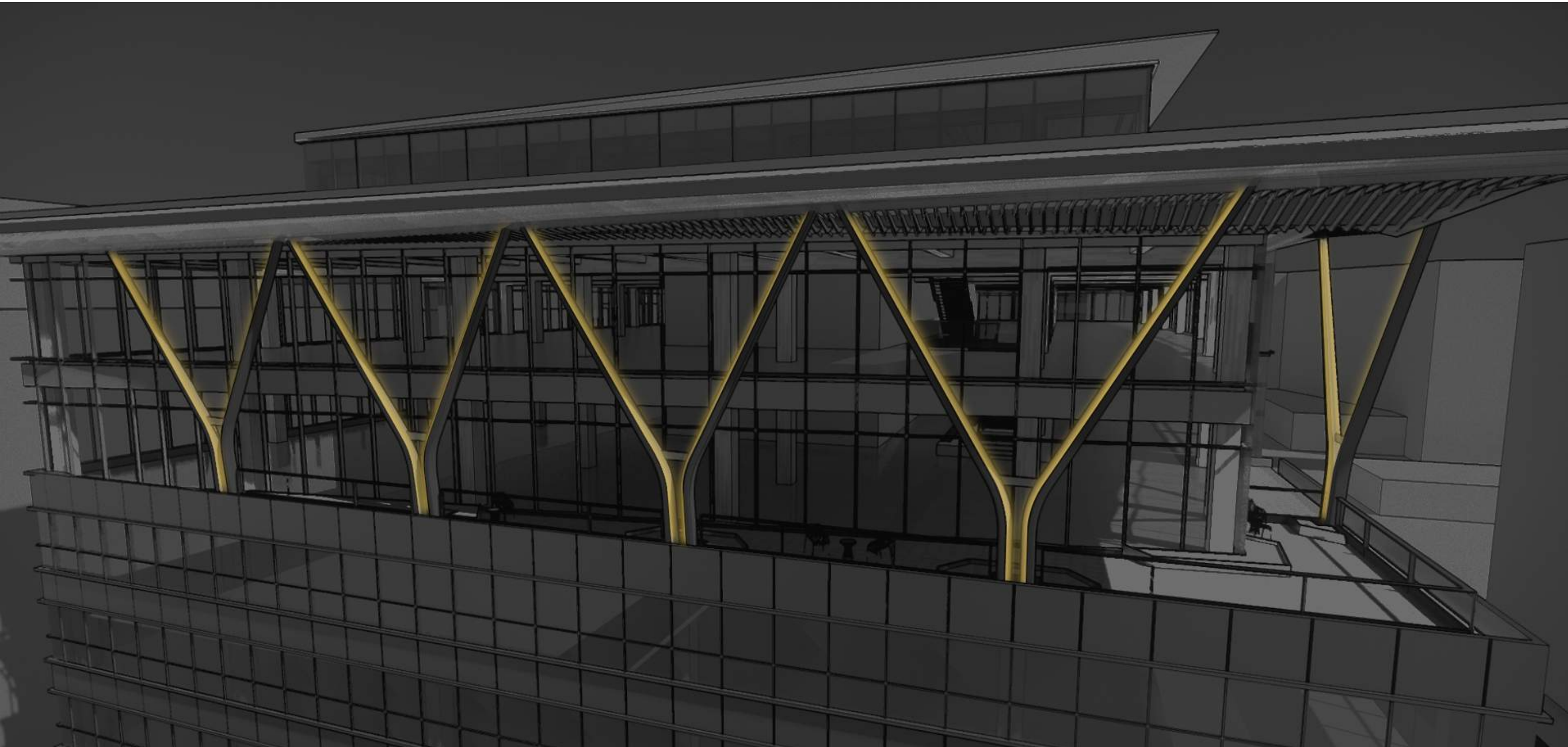
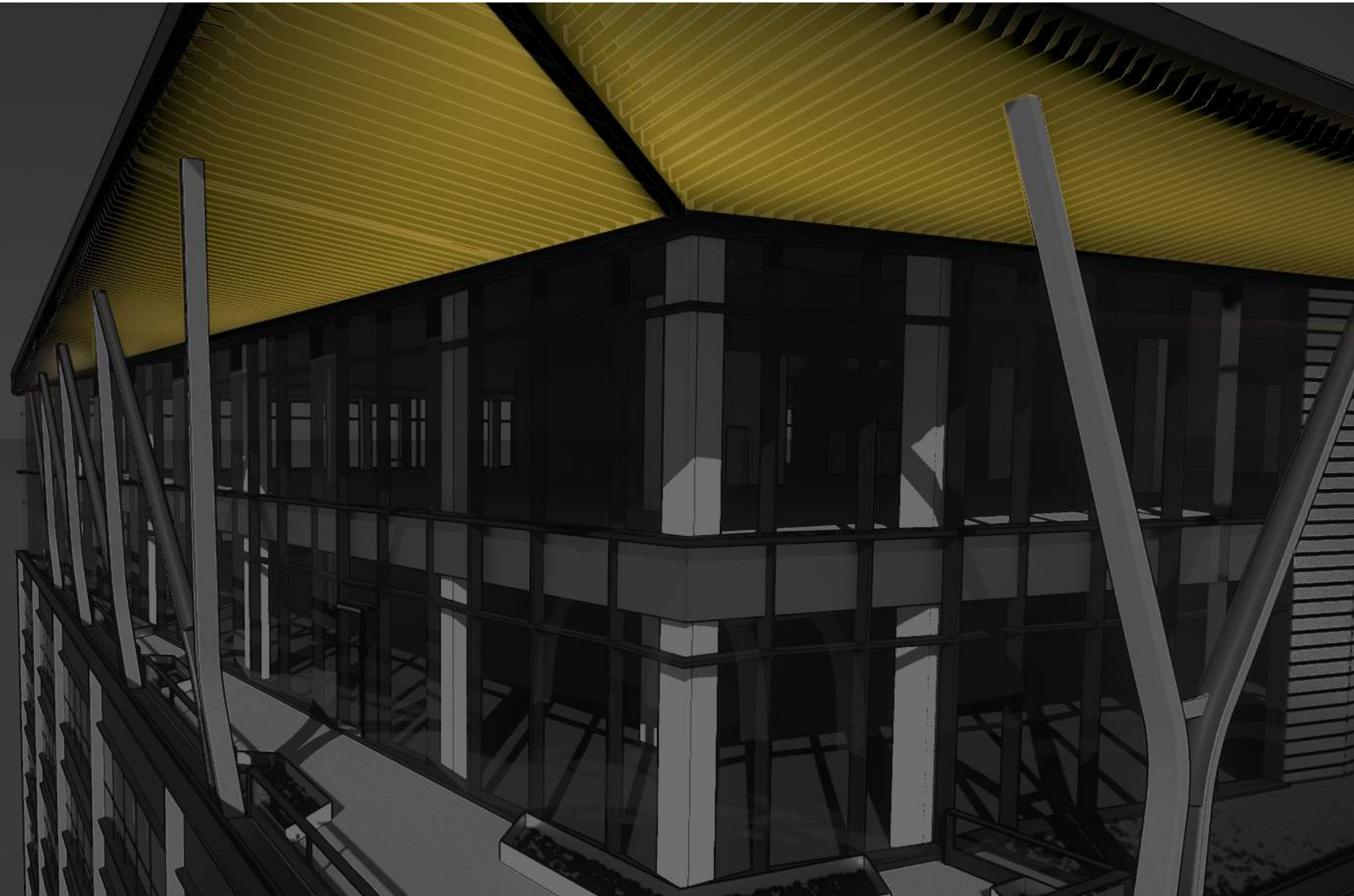
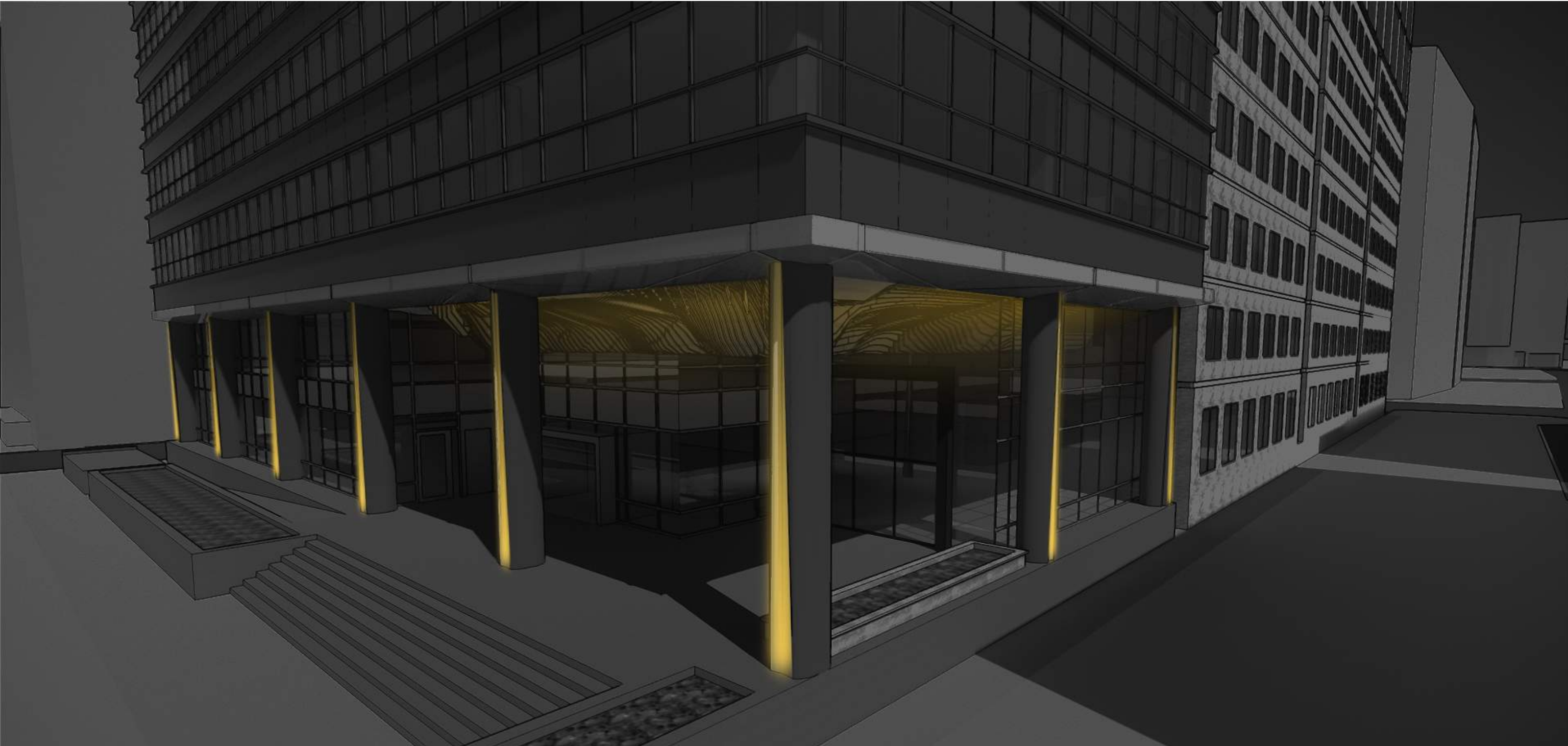


