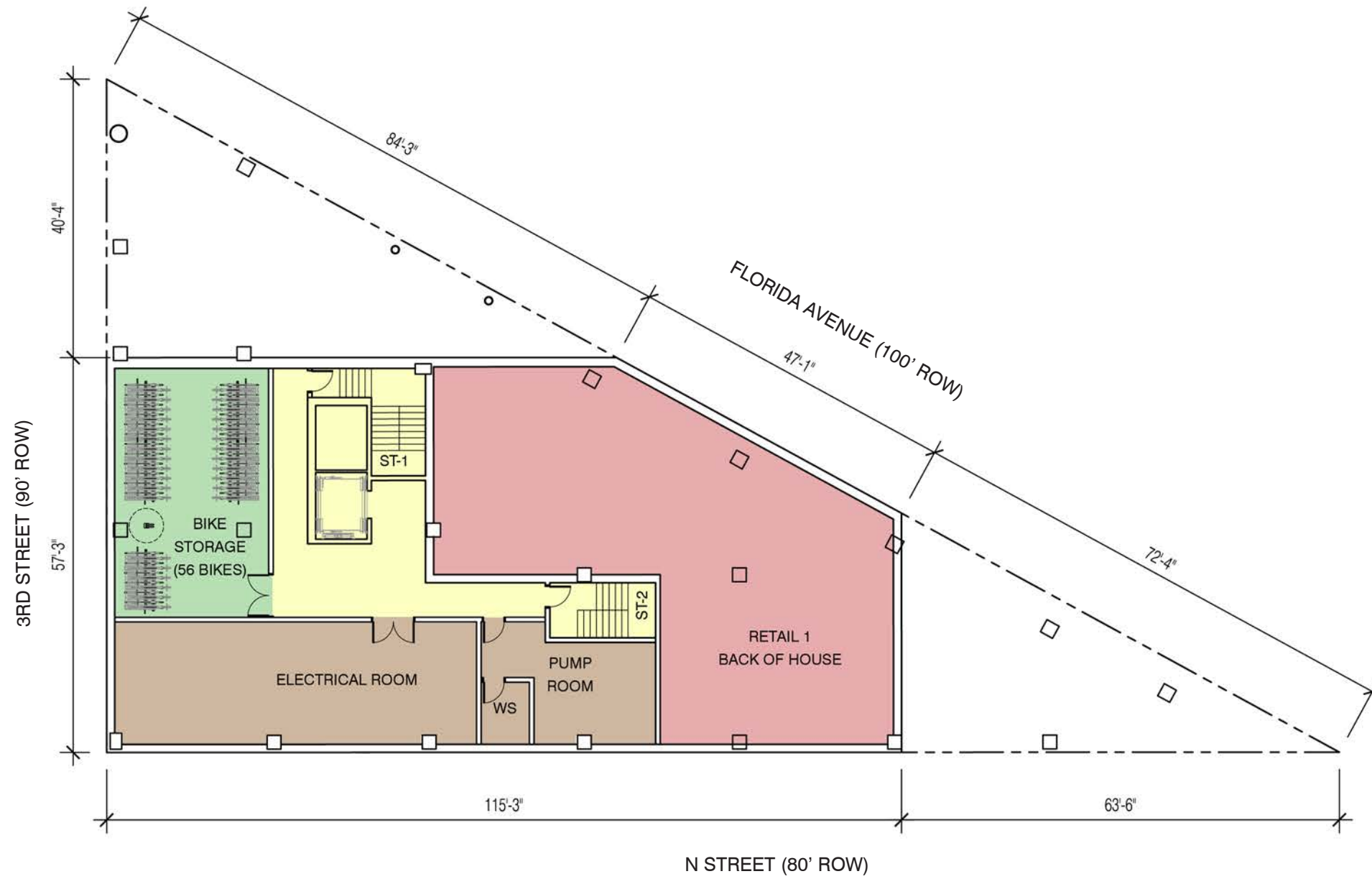


ARCHITECTURAL SITE PLAN



NOTES:
 1. BUILDING PLANS AND LAYOUTS ARE SCHEMATIC. THE BUILDING FLOOR PLANS WILL BE FINALIZED WITH THE ISSUANCE OF BUILDING PERMITS.

