

SECTION 3

DESIGN PROPOSAL

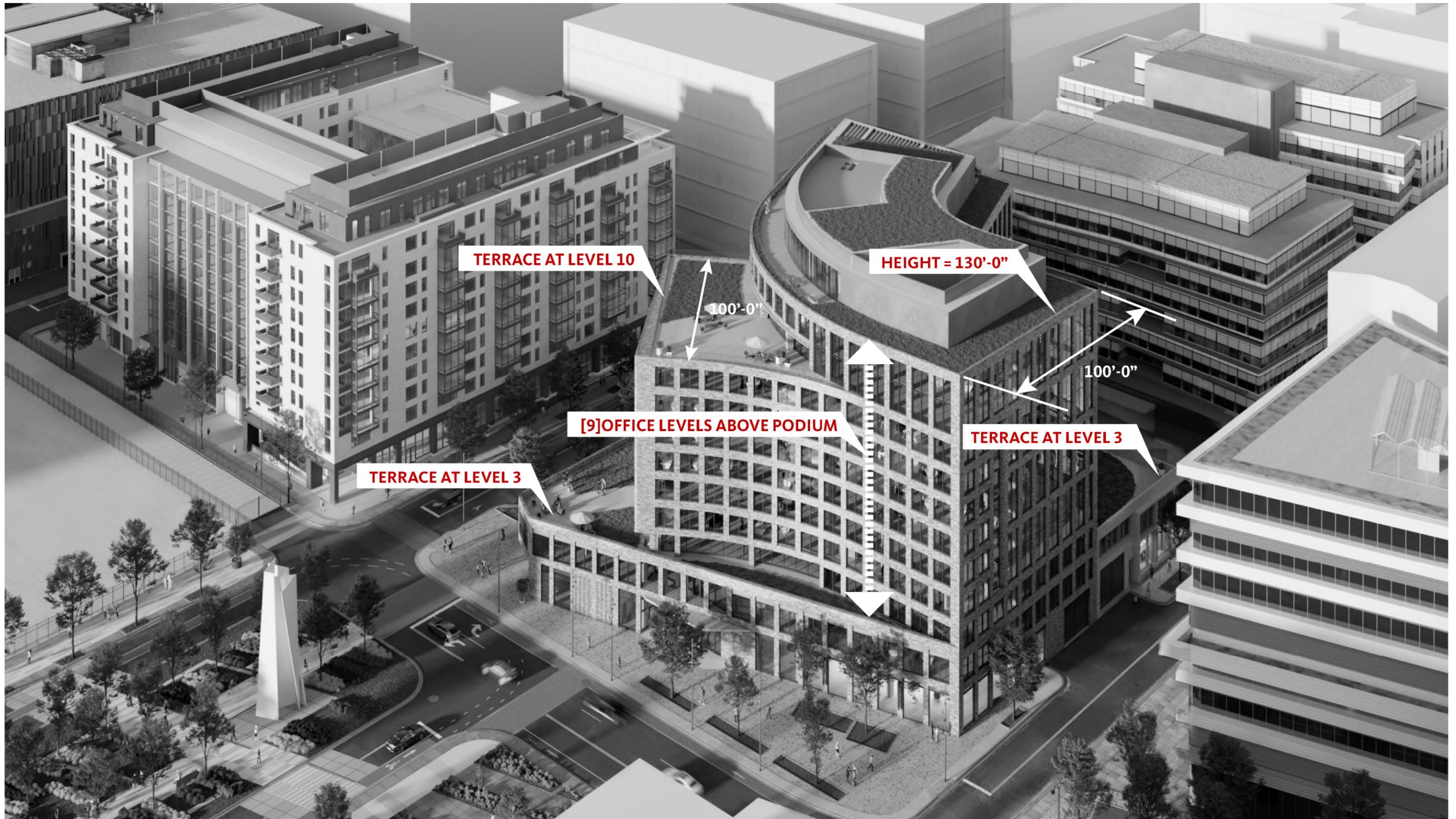
Site Overview and Plans

Aerial - View Towards Southeast



ROOF TERRACE FURNISHINGS AND LAYOUT ARE ILLUSTRATIVE AND SUBJECT TO CHANGE UPON TENANT BUILD-OUT.

Building Massing



ROOF TERRACE FURNISHINGS AND LAYOUT ARE ILLUSTRATIVE AND SUBJECT TO CHANGE UPON TENANT BUILD-OUT.

