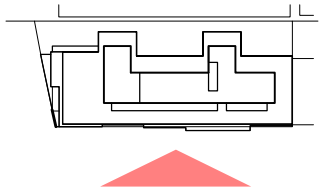


Notes:

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2. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.
3. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".
4. Retail storefronts and signage are for illustrative purposes only and are subject to tenant modification. Applicant requests the flexibility to vary the final selection of the exterior materials within the color ranges and material types (maintaining the same general level of quality) proposed, based on availability at the time of construction and further project design.
5. In the event that the residential units at the penthouse (Option A) are not approved by the zoning commission, the penthouse spaces will be occupied by other permitted uses and the penthouse height will be reduce to 18'-6" (Option B).



BUILDING ELEVATION: SOUTH

Notes:

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5. In the event that the residential units at the penthouse (Option A) are not approved by the zoning commission, the penthouse spaces will be occupied by other permitted uses and the penthouse height will be reduce to 18'-6" (Option B).

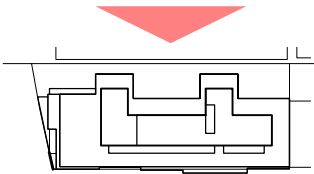


BUILDING ELEVATION: WEST

Notes:

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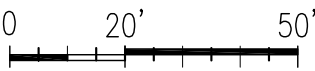
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- 5. In the event that the residential units at the penthouse (Option A) are not approved by the zoning commission, the penthouse spaces will be occupied by other permitted uses and the penthouse height will be reduce to 18'-6" (Option B).



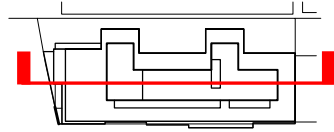
BUILDING ELEVATION: NORTH

Notes:

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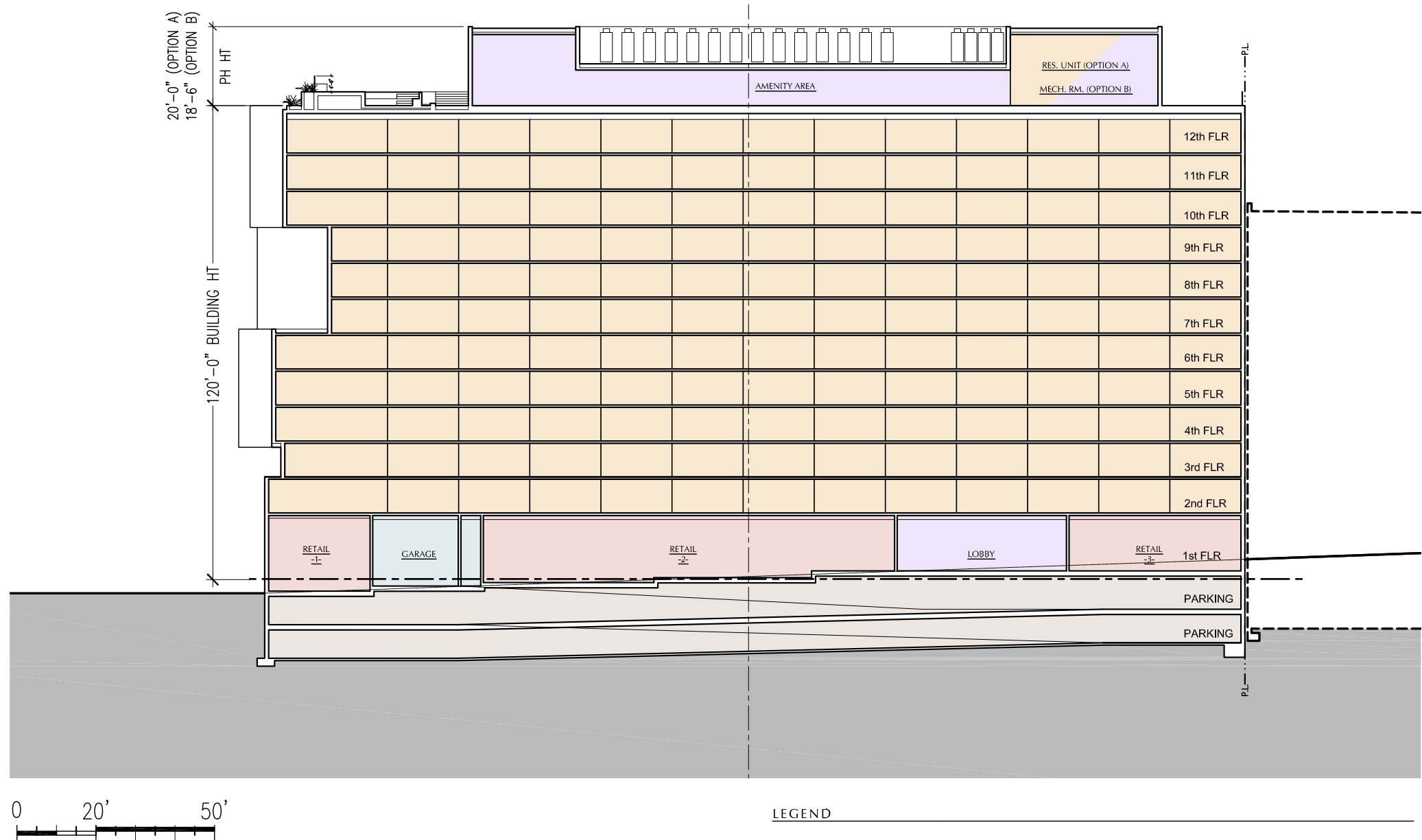


