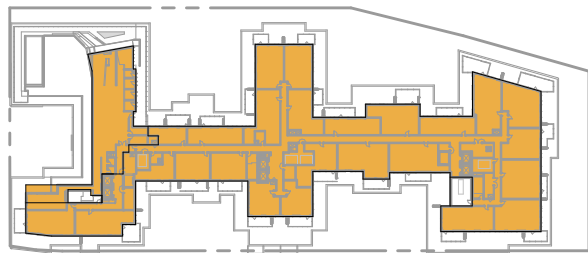


**Zoning District Map
DC Office of Planning**

**Project Site is in the Northern
Howard Road (NHR) zone**

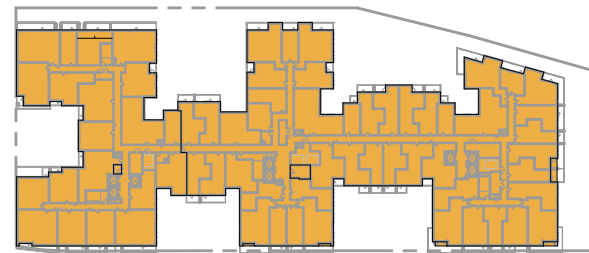
ITEM	ZONING REFERENCE SECTION	BY RIGHT	BY RIGHT
		ALLOWED / REQUIRED	PROPOSED
ZONING	DCMR	NHR	NHR
FAR	K-1001.2	9.0	8.01
LOT AREA	K-1001.7	N/A	92,303 SF
LOT OCCUPANCY	K-1001.7	100%	90%
MAXIMUM HEIGHT	K-1001.4	130 FT	130 FT
COURTYARD WIDTH	K-1001.11	N/A	SEE A1.05
COURTYARD AREA	K-1001.11	N/A	N/A
REAR YARD	K-1001.9	2 1/2" PER 1', MIN. 12	SEE A1.05
SIDE YARD	K-1001.8	N/A, IF PROVIDED 2" PER 1'	
RESIDENTIAL LOADING BERTH	C-901.1	(1) 12'x30'	(1) 12'x30'
RESIDENTIAL SERVICE / DELIVERY AREA	C-901.1	(1) 10'x20'	(1) 10'x20'
RETAIL LOADING BERTH	C-901.1	(2) 12'x30'	(2) 12'x30', (1) 14' x 75', (1) 12' x 55'
RETAIL SERVICE / DELIVERY AREA	C-901.1	(1) 10'x20'	(1) 10'x20'
MULTIFAMILY PARKING	C-701.5	250 (1 PER 3 DUs IN EXCESS OF 4)	250
RETAIL PARKING	C-701.5	64 (1.33 PER 1,000 SF IN EXCESS OF 3,000 SF)	109
MULTIFAMILY LONG TERM BICYCLE PARKING	C-802.1	152 (1 PER 3 DUs, 50% AFTER FIRST 50 SPACES)	210
MULTIFAMILY SHORT TERM BICYCLE PARKING	C-802.1	38 (1 PER 20 DUs)	38
RETAIL LONG TERM BICYCLE PARKING	C-802.1	5 (1 PER 10,000 SF)	5
RETAIL SHORT TERM BICYCLE PARKING	C-802.1	15 (1 PER 3,500 SF)	15
RETAIL SHOWERS AND LOCKERS	C-806.5	2 SHOWERS, 3 LOCKERS	2 SHOWERS, 3 LOCKERS
ELECTRICAL VEHICLE CHARGING STATION	C-707.3.A.3	8 (1 EV PER 50 PARKING SPACES)	UP TO 78 SPACES
STORMWATER DETENTION	K-1010.1.D	20,819 CF	24,245 CF
STORMWATER RETENTION	K-1010.1.D	12,422 CF	12,422 CF
GREEN AREA RATIO (GAR)	K-1001.12	0.2	0.273
SOLAR GENERATION	K-1010.1.A	168,364 kWh (178 kWh per 1,000 GSF)	>168,364 kWh (PER YEAR)



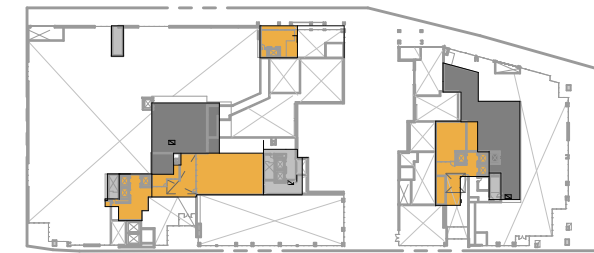
PENTHOUSE



LEVEL 9

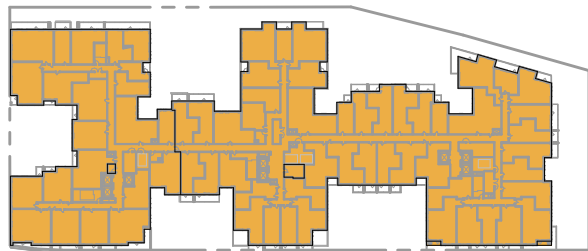


LEVEL 5

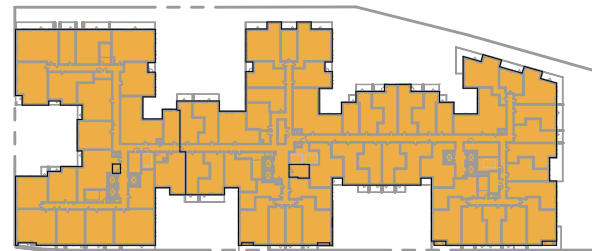


MEZZANINE

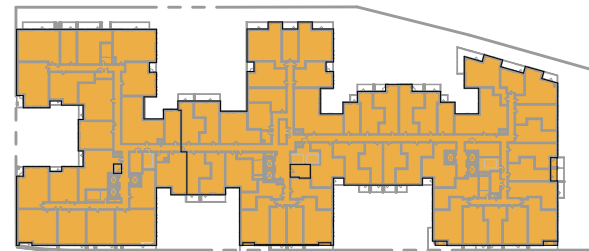
- COMMERCIAL
- COMMERCIAL SERVICE
- RESIDENTIAL



LEVEL 12



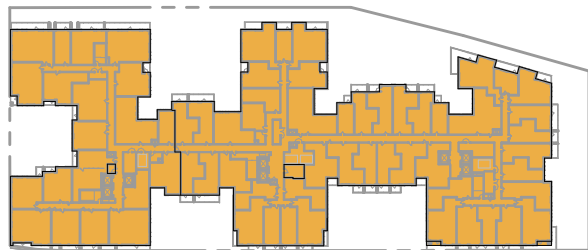
LEVEL 8



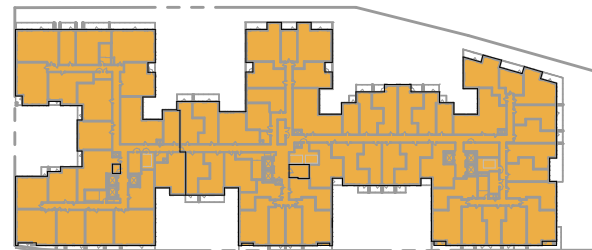
LEVEL 4



LEVEL 1



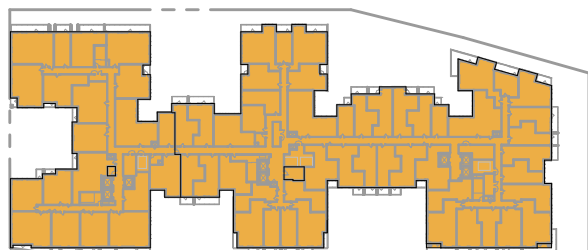
LEVEL 11



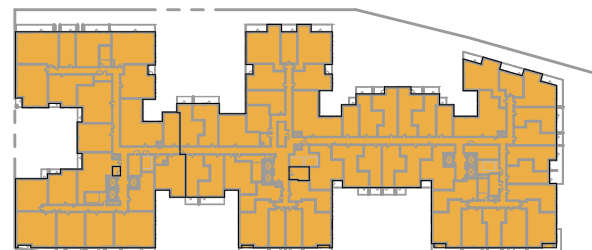
LEVEL 7



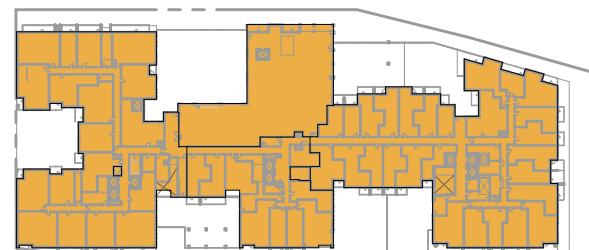
LEVEL 3



LEVEL 10



LEVEL 6



LEVEL 2

FAR (FLOOR AREA RATIO)			
TOTAL SITE AREA (SF)		92,303	
LEVEL	RESIDENTIAL (GSF)	COMMERCIAL (GSF)	TOTAL (GSF)
L1	25227	40799	66026
MEZZ	8916	5886	14802
L2	57481	0	57481
L3	56842	0	56842
L4	56802	0	56802
L5	56842	0	56842
L6	56739	0	56739
L7	56718	0	56718
L8	56726	0	56726
L9	56749	0	56749
L10	56676	0	56676
L11	56676	0	56676
L12	56443	0	56443
PH	33739	0	33739
	692576	46685	739261
FAR	7.50	0.51	8.01

GENERAL NOTES:

1. PER 11-B DCMR SECTION 304, THE FOLLOWING HAVE BEEN EXCLUDED FROM GFA TOWARDS FAR CALCULATIONS:
 - BELOW GRADE PARKING LEVELS
 - PARKING RAMP TO GARAGE
 - EXTERIOR BALCONIES THAT DO NOT EXCEED A PROJECTION OF 6 FT BEYOND EXTERIOR WALLS OF THE BUILDING
 - ALL PROJECTIONS BEYOND THE PROPERTY LINE THAT ARE ALLOWED BY ZONING REGULATIONS

UNIT TYPES

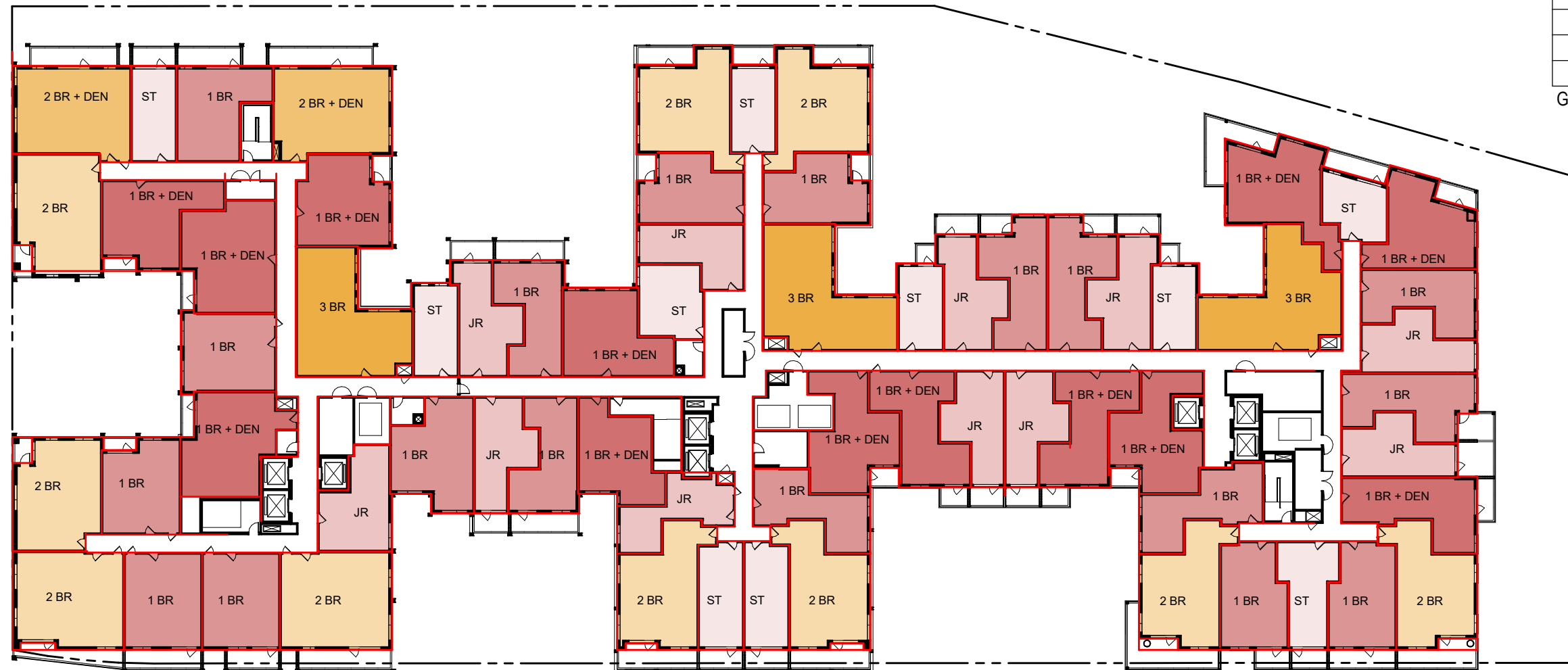
- 1 BED
- 1 BED + DEN
- 2 BED
- 2 BED + DEN
- 3 BED
- JR 1 BED
- STUDIO

GENERAL NOTES:

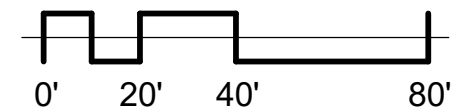
1. PROPOSED UNIT MIX IS PRELIMINARY. FINAL MIX WILL BE DETERMINED UPON FURTHER DWELLING UNIT LAYOUT STUDY AS PART OF THE FINAL DESIGN

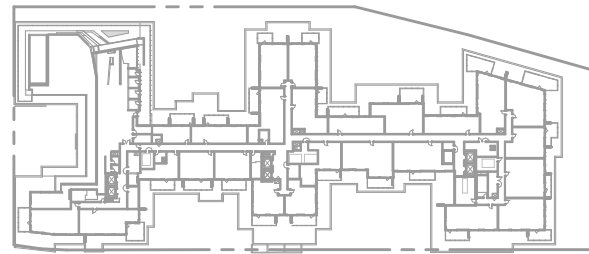
UNIT MIX - PER TYPE	
UNIT TYPE	UNIT COUNT
ST	112
JR	120
1 BR	200
1 BR + DEN	148
2 BR	117
2 BR + DEN	30
3 BR	30
GRAND TOTAL	757

UNIT MIX - PER LEVEL	
LEVEL	UNIT COUNT
LEVEL 2	53
LEVEL 3	67
LEVEL 4	67
LEVEL 5	67
LEVEL 6	67
LEVEL 7	67
LEVEL 8	67
LEVEL 9	67
LEVEL 10	67
LEVEL 11	69
LEVEL 12	74
PENTHOUSE	25
GRAND TOTAL	757



TYPICAL FLOOR





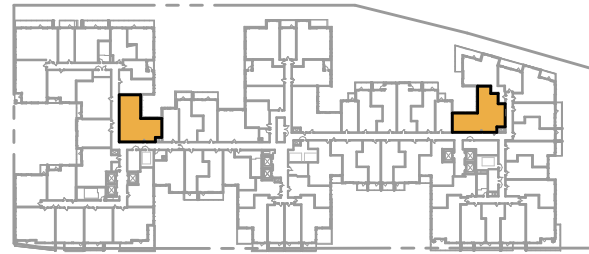
PENTHOUSE



LEVEL 9



LEVEL 5



LEVEL 12



LEVEL 8



LEVEL 4



LEVEL 11



LEVEL 7



LEVEL 3



LEVEL 10



LEVEL 6



LEVEL 2

*All numbers are approximate and subject to adjustments during design development and permitting in accordance with any flexibility granted by the Zoning Commission. The IZ unit mix and locations are subject to change based on final interior layout, total unit mix, and as necessary to comply with any applicable DC laws and regulations, including the IZ Implementation Regulations (14 DCMR Chapter 22). The unit types shown herein are based on definitions set forth in the DC Building Code and may be reallocated as necessary to comply with the requirements of 14 DCMR Chapter 22.

 INCLUSIONARY ZONING UNIT

IZ UNIT TABULATIONS

COMMENTS	COUNT	MINIMUM AREA PER ZONING	TOTAL AREA	%
- STUDIO	20	400	9,345 SF	16%
1 BED	22	550	12,742 SF	22%
2 BED	6	850	5,521 SF	9%
3 BED	29	1000	30,556 SF	53%
GRAND TOTAL: 77			58,165 SF	100%

GENERAL NOTES:

1. INCLUSIONARY ZONING UNIT MIX REFLECTS APPROXIMATE RANGE IN PROPORTION TO MARKET UNIT MIX
2. THE LOCATION OF IZ UNITS IS SCHEMATIC AND INTENDED TO SHOW GENERAL DISTRIBUTION
3. FINAL LOCATIONS WILL BE DETERMINED UPON FURTHER DWELLING UNIT LAYOUT STUDY AS PART OF THE FINAL DESIGN

(TOTAL GROSS RESIDENTIAL FLOOR AREA x 12%)	(504,223 SF x 12%)
=	=
GROSS RESIDENTIAL IZ REQUIRED	60,507 SF

(TOTAL NET RESIDENTIAL FLOOR AREA x 12%)	(459,388 SF x 12%)
+	+
(PENTHOUSE HABITABLE SPACE x 8%)	(34,010 x 8%)
=	=
NET RESIDENTIAL IZ REQUIRED	57,847 SF

TOTAL NET IZ AREA REQUIRED = 57,847 SF


TOTAL NET IZ AREA PROVIDED = 58,165 SF

(TOTAL NET RESIDENTIAL FLOOR AREA x 12%) x 50%	(459,338 SF x 12%) x 50%
+	+
(PENTHOUSE HABITABLE SPACE x 8%)	(34,010 x 8%)
=	=
IZ 3 BR NET RESIDENTIAL FLOOR AREA REQUIRED	30,284 SF

3 BR NET IZ AREA REQUIRED = 30,284 SF

3 BR NET IZ AREA PROVIDED = 30,556 SF

LEGEND

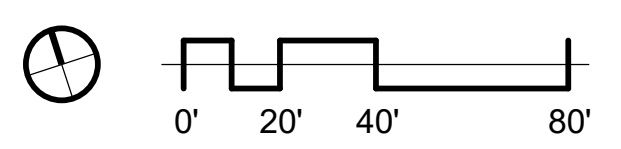
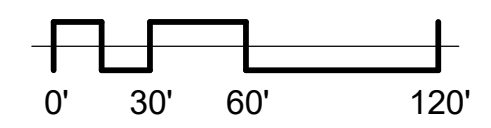
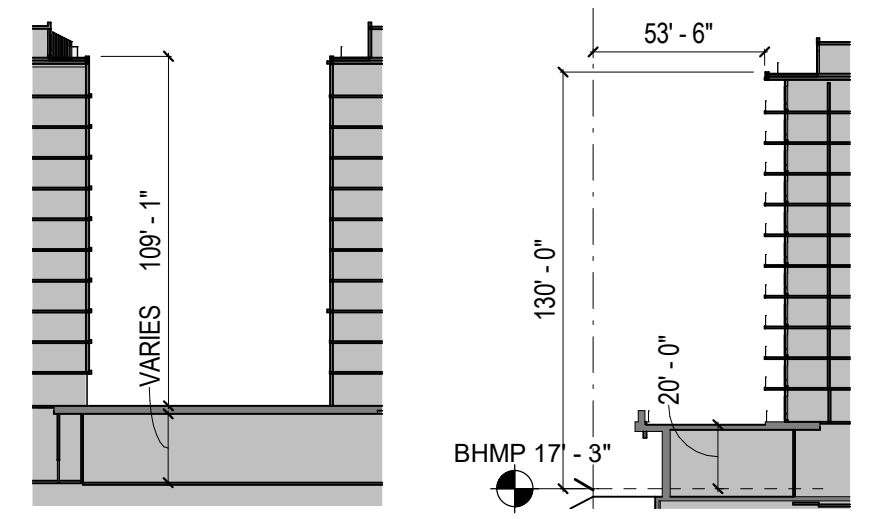
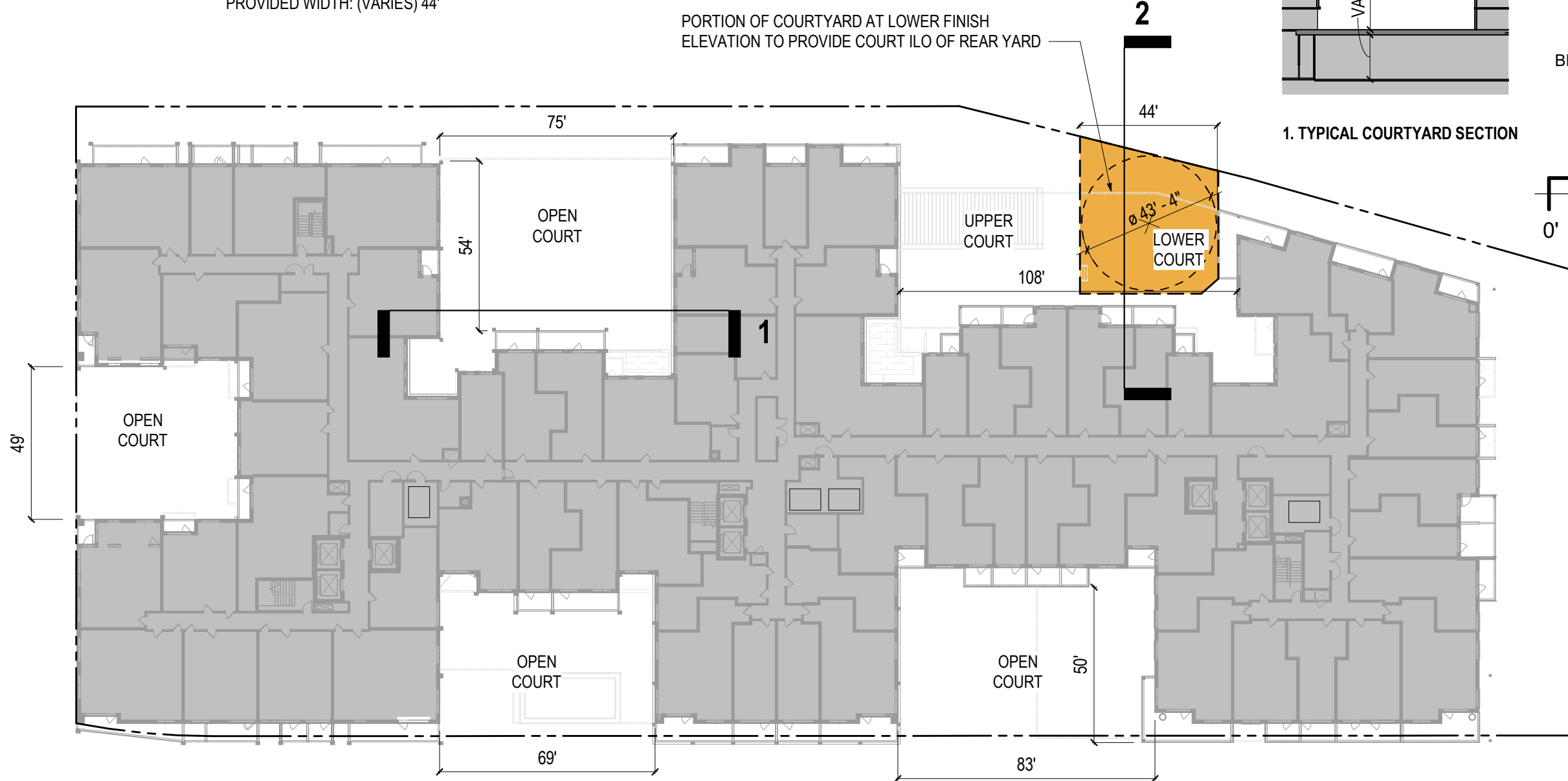
 CORNER LOT COURT ILO OF REAR YARD

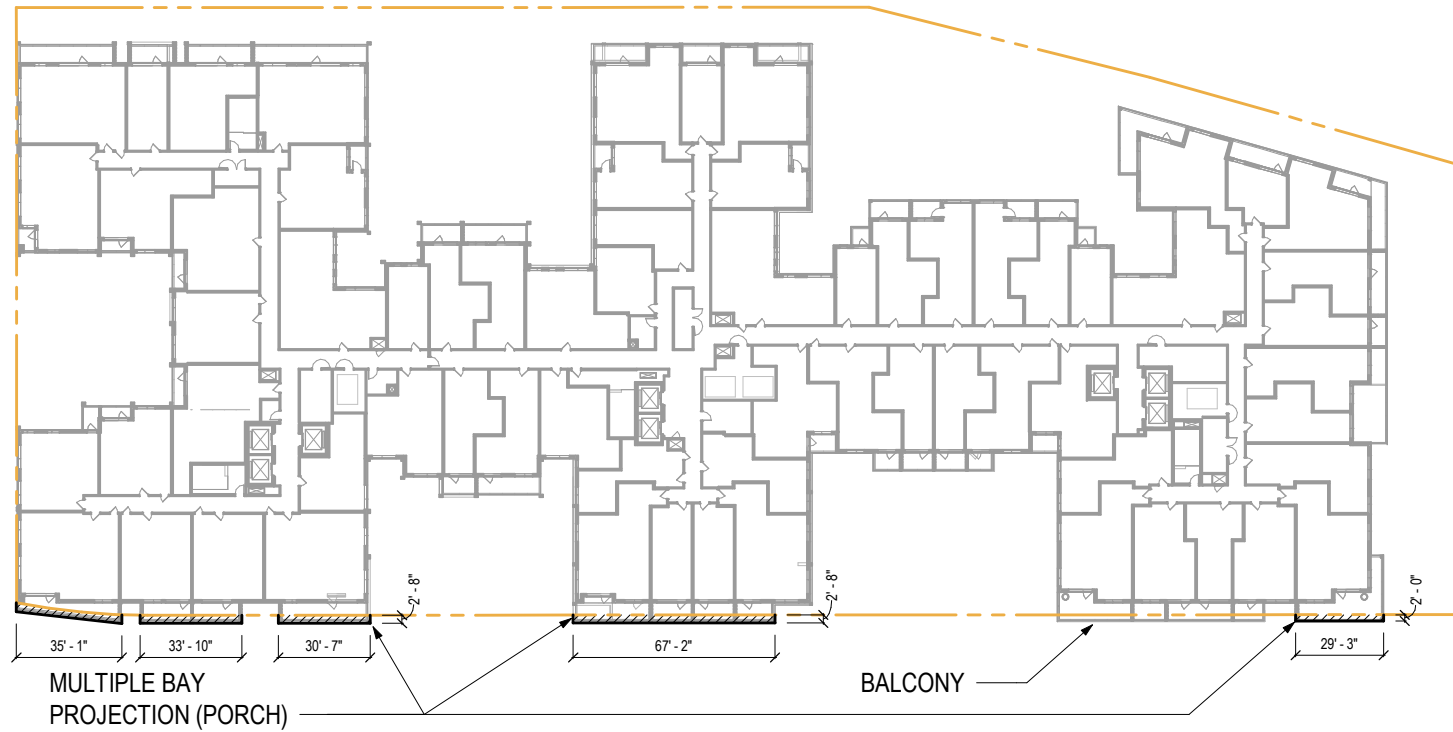
REQUIRED OPEN COURT MINIMUM WIDTH:

4" PER 1 FOOT OF HEIGHT
4" x 109.08' = 437" or 36'-5"
PROVIDED WIDTH: (VARIES) 51' TO 108'

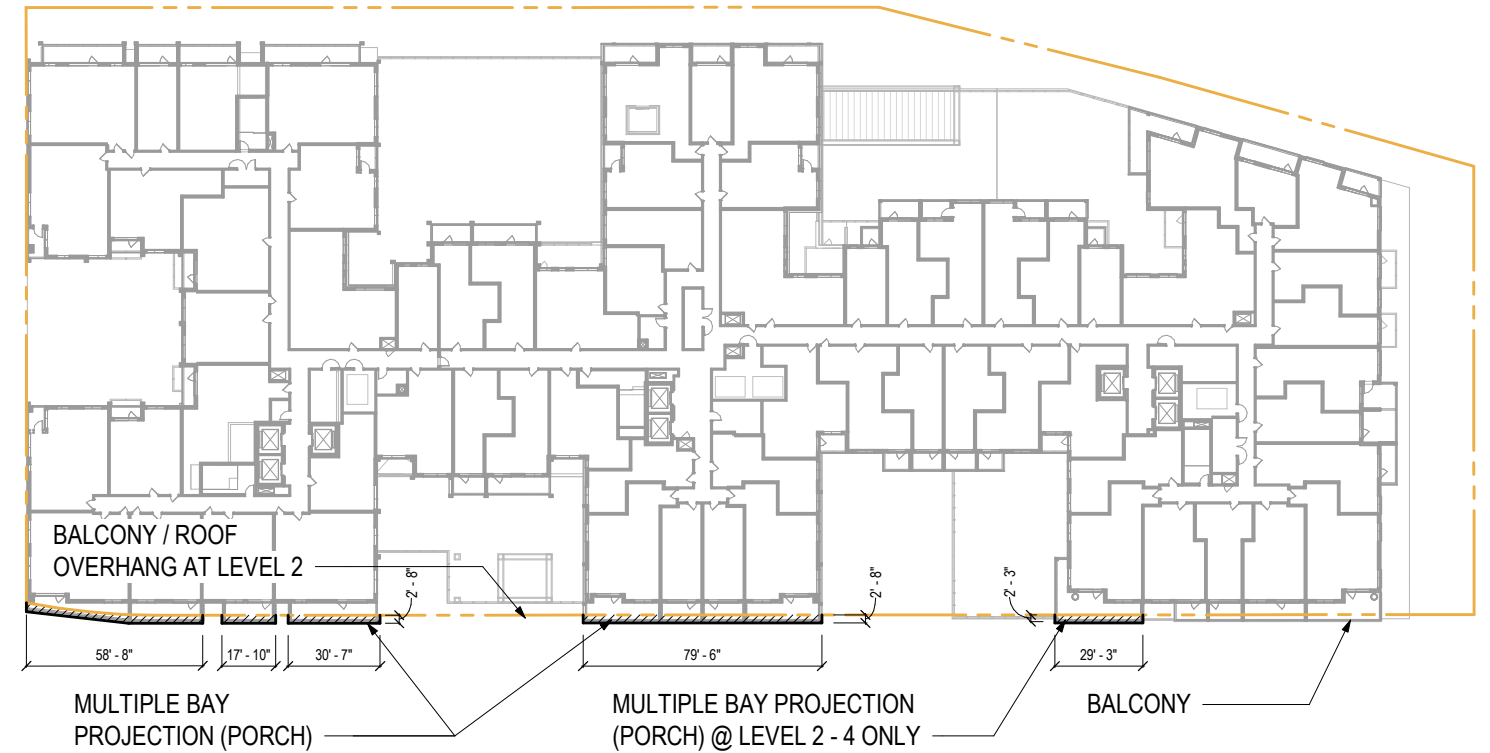
REQUIRED CLOSED COURT ILO OF REAR YARD WIDTH

4" x 130' = 520" or 43'-4"
PROVIDED WIDTH: (VARIES) 44'

