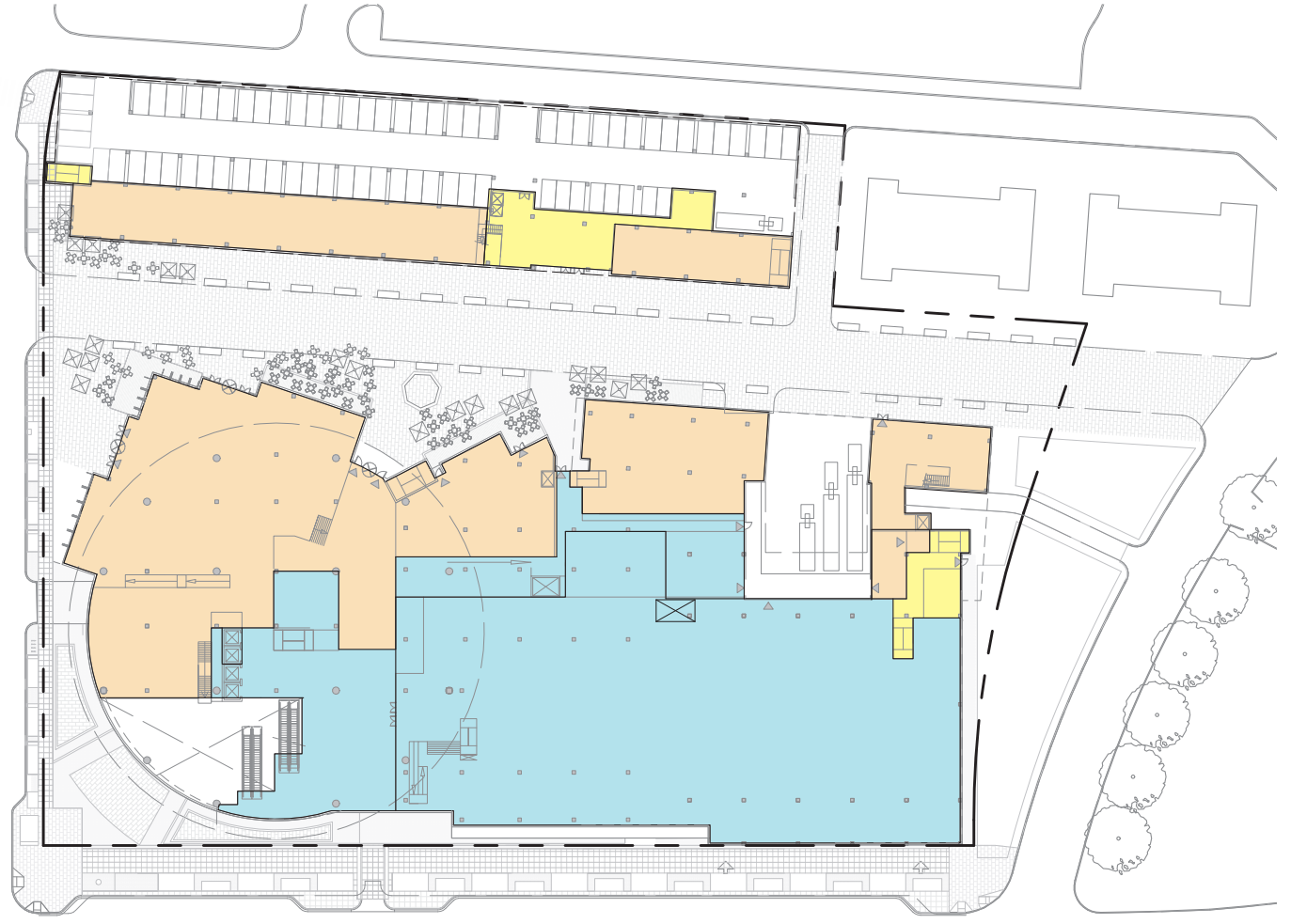


EAST BUILDING GROUND FLOOR

FAR LEGEND

- CULTURAL
- GROCERY
- PARKING
- RETAIL

EAST BUILDING - ADJUSTED GROUND FLOOR FAR	
Use Zoning	GFA
CULTURAL	4,242 SF
GROCERY	11,498 SF
PARKING	34,593 SF
RETAIL	6,438 SF
	56,770 SF