BUILDING ELEVATION: EAST



Notes:

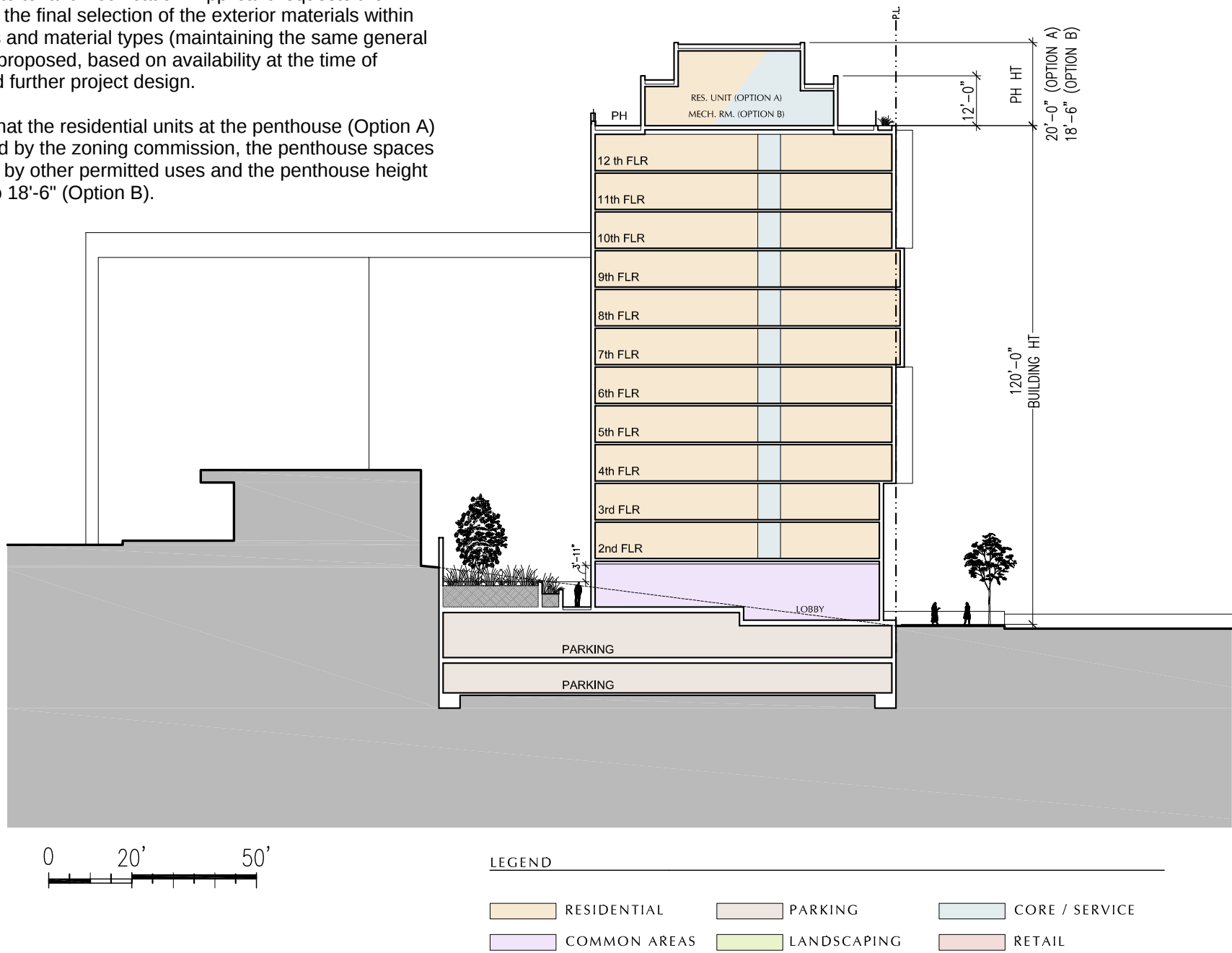
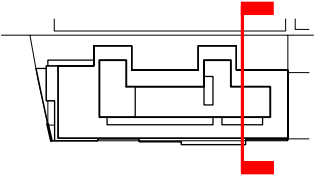
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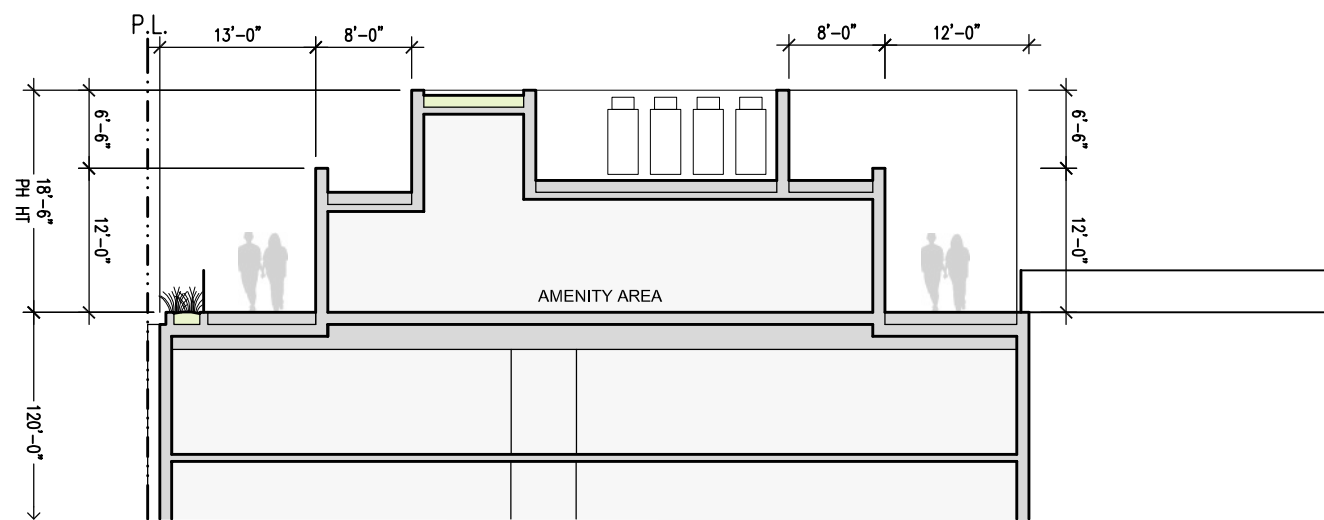
BUILDING SECTION

Notes:

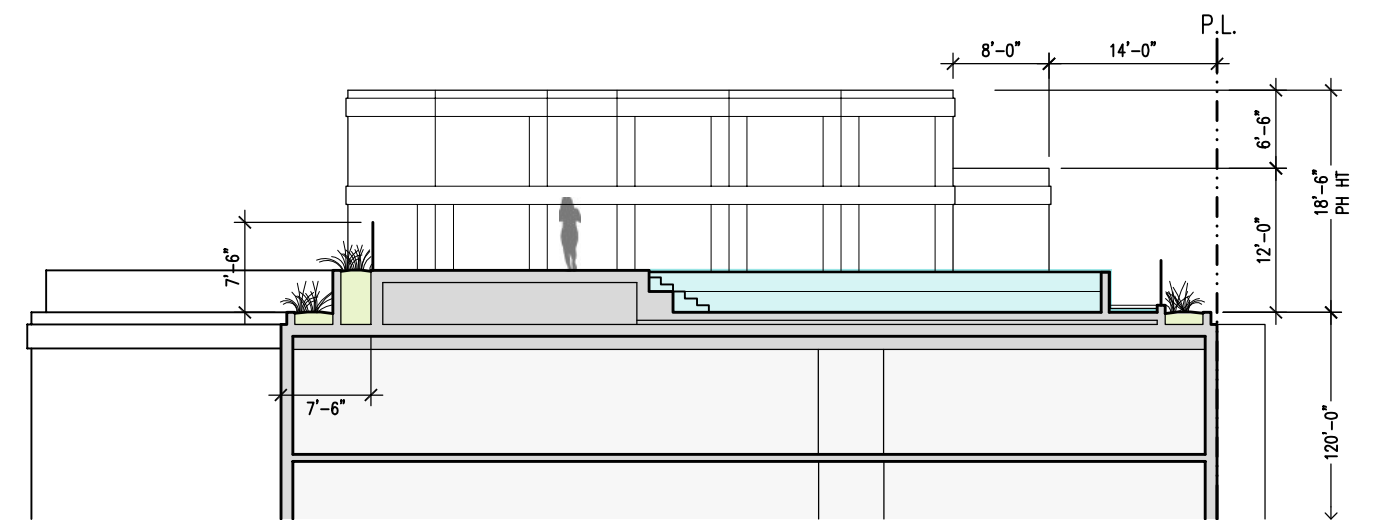
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5. In the event that the residential units at the penthouse (Option A) are not approved by the zoning commission, the penthouse spaces will be occupied by other permitted uses and the penthouse height will be reduce to 18'-6" (Option B).