KEY / LEGEND:

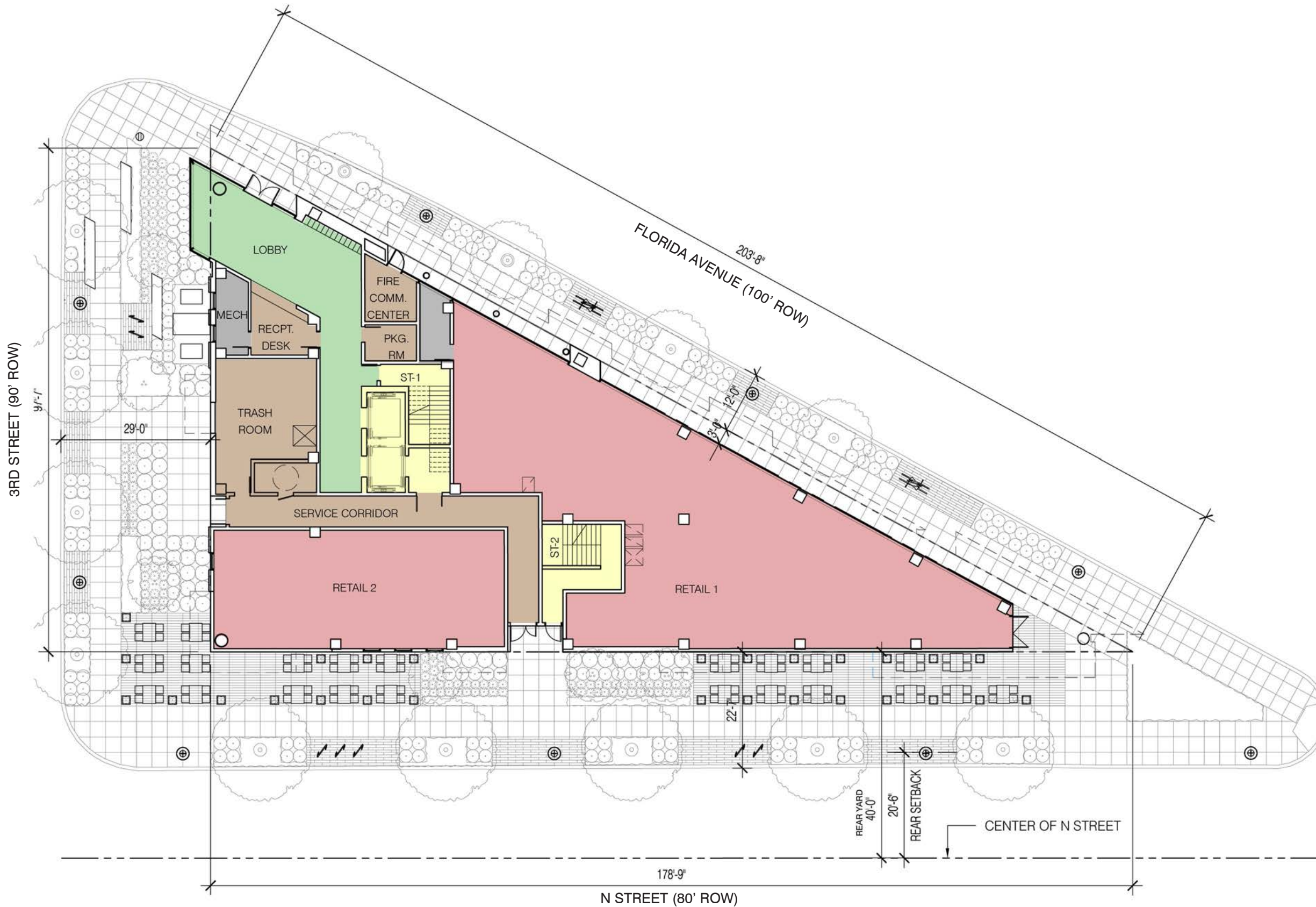
- CORE & CIRCULATION
- RETAIL
- RESIDENTIAL
- COMMON AREA
- MECHANICAL & SERVICES
- AREA EXCLUDED FROM FAR/SHAFT/CHASE & MECH. UNDER 6'-6"
- BIKE REPAIR AREA

SCALE: 1" = 20'-0"



CELLAR PLAN

A-2.0



- NOTES:
1. BUILDING PLANS AND LAYOUTS ARE SCHEMATIC. THE BUILDING FLOOR PLANS WILL BE FINALIZED WITH THE ISSUANCE OF BUILDING PERMITS.
 2. REFER TO L-0.1 FOR GROUND FLOOR LANDSCAPE

KEY / LEGEND:

- CORE & CIRCULATION
- RETAIL
- RESIDENTIAL
- COMMON AREA
- MECHANICAL & SERVICES
- AREA EXCLUDED FROM FAR/SHAFT/CHASE & MECH. UNDER 6'-6"