exterior lighting



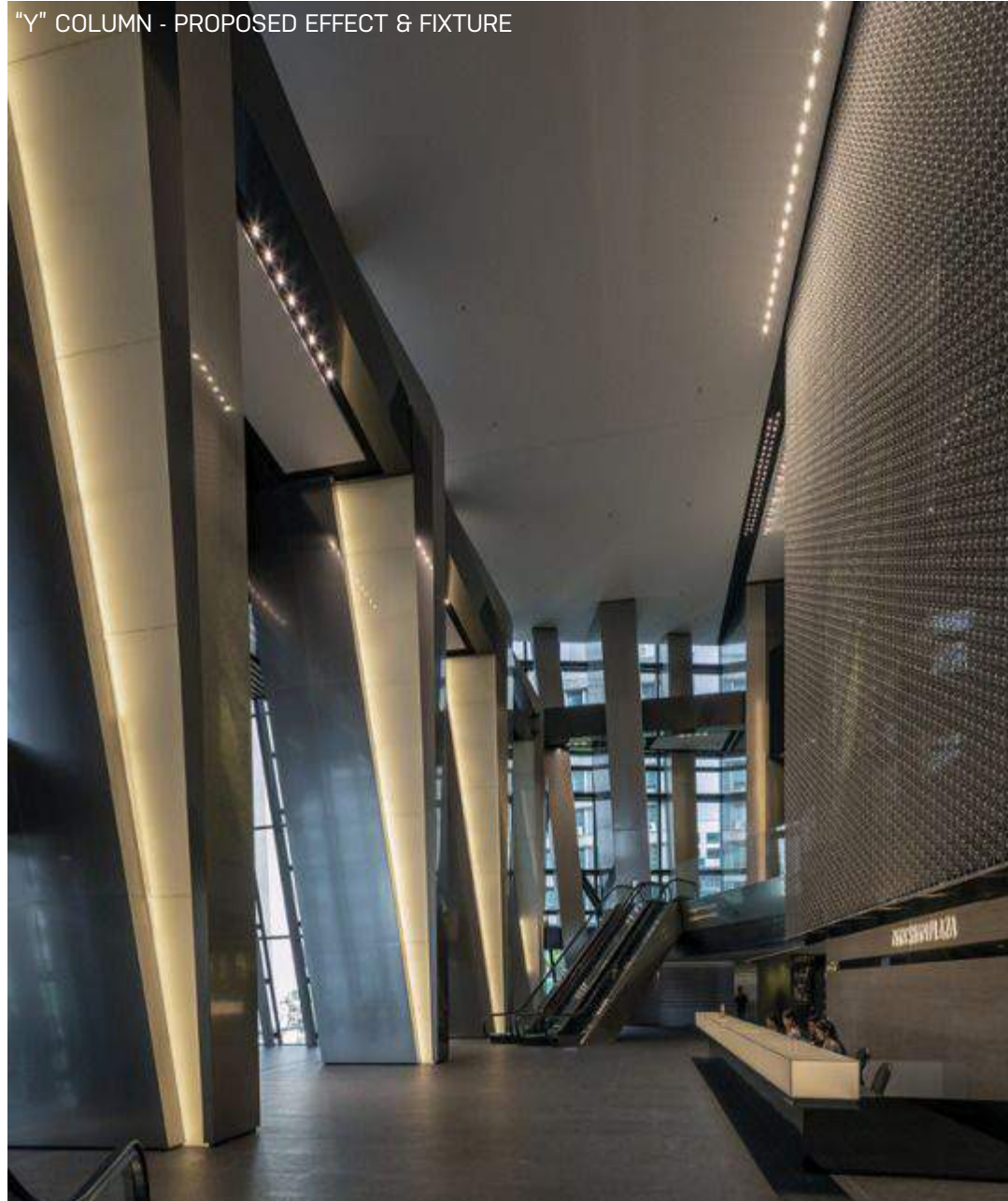


Exterior Lighting Concepts



Exterior Lighting - Precedents & Fixtures

"Y" COLUMN - PROPOSED EFFECT & FIXTURE



KX3	Y-COLUMN LINEAR	FIXTURE	LED LINEAR	VARIOLED FLEX SKYLLA-W825 (LENGTH PER PLANS)-TV-IP67	4.8 WLF	BY EE	WIRE	0.60"	X	0.57"	1. FIXTURES TO APPEAR CONTINUOUS FOR ENTIRE HEIGHT OF COLUMN WHEN INSTALLED
		LAMP	LED LINEAR	3000K LED, 95CRI, 307LM/LF							
		POWER SUPPLY	LED LINEAR	0-10V							



CANOPY & SOFFIT - PROPOSED FIXTURE



KX5	TERRACE SLAT LINEAR GRAZING LIGHT	FIXTURE	LUMENPULSE	LOGN-4W-48V-(LENGTH PER PLANS)-30K-10x30-CL-SABN-BRZ-UCTL-(CERTIFICATION)	4 WLF	BY EE	SPRINK	1 1/2"	X	2 1/2"
		LAMP	LUMENPULSE	3500K LED, 80+ CRI, 380LM/LF						
		POWER SUPPLY	LUMENPULSE	0-10V						



COLUMN LIGHT - PROPOSED FIXTURE

KX2	IN-GRADE COLUMN UPLIGHT	FIXTURE	TARGETTI	KPLM-10-FH-FL-L2-30-1DU2525B-1DU2521	16 W	BY EE	SPRINK	4.20"	X	11.0"	1. FIXTURE FOCUS IS NOT ADJUSTABLE, AND IS FACTORY LOCKED TO 0°
		LAMP	TARGETTI	3000K LED, 84CRI, 961LM, 18"							
		POWER SUPPLY	TARGETTI	0-10V							