Perspective - Tingey Square - Looking NW

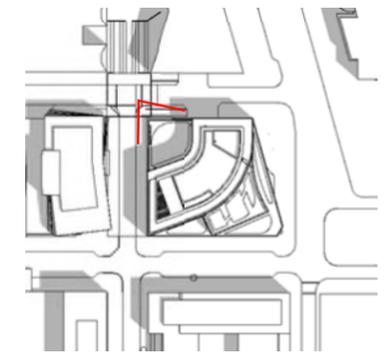


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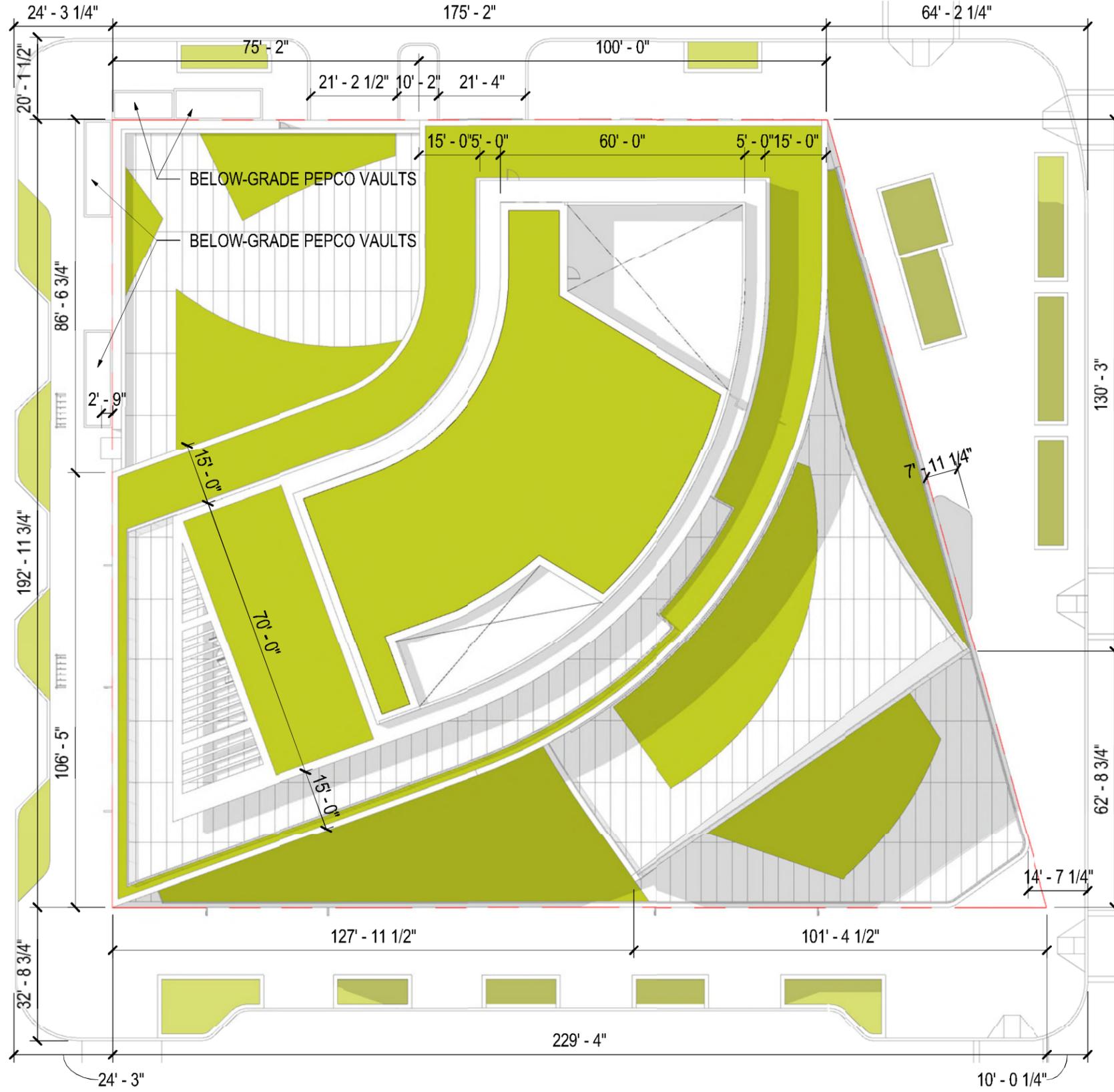
Perspective - New Jersey Avenue - Looking SE



