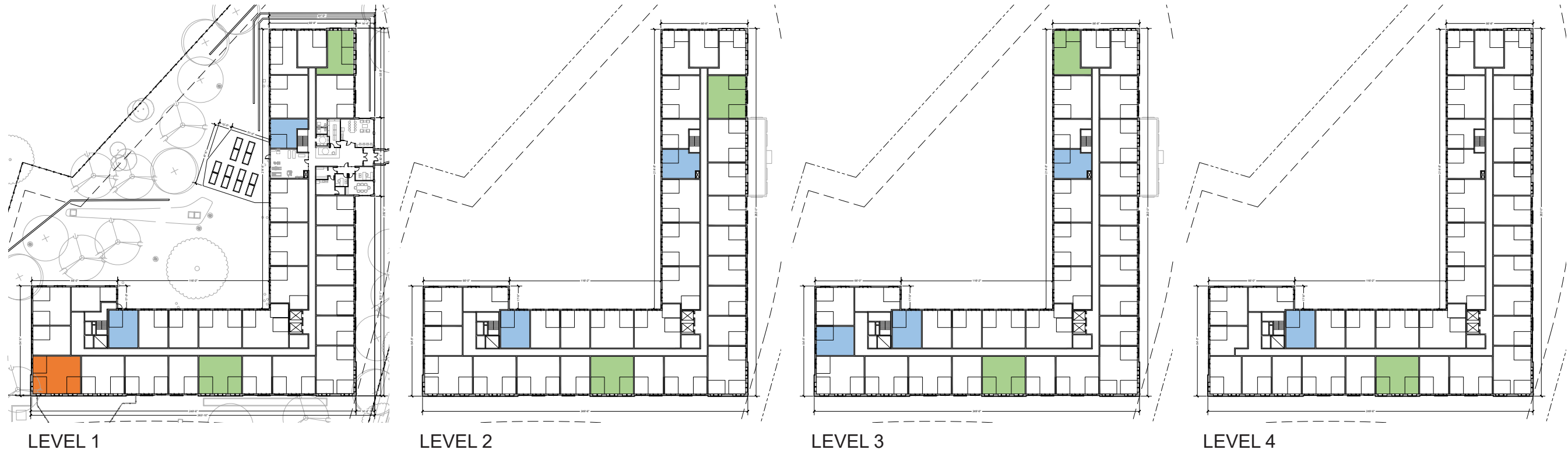


KEY
 IZ 1-BR UNIT
 IZ 2-BR UNIT
 IZ 3-BR UNIT



Unit Types	1-BEDROOM 1-BATH							2-BEDROOM 2 BATH				3-BEDROOM 2-BATH		TOTALS	TOTAL ZONING GROSS FLOOR AREA ***	TOTAL CONSTRUCTION GROSS FLOOR AREA
	1A (SOME ANSI A)	1B	1C	1D	1E	1F	1G	2A (SOME ANSI A)	2B	2C	2D	3A	3B			
Net SF *	659	583	628	673	704	704	581	946	886	867	847	1,093	1,116			
Gross SF **	726	653	699	741	774	774	649	1,029	974	971	925	1,212	1,201			
Penthouse																
Level 4	1							1						0	0	3,700
Level 3	2			1				1		1				2	31,091	31,725
Level 2	1							2						5	31,091	31,725
Level 1	1				1			1		1			1	4	31,091	31,725
Parking Level														5	28,524	32,630
Subtotal Units	5	0	0	2	1	0	0	5	0	2	0	1	0	16	8,149	26,287
Subtotal NSF *	3,295	0	0	1,346	704	0	0	4,730	0	1,734	0	1,093	0	12,902		
Subtotal GSF **	3,630	0	0	1,482	774	0	0	5,145	0	1,942	0	1,212	0	14,185	129,945	157,792
Total Units	3							7				1		16	100,265	LOT AREA
Total Avg Unit NSF *	5,345							6,668				1,093		12,902	90,239	GFA ALLOWED - 0.9 FAR
Total Avg Unit GSF **	5,886							7,360				1,212		14,185	108,286	GFA+IZ BONUS - 1.08 FAR
Units as a Percentage of Building Total	50.0%							43.8%				6.3%		100%		

32.5% LOT OCCUPANCY

1.296 FAR

* Net SF = Inside face of drywall usable by an individual dwelling unit
 ** Gross SF = Exterior face of exterior wall, centerline of demising walls, and public face of hallway drywall
 *** Zoning GFA = Total Construction Gross SF less cellar (measured by perimeter wall method), less vent shafts and pipe chase shafts above ground floor.

IZ SET-ASIDE	
13,536	75% OF BONUS DENSITY (EXCLUDING 20% PUD BONUS)
12,781	10% TOTAL RESIDENTIAL GFA