"Y" COLUMN - PROPOSED FIXTURE



Exterior Lighting - Local Precedents



1616 Rhode Island Ave., NW



International Spy Museum




NPR, 1111 N. Capitol St., NE

LEED scorecard


LEED Scorecard

1/2/2020

 LEED-BD+C: CS v4 Project Scorecard														
80 M Street SE - Vertical Expansion <small>LEED Online Registration: 1000124129</small>														
Credit Strategy Phase														
Possible	Yes	Y?	N?	No	RP	v4.1	Assignee	Credit Requirements	Action Items	LEED Phase	Compliance Verified	LEED Online Status	Quality Control	GBCI Response
0														
Project Information														
Required							Team	Site Area (3D Boundary) = 42,553 sf Date of substantial completion =		Design				
1														
Integrative Process														
1	1						Team	Complete integrative process worksheet and Simple Box Model that asses water and energy in SDs	Lorax provided to team with October project update. Hickok Cole and ARUP to collaborate on worksheet	Design				
20														
Location and Transportation														
20	17	0	0	0	23		Lorax	LEED for Neighborhood Development Location		Design				
2	2						Team	Sensitive Land Protection	Documented	Design	✓	Ready for Review		
3	2			1			Team	High Priority Site	Documented	Design	✓	Ready for Review		
6	6						Lorax	Surrounding Density and Diverse Uses	Documented	Design	✓	Ready for Review		
6	6						Lorax	Access to Quality Transit	Documented	Design	✓	Ready for Review		
1							Arch./Civil	Bicycle Facilities For estimated FTE of 424; Short term req = 11 racks Long term req = 22 racks	HCA providing 10 racks; non-compliant	Design				
1							Civil	Reduced Parking Footprint		Design				
							Owner	Electric Vehicles v4.1: HCA supplying two charging stalls + 4 additional w/EV ready infrastructure.	HCA to: 1) specify LEED compliant charging stations 2) provide station submittal documentation proving compliance 3) Provide parking allotment breakdown for tenant reserved spaces.	Constr				
1	1													
11														
Sustainable Sites														
Required							Civil/CM	Construction Activity Pollution Prevention		Constr				
1	1						Civil	Site Assessment	Lorax, Hickok Cole, and Civil to complete worksheet	Design				
2							Civil	Site Development - Protect or Restore Habitat	Likely not compliant due to lack of green roof st. Area not compliant, reconsider if more green roof is added	Design				
1							Civil	Open Space	to discuss SWM design with civil en	Design				
3							Civil	Rainwater Management	Zero lot line project - manage 70/75/80th percentile storm event onsite for 1/2/3 points. SWM engineer to advise	Design				
							Civil/Arch.	Heat Islands Reduction Low Slope Roof: Spec. Initial SRI ≥82 or 3 yrs aged SRI ≥64; will need Non-roof area, high-reflectance roof area, and green roof area. OR Parking under cover an option for 1 point	Hickok Cole verified areas, but ballasted roof does not comply with SRI reqs. -Areas- Main roof = 24759.6 sf Equipment Cage = 6271.5 sf Terrace = 2844.3 sf Green Roof = 6990 sf	Design				
1							MEP	Light Pollution Reduction Lighting Zone E3: Areas of medium ambient brightness. These will generally be urban residential areas.	CM Kling - Uplight on wood of room is problem area. Calculation method would be required to prove compliance.	Design				
1	1						Lorax	Tenant Design and Construction Guidelines	Lorax to provide template	Design				
11														
Water Efficiency														
Required							Landscape	Outdoor Water Use Reduction		Design				
Required							MEP	Indoor Water Use Reduction		Design				
Required							Owner	Building-Level Water Metering	Need letter signed by owner; Template provided in 1/2020	Design				
3	3						Landscape	Outdoor Water Use Reduction	No irrigation	Design				
							MEP	Indoor Water Use Reduction	*WaterSense Labels* 1.28 gpf toilets, 0.125 gpf urinals, 0.35 gpm bathroom faucets, 1.0 gpm break room sinks 35% savings (3pts)	Design				
4	3						MEP	Cooling Tower Water Use	Potable water quality test and cycles calculation	Design				
3							MEP	Cooling Tower Water Use	Lorax provided quote on water analysis. HCA to provide affirmative on buying this credit	Design				
1	1						ARUP	Water Metering	Submeter domestic hot water & indoor fittings+fixtures Hickok Cole has chosen manual meters	Design				


LEED Scorecard

1/2/2020

 LEED-BD+C: CS v4 Project Scorecard														
80 M Street SE - Vertical Expansion <small>LEED Online Registration: 1000124129</small>														
Credit Strategy Phase														
Possible	Yes	Y?	N?	No	RP	v4.1	Assignee	Credit Requirements	Action Items	LEED Phase	Compliance Verified	LEED Online Status	Quality Control	GBCI Response
33														
Energy & Atmosphere														
Required								Prereq	Fundamental Commissioning and Verification					
Required								Prereq	Minimum Energy Performance 2% minimum above ASHRAE 90.1-2010					
Required								Prereq	Building-Level Energy Metering					
Required								Prereq	Fundamental Refrigerant Management					
6								Credit	Enhanced Commissioning					
18	2	2	6	8				Credit	Optimize Energy Performance					
1								Credit	Advanced Energy Metering					
2								Credit	Demand Response					
3								Credit	Renewable Energy Production					
1								Credit	Enhanced Refrigerant Management					
2								Credit	Green Power and Carbon Offsets					
14														
Materials & Resources														
Required								Prereq	Storage & Collection of Recyclables					
Required								Prereq	Construction and Demolition Waste Management Planning					
6								Credit	Building Life-Cycle Impact Reduction					
2	1							Credit	Building Product Disclosure and Optimization - EPD					
2	1							Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials					
2	1							Credit	Building Product Disclosure and Optimization - Materials Ingredients					
2	1	1						Credit	Construction and Demolition Waste Management					

