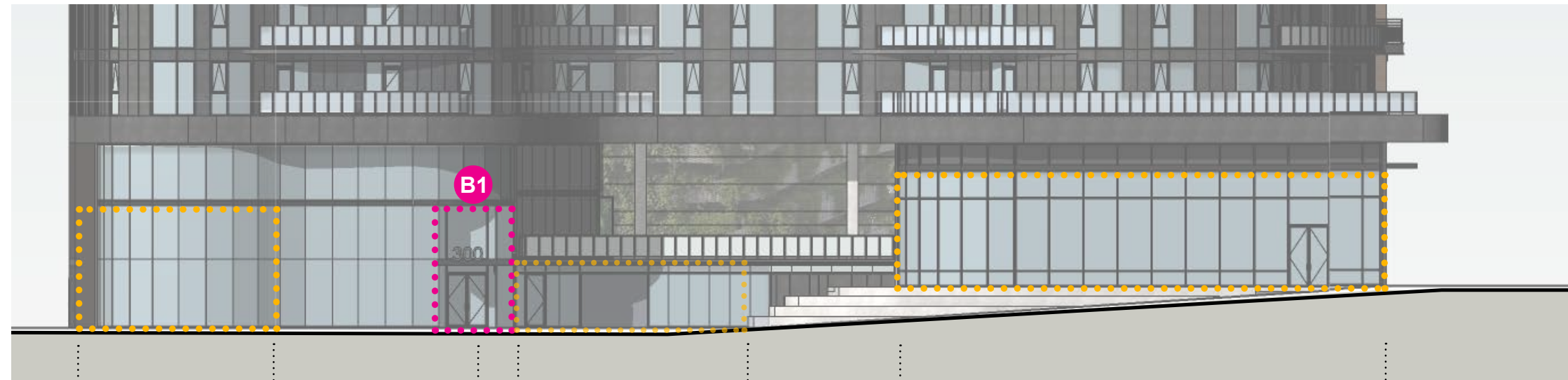


NOTE:

GROUND FLOOR RETAIL BAY ELEVATIONS ARE ILLUSTRATIVE. RETAIL TENANTS MAY PROPOSE INDIVIDUAL STOREFRONT DESIGNS WITHIN DASHED AREAS IN ORDER TO PROVIDE A UNIQUE EXPRESSION OF THEIR TENANT IDENTIFICATION AND CREATE AN AUTHENTIC AND DIVERSE URBAN STREETScape EXPERIENCE. RETAIL SIGNAGE TO OCCUR WITHIN DASHED AREAS. RETAIL SIGNAGE TO BE DEVELOPED BY INDIVIDUAL RETAIL TENANT AND MAY CHANGE TO ACCOMANDATE LEASING CYCLES. ALL DESIGN TO BE APPROVED BY BUILDING OWNER PRIOR TO INSTALLATION.

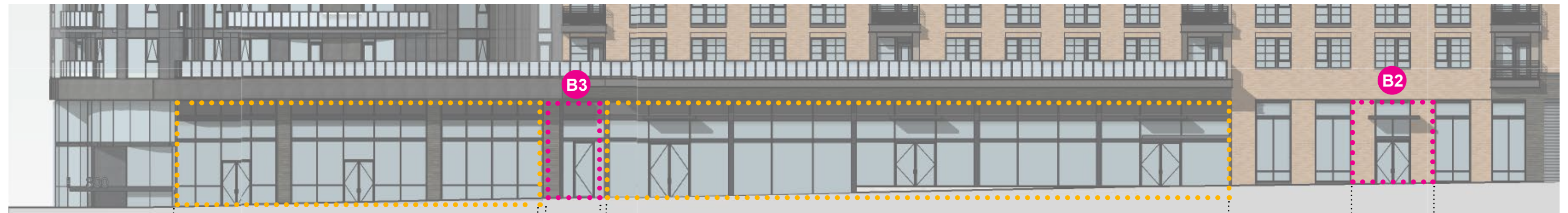


KEY PLAN



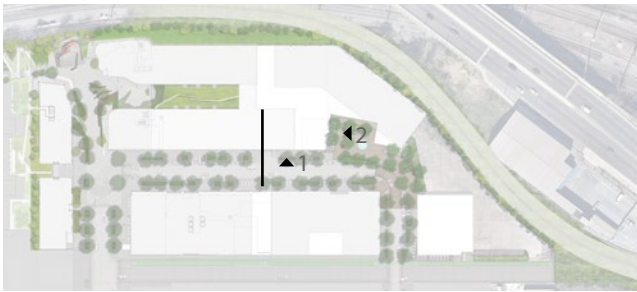
RETAIL STOREFRONT RESIDENTIAL ENTRANCE REFER TO B1/ PAGE 122 RETAIL/ BIKE STORAGE STOREFRONT RETAIL STOREFRONT

2 - SOUTH ELEVATION



RETAIL STOREFRONT PARKING/ RESIDENTIAL LOADING REER TO B3/ PAGE 122 RETAIL STOREFRONT RESIDENTIAL ENTRANCE REFER TO B2 / PAGE 122

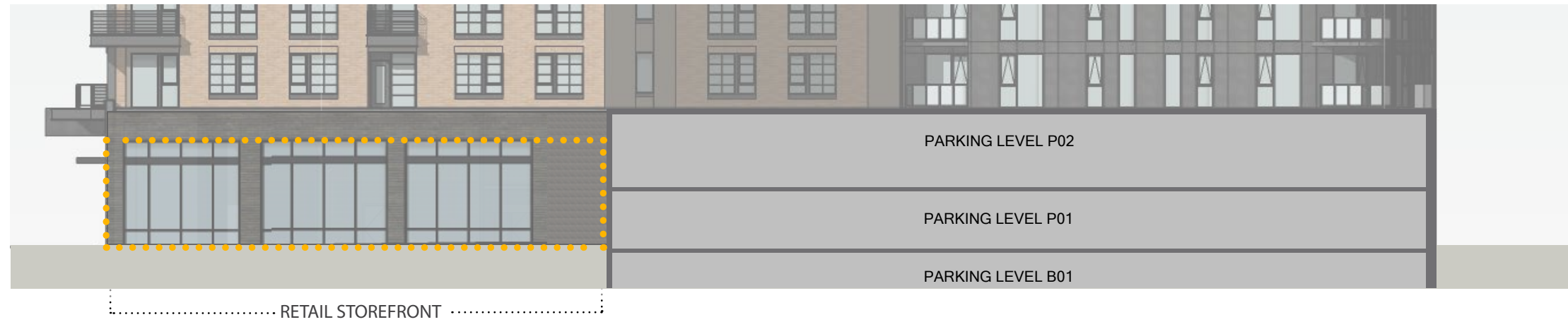
1 - PARTIAL EAST ELEVATION



KEY PLAN

NOTE:

GROUND FLOOR RETAIL BAY ELEVATIONS ARE ILLUSTRATIVE. RETAIL TENANTS MAY PROPOSE INDIVIDUAL STOREFRONT DESIGNS WITHIN DASHED AREAS IN ORDER TO PROVIDE A UNIQUE EXPRESSION OF THEIR TENANT IDENTIFICATION AND CREATE AN AUTHENTIC AND DIVERSE URBAN STREETScape EXPERIENCE. RETAIL SIGNAGE TO OCCUR WITHIN DASHED AREAS. RETAIL SIGNAGE TO BE DEVELOPED BY INDIVIDUAL RETAIL TENANT AND MAY CHANGE TO ACCOMMODATE LEASING CYCLES. ALL DESIGN TO BE APPROVED BY BUILDING OWNER PRIOR TO INSTALLATION.



2 - PARTIAL NORTH ELEVATION



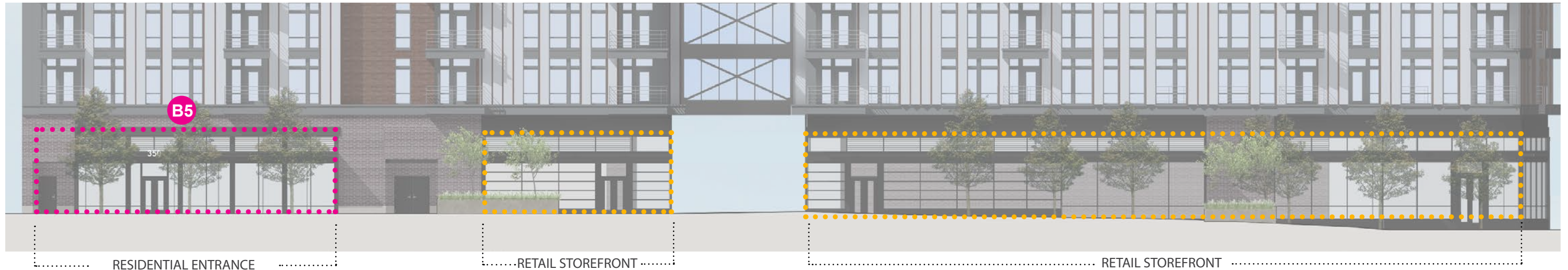
1 - PARTIAL EAST ELEVATION

NOTE:

GROUND FLOOR RETAIL BAY ELEVATIONS ARE ILLUSTRATIVE. RETAIL TENANTS MAY PROPOSE INDIVIDUAL STOREFRONT DESIGNS WITHIN DASHED AREAS IN ORDER TO PROVIDE A UNIQUE EXPRESSION OF THEIR TENANT IDENTIFICATION AND CREATE AN AUTHENTIC AND DIVERSE URBAN STREETScape EXPERIENCE. RETAIL SIGNAGE TO OCCUR WITHIN DASHED AREAS. RETAIL SIGNAGE TO BE DEVELOPED BY INDIVIDUAL RETAIL TENANT AND MAY CHANGE TO ACCOMMODATE LEASING CYCLES. ALL DESIGN TO BE APPROVED BY BUILDING OWNER PRIOR TO INSTALLATION.