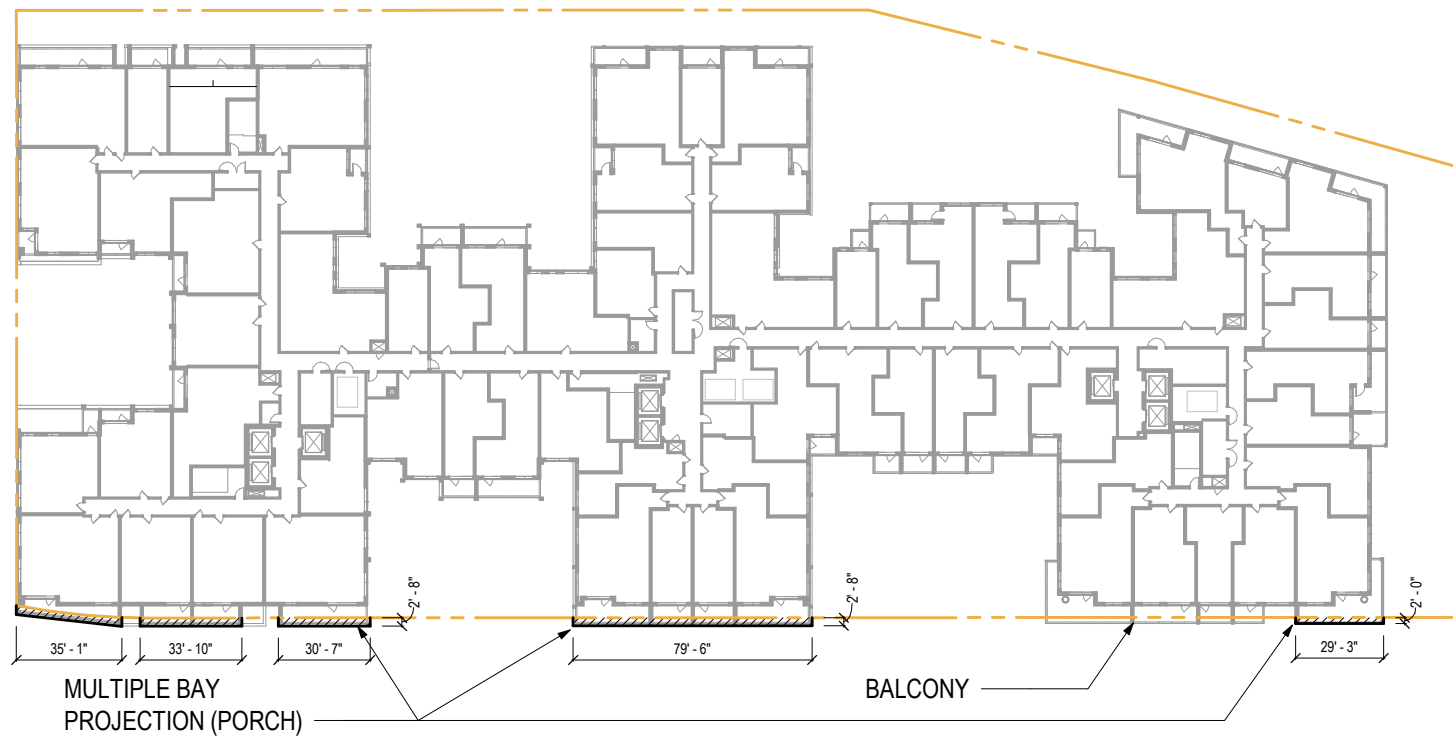




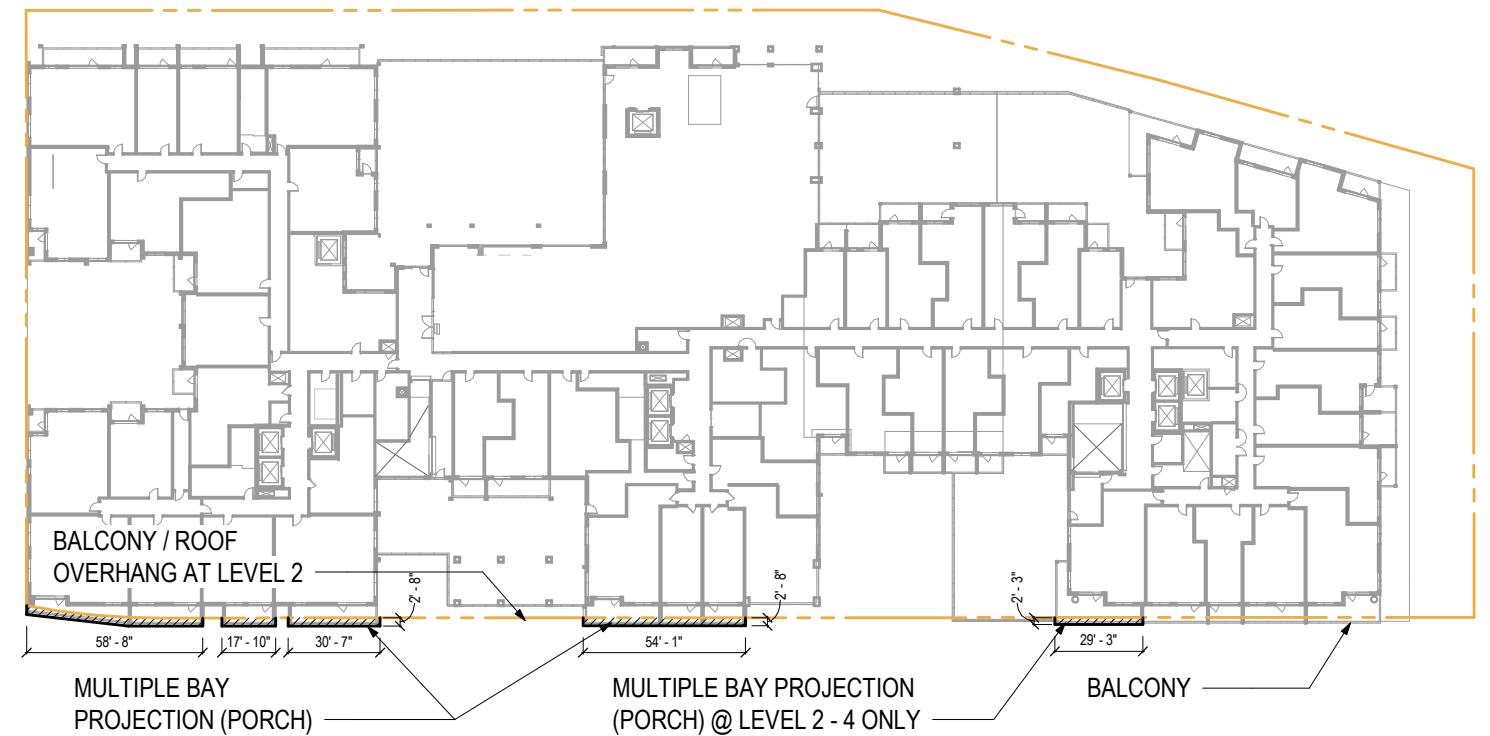
PROJECTION DIAGRAM - LEVEL 7 - 8



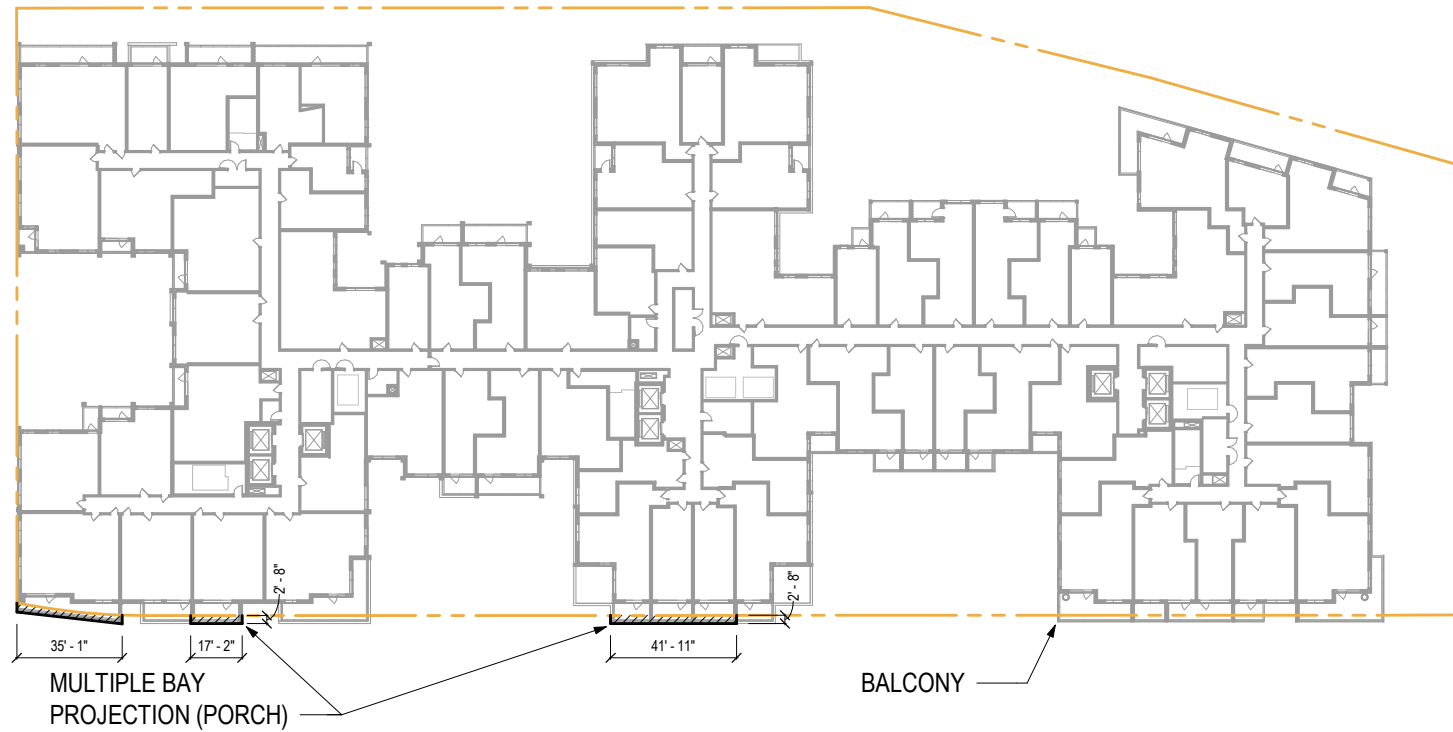
PROJECTION DIAGRAM - LEVEL 3 - 4



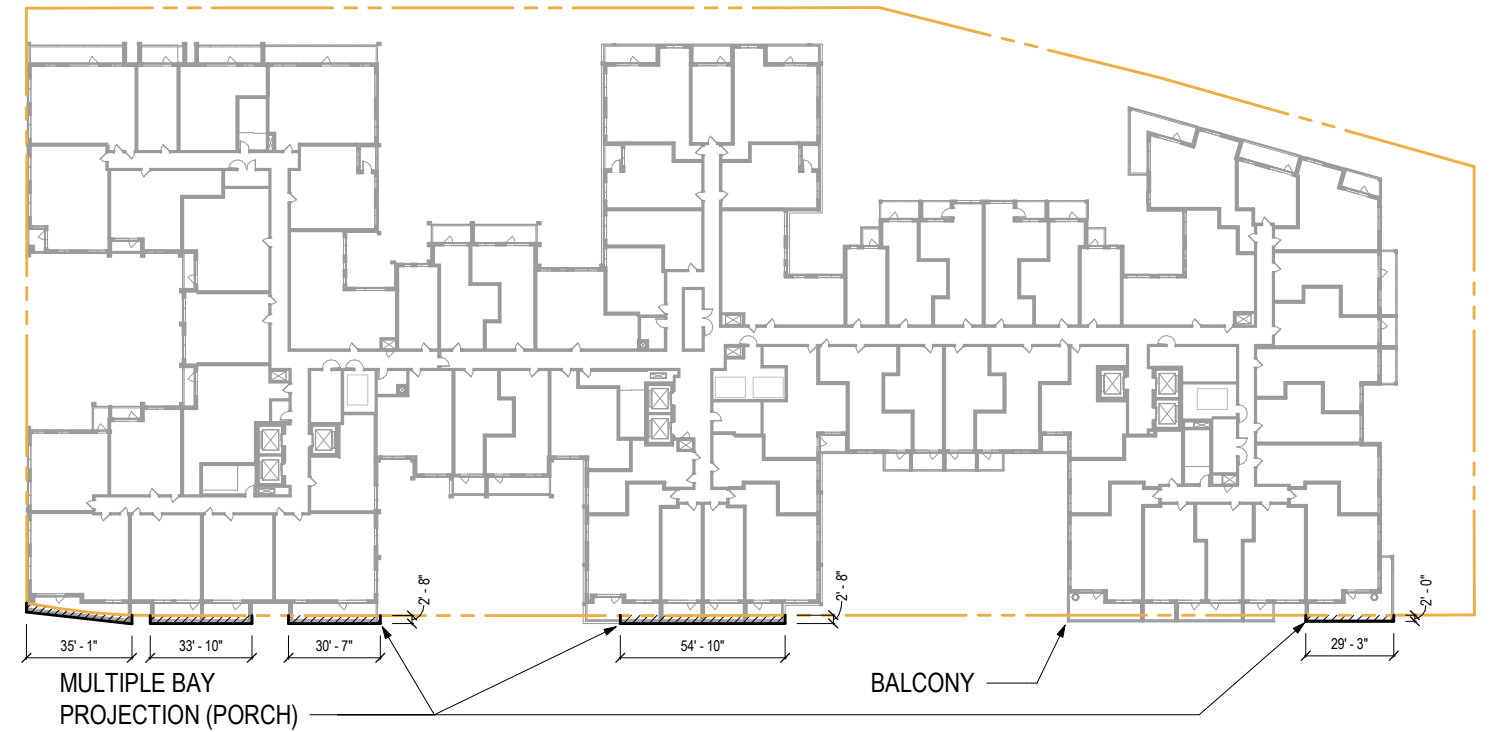
PROJECTION DIAGRAM - LEVEL 5 - 6



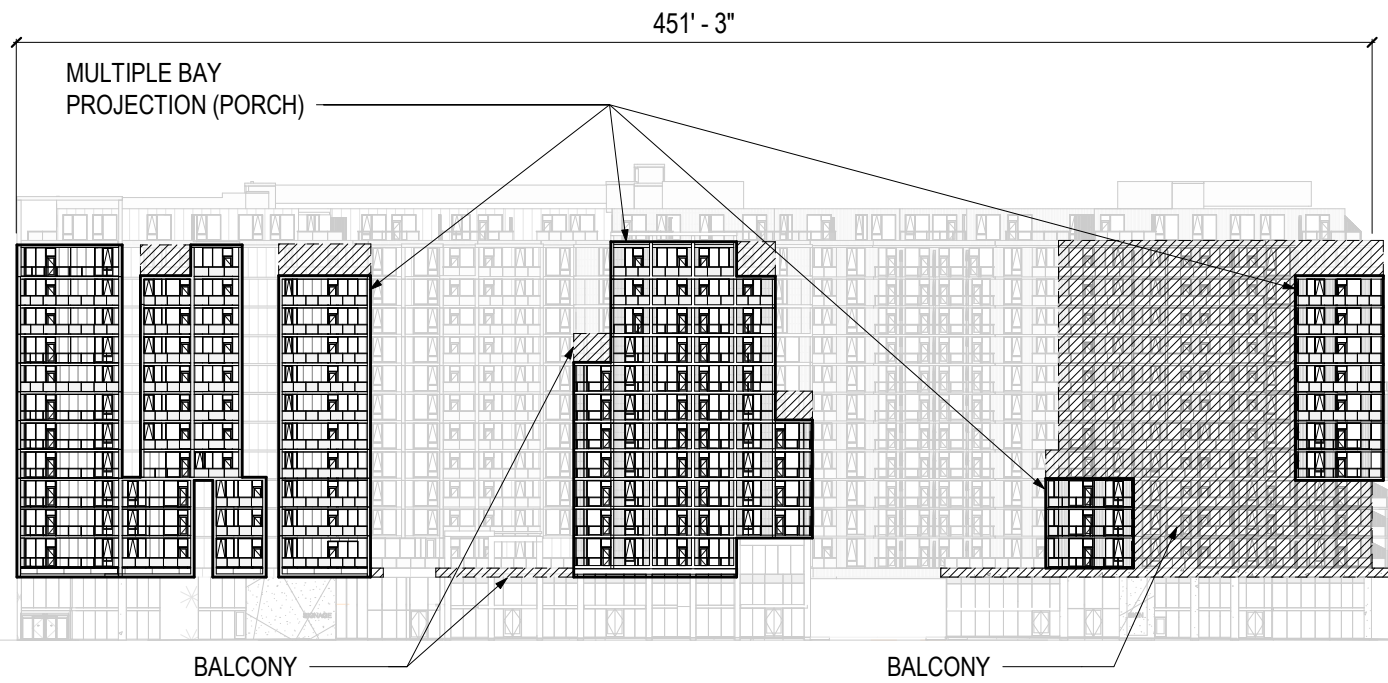
PROJECTION DIAGRAM - LEVEL 2



PROJECTION DIAGRAM - LEVEL 12



PROJECTION DIAGRAM - LEVEL 9 - 11



SOUTH ELEVATION - PROJECTION DIAGRAM

PROJECTION WIDTH (LINEAR FEET)

	PROPOSED	ALLOWED
LEVEL 12	94' - 2" (94.17')	< 226.63'
LEVEL 11	183' - 7" (183.58')	< 226.63'
LEVEL 10	183' - 7" (185.58')	< 226.63'
LEVEL 9	183' - 7" (185.58')	< 226.63'
LEVEL 8	195' - 11" (195.92')	< 226.63'
LEVEL 7	195' - 11" (195.92')	< 226.63'
LEVEL 6	208' - 3" (208.25')	< 226.63'
LEVEL 5	208' - 3" (208.25')	< 226.63'
LEVEL 4	215' - 10" (215.83')	< 226.63'
LEVEL 3	215' - 10" (215.83')	< 226.63'
LEVEL 2	190' - 5" (190.42')	< 226.63'

**BALCONY PROJECTION INTO PUBLIC SPACE
FOR STREETS >60' & <70' PER DCMRA 12A 3202.10.2.2 (1)**

BALCONY PROJECTION ALLOWED	3'
BALCONY PROJECTION PROVIDED	VARIES, 2' - 2'-8"

**MULTIPLE PROJECTIONS INTO PUBLIC SPACE
FOR FACADES OVER 24' PER DCMR 12A 3202.10.3**

PROPERTY LINE / BUILDING WIDTH	451' - 3" (451.25")
BAY WIDTH ALLOWED	FOR FIRST 24' OF WIDTH 9' FOR 16' OF WIDTH + 4' FOR ADDITIONAL 8' 13'
BAY WIDTH INCREASE	(BUILDING WIDTH - 24') + 6" PER 1 OF FACADE (451.25" - 24') * 6/12 = 213.63'
ALLOWED AGGREGATE WIDTH	BAY WIDTH ALLOWED + INCREASE 13' + 213.625' = 226.63'



LEED v4.1 for BD+C: New Construction and Major Renovation

Scorecard

Project Name: *Redbrick CQ34*

LEED Project Number: *TBD*

Date: *7/23/2021*

STATUS	Gold
---------------	-------------

Y	?Y	?N	N	Integrative Process	
1				IPc1 Integrative Process	1

62	22	18	8	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					

10	3	3	0	Location and Transportation	16
				LTc1 LEED for Neighborhood Development Location	16
1				LTc2 Sensitive Land Protection	1
1		1		LTc3 High Priority Site and Equitable Development	2
	3	2		LTc4 Surrounding Density and Diverse Uses	5
5				LTc5 Access to Quality Transit	5
1				LTc6 Bicycle Facilities	1
1				LTc7 Reduced Parking Footprint	1
1				LTc8 Electric Vehicles	1

8	2	2	1	Materials and Resources	13
Y				MRp1 Storage and Collection of Recyclables	Required
Y				MRp1 Construction and Demolition Waste Management Planning	Required
2		2	1	MRc1 Building Life-Cycle Impact Reduction	5
1	1			MRc2 Building Product Disclosure and Optimization - EPD	2
1	1			MRc3 Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
2				MRc4 Building Product Disclosure and Optimization - Material Ingredients	2
2				MRc5 Construction and Demolition Waste Management	2

7	1	2	0	Sustainable Sites	10
Y				SSp1 Construction Activity Pollution Prevention	Required
1				SSc1 Site Assessment	1
		2		SSc2 Protect or Restore Habitat	2
	1			SSc3 Open Space	1
3				SSc4 Rainwater Management	3
2				SSc5 Heat Island Reduction	2
1				SSc6 Light Pollution Reduction	1

5	5	5	1	Indoor Environmental Quality	16
Y				IEQp1 Minimum Indoor Air Quality Performance	Required
Y				IEQp2 Environmental Tobacco Smoke Control	Required
1	1			IEQc1 Enhanced Indoor Air Quality Strategies	2
2	1			IEQc2 Low-Emitting Materials	3
1				IEQc3 Construction Indoor Air Quality Management Plan	1
	1	1		IEQc4 Indoor Air Quality Assessment	2
		1		IEQc5 Thermal Comfort	1
1	1			IEQc6 Interior Lighting	2
	1	1	1	IEQc7 Daylight	3
		1		IEQc8 Quality Views	1
		1		IEQc9 Acoustic Performance	1