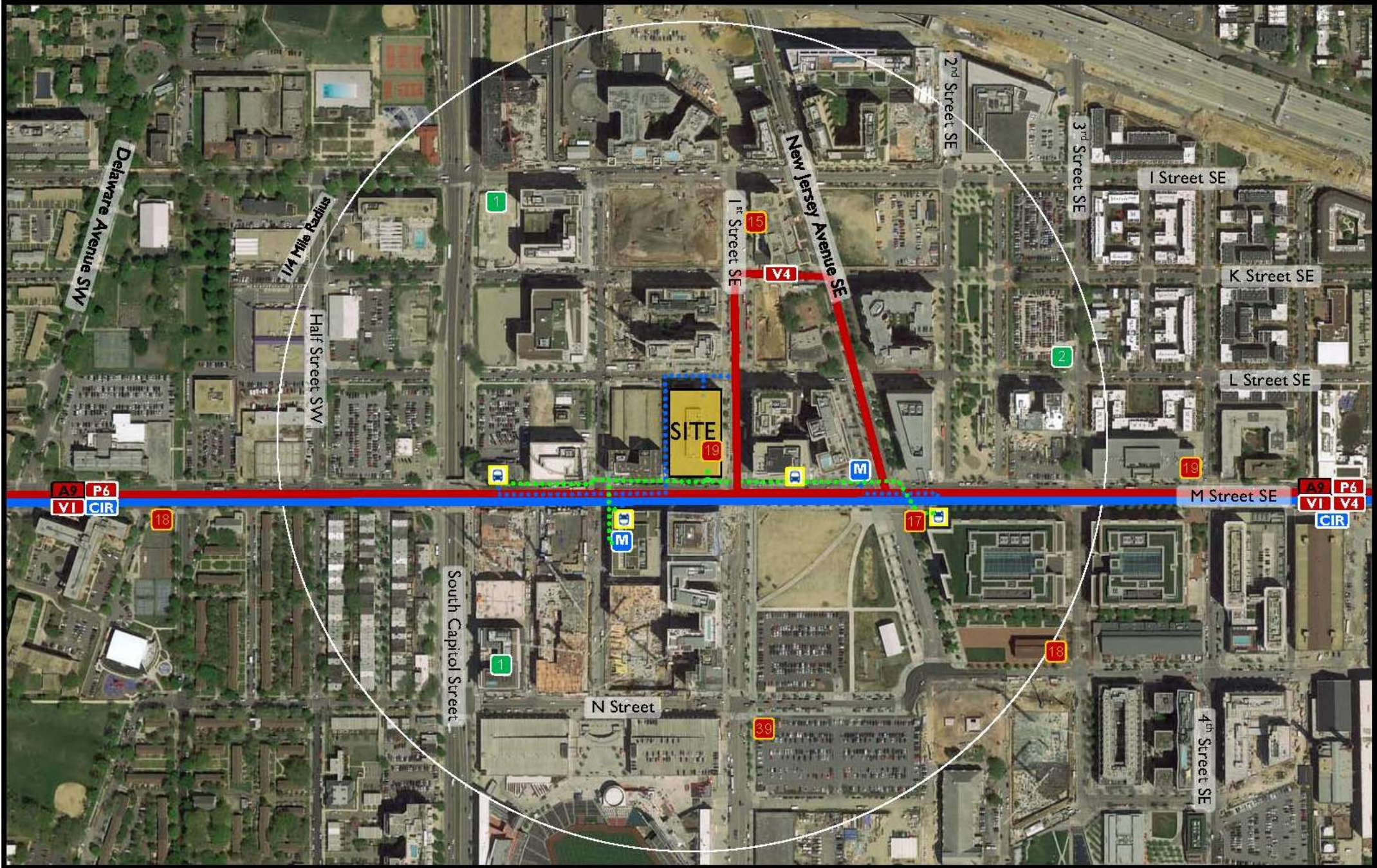
LEED Scorecard

1/2/2020

 LEED-BD+C: CS v4 Project Scorecard																																																																																																																				
80 M Street SE - Vertical Expansion <small>LEED Online Registration: 1000124129</small>																																																																																																																				
Credit Strategy Phase																																																																																																																				
Possible	Yes	Y?	N?	No	RP	v4.1	Assignee	Credit Requirements	Action Items	LEED Phase	Compliance Verified	LEED Online Status	Quality Control	GBCI Response																																																																																																						
10 Indoor Environmental Quality																																																																																																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Required</td> <td colspan="4"></td> <td style="width: 10%;">Prereq</td> <td colspan="9">Minimum Air Quality Performance</td> </tr> <tr> <td>Required</td> <td colspan="4"></td> <td>Prereq</td> <td colspan="9">Environmental Tobacco Smoke Control</td> </tr> </table>															Required					Prereq	Minimum Air Quality Performance									Required					Prereq	Environmental Tobacco Smoke Control																																																																																
Required					Prereq	Minimum Air Quality Performance																																																																																																														
Required					Prereq	Environmental Tobacco Smoke Control																																																																																																														
2			1	1				MEP	10' entrance mats. Deck to deck partitions @ janitors closets, MERV 13 filters (1 pt) Carbon Dioxide Monitoring (1 pt)	Design																																																																																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Credit</td> <td colspan="4"></td> <td style="width: 10%;">Prereq</td> <td colspan="9">Enhanced Indoor Air Quality Strategies</td> </tr> </table>															Credit					Prereq	Enhanced Indoor Air Quality Strategies																																																																																															
Credit					Prereq	Enhanced Indoor Air Quality Strategies																																																																																																														
3			2	1				Arch/CM	2/3/4 product categories meet following requirements: Paints and Coatings + Adhesives and Sealants -75% by volume or surface area meet VOC emissions eval and 100% meet VOC content eval. Flooring + Ceilings -90% by cost or surface area meet VOC emissions eval or are inherently nonemitting or are salvaged Wall panels -75% by cost or surface area meet VOC emissions eval or are inherently nonemitting or are salvaged Insulation -75% of all insulation meets VOC emissions eval. Composite Wood -75% of all composite wood, buy cost of surface area meets formaldehyde emissions eval. Additional criteria for furniture and composite wood	Design																																																																																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Credit</td> <td colspan="4"></td> <td style="width: 10%;">Prereq</td> <td colspan="9">Low-Emitting Materials</td> </tr> </table>															Credit					Prereq	Low-Emitting Materials																																																																																															
Credit					Prereq	Low-Emitting Materials																																																																																																														
1			1					CM		Constr																																																																																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Credit</td> <td colspan="4"></td> <td style="width: 10%;">Prereq</td> <td colspan="9">Construction IAQ Management Plan</td> </tr> </table>															Credit					Prereq	Construction IAQ Management Plan																																																																																															
Credit					Prereq	Construction IAQ Management Plan																																																																																																														
3			3				Y	Architect	55%/75%/90% via simulation: illuminance calculations 1/2/3 points	Design																																																																																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Credit</td> <td colspan="4"></td> <td style="width: 10%;">Prereq</td> <td colspan="9">Daylighting</td> </tr> </table>															Credit					Prereq	Daylighting																																																																																															
Credit					Prereq	Daylighting																																																																																																														
1			1					Architect	75% of all regularly occupied floor space must meet 2 of 4 established criterion. (90% for EP)	Design																																																																																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Credit</td> <td colspan="4"></td> <td style="width: 10%;">Prereq</td> <td colspan="9">Quality Views</td> </tr> </table>															Credit					Prereq	Quality Views																																																																																															
Credit					Prereq	Quality Views																																																																																																														
6 Innovation in Design																																																																																																																				
1			1					Team	Must be included in TSLA (willing to adopt 4 plans get 2 points)	Innovation																																																																																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Credit</td> <td colspan="4"></td> <td style="width: 10%;">Prereq</td> <td colspan="9">Innovation: O+M Starter Kit (IPM and Hardscape Mgmt)</td> </tr> </table>															Credit					Prereq	Innovation: O+M Starter Kit (IPM and Hardscape Mgmt)																																																																																															
Credit					Prereq	Innovation: O+M Starter Kit (IPM and Hardscape Mgmt)																																																																																																														
1			1					Team		Innovation																																																																																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Credit</td> <td colspan="4"></td> <td style="width: 10%;">Prereq</td> <td colspan="9">Innovation: O+M Starter Kit (Green Cleaning and SWM Policy)</td> </tr> </table>															Credit					Prereq	Innovation: O+M Starter Kit (Green Cleaning and SWM Policy)																																																																																															
Credit					Prereq	Innovation: O+M Starter Kit (Green Cleaning and SWM Policy)																																																																																																														
1			1					Team		Innovation																																																																																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Credit</td> <td colspan="4"></td> <td style="width: 10%;">Prereq</td> <td colspan="9">Innovation: Green Building Education</td> </tr> </table>															Credit					Prereq	Innovation: Green Building Education																																																																																															
Credit					Prereq	Innovation: Green Building Education																																																																																																														
1			1					Team		Innovation																																																																																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Credit</td> <td colspan="4"></td> <td style="width: 10%;">Prereq</td> <td colspan="9">Pilot: Integrative Analysis</td> </tr> </table>															Credit					Prereq	Pilot: Integrative Analysis																																																																																															
Credit					Prereq	Pilot: Integrative Analysis																																																																																																														
1			1					Team	ID daylight views, potential Timber Traceability	Innovation																																																																																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Credit</td> <td colspan="4"></td> <td style="width: 10%;">Prereq</td> <td colspan="9">Innovation: TBD</td> </tr> </table>															Credit					Prereq	Innovation: TBD																																																																																															
Credit					Prereq	Innovation: TBD																																																																																																														
1			1					Lorax		Innovation																																																																																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Credit</td> <td colspan="4"></td> <td style="width: 10%;">Prereq</td> <td colspan="9">LEED™ Accredited Professional</td> </tr> </table>															Credit					Prereq	LEED™ Accredited Professional																																																																																															
Credit					Prereq	LEED™ Accredited Professional																																																																																																														
4 Regional Priority Credits																																																																																																																				
1			1					Lorax		RP																																																																																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Credit</td> <td colspan="4"></td> <td style="width: 10%;">Prereq</td> <td colspan="9">Regional Priority Credit: L/Tc High Priority Site</td> </tr> </table>															Credit					Prereq	Regional Priority Credit: L/Tc High Priority Site																																																																																															
Credit					Prereq	Regional Priority Credit: L/Tc High Priority Site																																																																																																														
1			1					Lorax		RP																																																																																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Credit</td> <td colspan="4"></td> <td style="width: 10%;">Prereq</td> <td colspan="9">Regional Priority Credit: L/Tc Surrounding Density and Diverse Uses</td> </tr> </table>															Credit					Prereq	Regional Priority Credit: L/Tc Surrounding Density and Diverse Uses																																																																																															
Credit					Prereq	Regional Priority Credit: L/Tc Surrounding Density and Diverse Uses																																																																																																														
1			1					Lorax		RP																																																																																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Credit</td> <td colspan="4"></td> <td style="width: 10%;">Prereq</td> <td colspan="9">Regional Priority Credit: L/Tc Access to Quality Transit</td> </tr> </table>															Credit					Prereq	Regional Priority Credit: L/Tc Access to Quality Transit																																																																																															
Credit					Prereq	Regional Priority Credit: L/Tc Access to Quality Transit																																																																																																														
1			1					Lorax		RP																																																																																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Credit</td> <td colspan="4"></td> <td style="width: 10%;">Prereq</td> <td colspan="9">Regional Priority Credit: L/Tc Electric Vehicles</td> </tr> </table>															Credit					Prereq	Regional Priority Credit: L/Tc Electric Vehicles																																																																																															
Credit					Prereq	Regional Priority Credit: L/Tc Electric Vehicles																																																																																																														
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">110</td> <td style="width: 10%;">50</td> <td style="width: 10%;">8</td> <td style="width: 10%;">13</td> <td style="width: 10%;">59</td> <td style="width: 10%;">40-49</td> <td colspan="4">LEED Certified</td> </tr> <tr> <td colspan="6">Color Key:</td> <td>50-59</td> <td colspan="4">LEED Certified Silver</td> </tr> <tr> <td colspan="6">Not Pursuing</td> <td>60-79</td> <td colspan="4">LEED Certified Gold</td> </tr> <tr> <td colspan="6"></td> <td>80+</td> <td colspan="4">LEED Certified Platinum</td> </tr> </table>										110	50	8	13	59	40-49	LEED Certified				Color Key:						50-59	LEED Certified Silver				Not Pursuing						60-79	LEED Certified Gold										80+	LEED Certified Platinum				General Project Info: Address: 80 M Street, SE, Washington, DC 20003 Site: 45,117 GSF, Expansion: 106,029 GSF					GBCI Certification Status <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Pre-requisites</th> <th>Design</th> <th>Constr.</th> <th>Innov.</th> <th>RP</th> </tr> </thead> <tbody> <tr> <td>Anticipated</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Clarification</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Approved</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Awarded</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Denied</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Deferred</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total Credits Awarded:</td> <td colspan="4">0</td> <td></td> </tr> <tr> <td>Total Points Awarded:</td> <td colspan="4">0</td> <td></td> </tr> </tbody> </table>						Pre-requisites	Design	Constr.	Innov.	RP	Anticipated	0	0	0	0	0	Clarification	0	0	0	0	0	Approved	0	0	0	0	0	Awarded	0	0	0	0	0	Denied	0	0	0	0	0	Deferred	0	0	0	0	0	Total Credits Awarded:	0					Total Points Awarded:	0				
110	50	8	13	59	40-49	LEED Certified																																																																																																														
Color Key:						50-59	LEED Certified Silver																																																																																																													
Not Pursuing						60-79	LEED Certified Gold																																																																																																													
						80+	LEED Certified Platinum																																																																																																													
	Pre-requisites	Design	Constr.	Innov.	RP																																																																																																															
Anticipated	0	0	0	0	0																																																																																																															
Clarification	0	0	0	0	0																																																																																																															
Approved	0	0	0	0	0																																																																																																															
Awarded	0	0	0	0	0																																																																																																															
Denied	0	0	0	0	0																																																																																																															
Deferred	0	0	0	0	0																																																																																																															
Total Credits Awarded:	0																																																																																																																			
Total Points Awarded:	0																																																																																																																			
Project Schedule: Planning Schematic Design Design Development: 8/5/19 - 9/27/19 Construction Docs: 10/1/19 - 2/17/20 Bid Construction Occupancy		Project Team: Owner: Columbia Property Trust Architect: Hickok Cole Civil: Wiles Mensch MEP: ARUP Energy Modeler: Commissioning: ARUP (FCx) General Contractor:			Awarded Point Summary Design: 0 Construction: 0 Innovation: 0 Regional: 0																																																																																																															

traffic study

Transportation Options



- XX** Metrobus Route
- XX** MetroExtra Route
- XX** DC Circulator Route
- #** Capital Bikeshare Locations
- #** Zipcar Locations
- M** Navy Yard - Ballpark Metrorail Station
- [Bus Icon]** Bus Stop
- ...** Walking Route to/from Transit Stops
- ...** Biking Route to/from Transit Stops