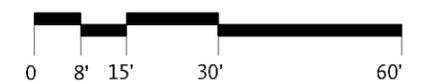
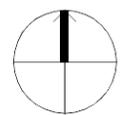
Perspective - Quander St - Looking SE



Dimensioned Site Plan



LANDSCAPE



Floor Plan - Lower Level 1

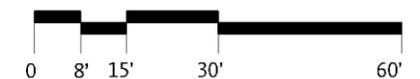
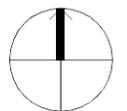


- SERVICE/SUPPORT
- ELEVATOR
- OFFICE

TOTAL: 167

LOWER LEVEL 01 PARKING 77

ADA VAN	2
ADA CAR	4
COMPACT	48
STANDARD	20
STANDARD TANDEM	3



Floor Plan - Lower Level 2

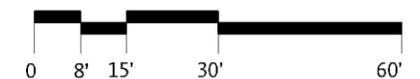
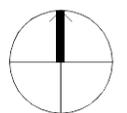


- SERVICE/SUPPORT
- ELEVATOR
- OFFICE

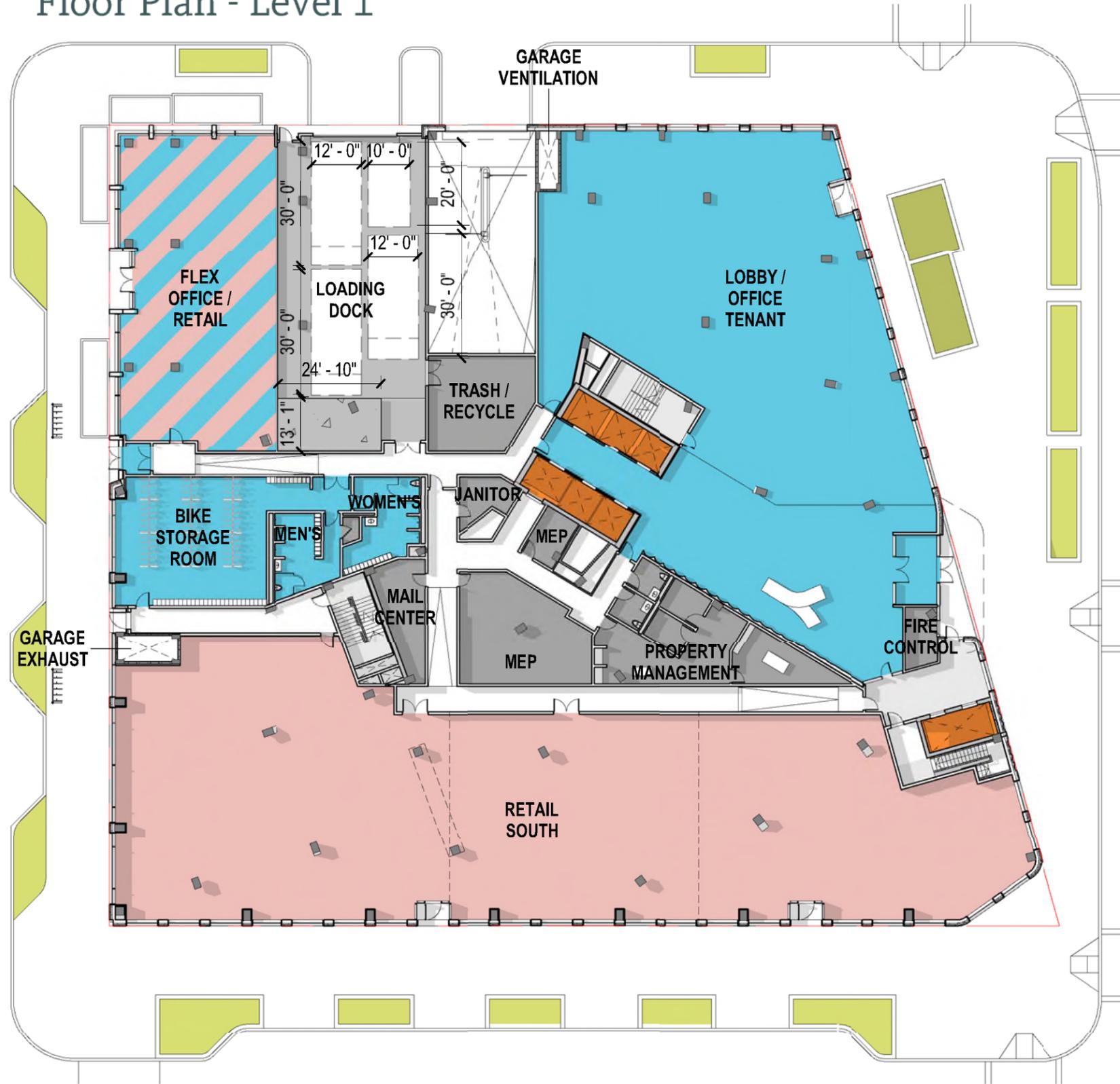
TOTAL: 167

LOWER LEVEL 02 PARKING 90

COMPACT	61
STANDARD	24
COMPACT TANDEM	2
STANDARD TANDEM	3



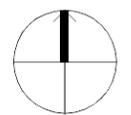
Floor Plan - Level 1



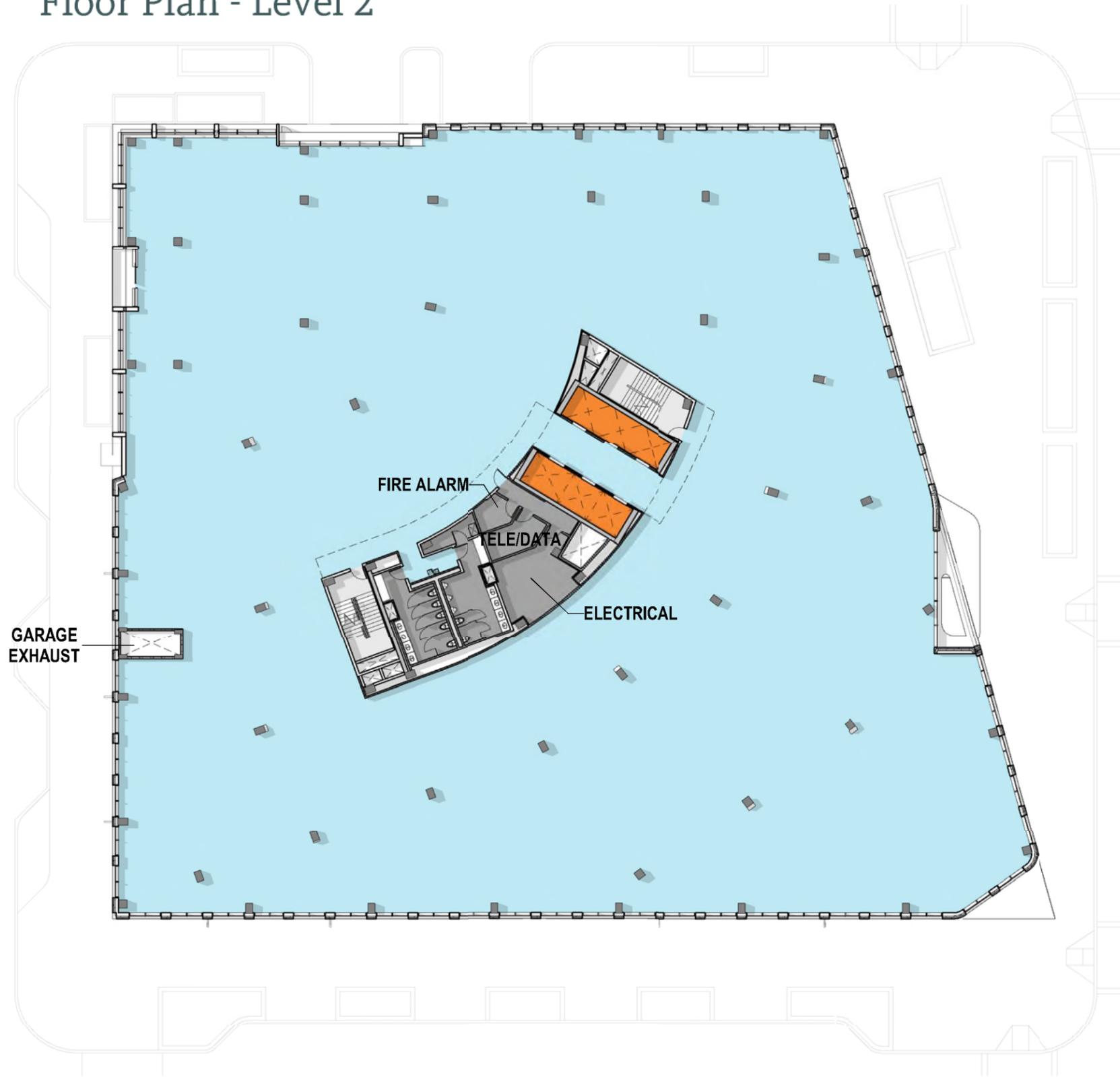
NOTES:

APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

- CIRCULATION
- SERVICE/SUPPORT
- ELEVATOR
- OFFICE
- RETAIL
- LANDSCAPE

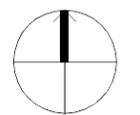


Floor Plan - Level 2



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- CIRCULATION
- SERVICE/SUPPORT
- ELEVATOR
- OFFICE
- LANDSCAPE



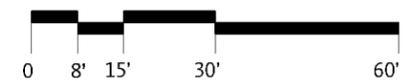
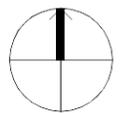
Floor Plan - Level 3



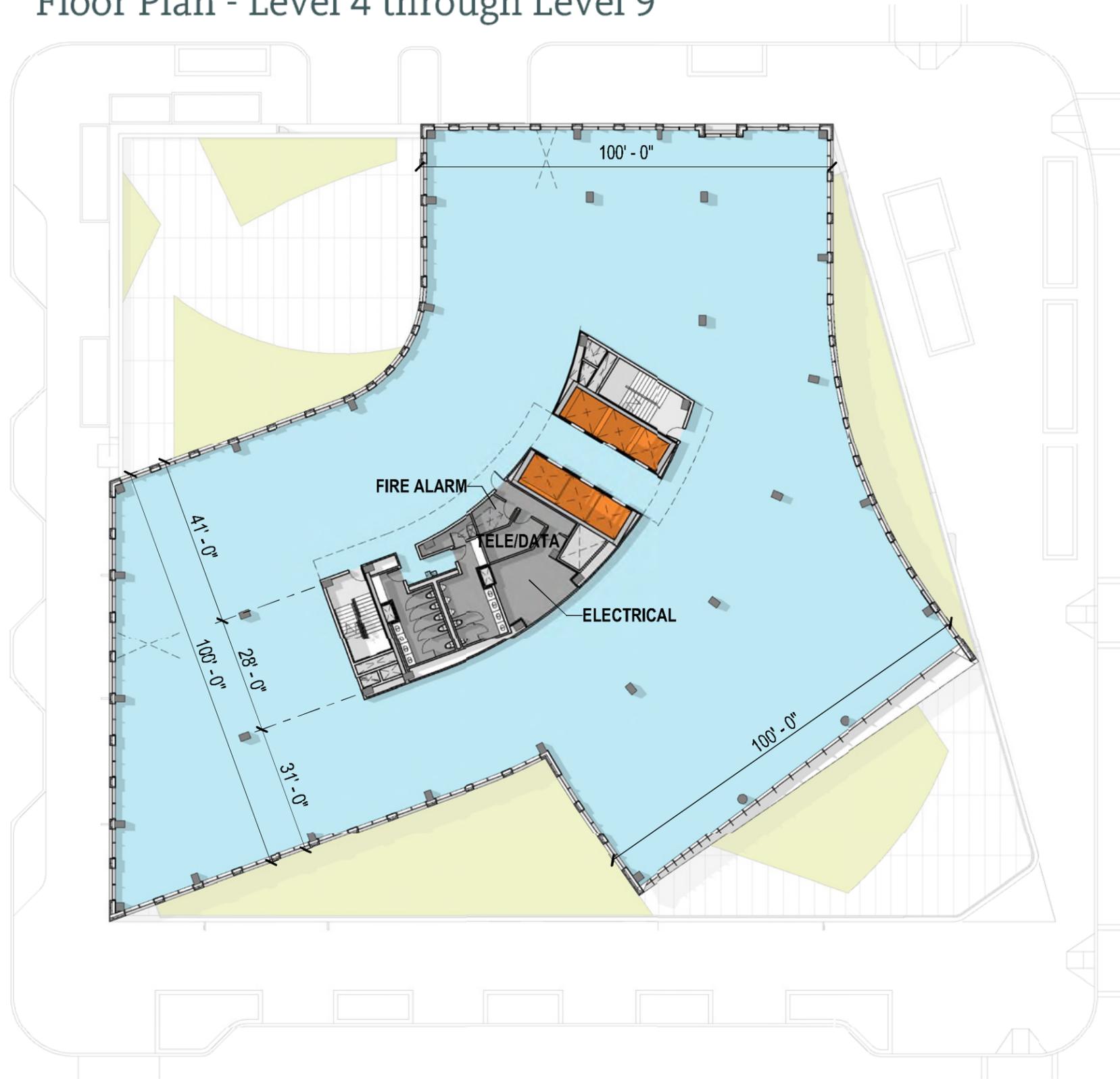
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- CIRCULATION
- SERVICE/SUPPORT
- ELEVATOR
- OFFICE
- LANDSCAPE