5	3	3	0	Water Efficiency	11
Y				WEp1 Outdoor Water Use Reduction	Required
Y				WEp2 Indoor Water Use Reduction	Required
Y				WEp3 Building-Level Water Metering	Required
1	1			WEc1 Outdoor Water Use Reduction	2
3		3		WEc2 Indoor Water Use Reduction	6
	2			WEc3 Cooling Tower and Process Water Use	2
1				WEc4 Water Metering	1

5	1			Innovation (max 2 exemplary, or 4 pilot credits, min 1 pilot if 5)	6
1				1	1
1				2	1
1				3	1
	1			4	1
1				Pilot 5	1
1				Credit LEED Accredited Professional	1

17	7	3	6	Energy and Atmosphere	33
Y				EAp1 Fundamental Commissioning and Verification	Required
Y				EAp2 Minimum Energy Performance	Required
Y				EAp3 Building-Level Energy Metering	Required
Y				EAp4 Fundamental Refrigerant Management	Required
14	1	1	2	EAc1 Optimize Energy Performance	18
3	2	1		EAc2 Enhanced Commissioning	6
	1			EAc3 Advanced Energy Metering	1
	1		4	EAc4 Renewable Energy	5
	1			EAc6 Enhanced Refrigerant Management	1
	1	1		EAc7 Grid Harmonization	2

4	0	0	0	Regional Priority	4
		1		1 Site Development: Protect and Restore Habitat (Req'd pts = 2)	1
1				2 Rainwater Management (Req'd pts = 3)	1
1				3 Optimize Energy Performance (Req'd pts = 10)	1
1				4 Access to Quality Transit (Req'd pts = 4)	1
1				5 Green Vehicles / Electric Vehicles (Req'd pts = 1)	1
1				6 Reduced Parking Footprint (Req'd pts = 1)	1

Green Area Ratio Scoresheet

★★★ Address

Other

*Lot size (enter this value first) **

	Square 5860	Lot 97	Zone District NHR
	Lot area (sf) 92,303	Minimum Score .2	Multiplier SCORE: 0.273

Landscape Elements		Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth < 24"	square feet <input type="text" value="826"/>	0.30	247.8
2	Landscaped areas with a soil depth ≥ 24"	square feet <input type="text" value="1,094"/>	0.60	656.4
3	Bioretention facilities	square feet <input type="text" value="0"/>	0.40	-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height	square feet <input type="text" value="1,920"/>	0.20	384.0
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants <input type="text" value="0"/>	0	-
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees <input type="text" value="8"/>	400	200.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees <input type="text" value="0"/>	0	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees <input type="text" value="0"/>	0	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees <input type="text" value="0"/>	0	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees <input type="text" value="0"/>	0	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees <input type="text" value="0"/>	0	-
9	Vegetated wall, plantings on a vertical surface	square feet <input type="text" value="0"/>	0.60	-
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	square feet <input type="text" value="0"/>	0.60	-
2	Over at least 8" of growth medium	square feet <input type="text" value="21,333"/>	0.80	17,066.4

D Permeable Paving***

1	Permeable paving over 6" to 24" of soil or gravel	square feet <input type="text" value="0"/>	0.40	-
2	Permeable paving over at least 24" of soil or gravel	square feet <input type="text" value="0"/>	0.50	-

E Other

1	Enhanced tree growth systems***	square feet <input type="text" value="0"/>	0.40	-
2	Renewable energy generation	square feet <input type="text" value="13,200"/>	0.50	6,600.0
3	Approved water features	square feet <input type="text" value="0"/>	0.20	-

sub-total of sq ft = 38,773

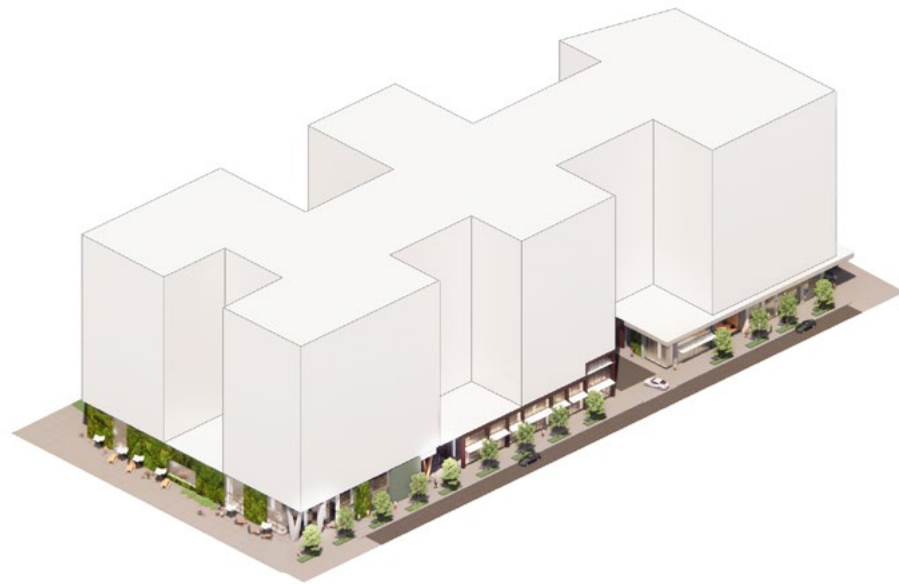
F Bonuses

1	Native plant species	square feet <input type="text" value="0"/>	0.10	-
2	Landscaping in food cultivation	square feet <input type="text" value="0"/>	0.10	-
3	Harvested stormwater irrigation	square feet <input type="text" value="0"/>	0.10	-

Green Area Ratio numerator = 25,155

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

Total square footage of all permeable paving and enhanced tree growth. -



Living Streets

Active storefronts, vibrant design, and pedestrian-oriented planning create a streetscape that works as an amenity to the residents and community alike



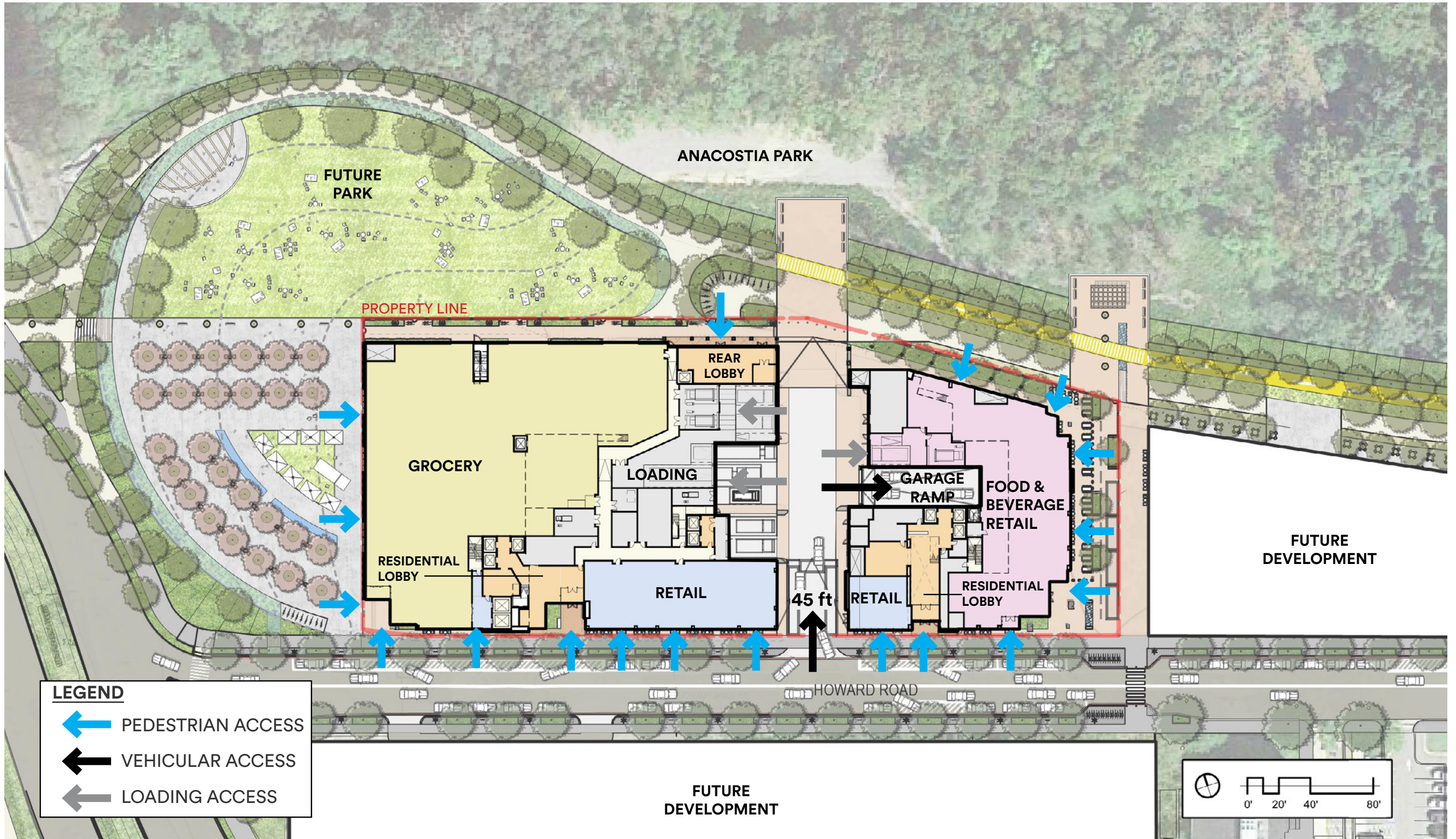
Elevate Nature

Connect the landscape and life of the surrounding parks and building terraces



Modulate Scale

Erode the skyline, vary the streetwall, and employ distinct facade characters to break down the building's mass



COLOR LEGEND

- BUILDING SUPPORT
- CIRCULATION
- RESIDENTIAL - AMENITY
- RESIDENTIAL - LOBBY

REQUIRED PARKING SPACES PER ZONING

RETAIL (1.3 per 1,000 sf) = 65 spaces*
 RESIDENTIAL (1 per 3 units) = 250 spaces

TOTAL PARKING SPACES

(109 RETAIL + 250 RESIDENTIAL) = 359 spaces

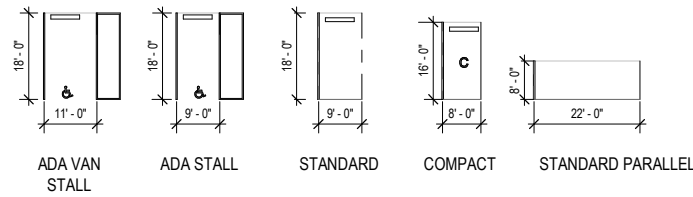
REQUIRED LONG TERM BIKE PARKING PER ZONING

RETAIL (1 PER 10,000 SF) = 5
 RESIDENTIAL (1 PER 3 DUs, 50% AFTER FIRST 50 SPACES) = 152

REQUIRED SHORT TERM BIKE PARKING PER ZONING

RETAIL (1 PER 3,500 SF) = 15
 RESIDENTIAL (1 PER 20 DUs) = 38

PARKING STALL TYPES



BIKE PARKING	
LEVEL	COUNT
RESIDENTIAL	
LEVEL B1	208
LEVEL 1	40
RETAIL	
LEVEL B1	20
RETAIL	20
GRAND TOTAL	268

PARKING TABULATIONS	
TYPE	COUNT
RESIDENTIAL	
LEVEL B2	
ADA	5
COMPACT	71
PARALLEL	4
STANDARD	118
	198

LEVEL B1	
TYPE	COUNT
ADA	3
ADA VAN	2
COMPACT	22
PARALLEL	1
STANDARD	24
	52

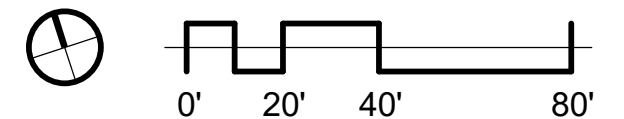
	250
RETAIL	
LEVEL B1	
ADA	1
ADA VAN	1
STANDARD	107
	109

	109
GRAND TOTAL	359

EV SPACES	
TYPE	COUNT
RESIDENTIAL	56
RETAIL	22
GRAND TOTAL	78



*Flexibility is requested to make refinements to parking and loading configurations, including layout, so long as the provided parking and loading complies with the size, location, access, maintenance, and operation requirements of 11 DCMR or the flexibility granted herein.