Trip Generation – Mode Splits

Component	Mode Split	
	AM	PM
Auto	29%	37%
Metrorail	52%	47%
Metrobus + Other Transit	11%	10%
Walk/Bike	7%	7%

Trip Generation - Existing

Component	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Person Trips	231	52	283	50	212	262
Auto Person Trips	76	6	82	29	67	96
Metrorail Person Trips	114	34	148	15	107	122
Metrobus + Other Transit Person Trips	25	7	33	3	23	27
Walk/Bike Person Trips	16	5	21	2	15	17

Component	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Vehicle Trips	77	4	81	29	66	95

Trip Generation - Proposed

Component	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Person Trips	84	19	103	18	77	95
Auto Person Trips	28	2	30	11	24	35
Metrorail Person Trips	56	17	73	7	53	60
Metrobus + Other Transit Person Trips	9	3	12	1	9	10
Walk/Bike Person Trips	6	2	8	1	5	6

Component	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Vehicle Trips	28	1	29	10	24	34

Parking Requirements

Type	Required	Existing	Proposed
Vehicle Parking	NA	295 (1.01 sp/kSF)	288 (0.73 sp/kSF)
Long-Term Bicycle Parking	42	0	43
Short-Term Bicycle Parking	3	6	12

TDM Plan

- Designate Transportation Management Coordinator
 - Distribute and market information regarding transportation options to building tenants
 - Provide TDM information to new tenants
 - Conduct annual commuter surveys and report TDM activities/efforts to goDCgo
 - Provide links to transportation programs/services on property management website
 - Demonstrate tenants are in compliance with DC Commuter Benefits Law
 - Provide carpool matching assistance
- Provide bicycle parking, showers, and changing facilities in compliance with ZR16
- Provide bicycle repair facility in the garage
- Provide two carpool/vanpool spaces in the garage near elevators
- Unbundle parking costs from leases

TDM Plan (continued)

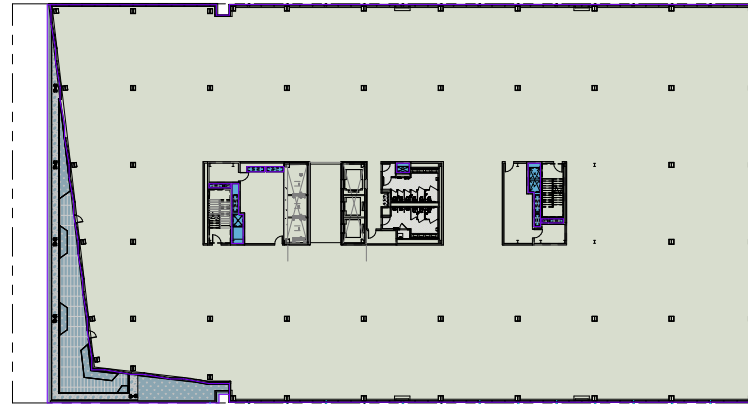
- Provide a free SmarTrip card and one complimentary CaBi coupon good for a free ride to each new employee
- Preclude outside users from leasing unused parking spaces
- Install missing trees along 1st Street frontage (as long as no utility conflicts are present)
- Fund CaBi expansion plate for adjacent CaBi Station
- Submit documentation following C of O summarizing compliance with TDM conditions
- Submit letter every five years following C of O summarizing compliance with TDM conditions

Loading Management Plan

- Designate Loading Dock Manager
 - Schedule deliveries for all tenants
 - Monitor inbound/outbound truck maneuvers to ensure they are not blocking vehicle, bike, or pedestrian traffic
- Require all tenants to use the loading area for all deliveries and move-in/move-out activities through lease provision
- Prohibit trucks from idling in the loading dock
- Disseminate suggested truck route maps and 'Turn Off Your Engine' Brochures

APPENDIX

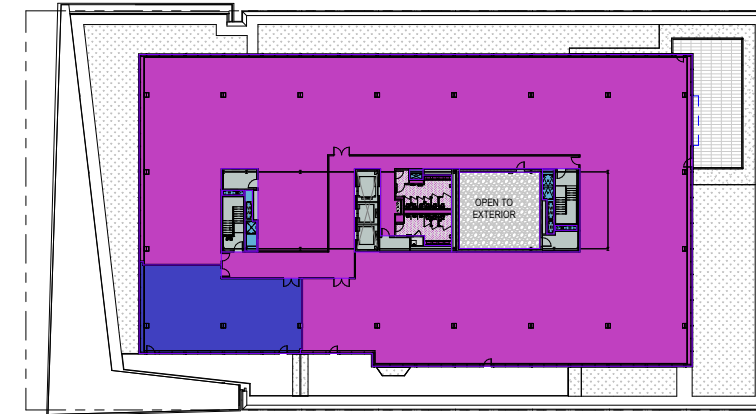
FAR Tabulations



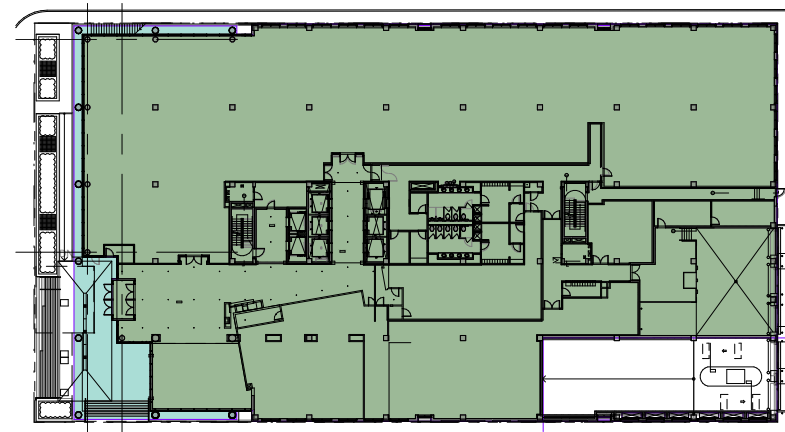
8th FLOOR - PROPOSED



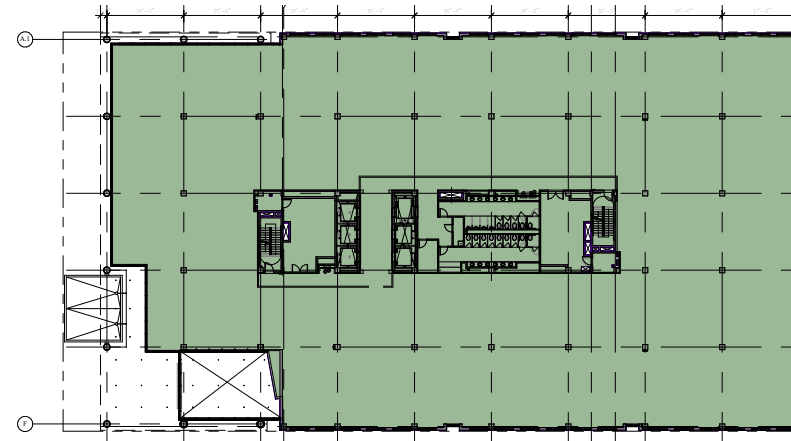
9th FLOOR - PROPOSED



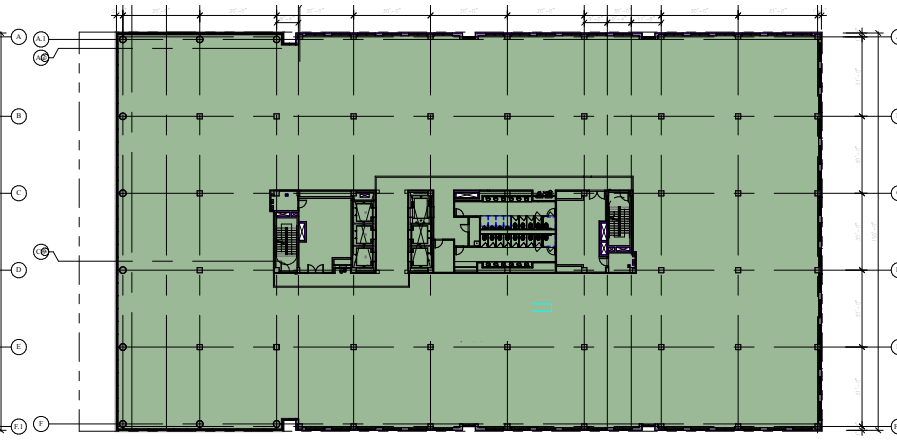
HABITABLE PENTHOUSE - PROPOSED



1ST FLOOR - EXISTING



2ND FLOOR - EXISTING



TYPICAL FLOOR 3-7 - EXISTING

FAR PLANS

- EXCLUDED - AMENITY
- EXCLUDED - COMMUNAL WORK AREA
- EXCLUDED - MECH
- FAR - EXISTING BUILDING
- FAR - EXISTING OVERHANG
- FAR - HABITABLE PENTHOUSE
- FAR - NEW BUILDING
- FAR - NEW OVERHANG
- FAR - OCCUPIABLE PENTHOUSE
- FAR - PENTHOUSE UTILITY SPACE
- GARAGE
- MAJOR VERTICAL PENETRATION