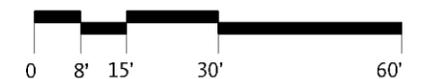
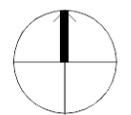
Floor Plan - Level 4 through Level 9



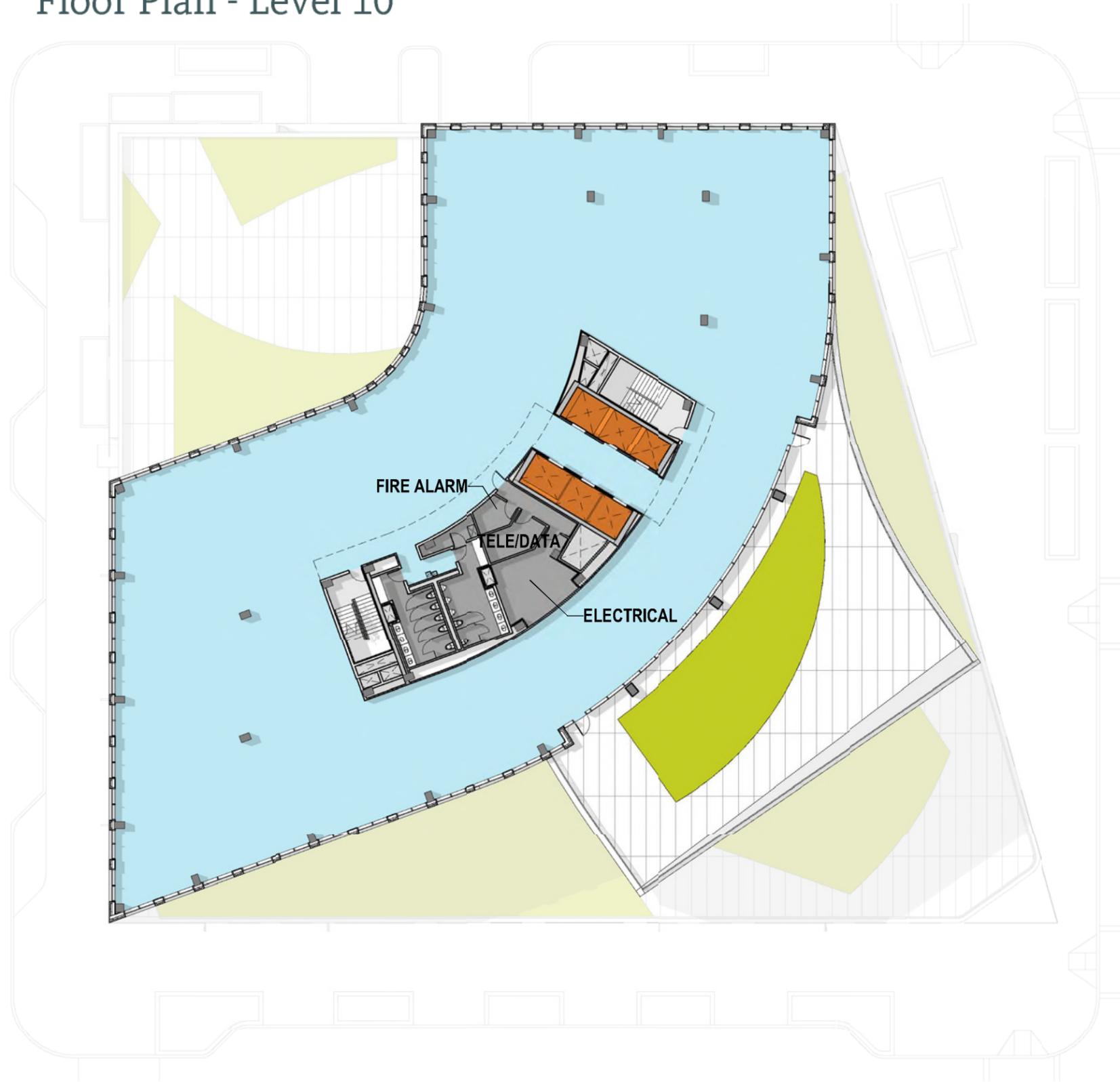
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- CIRCULATION
- SERVICE/SUPPORT
- ELEVATOR
- OFFICE
- LANDSCAPE