COLOR LEGEND

- BUILDING SUPPORT
- CIRCULATION
- RESIDENTIAL - AMENITY
- RETAIL PARKING

REQUIRED PARKING SPACES PER ZONING

RETAIL (1.3 per 1,000 sf) = 65 spaces*
 RESIDENTIAL (1 per 3 units) = 250 spaces

TOTAL PARKING SPACES

(109 RETAIL + 250 RESIDENTIAL) = 359 spaces

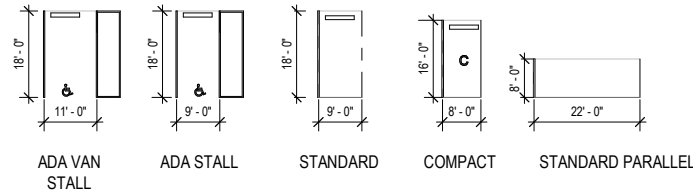
REQUIRED LONG TERM BIKE PARKING PER ZONING

RETAIL (1 PER 10,000 SF) = 5
 RESIDENTIAL (1 PER 3 DUs, 50% AFTER FIRST 50 SPACES) = 152

REQUIRED SHORT TERM BIKE PARKING PER ZONING

RETAIL (1 PER 3,500 SF) = 15
 RESIDENTIAL (1 PER 20 DUs) = 38

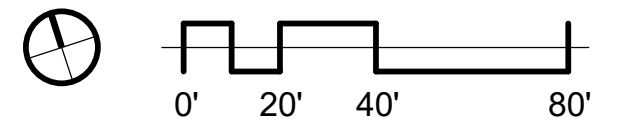
PARKING STALL TYPES



BIKE PARKING	
LEVEL	COUNT
RESIDENTIAL	
LEVEL B1	208
LEVEL 1	40
RETAIL	
LEVEL B1	20
RETAIL	20
GRAND TOTAL	268

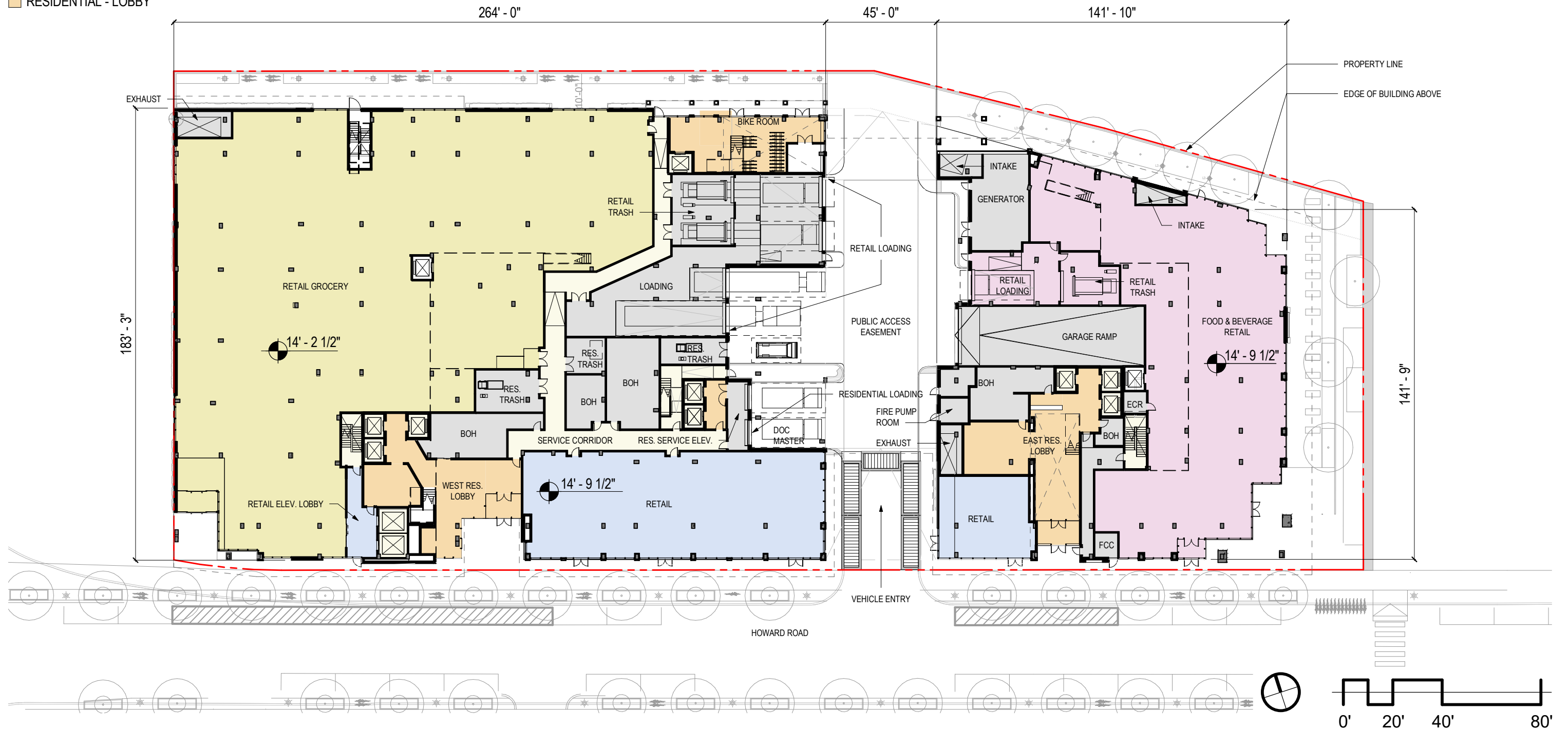
PARKING TABULATIONS	
TYPE	COUNT
RESIDENTIAL	
LEVEL B2	
ADA	5
COMPACT	71
PARALLEL	4
STANDARD	118
	198
LEVEL B1	
ADA	3
ADA VAN	2
COMPACT	22
PARALLEL	1
STANDARD	24
	52
RETAIL	
LEVEL B1	
ADA	1
ADA VAN	1
STANDARD	107
	109
	109
GRAND TOTAL	359

EV SPACES	
TYPE	COUNT
RESIDENTIAL	56
RETAIL	22
GRAND TOTAL	78



COLOR LEGEND

- BUILDING SUPPORT
- CIRCULATION
- FOOD / BEVERAGE RETAIL
- GROCERY RETAIL
- INLINE RETAIL
- RESIDENTIAL - AMENITY
- RESIDENTIAL - LOBBY



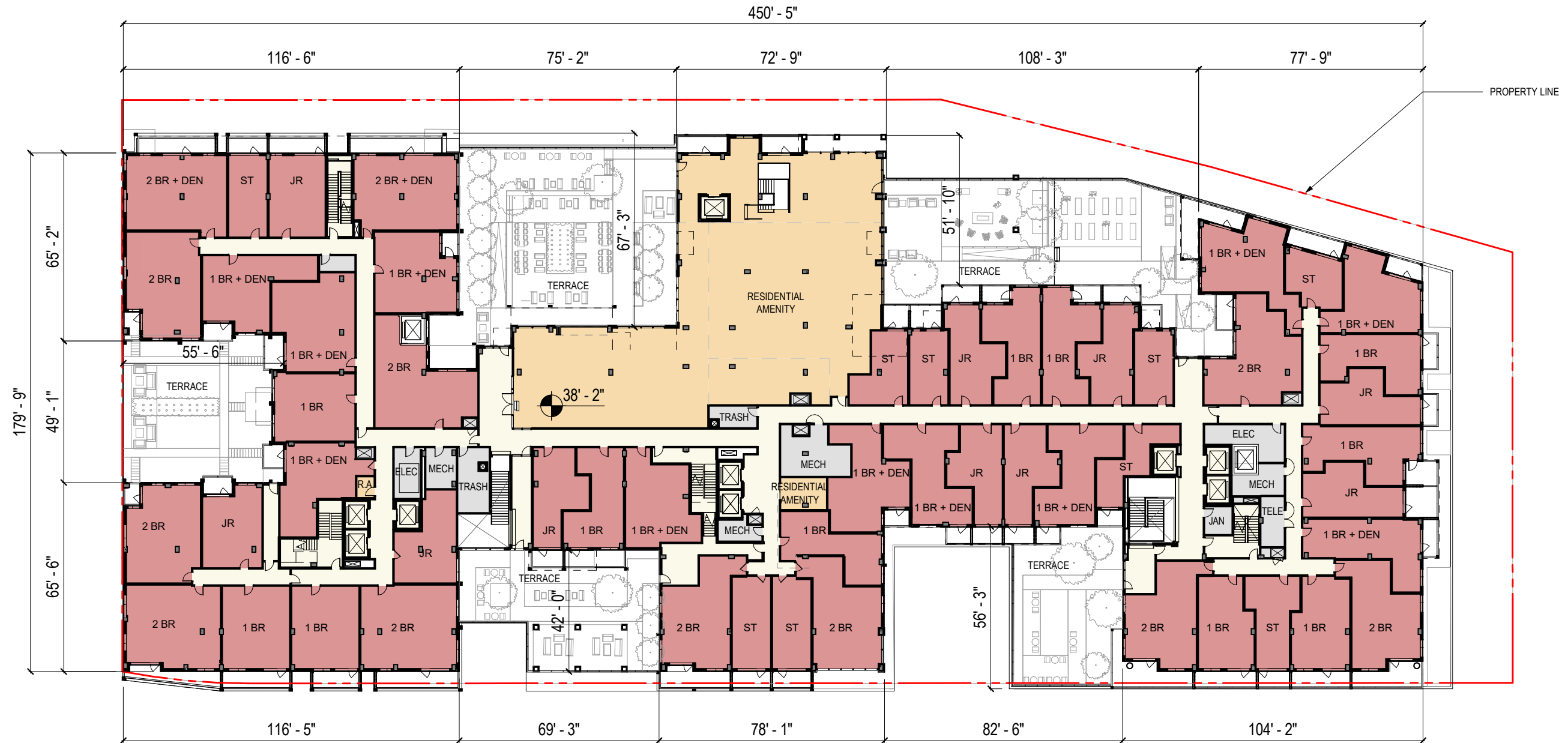
COLOR LEGEND

- BUILDING SUPPORT
- CIRCULATION
- FOOD / BEVERAGE RETAIL
- GROCERY RETAIL
- RESIDENTIAL - AMENITY

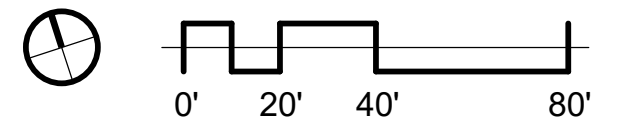


COLOR LEGEND

- BUILDING SUPPORT
- CIRCULATION
- RESIDENTIAL - AMENITY
- RESIDENTIAL

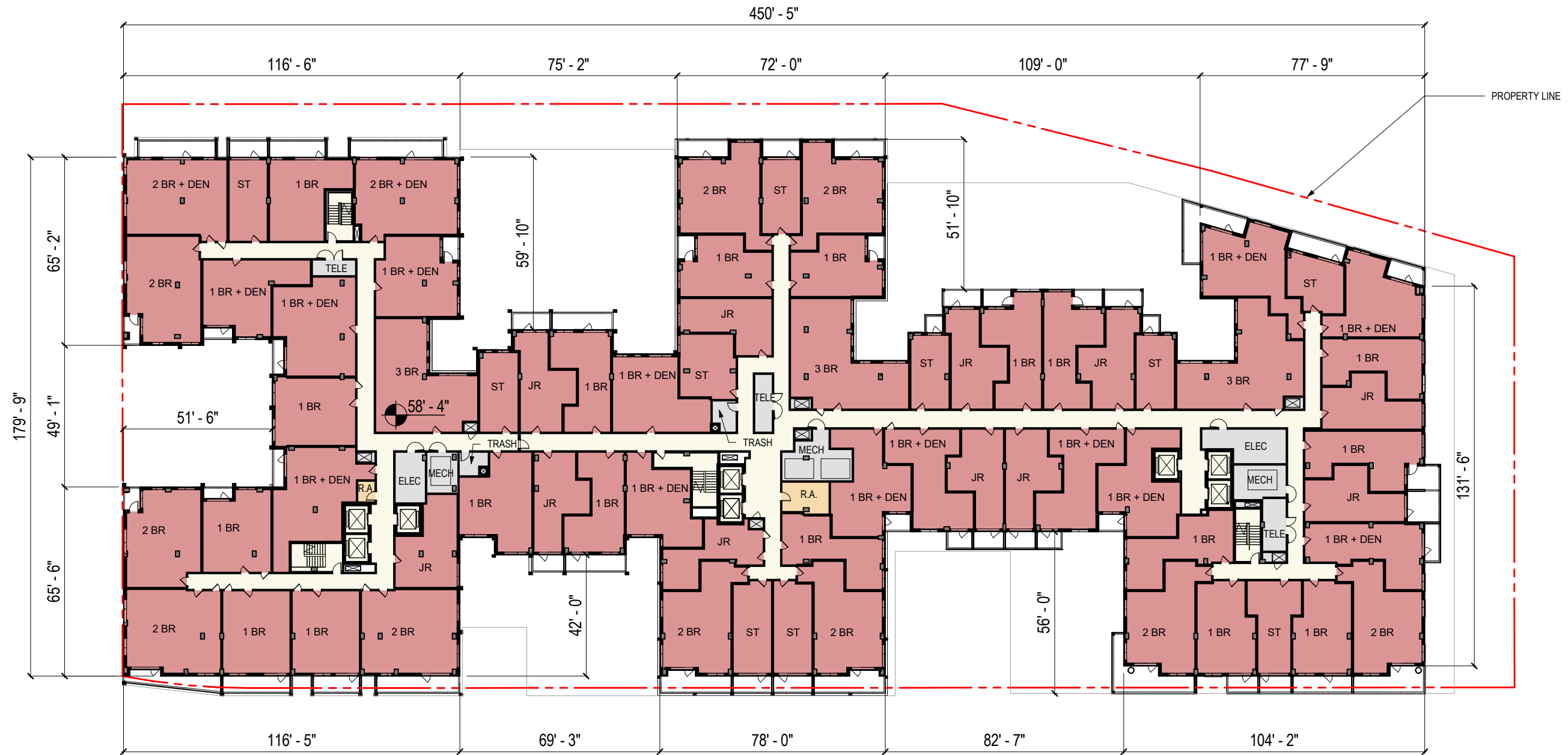


*The locations, numbers, and sizes of units, stairs, elevators, and partitions are preliminary and shown for illustrative purposes only. Final layouts may vary.