FAR CALCULATIONS

EXISTING LEVELS

LEVEL 01

EXISTING BUILDING AREA	37,335 GSF
EXISTING OVERHANG	2,040 GSF
TOTAL	39,375 GSF

LEVEL 02

EXISTING BUILDING AREA	39,185 GSF
------------------------	------------

LEVEL 03-07

EXISTING BUILDING AREA	42,440 GSF
TOTAL - 5 LEVELS	212,200 GSF

TOTAL	290,760 GSF
--------------	--------------------

PROPOSED LEVELS

LEVEL 08

PROPOSED BUILDING AREA	40,468 GSF
EXISTING OVERHANG	2,077 GSF
TOTAL	42,545 GSF

LEVEL 09

PROPOSED BUILDING AREA	40,504 GSF
------------------------	------------

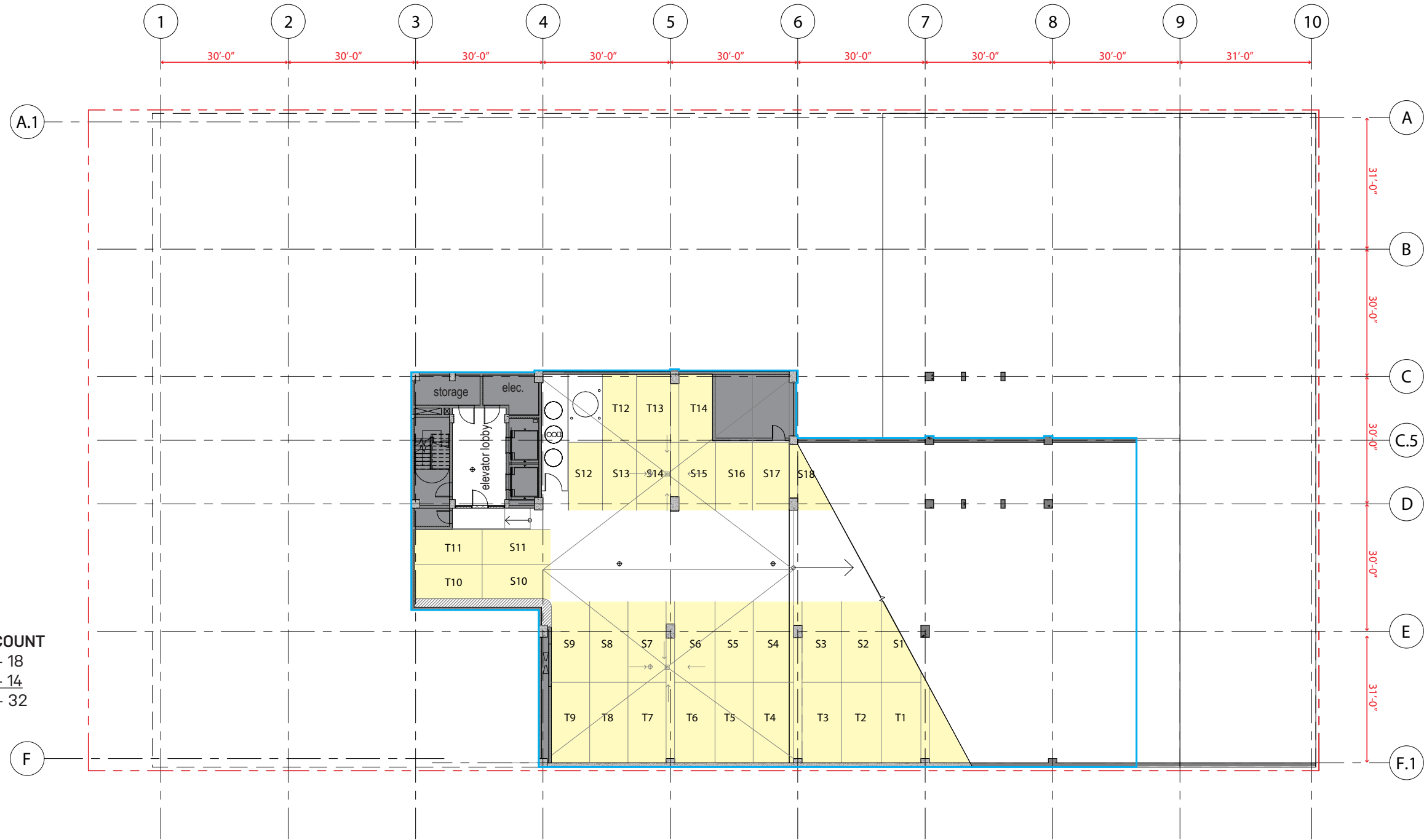
HABITABLE PENTHOUSE

PROPOSED HABITABLE AREA [AREA ABOVE 0.4 FAR]	4,458 GSF
---	-----------

TOTAL	87,507 GSF
--------------	-------------------

TOTAL PROPOSED FAR - 378,267 GSF

Existing - P3 floor plan

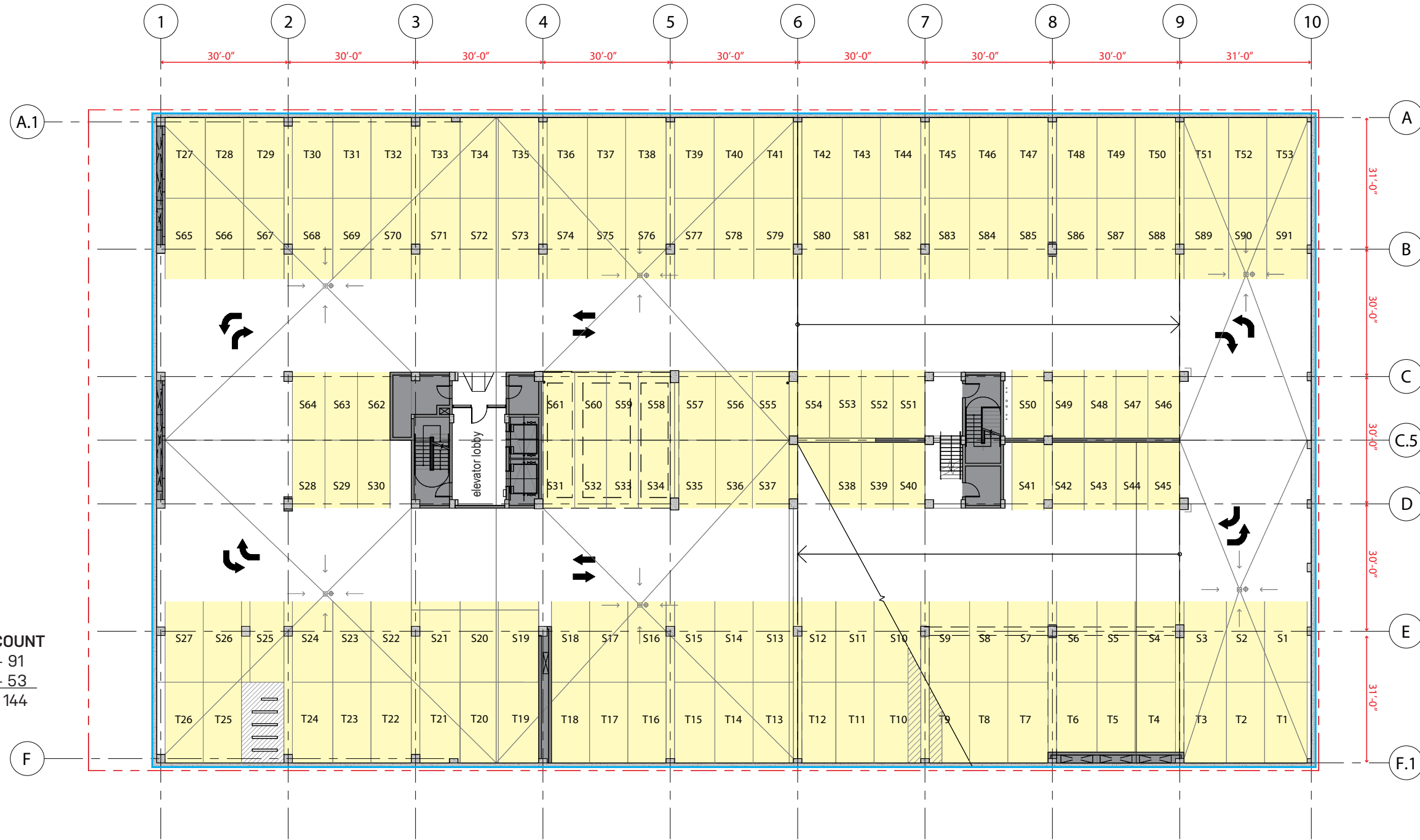


EXISTING PARKING COUNT
 STANDARD SPACES - 18
 TANDEM SPACES - 14
 TOTAL SPACES - 32



Existing - P2 floor plan

*All floor plans are illustrative & final layout is subject to adjustment prior to permit review