KEY PLAN



RESIDENTIAL ENTRANCE AND BIKE STORAGE FACILITY REFER TO B5/ PAGE 122

RETAIL STOREFRONT

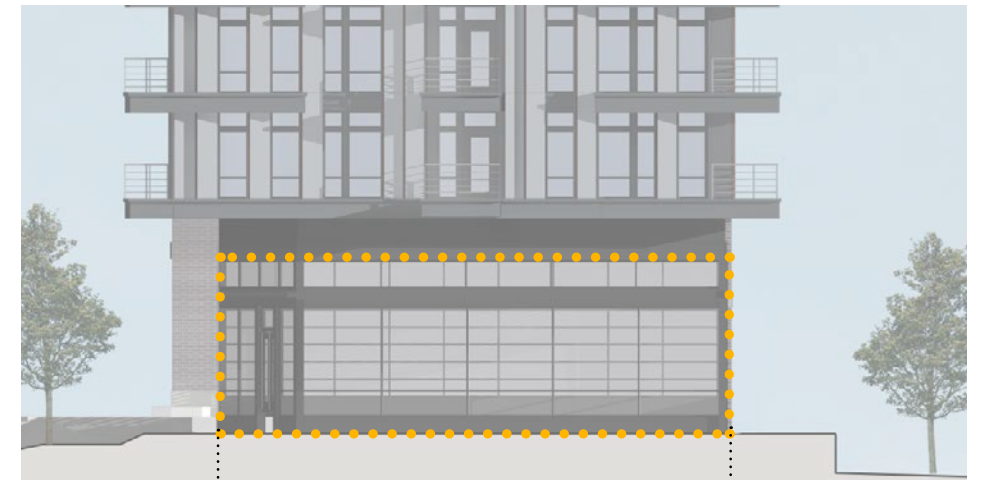
RETAIL STOREFRONT

3 - NORTH ELEVATION



RETAIL STOREFRONT

2 - PARTIAL SOUTH ELEVATION



RETAIL STOREFRONT

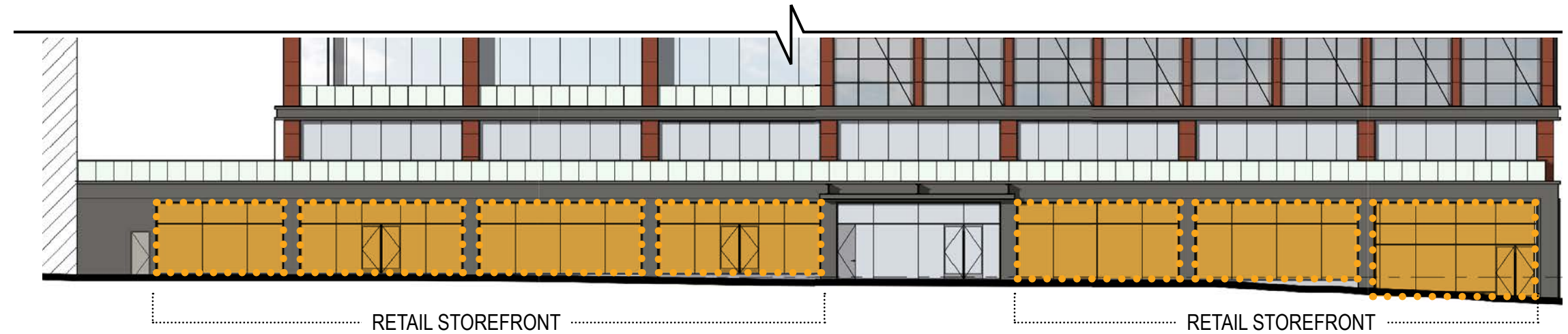
1 - PARTIAL WEST ELEVATION



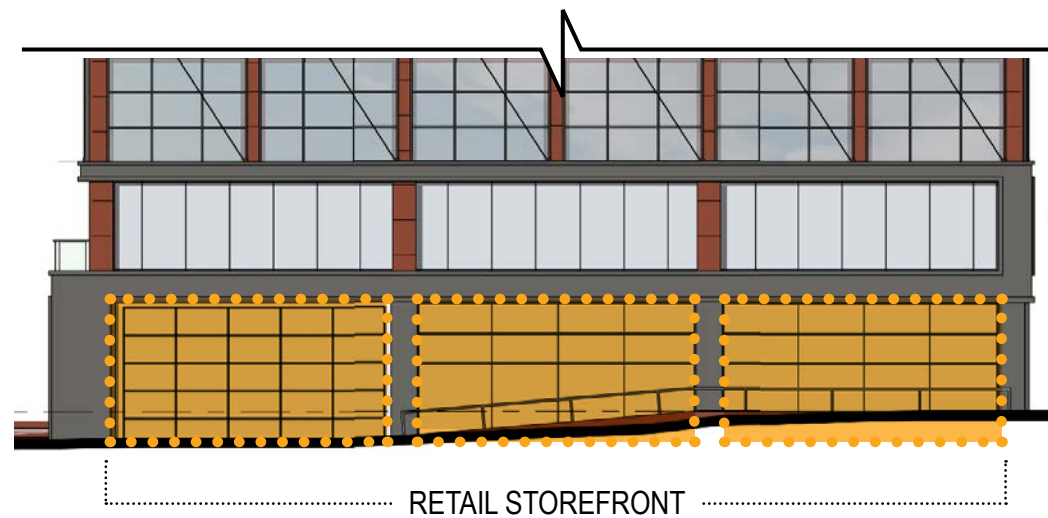
KEY PLAN

NOTE:

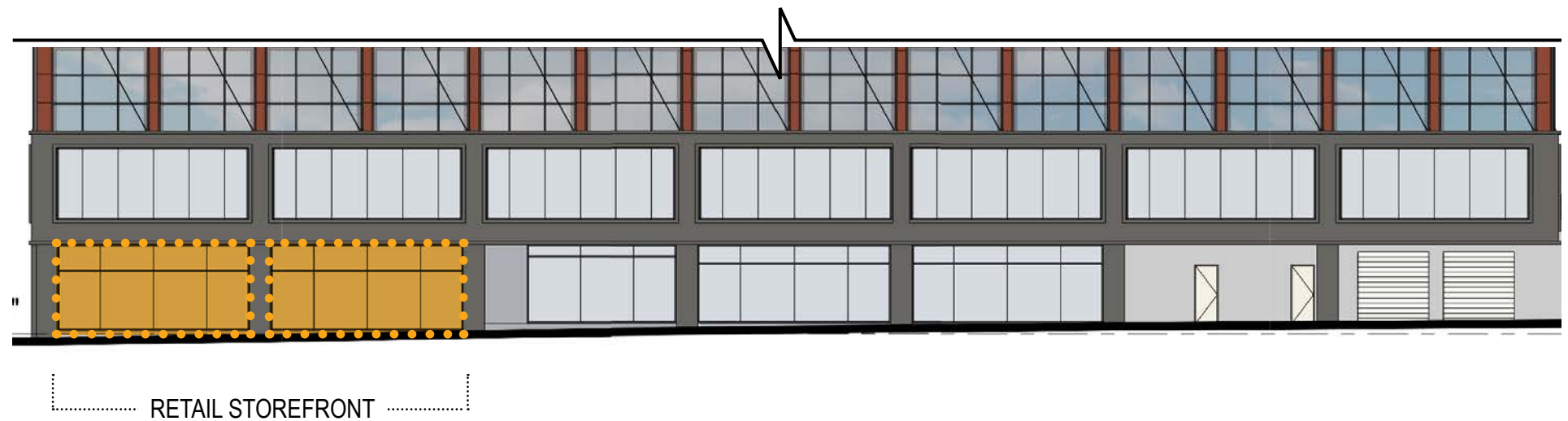
GROUND FLOOR RETAIL BAY ELEVATIONS ARE ILLUSTRATIVE. RETAIL TENANTS MAY PROPOSE INDIVIDUAL STOREFRONT DESIGNS WITHIN DASHED AREAS IN ORDER TO PROVIDE A UNIQUE EXPRESSION OF THEIR TENANT IDENTIFICATION AND CREATE AN AUTHENTIC AND DIVERSE URBAN STREETSCAPE EXPERIENCE. RETAIL SIGNAGE TO OCCUR WITHIN DASHED AREAS. RETAIL SIGNAGE TO BE DEVELOPED BY INDIVIDUAL RETAIL TENANT AND MAY CHANGE TO ACCOMMODATE LEASING CYCLES. ALL DESIGN TO BE APPROVED BY BUILDING OWNER PRIOR TO INSTALLATION.