SCALE: 1" = 20'-0"

GROUND FLOOR/BLOCKING PLAN

IZ UNIT TABLE

IZ UNIT	FLOOR	NET FLOOR AREA (SQFT)	GROSS FLOOR AREA (SQFT)
204	2ND	1,435	1,682
304	3RD	1,435	1,682
403	4TH	978	1,148
507	5TH	336	394
TOTAL		4,184	4,906

NOTES:

- BUILDING PLANS AND LAYOUTS ARE SCHEMATIC. THE BUILDING FLOOR PLANS WILL BE FINALIZED WITH THE ISSUANCE OF BUILDING PERMITS.



KEY / LEGEND:

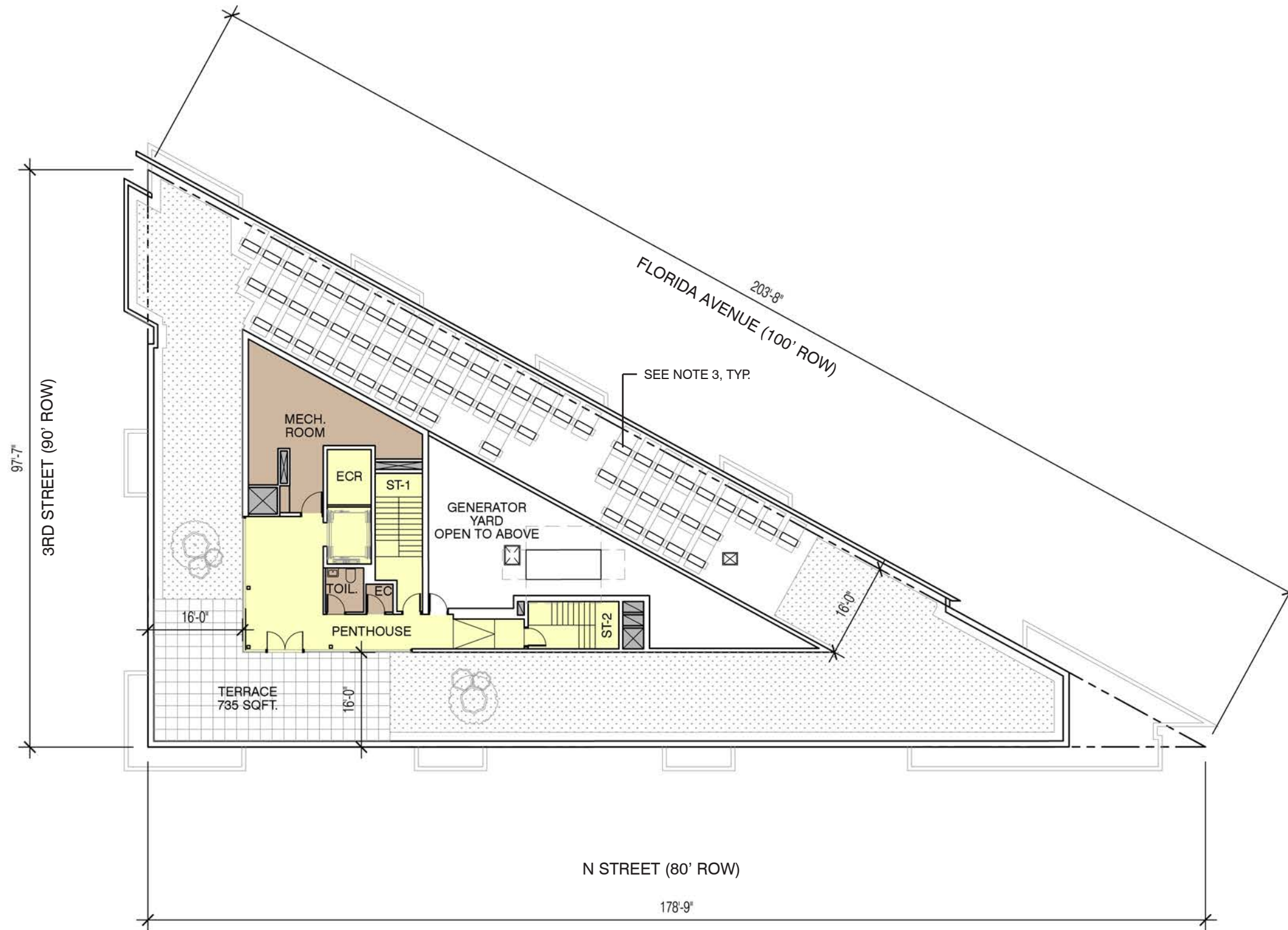
- CORE & CIRCULATION
- RETAIL
- RESIDENTIAL
- COMMON AREA
- MECHANICAL & SERVICES
- AREA EXCLUDED FROM FAR/SHAFT/CHASE & MECH. UNDER 6'-6"