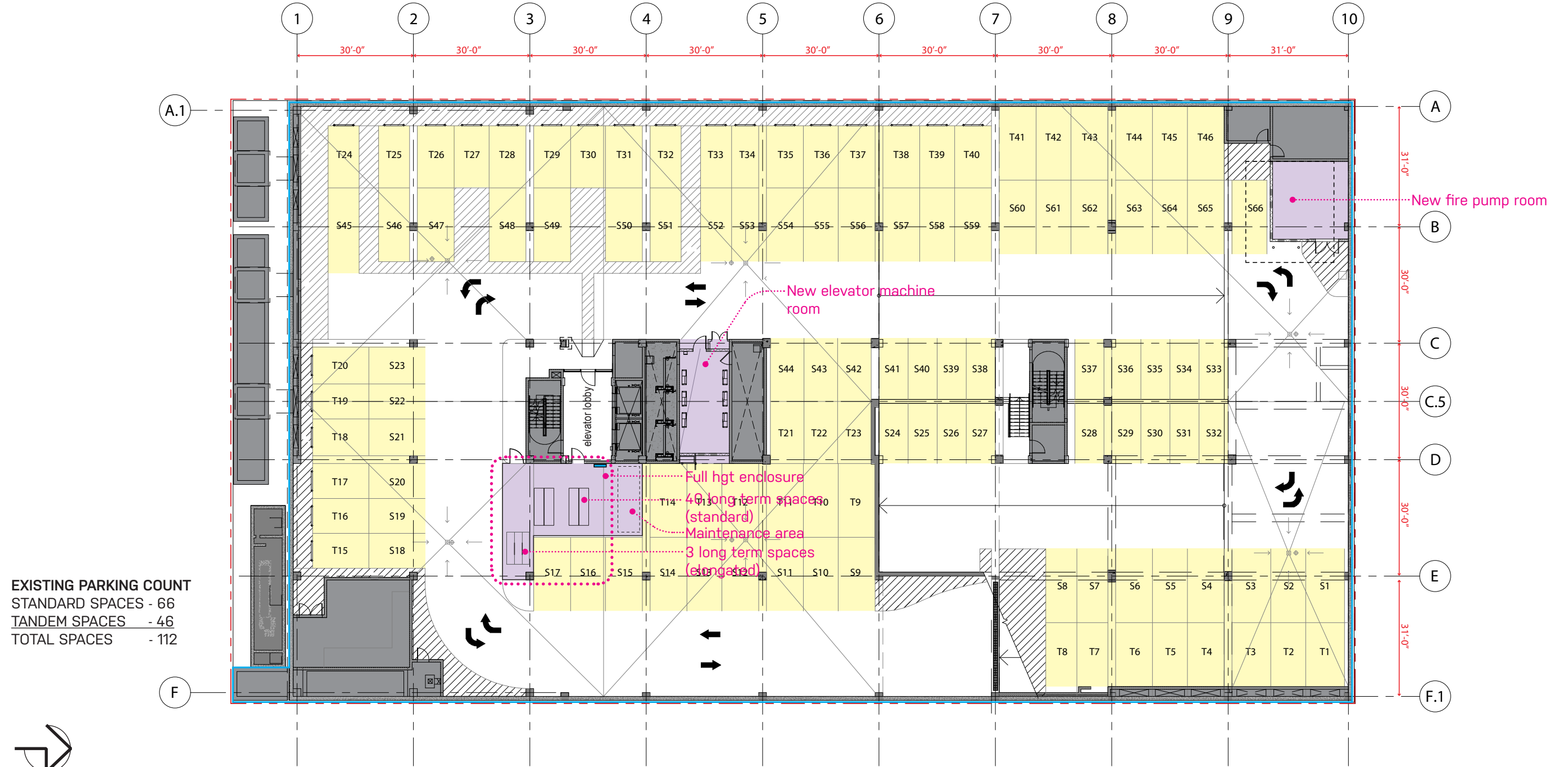


EXISTING PARKING COUNT
 STANDARD SPACES - 91
 TANDEM SPACES - 53
 TOTAL SPACES - 144



Existing - P1 floor plan

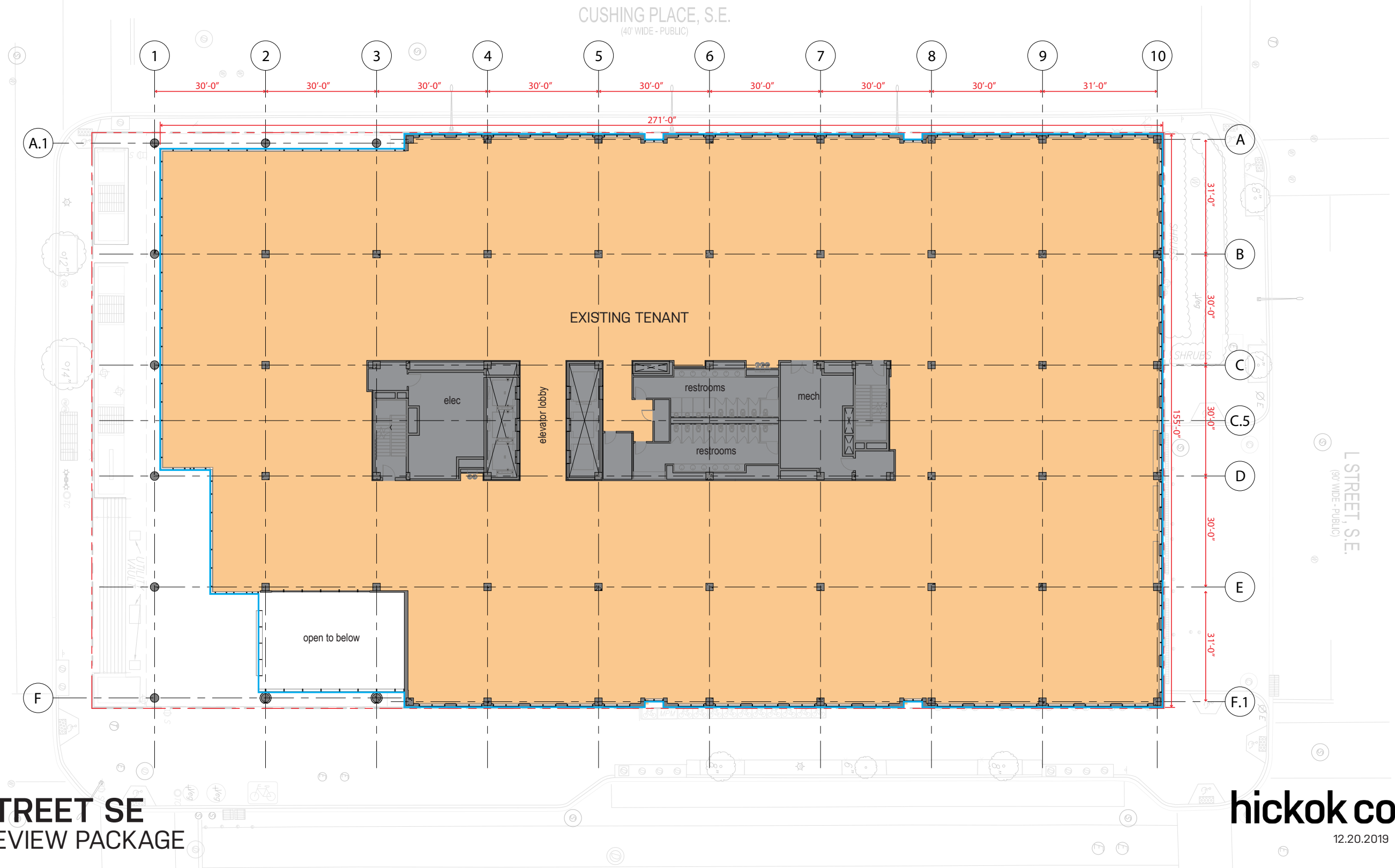
*All floor plans are illustrative & final layout is subject to adjustment prior to permit review