WEST FACADE



SOUTH FACADE



EAST FACADE



ARCHITECTURAL CANOPIES

RETAILER MAY INCLUDE ARCHITECTURAL CANOPY AS PART OF THE RETAIL STOREFRONT DESIGN. CHARACTER OF ALL CANOPIES TO BE COMPLEMENTARY AND INTEGRATED INTO THE OVER-ALL CHARACTER OF BUILDING ARCHITECTURE. DIMENSIONAL LETTERS MAY BE MOUNTED TO THE TOP/ UNDERSIDE OR FRONT OF THE CANOPY.



FACE MOUNTED SIGN

PIN-MOUNTED INDIVIDUAL LETTERS OR DIMENSIONAL SIGNS. SIGNS TO HAVE RETURNS TO CREATE SOLID APPEARANCE. SIGNAGE TO BE INTEGRAL TO OVERALL RETAIL STOREFRONT DESIGN. SIGN CAN BE IN COMBINATION WITH OTHER SIGN TYPES.



ILLUMINATION

ALL SIGNS MAY BE INTERNALLY ILLUMINATED IF EXTERNAL ILLUMINATION IS PROPOSED, LIGHT FIXTURES ARE TO BE COMPLEMENTARY AND INTEGRATED INTO THE SURROUNDING RETAIL STOREFRONT DESIGN AND CHARACTER.

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WINDOW SIGNS

DIRECT APPLIED TO STOREFRONT
 LOGO AND TAG LINE TO BE MONOCHROMATIC.

SIGN CAN BE IN COMBINATION WITH OTHER
 SIGN TYPES.



PAINTED SIGNS/ WALLS

RETAILER MAY PAINT SIGN AND LOGO ON RETAIL STOREFRONT. SIGN CAN BE IN COMBINATION WITH OTHER SIGN TYPES.

ART & SCULPTURES

SCULPTURAL ELEMENTS MAY BE INCLUDED AND ARE TO BE COMPLEMENTARY AND INTEGRATED INTO THE SURROUNDING RETAIL STOREFRONT DESIGN AND CHARACTER.

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BLADE SIGNS

SIGNAGE TO BE INTEGRAL TO OVERALL RETAIL STOREFRONT DESIGN. SIGN CAN BE IN COMBINATION WITH OTHER SIGN TYPES.

ILLUMINATION

ALL SIGNS MAY BE INTERNALLY ILLUMINATED IF EXTERNAL ILLUMINATION IS PROPOSED, LIGHT FIXTURES ARE TO BE COMPLEMENTARY AND INTEGRATED INTO THE SURROUNDING RETAIL STOREFRONT DESIGN AND CHARACTER.



SUSPENDED LETTERING

SIGNAGE TO BE INTEGRAL TO OVERALL RETAIL STOREFRONT DESIGN. SIGN CAN BE IN COMBINATION WITH OTHER SIGN TYPES.

ILLUMINATION

ALL SIGNS MAY BE INTERNALLY ILLUMINATED IF EXTERNAL ILLUMINATION IS PROPOSED, LIGHT FIXTURES ARE TO BE COMPLEMENTARY AND INTEGRATED INTO THE SURROUNDING RETAIL STOREFRONT DESIGN AND CHARACTER.

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PROJECTED RETAIL BAYS

RETAILER MAY PROJECT PARTS OR ENTIRE STORE-FRONT (NOT INCLUDING ENTRANCES) WITHIN BOUNDARIES OF FLEXIBLE RETAIL ZONE.