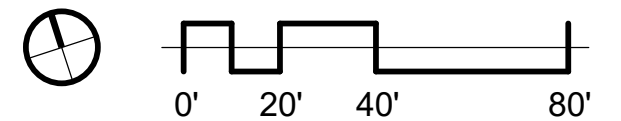
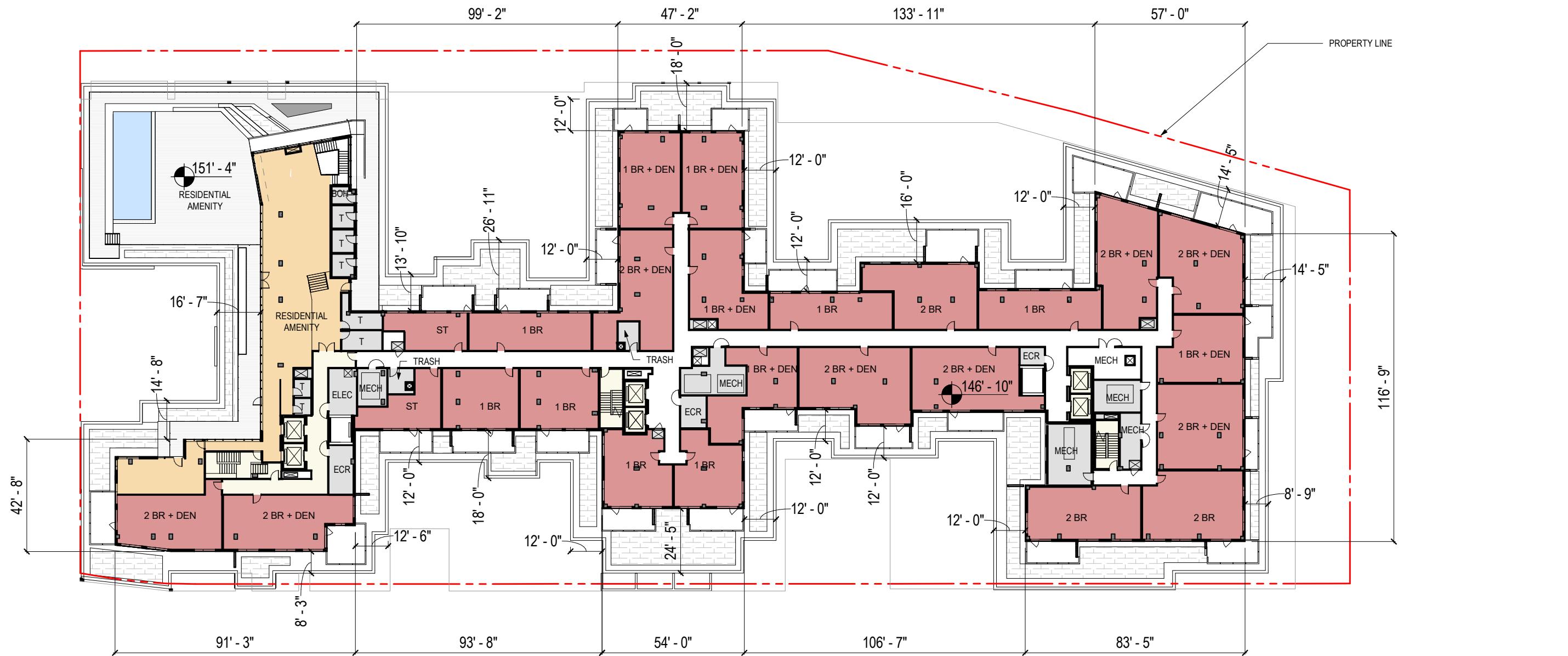
COLOR LEGEND

- BUILDING SUPPORT
- CIRCULATION
- RESIDENTIAL - AMENITY
- RESIDENTIAL



COLOR LEGEND

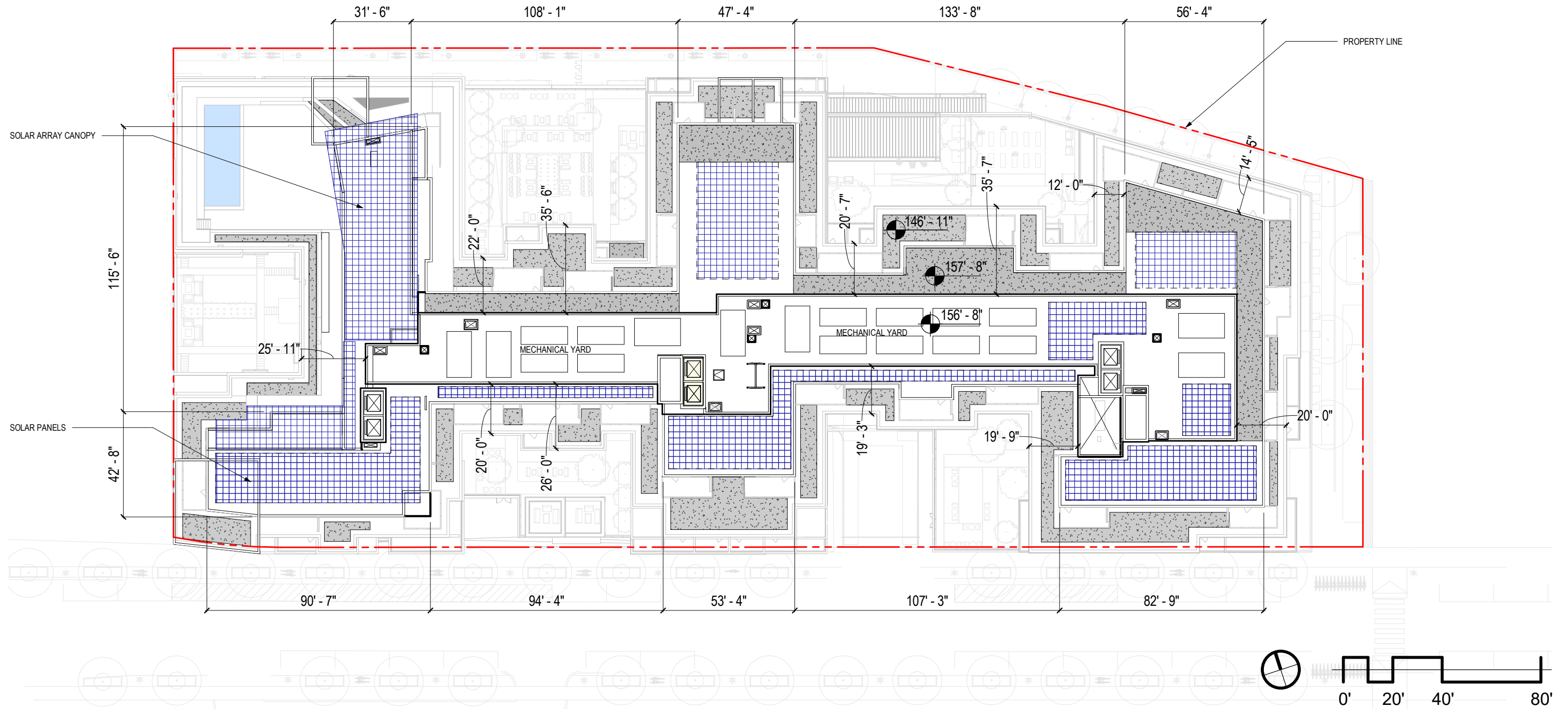
- BUILDING SUPPORT
- CIRCULATION
- RESIDENTIAL - LOBBY
- RESIDENTIAL



APPROXIMATE AREA CALCULATIONS

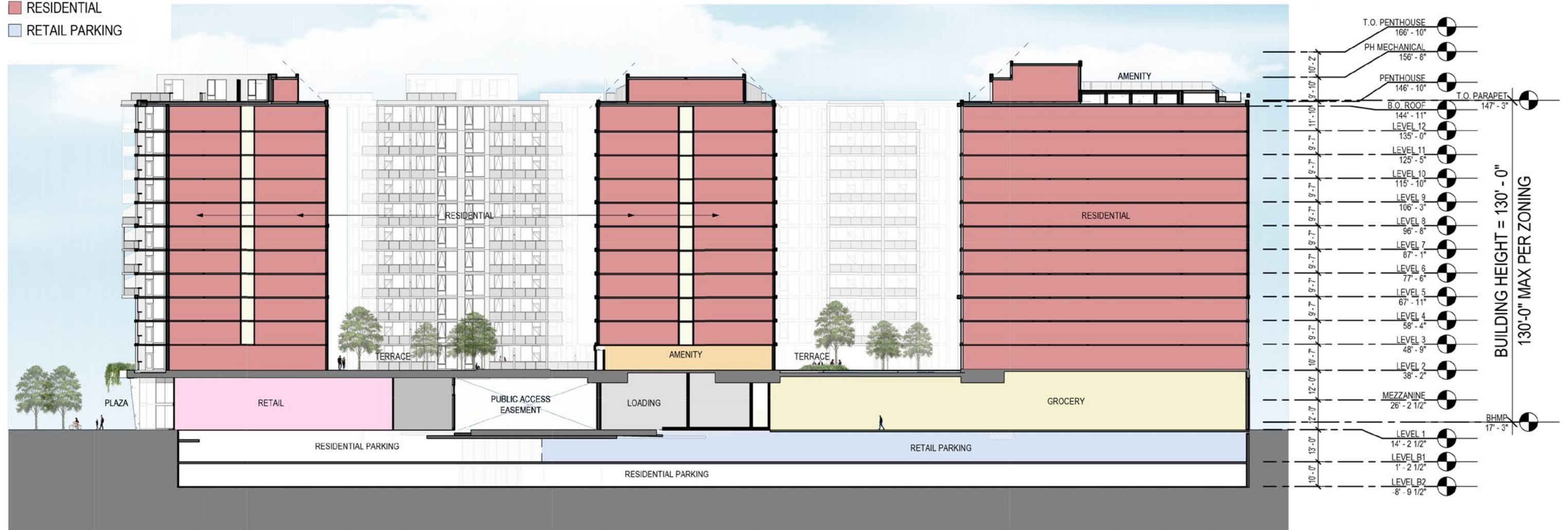
SOLAR ARRAY: 13,200 SF

GREEN ROOF: 21,333 SF

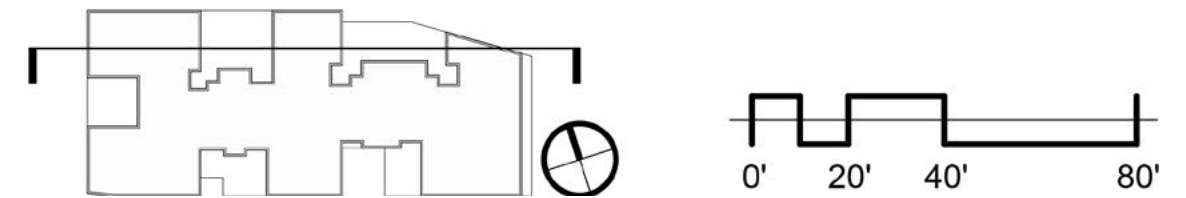


COLOR LEGEND

- BUILDING SUPPORT
- CIRCULATION
- FOOD / BEVERAGE RETAIL
- GROCERY RETAIL
- RESIDENTIAL - AMENITY
- RESIDENTIAL - LOBBY
- RESIDENTIAL
- RETAIL PARKING