SCALE: 1" = 20'-0"

TYPICAL FLOOR PLANS: FLOORS 2-8

A-2.2



NOTES:

1. BUILDING PLANS AND LAYOUTS ARE SCHEMATIC. THE BUILDING FLOOR PLANS WILL BE FINALIZED WITH THE ISSUANCE OF BUILDING PERMITS.
2. REFER TO L-0.2 FOR ROOF TOP LANDSCAPE
3. ROOF CONDENSER UNITS, LESS THAN 4' IN HEIGHT.

KEY / LEGEND:

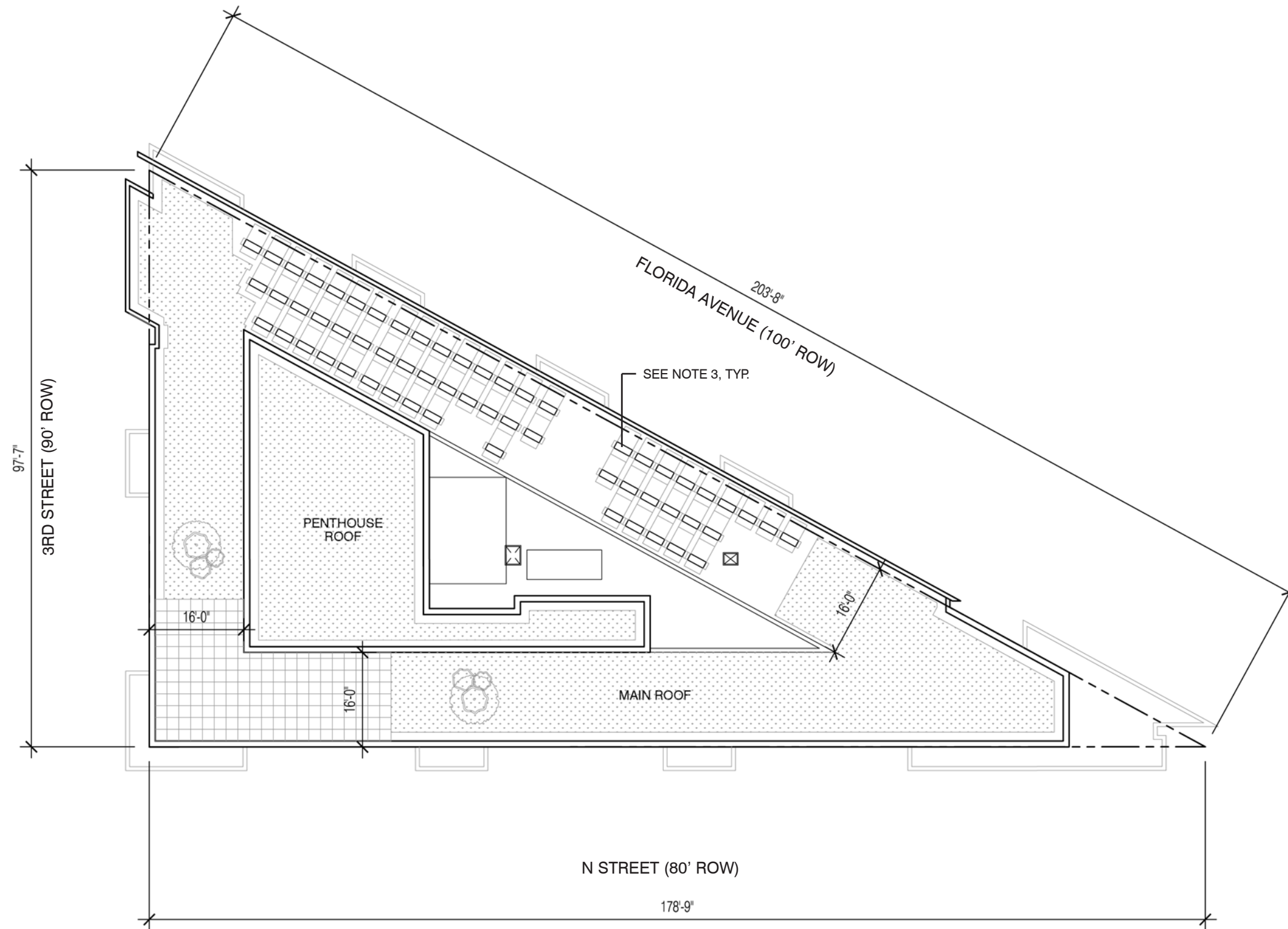
- CORE & CIRCULATION
- RETAIL
- RESIDENTIAL
- COMMON AREA
- MECHANICAL & SERVICES
- AREA EXCLUDED FROM FAR/SHAFT/CHASE & MECH. UNDER 6'-6"