PROJECTED RETAIL BAYS

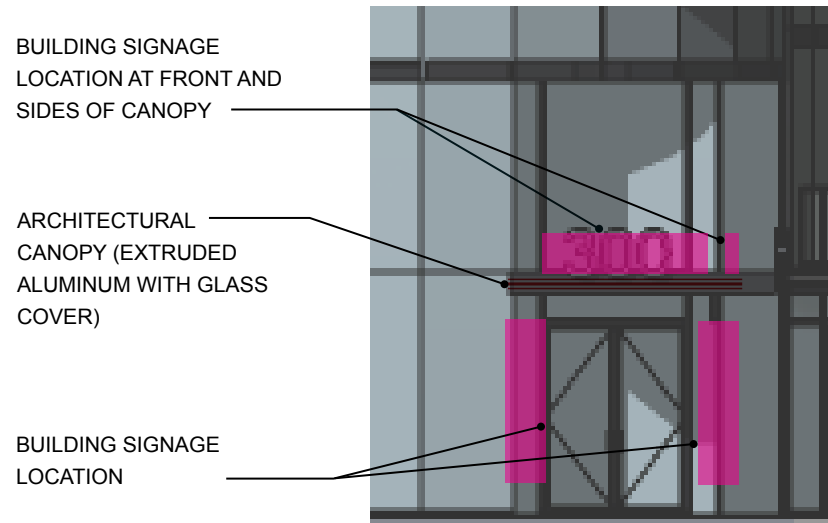
JANUARY 26, 2017



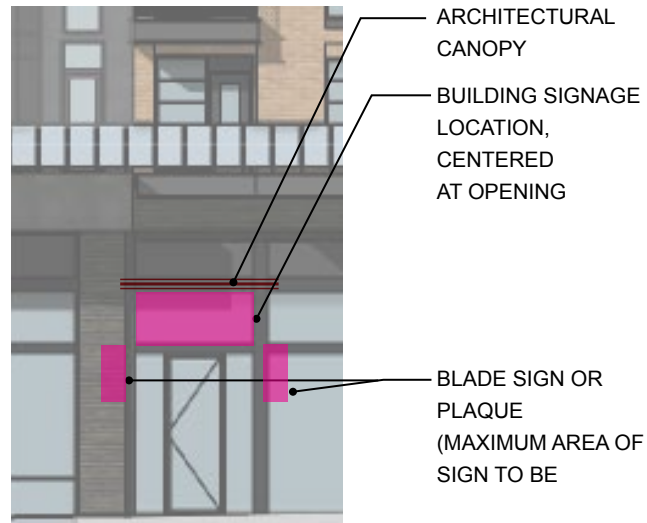
AWNINGS

RETAILER MAY INCLUDE AWNINGS.
ALL AWNING ARE TO BE COMPLEMENTARY AND INTEGRATED
INTO THE SOURROUNDING RETAIL STOREFRONT DESIGN AND
CHARACTER.