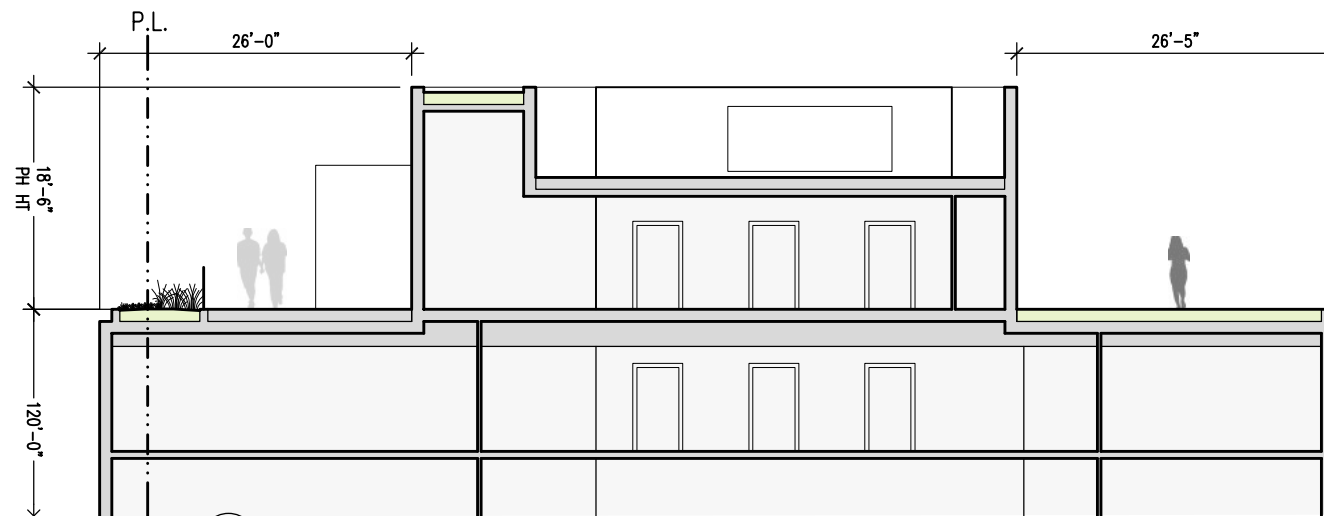
BUILDING SECTION



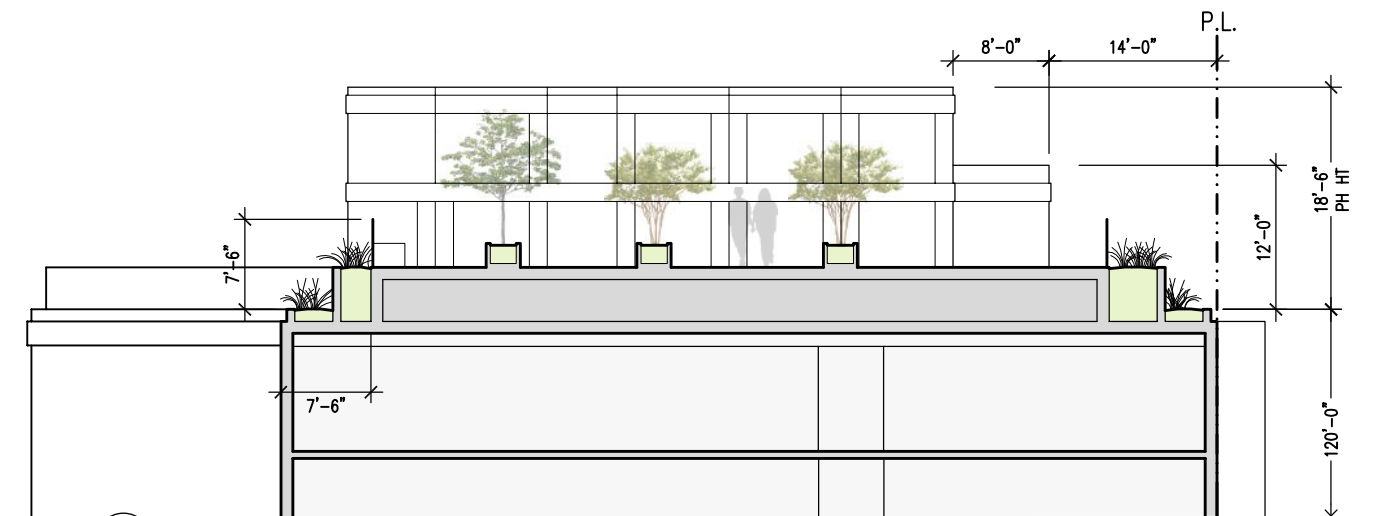
Ⓐ - SOUTH / NORTH ROOFTOP SECTION



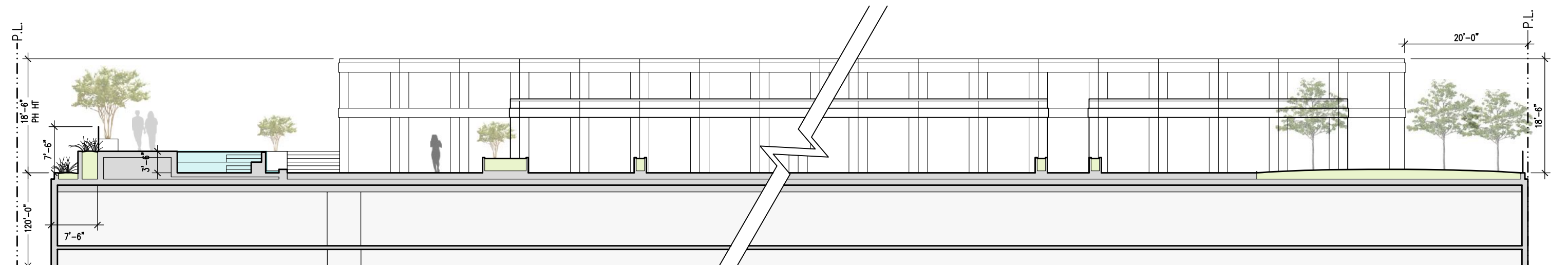
Ⓓ - NORTH / SOUTH ROOFTOP SECTION



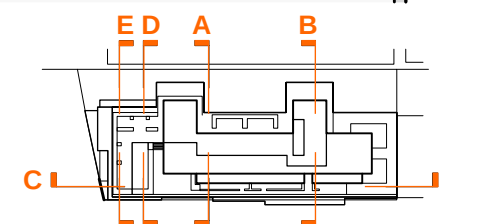
Ⓑ - SOUTH / NORTH ROOFTOP SECTION



Ⓔ - NORTH / SOUTH ROOFTOP SECTION



Ⓒ - WEST / EAST ROOFTOP SECTION



ROOFTOP BUILDING SECTIONS - PENTHOUSE OPTION B

Notes:

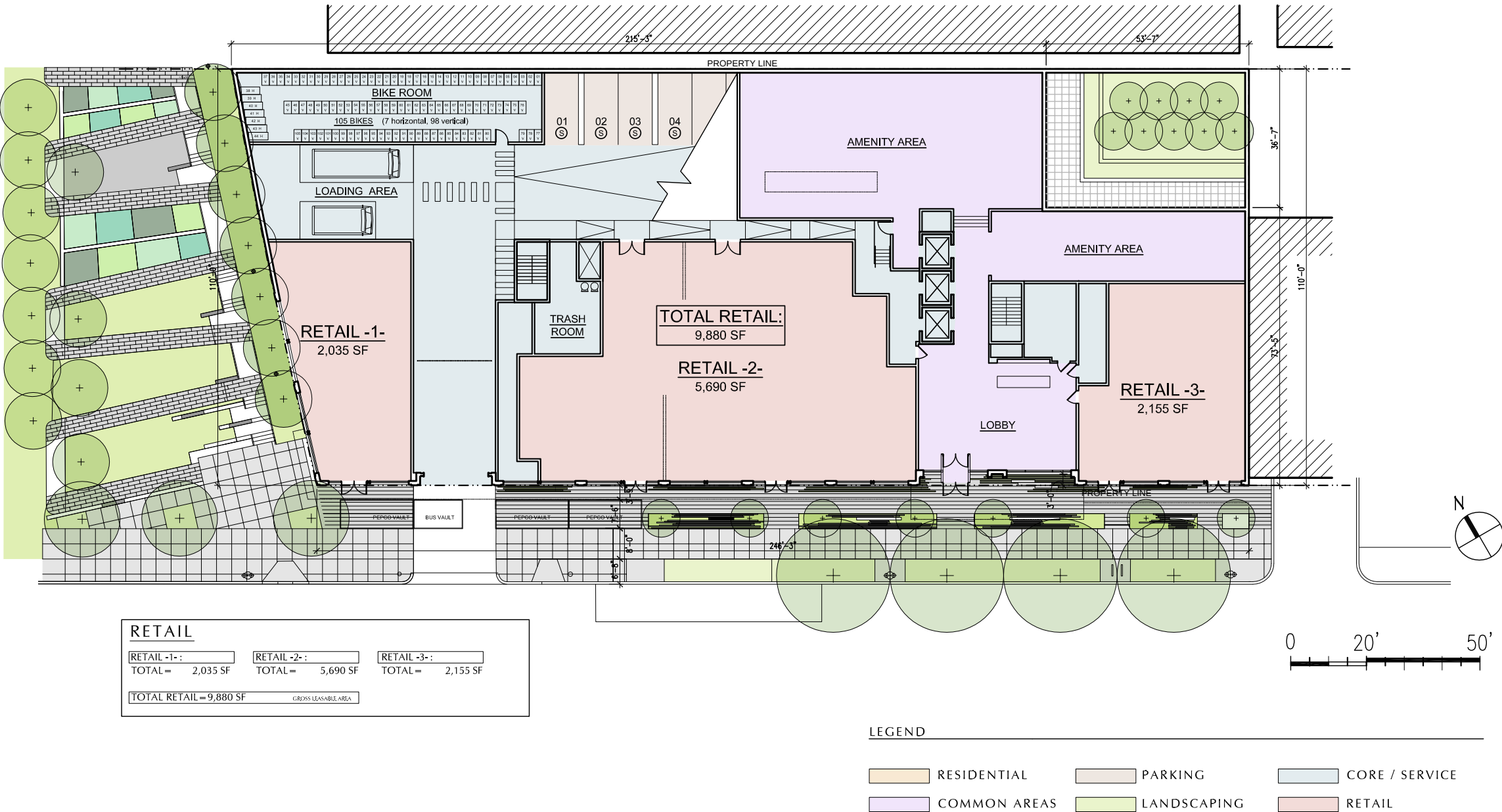
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2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".

3. The number of retail entrances may be increased or decreased and the locations may shift depending upon the actual layout of the retail tenants and the operating requirements of the tenants.

