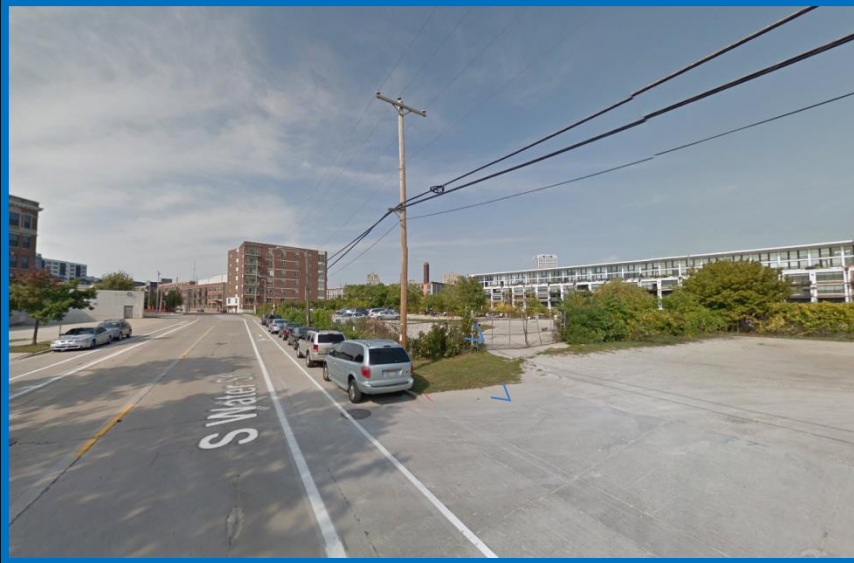
File No. 160470. Site Context Photos



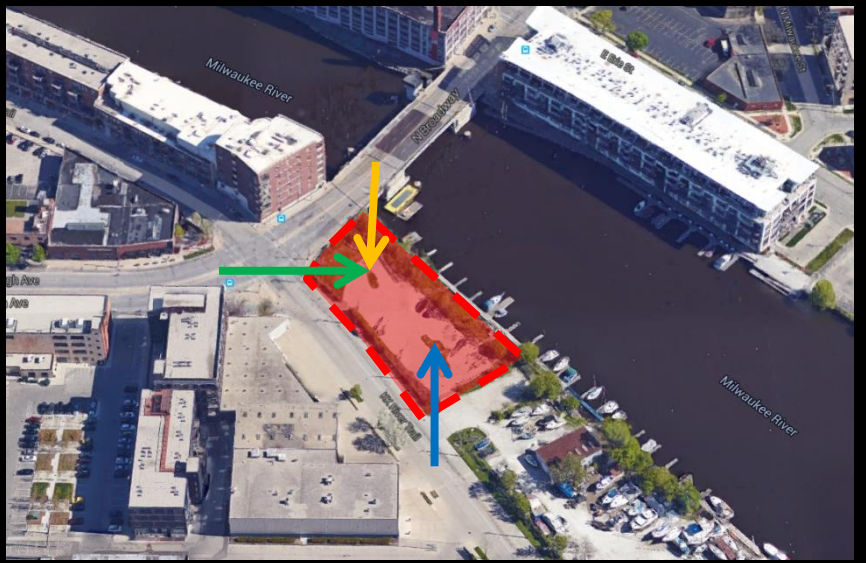
View from South Water Street and East Pittsburgh Avenue