JANUARY 26, 2017



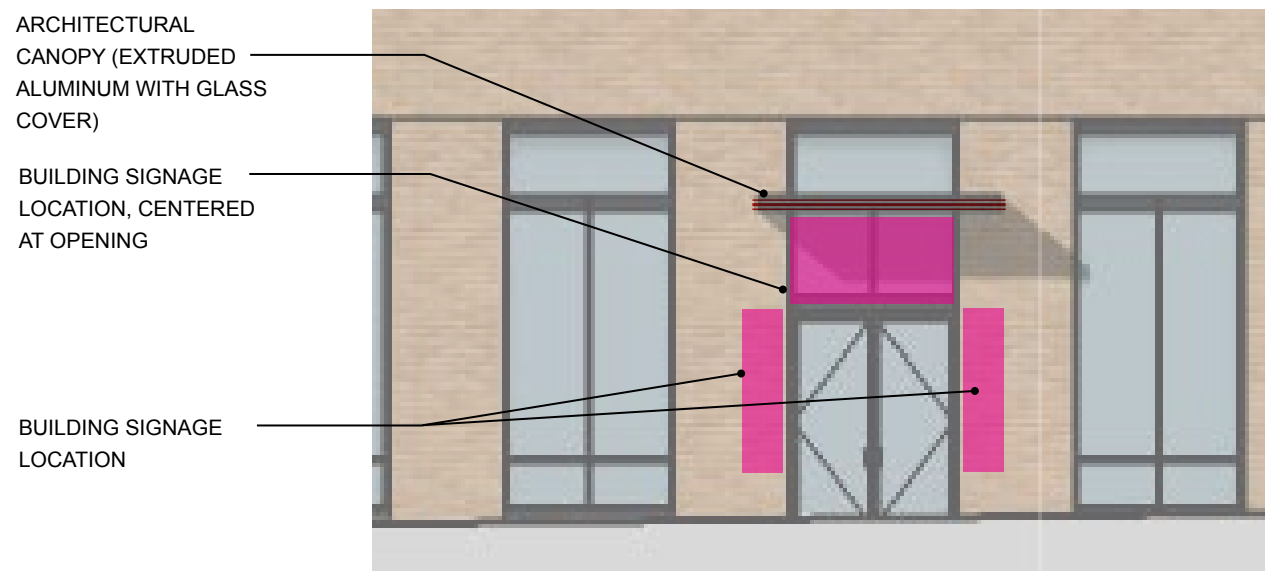
B1 BUILDING ENTRY SIGN LOCATION _ A-1



B3 BUILDING ENTRY SIGN LOCATION - A-1



B4 PARKING / LOADING SIGN LOCATION _ A-1



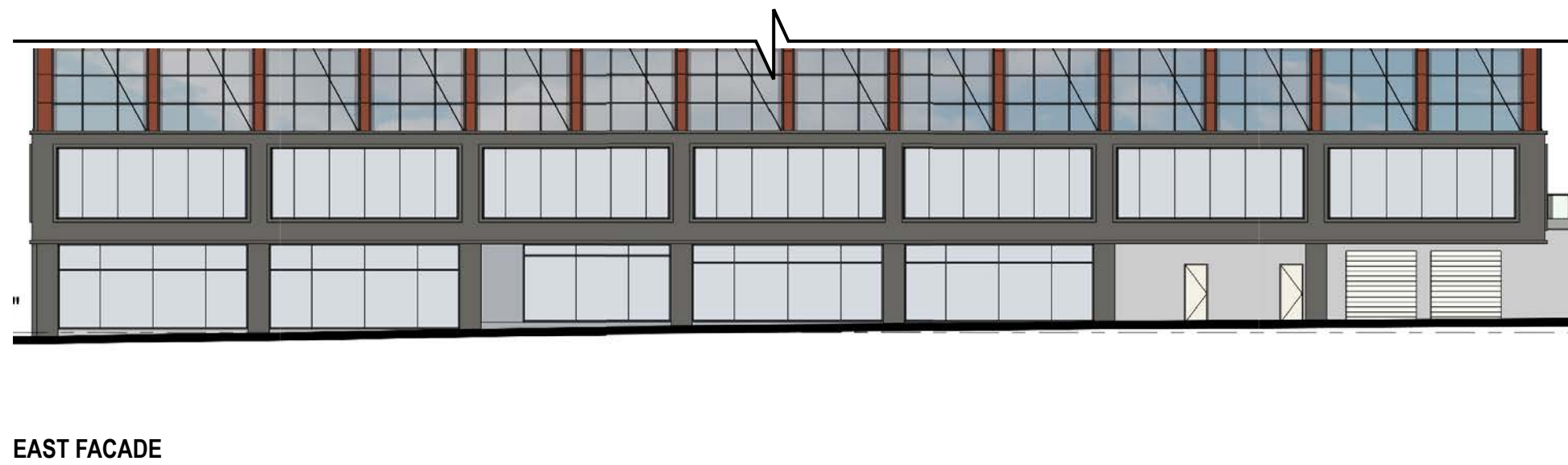
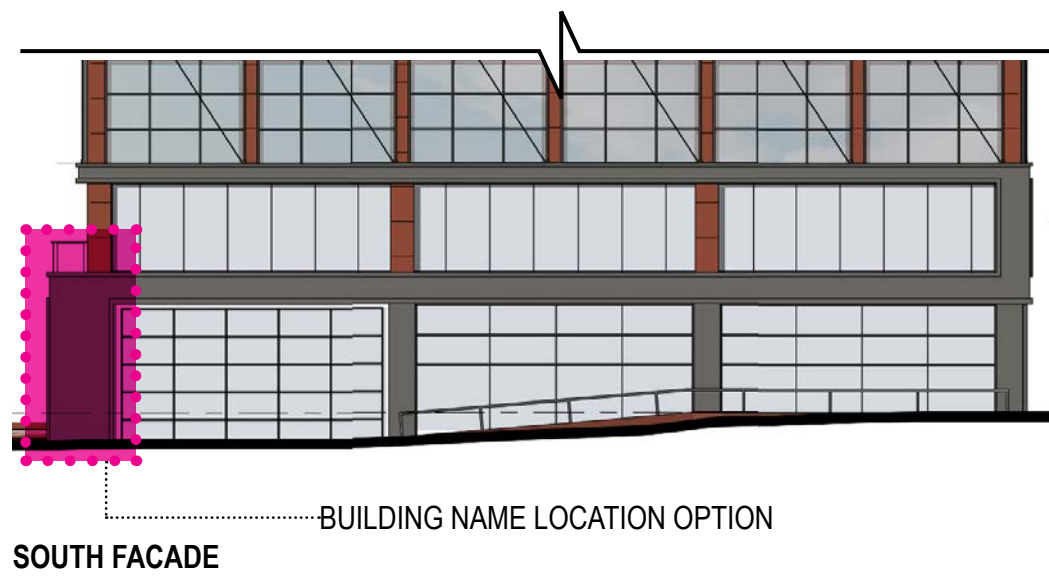
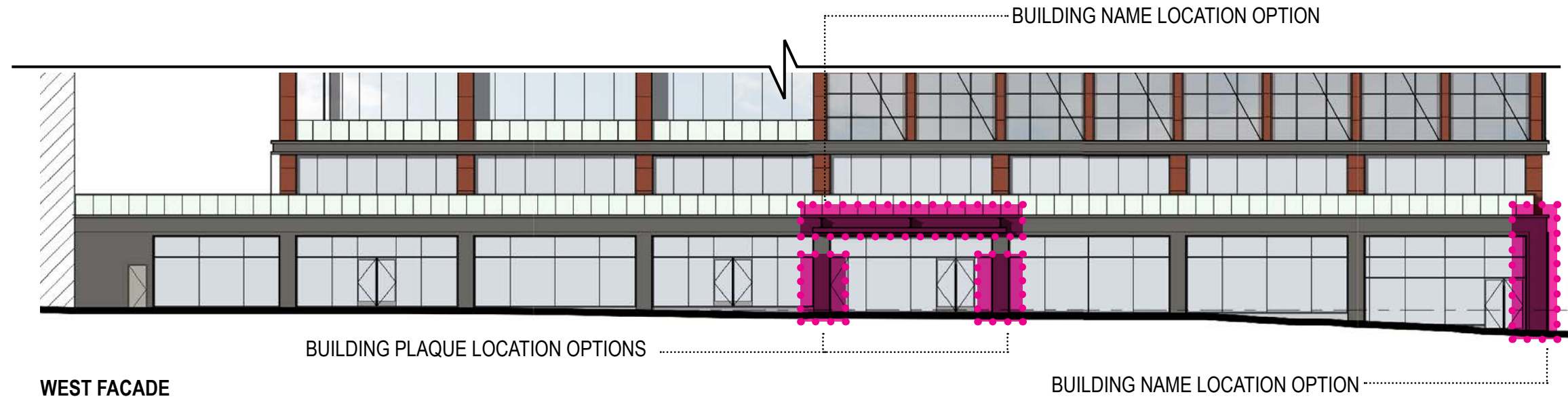
B2 TYPICAL BUILDING ENTRY SIGN LOCATION _ A-1