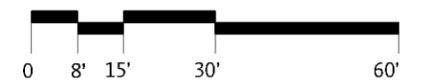
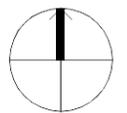
Floor Plan - Level 10



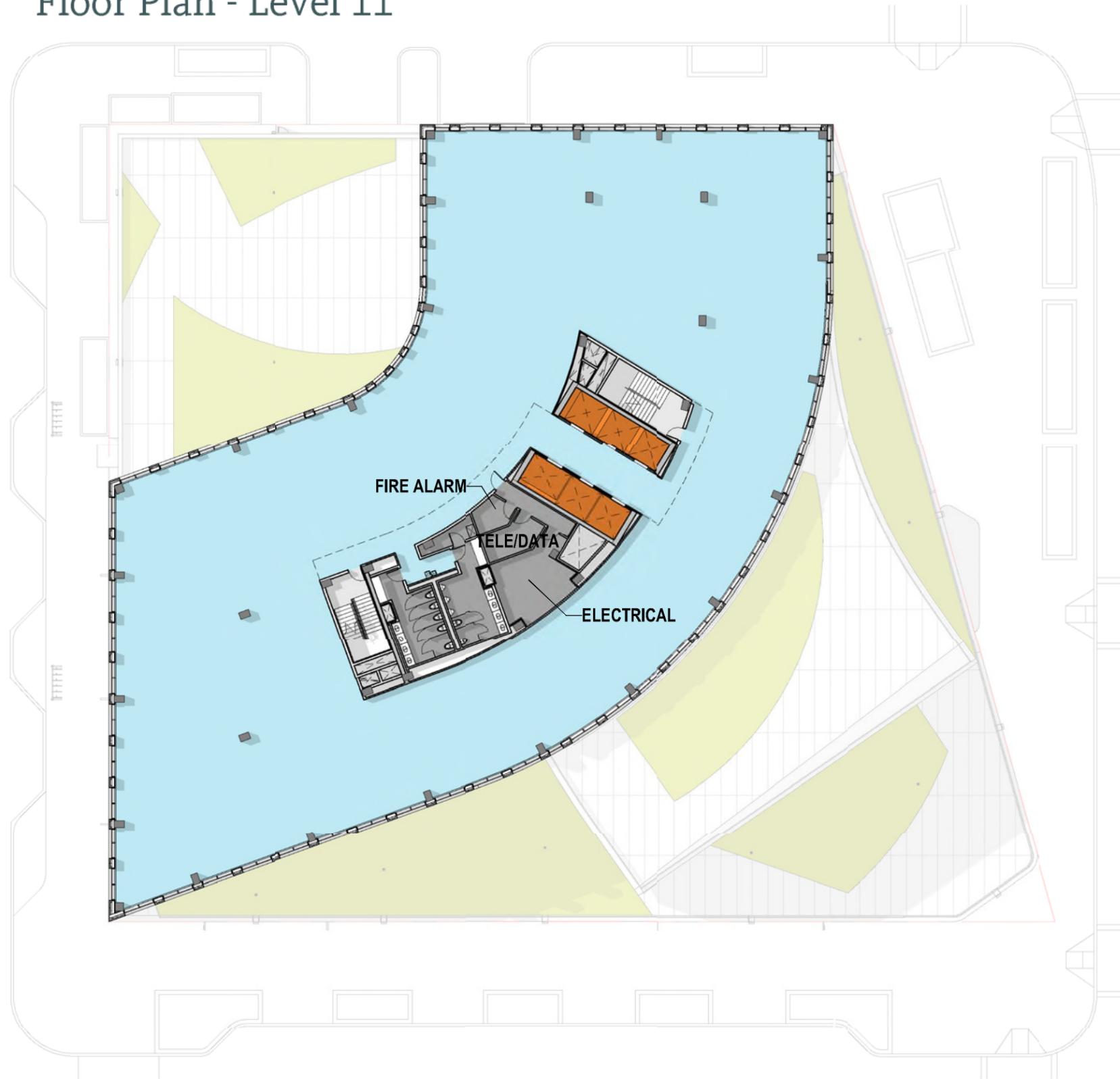
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- CIRCULATION
- SERVICE/SUPPORT
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- LANDSCAPE



