

### Project Description:

This luxury condominium proposal is sited on an oddly shaped lot in downtown Baton Rouge. The project - a block away from the farmer's market, state museum, federal court house, post office, and capital complex - is visible from Interstate 10 and would provide much needed housing downtown.

### User Statement:

The mid-rise conforms to significant site restrictions while capturing and protecting spectacular views. Cantilevered, translucent rooms reach out from every unit, offering a spine-tingling experience tempered by sublime views of the city and river bridge. The tower is outfitted with all the amenities expected in a luxury urban condominium.

## U4.01

Building Area:

**31,381 ft<sup>2</sup>**

Cost per Square Foot:

**\$300.00**

Construction Cost

**\$9,414,300**

Date of Completion:

**N/A**

# U4.02

## Location Map Key

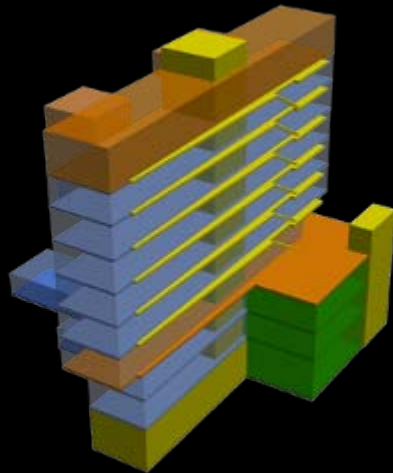
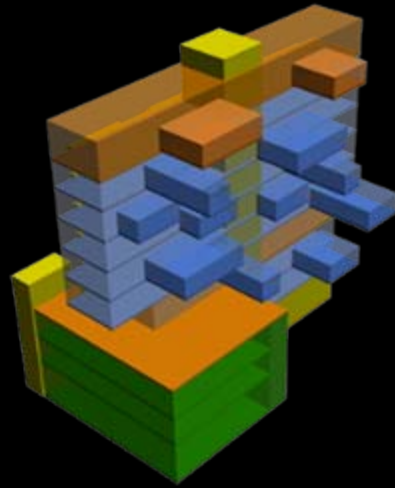
- State Office Buildings
- Private Office Buildings
- Cultural Amenities
- Federal Courthouse
- Commercial / Business