EXISTING PARKING COUNT
 STANDARD SPACES - 66
 TANDEM SPACES - 46
 TOTAL SPACES - 112

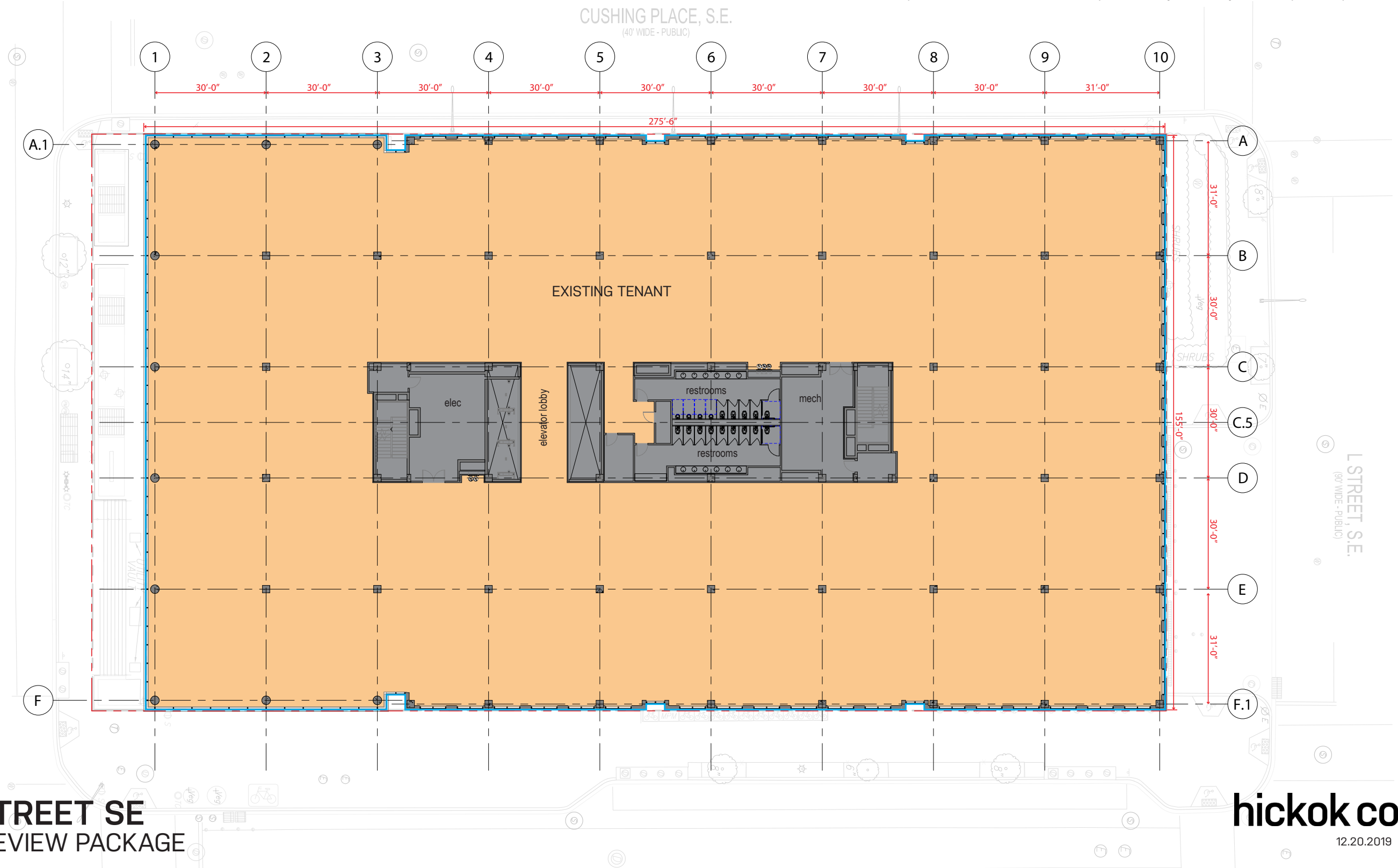
Existing - 2nd floor plan

*All floor plans are illustrative & final layout is subject to adjustment prior to permit review



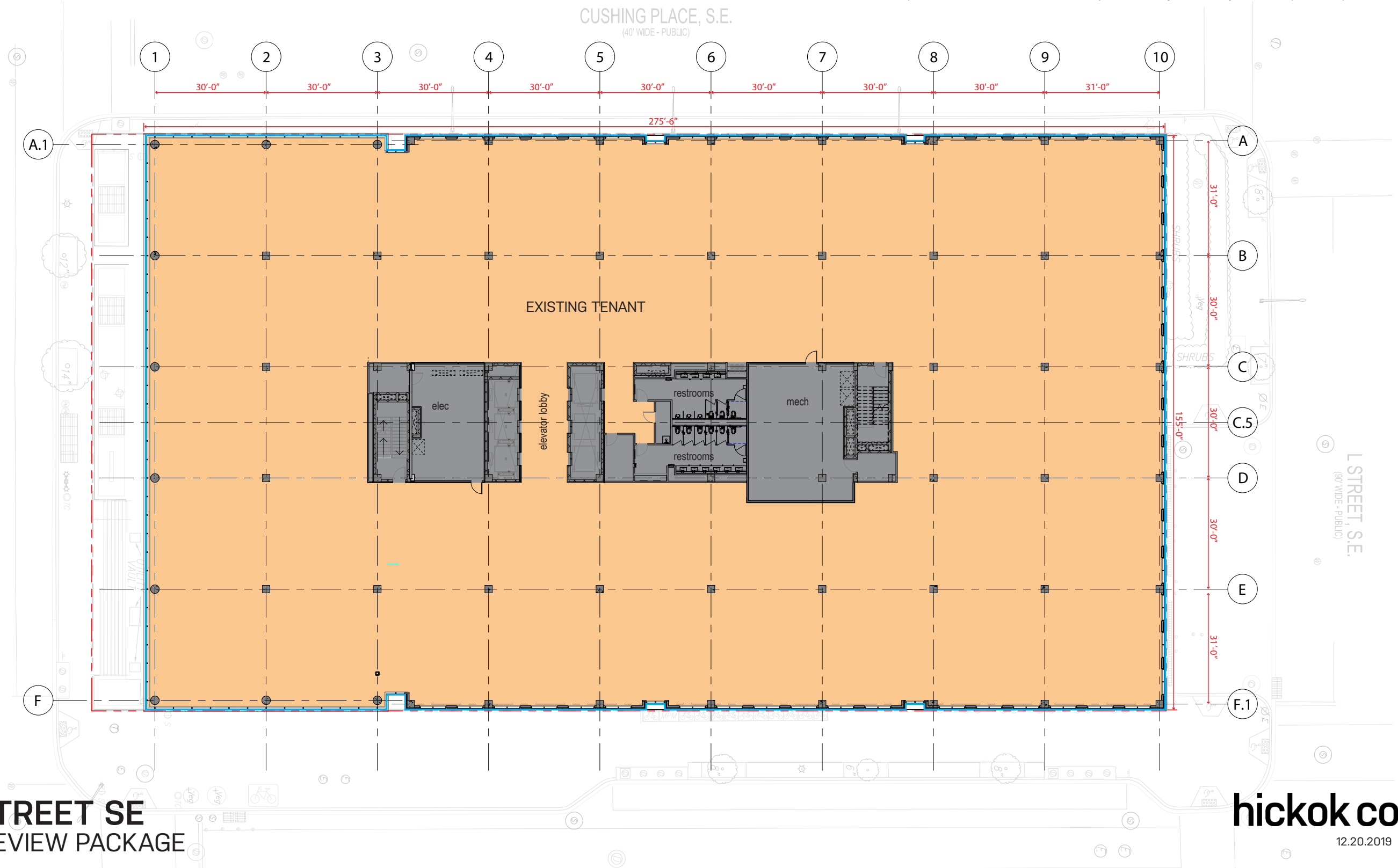
Existing - Typical floor plan

*All floor plans are illustrative & final layout is subject to adjustment prior to permit review



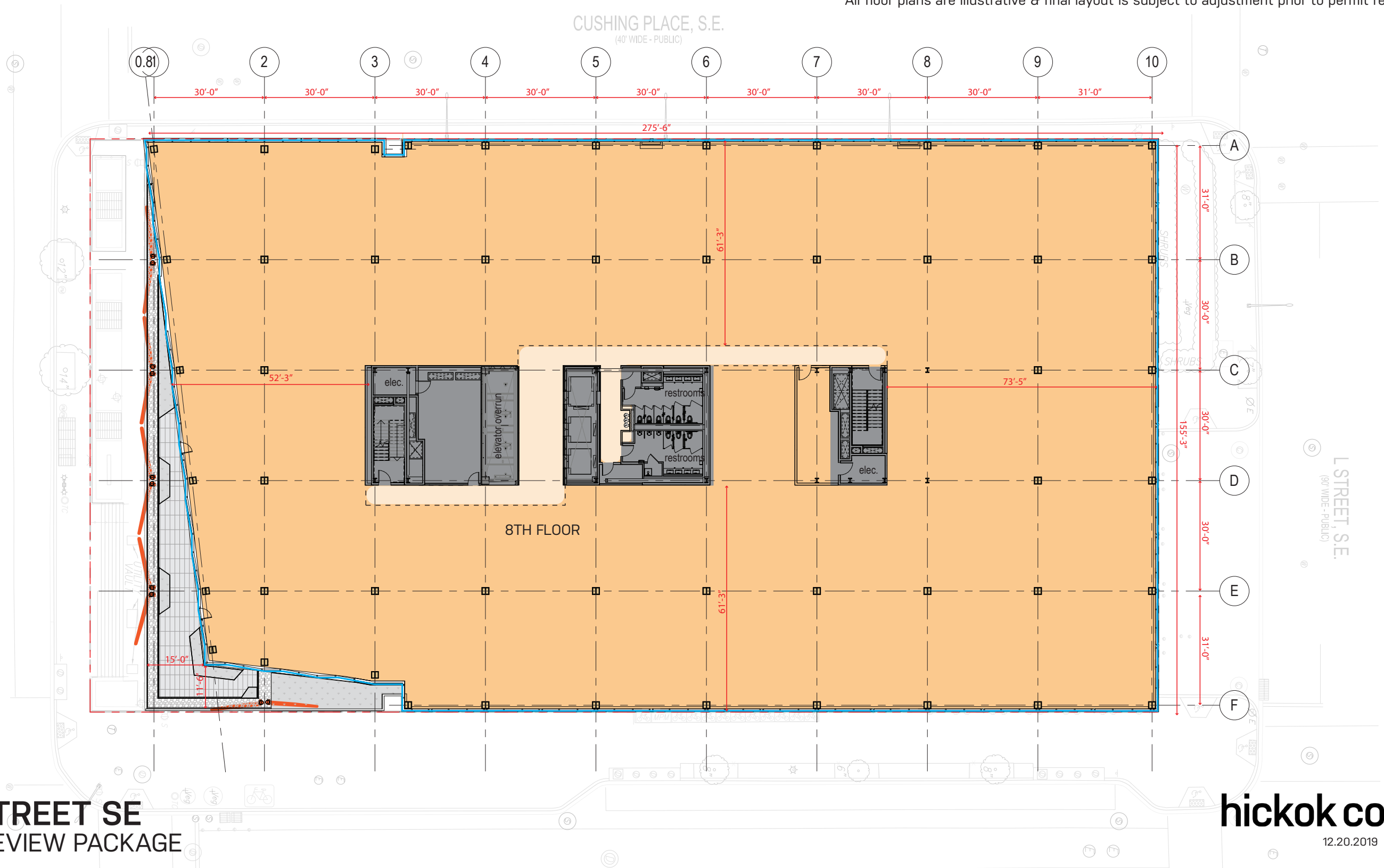
Existing - 7th floor plan

*All floor plans are illustrative & final layout is subject to adjustment prior to permit review



Proposed - 8th floor plan

*All floor plans are illustrative & final layout is subject to adjustment prior to permit review



Proposed - 9th floor plan

*All floor plans are illustrative & final layout is subject to adjustment prior to permit review