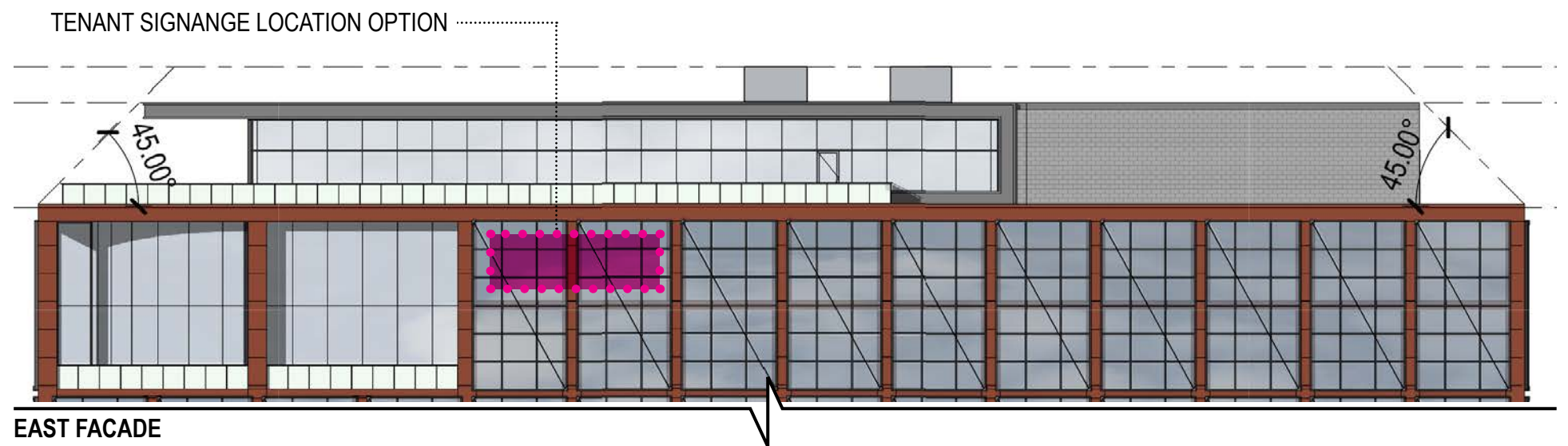
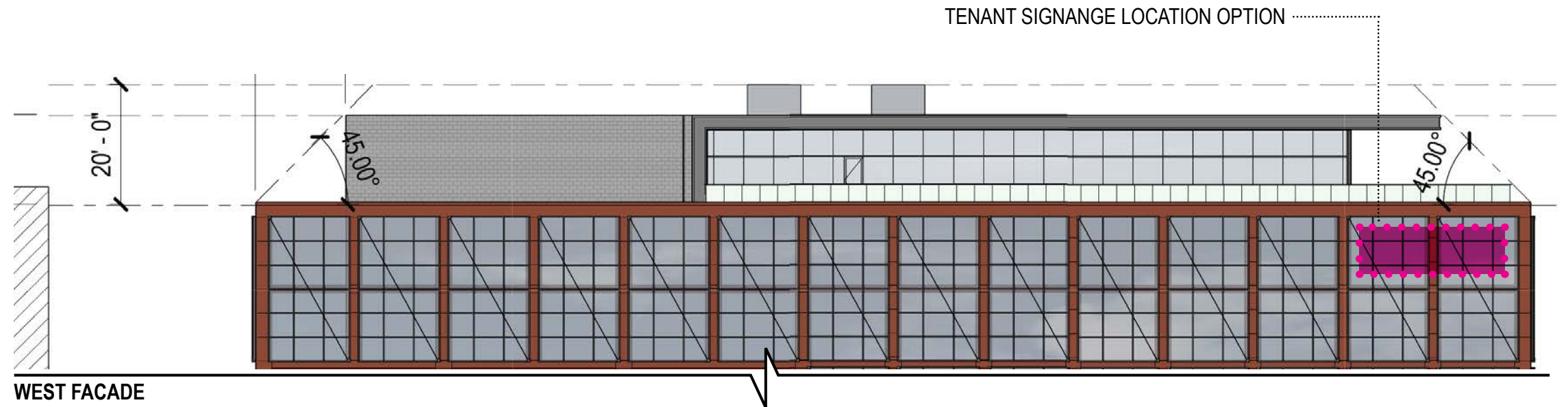
B5 BUILDING ENTRY SIGN LOCATION _ B

BUILDING NAME SIGNAGE A-1 & B

JANUARY 26, 2017



TENANT SIGNAGE EXAMPLE





BUILDING A-1_ 2ND FLOOR PLAN - IZ UNITS

SCALE: 1" = 30'-0"

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SCALE: 1" = 30'-0"

BUILDING A-1 _ 3RD FLOOR PLAN - IZ UNITS





BUILDING A-1 _ 4TH FLOOR PLAN - IZ UNITS

SCALE: 1" = 30'-0"

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SCALE: 1" = 30'-0"

BUILDING A-1 _ 5TH FLOOR PLAN - IZ UNITS





BUILDING A-1 _ 6TH FLOOR PLAN - IZ UNITS

SCALE: 1" = 30'-0"

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SCALE: 1" = 30'-0"

BUILDING A-1 _ 7TH FLOOR PLAN - IZ UNITS





BUILDING A-1 _ 8TH FLOOR PLAN - IZ UNITS

SCALE: 1" = 30'-0"

JANUARY 26, 2017





JANUARY 26, 2017

SCALE: 1" = 30'-0"