# U4.03

## Massing Model Key

- Parking Deck
- Penthouse
- Condo
- Luxury Condo



# U4.04

## Building Summary:

### Parking / Commercial

9,766 ft<sup>2</sup>

### Residential

14994 ft<sup>2</sup>

### Circulation & Service

6,621 ft<sup>2</sup>

### Total Site Area:

6,502 ft<sup>2</sup>

### Total Building Area:

31,381 ft<sup>2</sup>

### Revenue Producing:

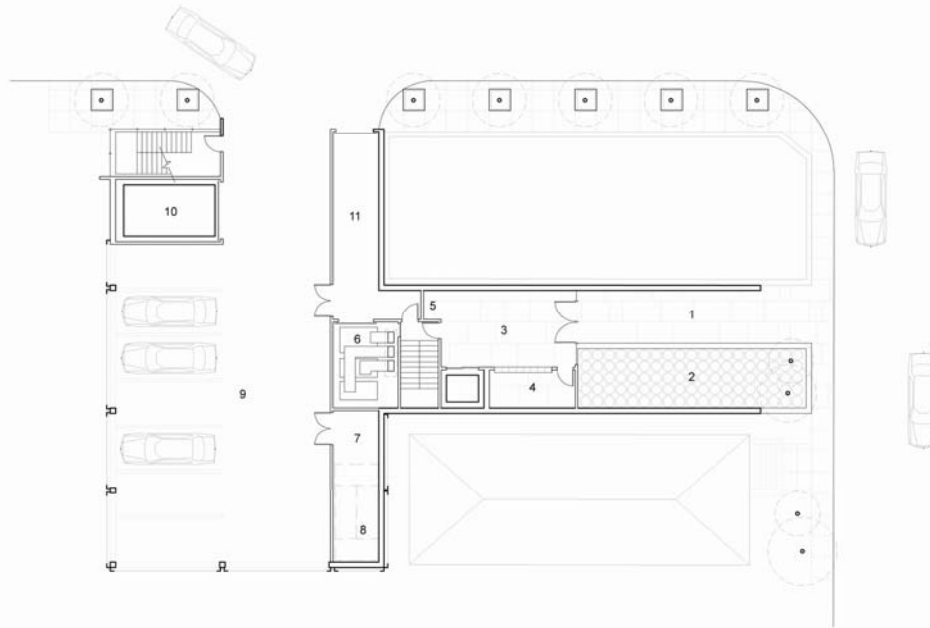
24,760 ft<sup>2</sup>



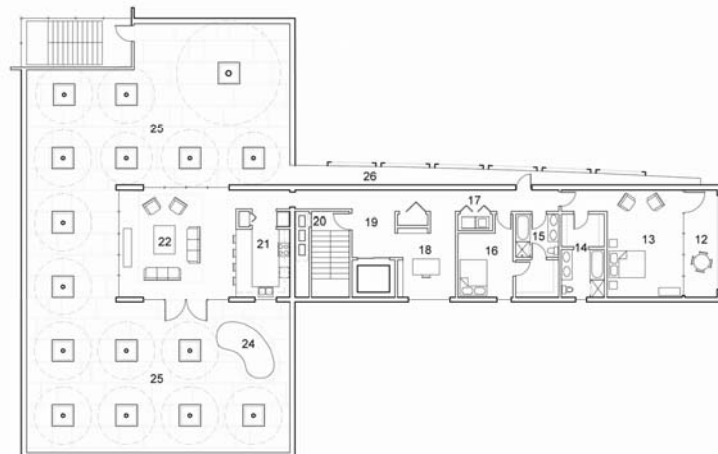
# U4.05

## Floor Plan

1. Entry
2. Garden
3. Lobby
4. Mail
5. Sculpture
6. Waste
7. Mechanical
8. Stair
9. Parking
10. Elevator
11. Loading
12. Deck
13. Bedroom
14. Closet
15. Bathroom
16. Bedroom
17. Laundry
18. Den
19. Vestibule
20. Waste
21. Kitchen
22. Living
23. Dining
24. Jacuzzi
25. Garden
26. Fire Escape
27. Storage



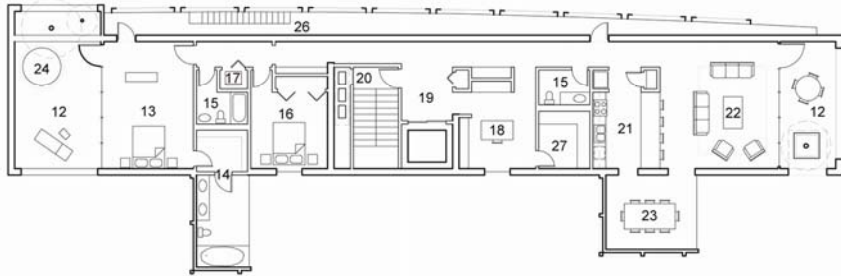
Ground Level



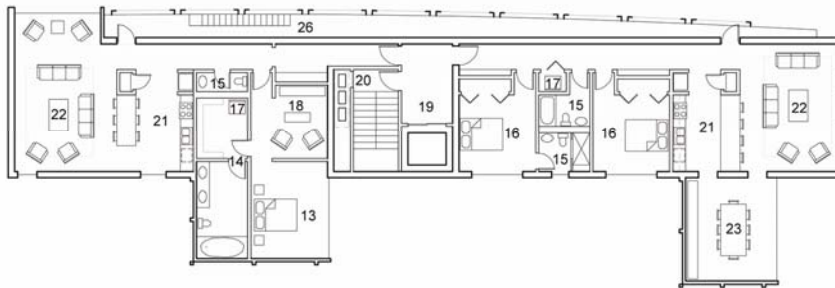
Penthouse Condo Unit (Level 3)

# U4.06

## Floor Plan



Luxury Condo Unit (Level 4-9)



Penthouse Condo Unit (Level 10)

1. Entry
2. Garden
3. Lobby
4. Mail
5. Sculpture
6. Waste
7. Mechanical
8. Stair
9. Parking
10. Elevator
11. Loading
12. Deck
13. Bedroom
14. Closet
15. Bathroom
16. Bedroom
17. Laundry
18. Den
19. Vestibule
20. Waste
21. Kitchen
22. Living
23. Dining
24. Jacuzzi
25. Garden
26. Fire Escape
27. Storage

# U4.07

## Street Perspective



## U4.08

Interior of typical unit