View from North Broadway, looking south



View from South Water Street, looking north







# 234 south water

234 south water llc



# existing site





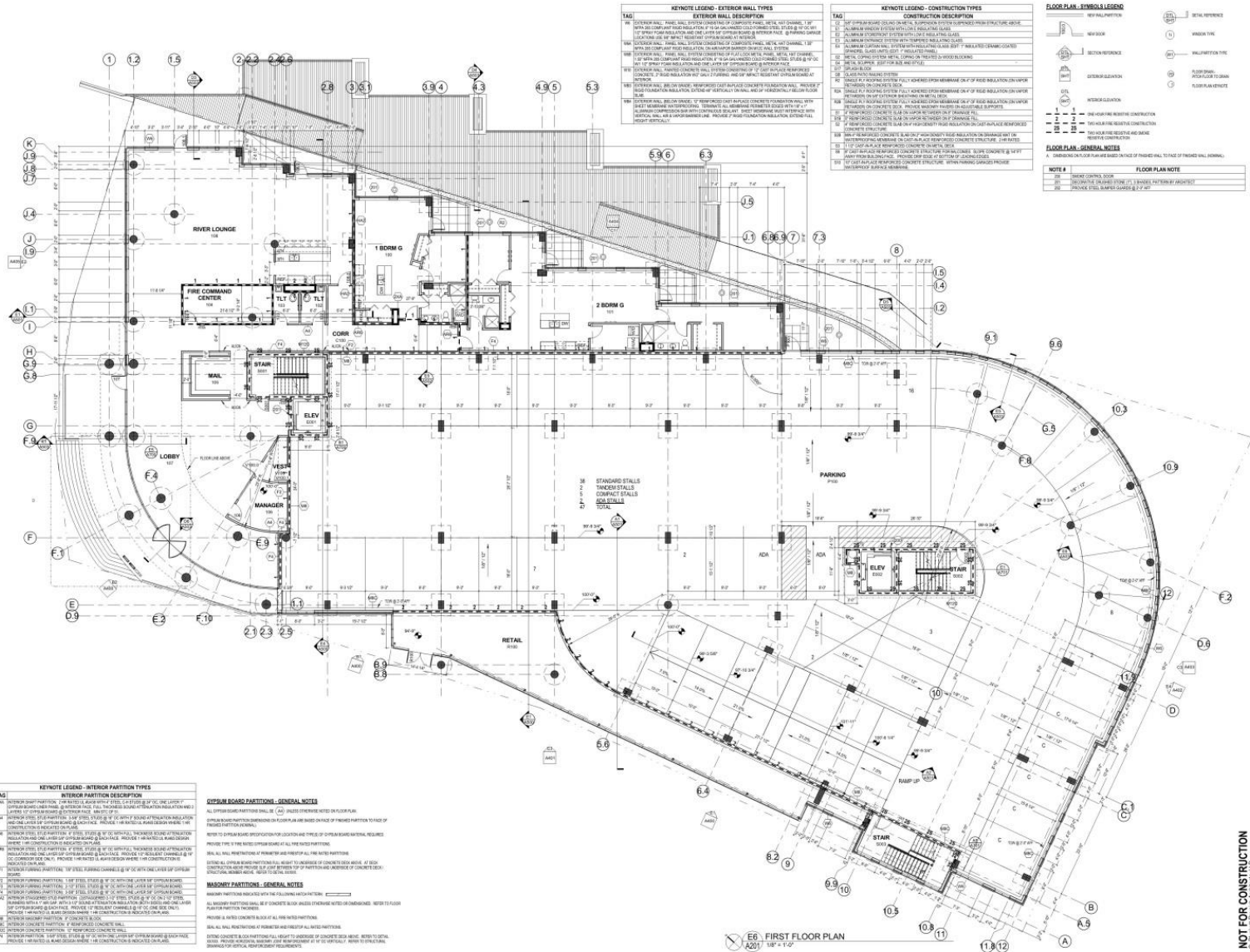








# first floor plan



KEYNOTE LEGEND - EXTERIOR WALL TYPES	
TAG	EXTERIOR WALL DESCRIPTION
100	CONCRETE WALL, 12\"/>

KEYNOTE LEGEND - CONSTRUCTION TYPES	
TAG	CONSTRUCTION DESCRIPTION
101	CONCRETE FLOOR, 4\"/>

FLOOR PLAN SYMBOLS LEGEND	
[Symbol]	WALL REVERSE
[Symbol]	WALL END
[Symbol]	WALL PENETRATION
[Symbol]	FLOOR FINISH
[Symbol]	FLOOR FINISH - CONC.
[Symbol]	FLOOR FINISH - WOOD

KEYNOTE LEGEND - INTERIOR PARTITION TYPES	
TAG	INTERIOR PARTITION DESCRIPTION
102	CONCRETE PARTITION, 12\"/>

GLASS BOARD PARTITIONS - GENERAL NOTES	
103	ALL GLASS BOARD PARTITIONS SHALL BE AS NOTED OTHERWISE NOTED ON FLOOR PLAN.
104	GLASS BOARD PARTITIONS SHALL BE AS NOTED OTHERWISE NOTED ON FLOOR PLAN.

MASONRY PARTITIONS - GENERAL NOTES	
105	MASONRY PARTITIONS SHALL BE AS NOTED OTHERWISE NOTED ON FLOOR PLAN.
106	MASONRY PARTITIONS SHALL BE AS NOTED OTHERWISE NOTED ON FLOOR PLAN.

FLOOR PLAN - GENERAL NOTES	
NOTE #	FLOOR PLAN NOTE
1	SEE GENERAL NOTES FOR CONSTRUCTION DETAILS.
2	SEE GENERAL NOTES FOR CONSTRUCTION DETAILS.