4. A loading platform of 200 sf for the retail and residential is provided within the shown loading area.

5. All vertical bike racks are a minimum of 24" wide by 40" long. All horizontal bike racks are a minimum of 24" wide by 72" long and all aisles shall be a minimum width of 48". The layout of the bike rack spaces is schematic. Changes to the size, locations and configuration of the bike racks and aisles may occur.

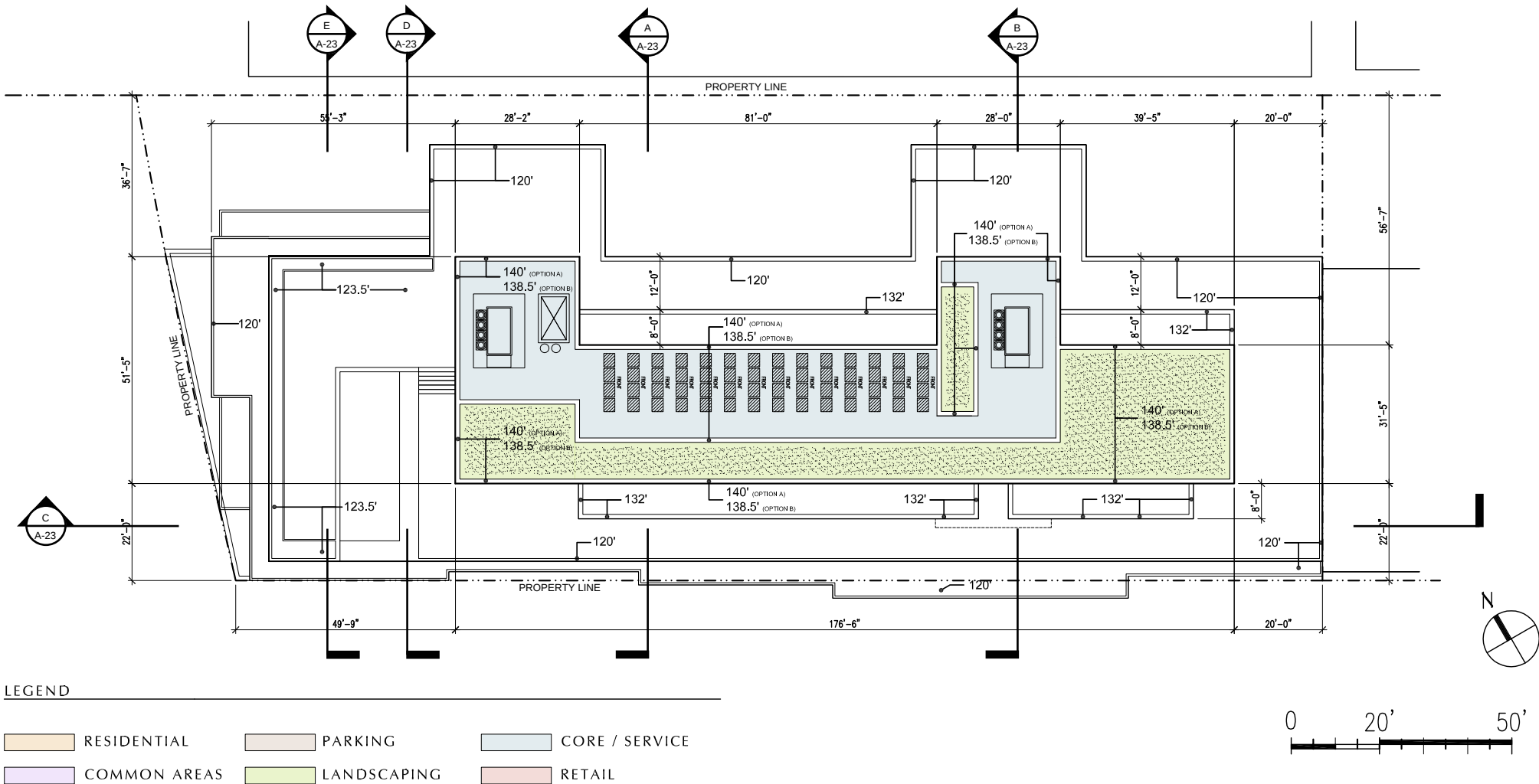


1ST FLOOR PLAN

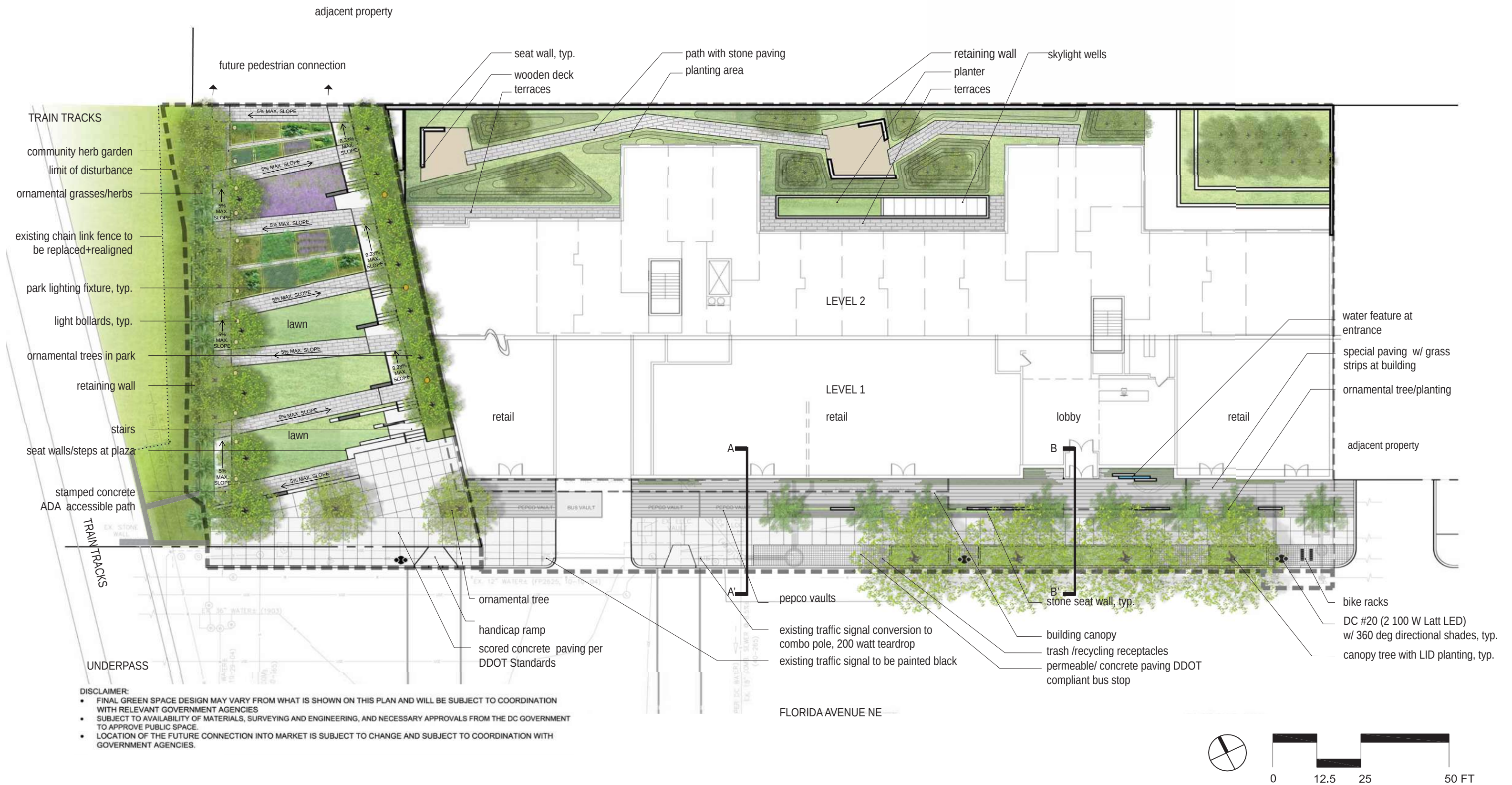
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ROOF PLAN



STREETSCAPE AND SECOND LEVEL MATERIALS PLAN



1. WINDOWS / STOREFRONT

2. PAINTED STEEL

3. METAL PANEL -A-

4. METAL PANEL -B-

5. METAL PANEL -C-

6. BRICK