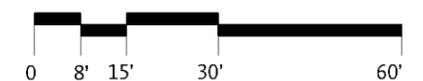
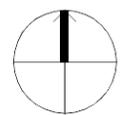
Floor Plan - Level 11



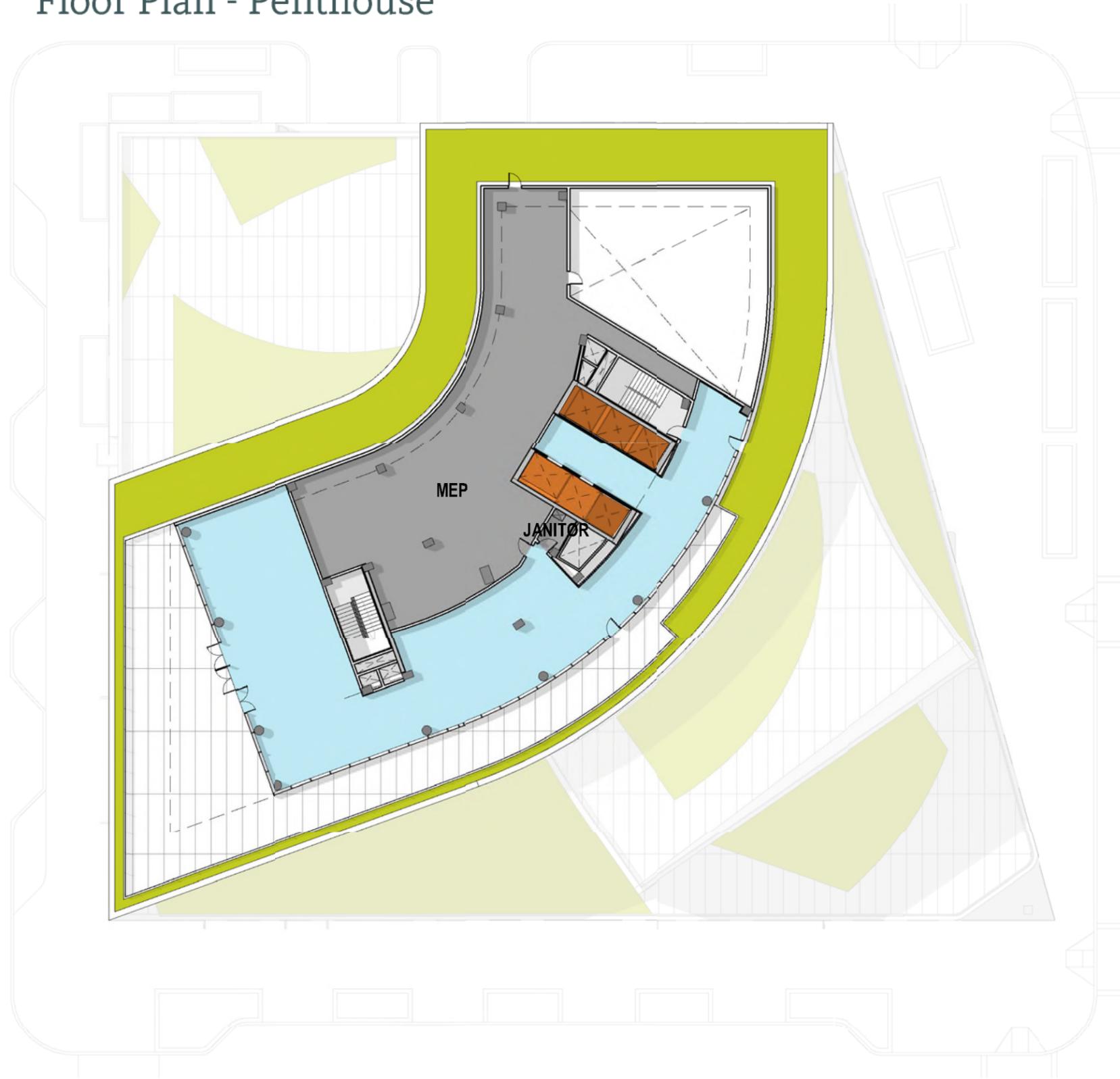
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- CIRCULATION
- SERVICE/SUPPORT
- ELEVATOR
- OFFICE
- LANDSCAPE



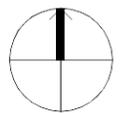
Floor Plan - Penthouse



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- CIRCULATION
- SERVICE/SUPPORT
- ELEVATOR
- OFFICE
- LANDSCAPE



Roof Plan