11/05/2015 12:02:18 PM C:\PWA\BAC\Draw Project\Plan\425241-01-234 S Water Water.mxd - AutoCAD  
 234 S Water LLC  
 234 S WATER STREET  
 BELLEVUE, WA  
 Drawn by: AML  
 Date: 06 NOV 15  
 Job No: 14024-01  
 Sheet No: A201  
 NOT FOR CONSTRUCTION  
 pracon CONSULTANTS, LLC  
 234 S Water LLC  
 234 S WATER STREET  
 BELLEVUE, WA 98005  
 Phone: 206.461.1234  
 Fax: 206.461.1235  
 Email: info@pracon.com  
 Website: www.pracon.com









# original pittsburgh view



PLUNKETT RAYSICH ARCHITECTS

234 South Water LLC





# New pittsburgh view





# original entrance view



# New entrance view





# original water street view





# New water street view





# river view



# bridge view



PLUNKETT RAYSICH ARCHITECTS



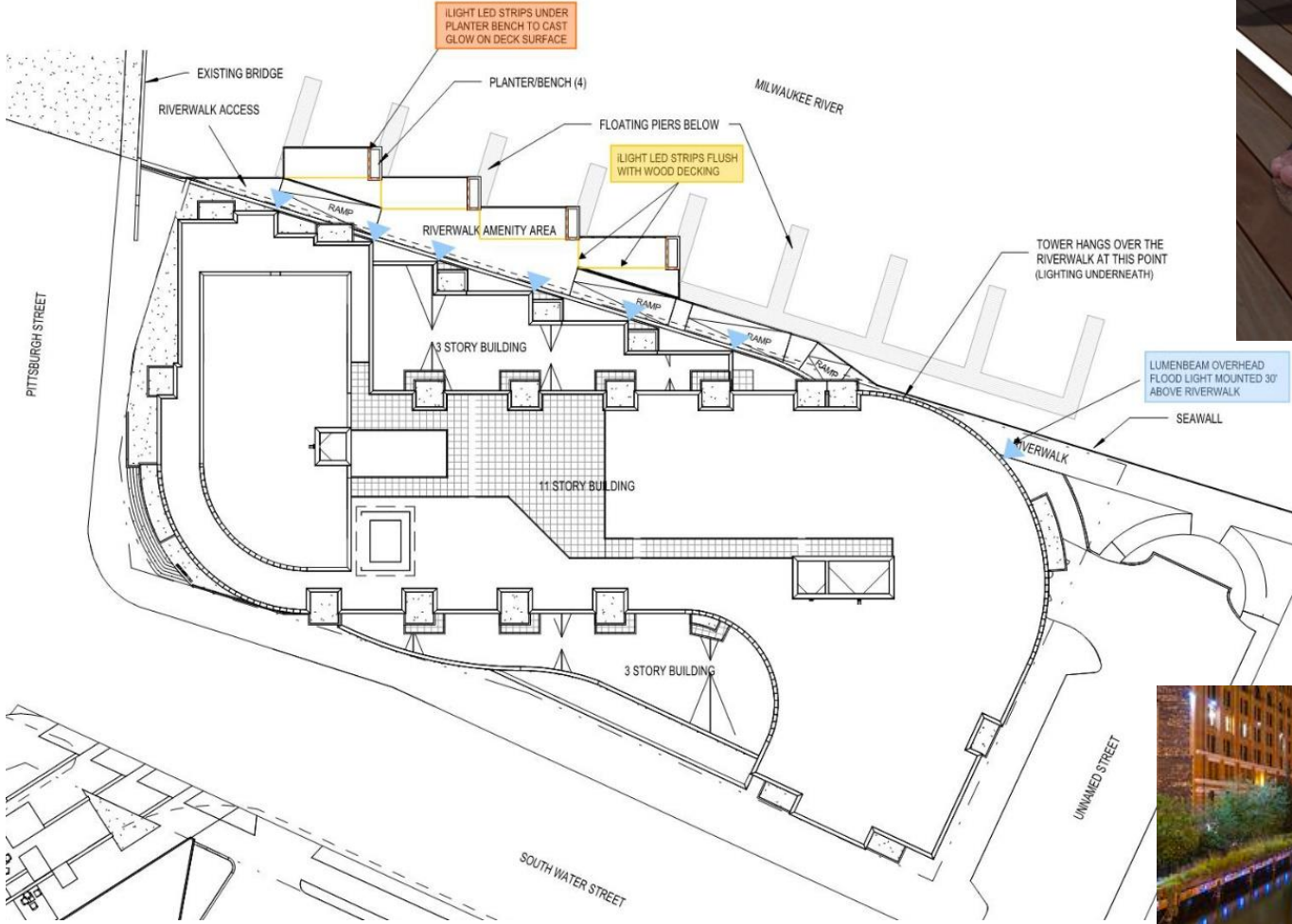
# riverwalk design



Cumaru Decking



# riverwalk lighting



LED Accent Strips



Moon Lighting



There's only one  
234



PLUNKETT RAYSICH ARCHITECTS

234 South Water LLC

pra