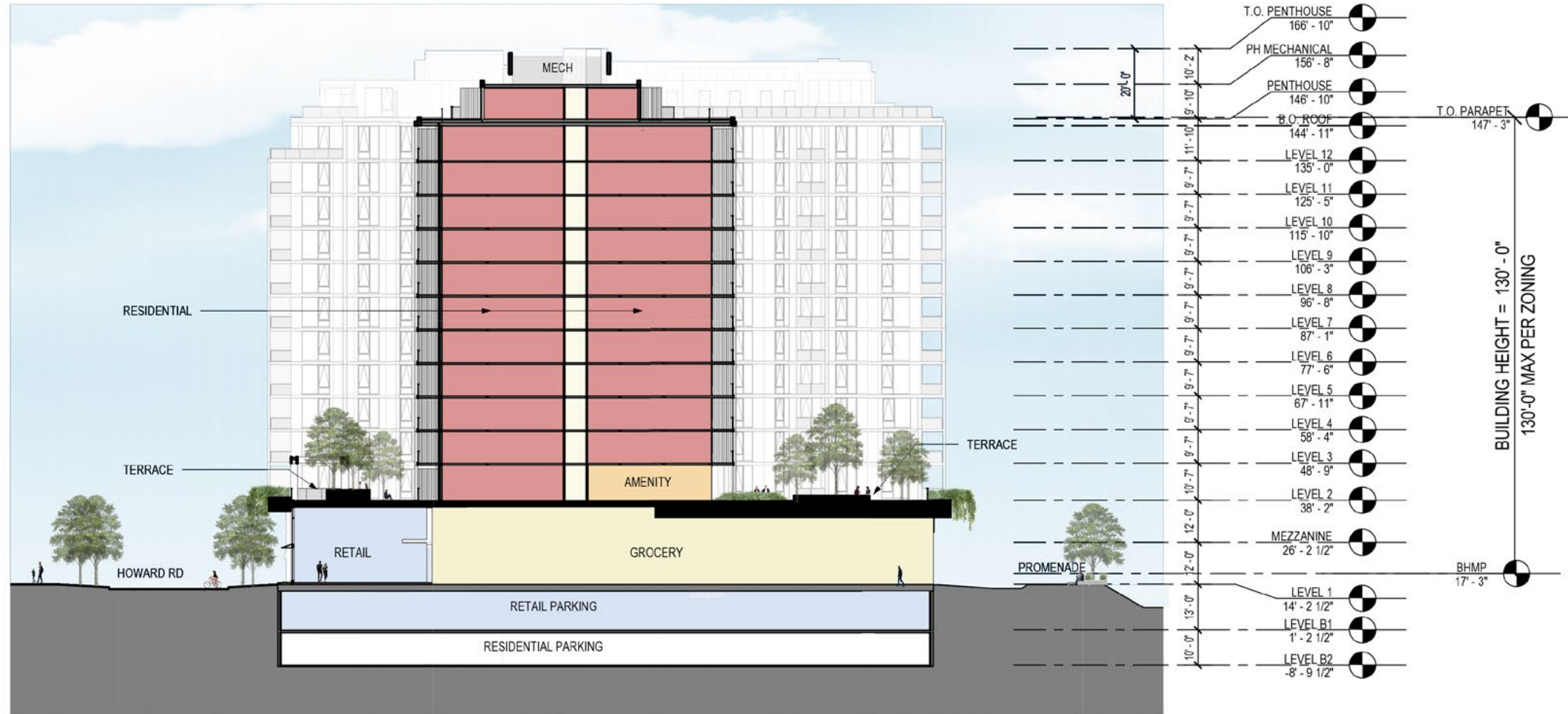


*Flexibility is requested to vary the floor-to-floor heights as design is refined, provided that floor heights will comply with the requirements of 11-K DMR Chapter 10.

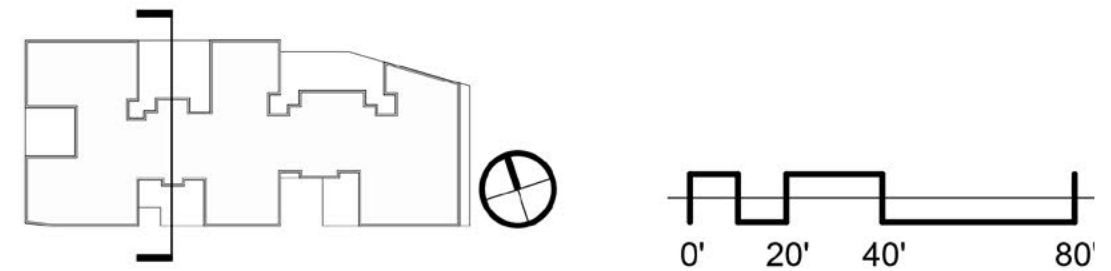


COLOR LEGEND

- BUILDING SUPPORT
- CIRCULATION
- GROCERY RETAIL
- INLINE RETAIL
- RESIDENTIAL - AMENITY
- RESIDENTIAL
- RETAIL PARKING

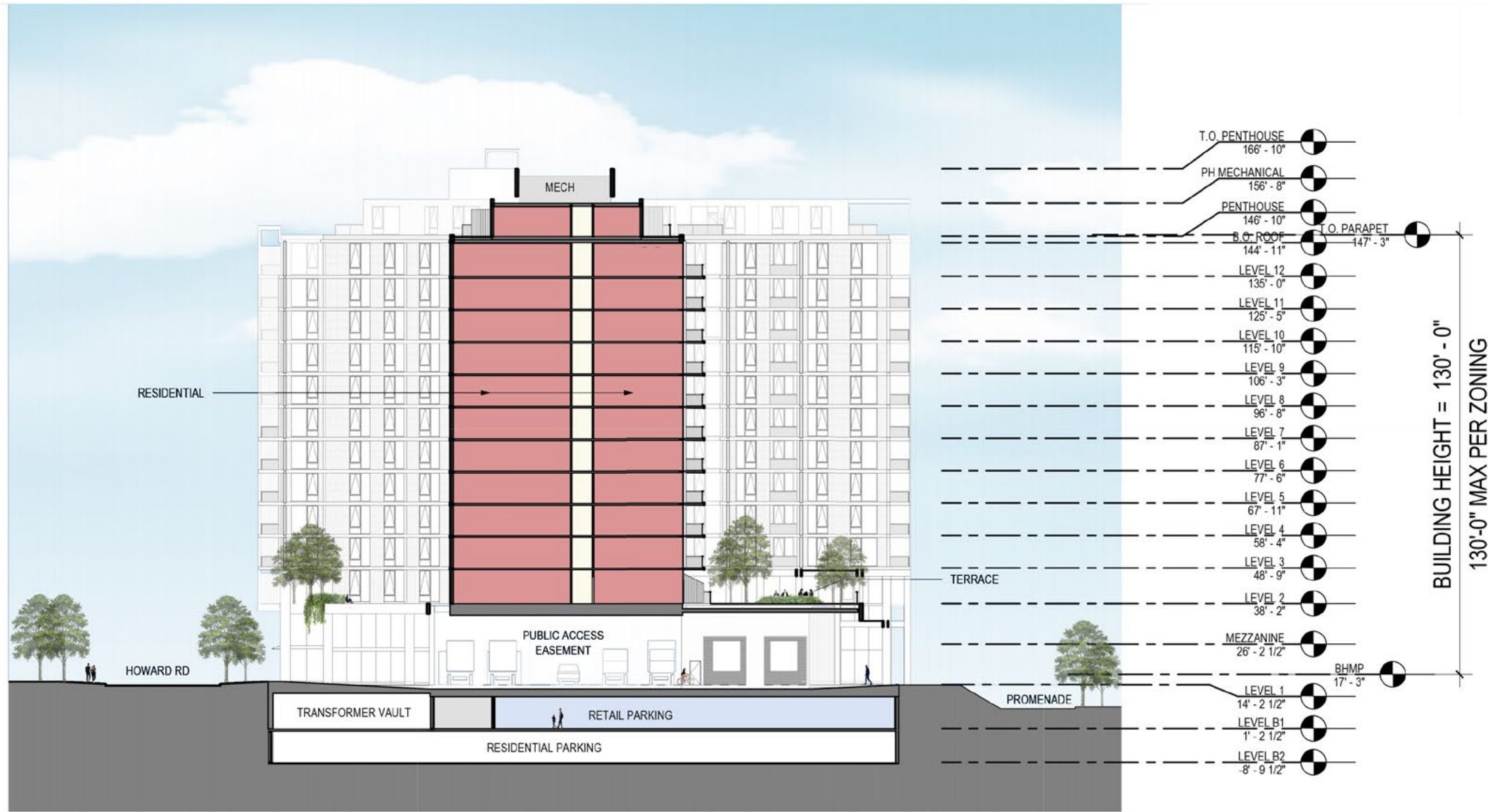


*Flexibility is requested to vary the floor-to-floor heights as design is refined, provided that floor heights will comply with the requirements of 11-K DMR Chapter 10.

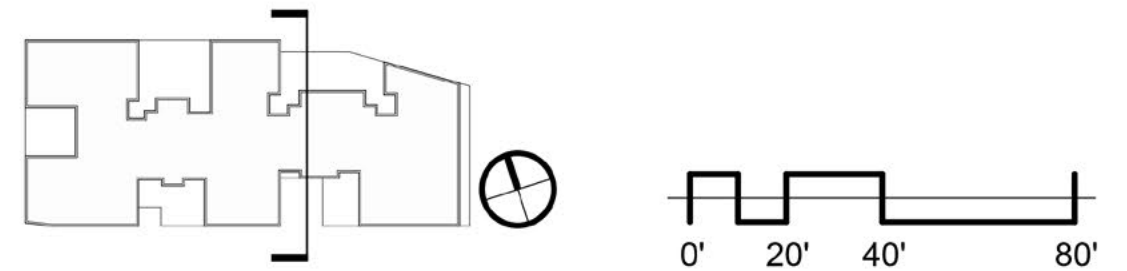


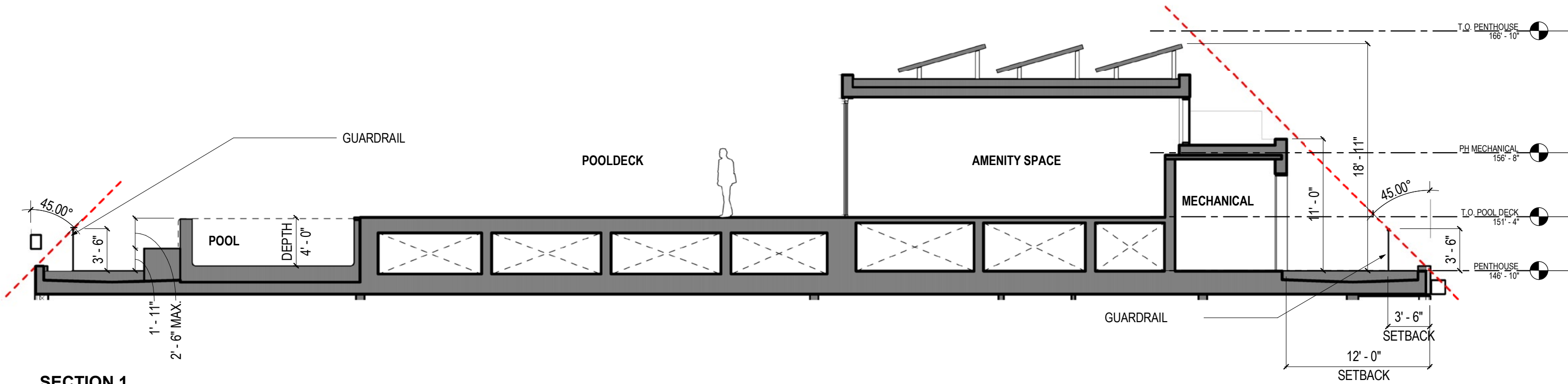
COLOR LEGEND

- BUILDING SUPPORT
- CIRCULATION
- RESIDENTIAL - AMENITY
- RESIDENTIAL
- RETAIL PARKING

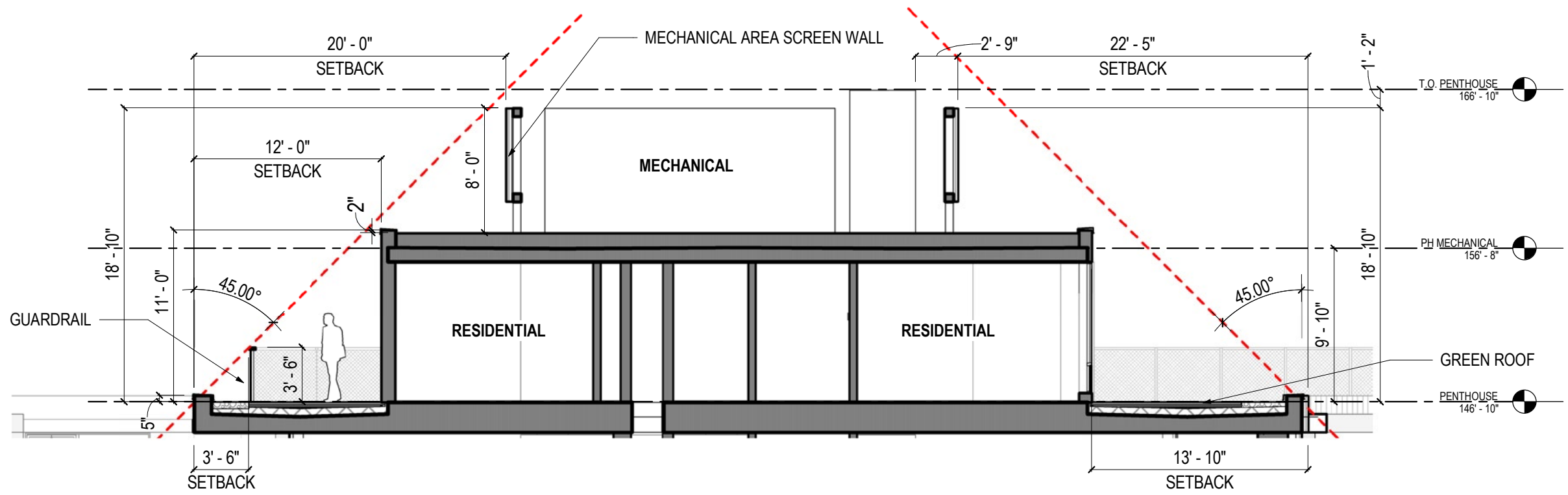


*Flexibility is requested to vary the floor-to-floor heights as design is refined, provided that floor heights will comply with the requirements of 11-K DMR Chapter 10.





SECTION 1
THROUGH AMENITY DECK



SECTION 2
THROUGH RESIDENTIAL PENTHOUSE