BUILDING A-1 _ 9TH FLOOR PLAN - IZ UNITS



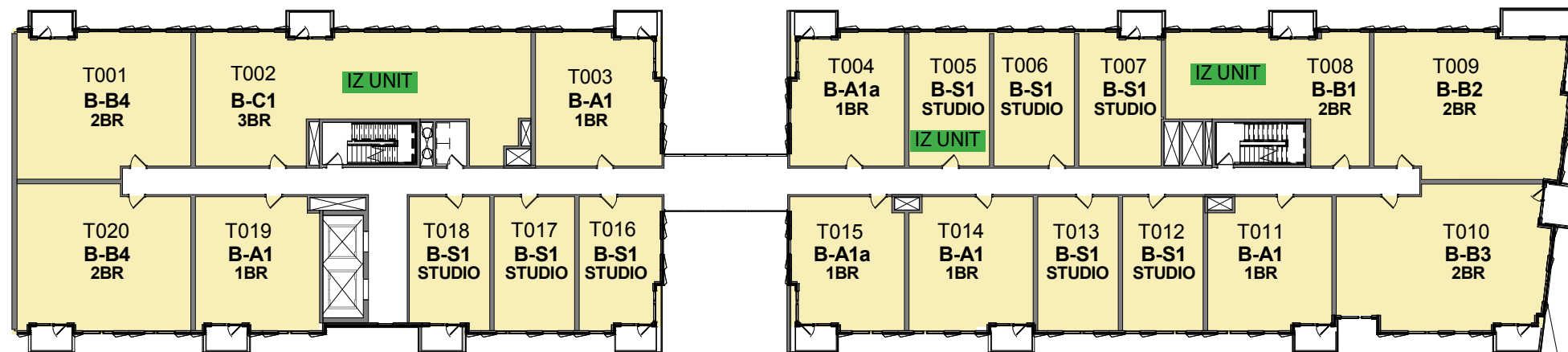
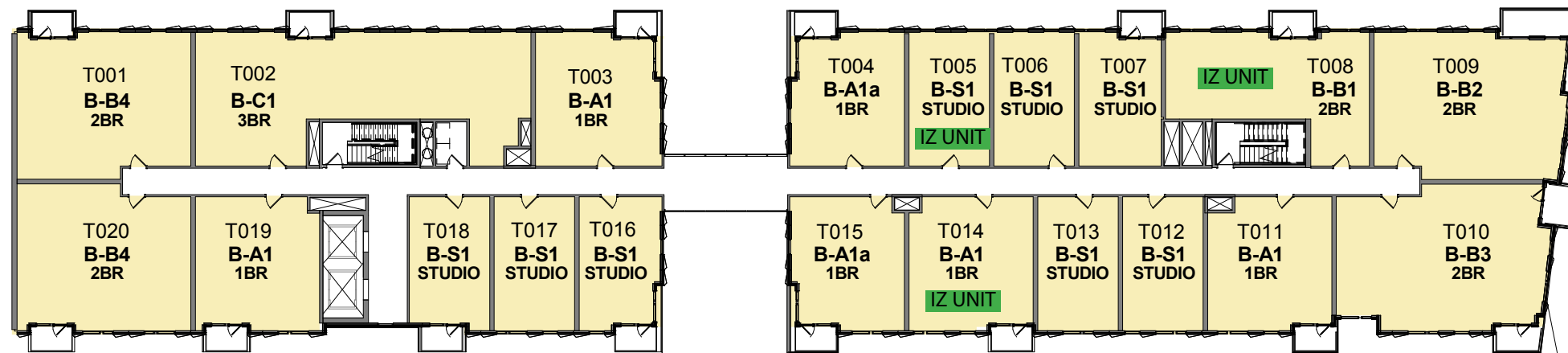
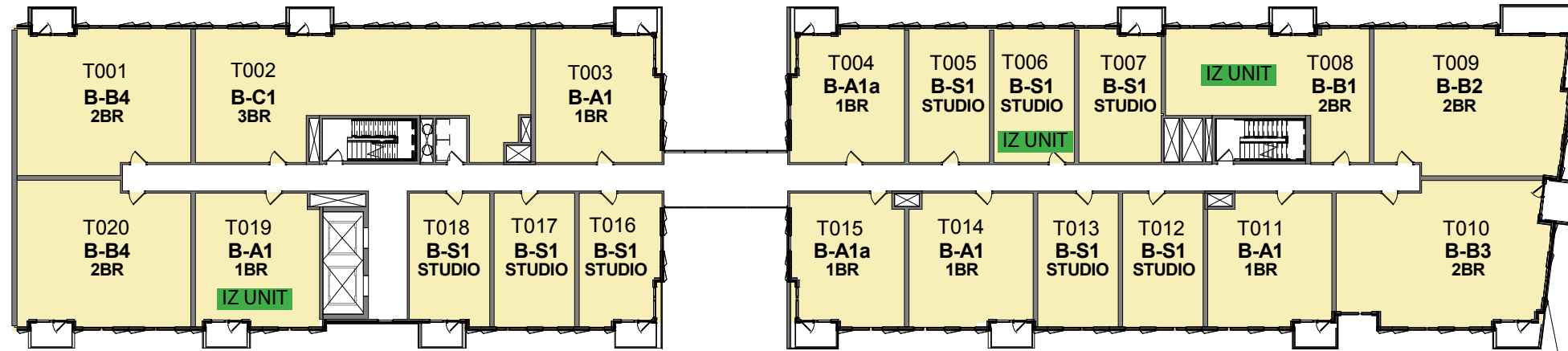


BUILDING A-1 _ 10TH FLOOR PLAN - IZ UNITS

SCALE: 1" = 30'-0"

JANUARY 26, 2017

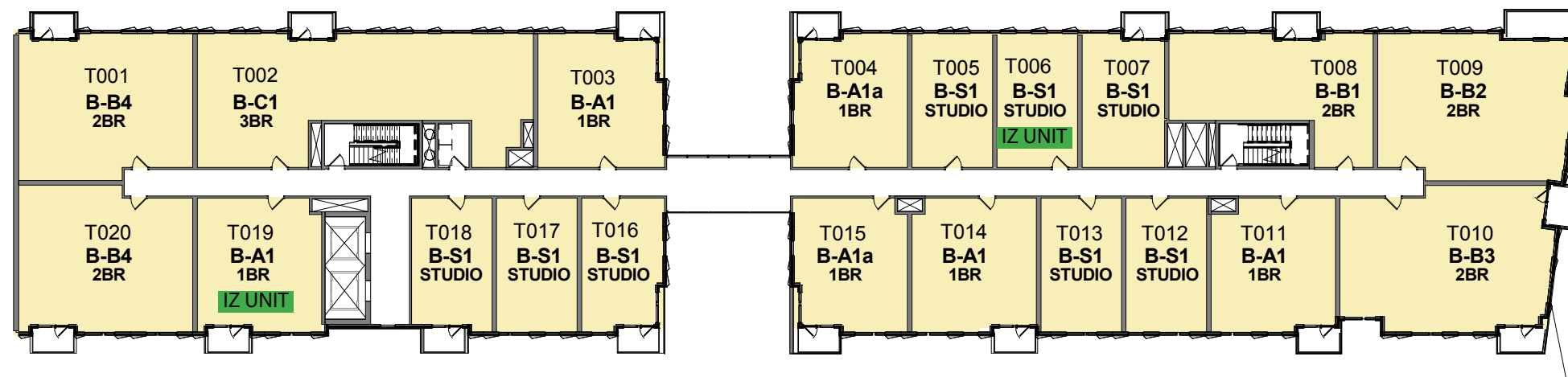




BUILDING B_ FLOOR PLANS - IZ UNITS

SCALE: 1" = 30'-0"

JANUARY 26, 2017



5th FLOOR PLAN

JANUARY 26, 2017

SCALE: 1" = 30'-0"

BUILDING B _ FLOOR PLANS - IZ UNITS