SCALE: 1" = 20'-0"

PENTHOUSE FLOOR PLAN

A-2.3

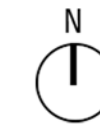


NOTES:

1. BUILDING PLANS AND LAYOUTS ARE SCHEMATIC. THE BUILDING FLOOR PLANS WILL BE FINALIZED WITH THE ISSUANCE OF BUILDING PERMITS.
2. REFER TO L-0.2 FOR ROOF TOP LANDSCAPE
3. ROOF CONDENSER UNITS, LESS THAN 4' IN HEIGHT.

KEY / LEGEND:

- CORE & CIRCULATION
- RETAIL
- RESIDENTIAL
- COMMON AREA
- MECHANICAL & SERVICES
- AREA EXCLUDED FROM FAR/SHAFT/CHASE & MECH. UNDER 6'-6"



SCALE: 1" = 20'-0"

ROOF PLAN

A-2.4



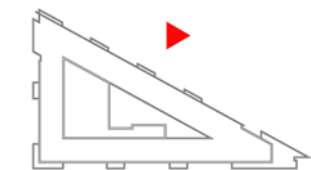
PENTHOUSE	173.30'
PARAPET	161.30'
ROOF	157.30'
8TH FLR	145.05'
7TH FLR	134.55'
6TH FLR	124.05'
5TH FLR	113.55'
4TH FLR	103.05'
3RD FLR	92.55'
2ND FLR	82.05'
BHMP	60.30'
LOBBY	58.05'

NOTES:

1. REFER TO A-2.0 - A-2.4 FOR OVERALL BUILDING DIMENSIONS
2. EXTERIOR FACADE ARTICULATIONS ARE SCHEMATIC. THE BUILDING ELEVATIONS WILL BE FINALIZED WITH THE ISSUANCE OF THE BUILDING PERMIT.
3. REFER TO L-0.5 FOR LANDSCAPE ALONG FLORIDA

101.00'

KEY / LEGEND:



SCALE: 1" = 20'-0"

ELEVATION - FLORIDA AVENUE

A-3.0

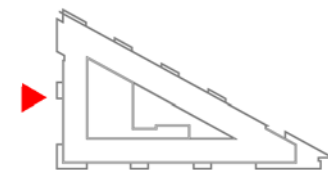


PENTHOUSE	173.30'	
PARAPET	161.30'	101.00'
ROOF	157.30'	
8TH FLOOR	145.05'	
7TH FLOOR	134.55'	
6TH FLOOR	124.05'	
5TH FLOOR	113.55'	
4TH FLOOR	103.05'	
3TH FLOOR	92.55'	
2TH FLOOR	82.05'	
RETAIL	60.90'	
BHMP	60.30'	
LOBBY	58.05'	

NOTES:

1. REFER TO A-2.0 - A-2.4 FOR OVERALL BUILDING DIMENSIONS
2. EXTERIOR FACADE ARTICULATIONS ARE SCHEMATIC. THE BUILDING ELEVATIONS WILL BE FINALIZED WITH THE ISSUANCE OF THE BUILDING PERMIT.
3. REFER TO L-0.6 FOR LANDSCAPE ALONG 3RD

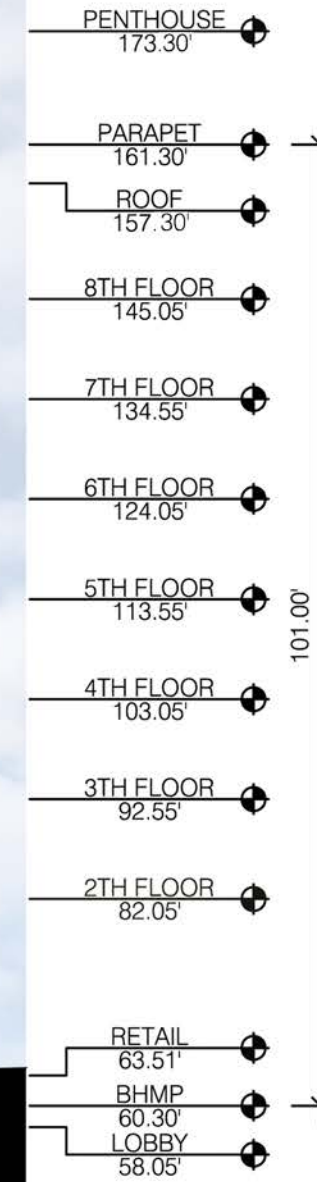
KEY / LEGEND:



SCALE: 1" = 20'-0"

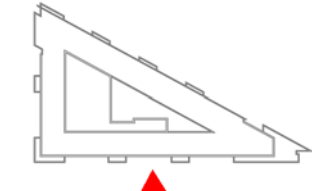
ELEVATION - 3RD STREET

A-3.1



- NOTES:
1. REFER TO A-2.0 - A-2.4 FOR OVERALL BUILDING DIMENSIONS
 2. EXTERIOR FACADE ARTICULATIONS ARE SCHEMATIC. THE BUILDING ELEVATIONS WILL BE FINALIZED WITH THE ISSUANCE OF THE BUILDING PERMIT.
 3. REFER TO L-0.7 FOR LANDSCAPE ALONG N

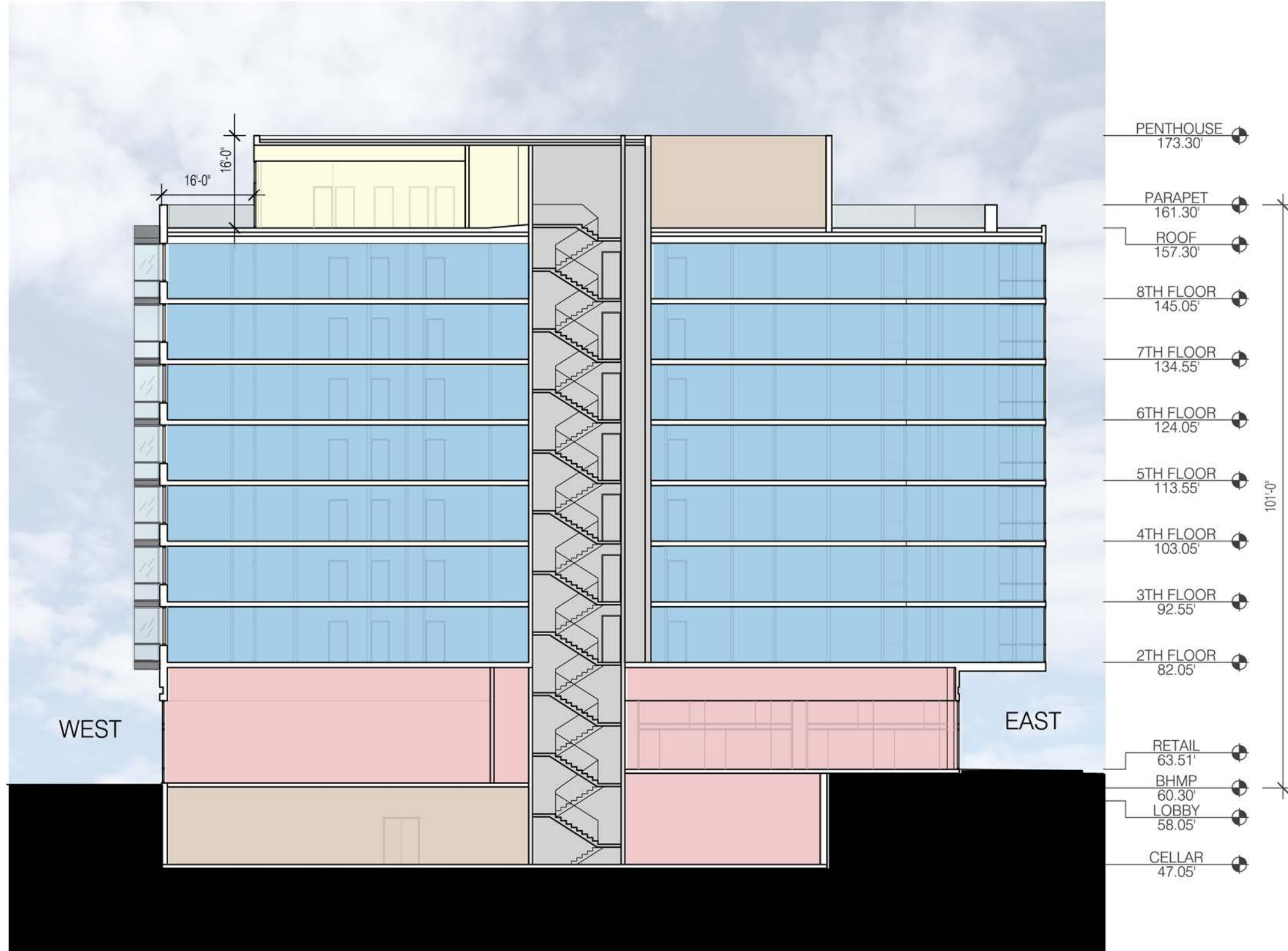
KEY / LEGEND:



SCALE: 1" = 20'-0"

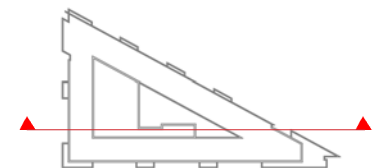
ELEVATION - N STREET

A-3.2



NOTES:

1. BUILDING PLANS AND LAYOUTS ARE SCHEMATIC. THE BUILDING FLOOR PLANS WILL BE FINALIZED WITH THE ISSUANCE OF BUILDING PERMITS.



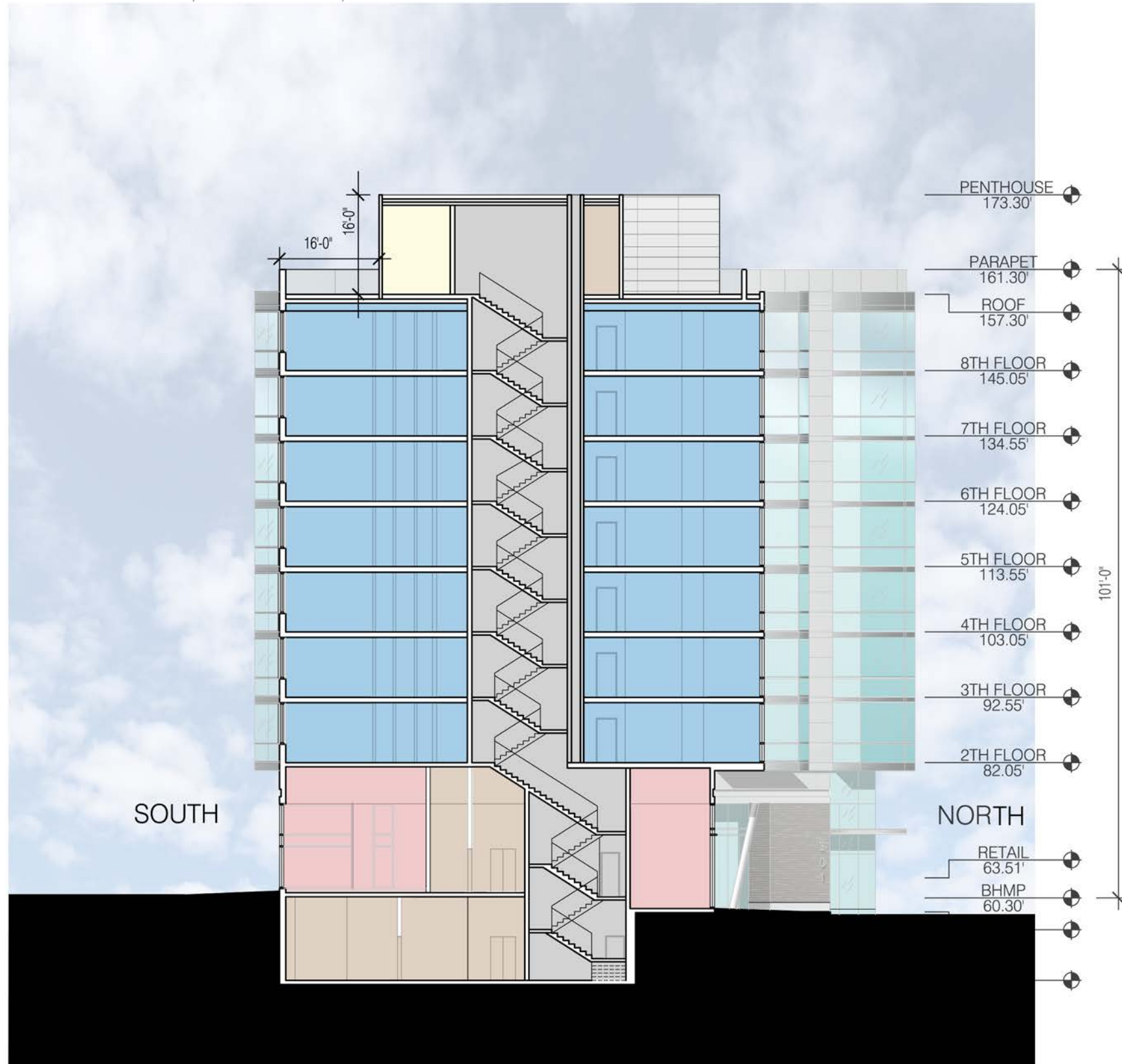
KEY / LEGEND:

- CORE & CIRCULATION
- RETAIL
- RESIDENTIAL
- COMMON AREA
- MECHANICAL & SERVICES
- AREA EXCLUDED FROM FAR/ SHAFT/CHASE & MECH. UNDER 6'-6"

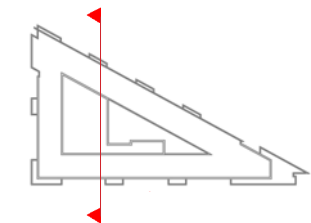
SCALE: 1" = 20'-0"

EAST - WEST BUILDING SECTION

A-4.0



NOTES:
 1. BUILDING PLANS AND LAYOUTS ARE SCHEMATIC. THE BUILDING FLOOR PLANS WILL BE FINALIZED WITH THE ISSUANCE OF BUILDING PERMITS.



- KEY / LEGEND:
- CORE & CIRCULATION
 - RETAIL
 - RESIDENTIAL
 - COMMON AREA
 - MECHANICAL & SERVICES
 - AREA EXCLUDED FROM FAR/ SHAFT/CHASE & MECH. UNDER 6'-6"

SCALE: 1" = 20'-0"

NORTH - SOUTH BUILDING SECTION

A-4.1

1. ENLARGED ELEVATION
FLORIDA AVENUE



2. ENLARGED ELEVATION
3RD STREET



3. ENLARGED ELEVATION
N STREET



NOTES:

1. REFER TO A-2.0 - A-2.4 FOR OVERALL BUILDING DIMENSIONS
2. EXTERIOR FACADE ARTICULATIONS ARE SCHEMATIC. THE BUILDING ELEVATIONS WILL BE FINALIZED WITH THE ISSUANCE OF THE BUILDING PERMIT.

MATERIAL LEGEND

- A. SWISS PEARL



- B. COMPOSITE METAL PANEL



- C. CEMENTITIOUS COMPOSITE MATERIAL



- D. BRICK VENEER 1



- E. BRICK VENEER 2



- F. PRECAST CONCRETE



- G. STONE VENEER

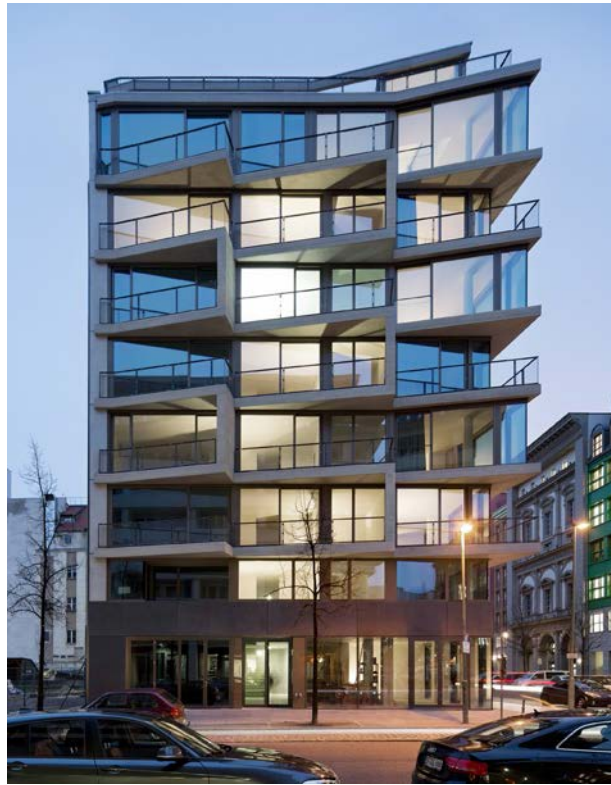


- H. NICHIBA



ENLARGED ELEVATIONS/MATERIALS

A-5.0







FLORIDA AVE STREET VIEW

A-6.0



3RD & N STREET VIEW

A-6.1