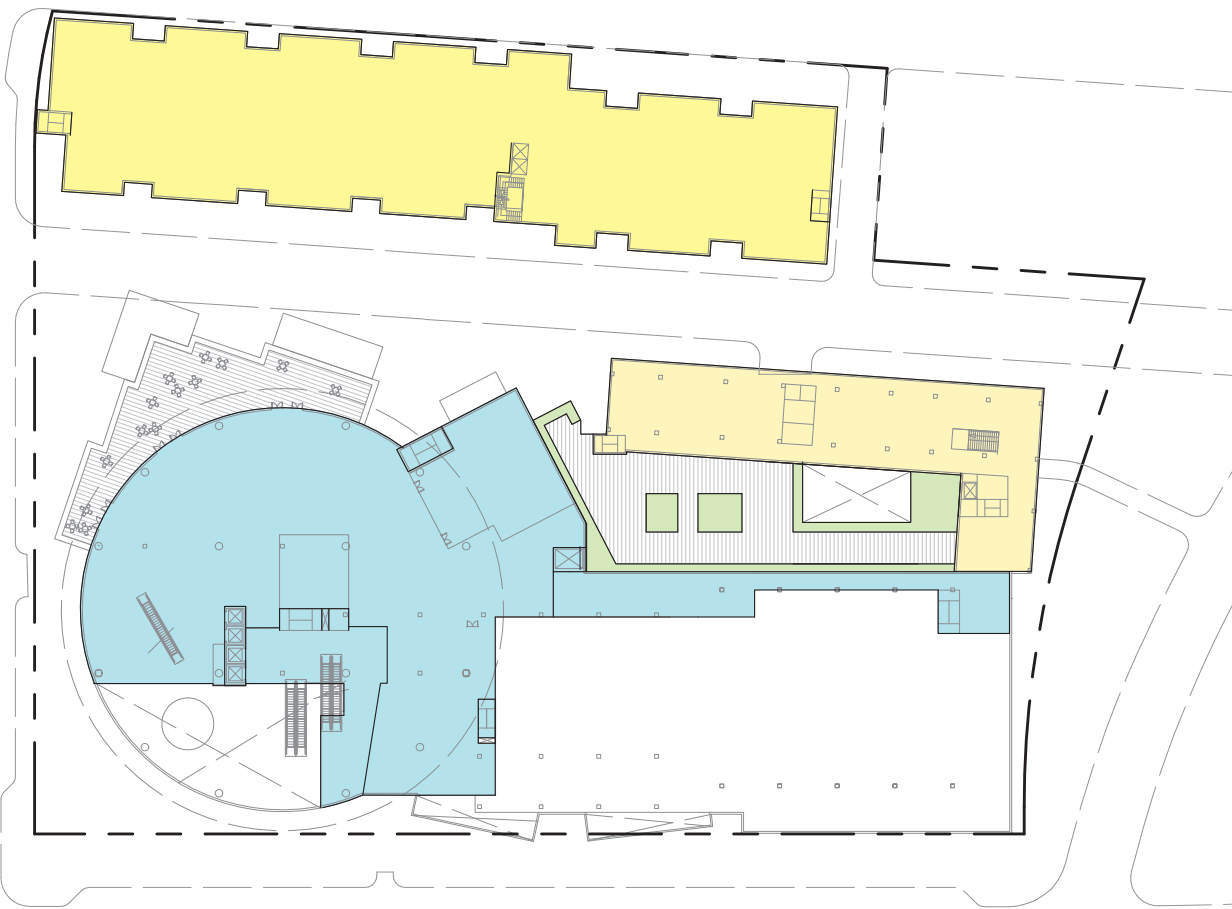
EAST & WEST BUILDING 1ST FLOOR

FAR LEGEND

- CULTURAL
- RESIDENTIAL
- RETAIL

EAST BUILDING - ADJUSTED 1ST FLOOR FAR	
Use Zoning	GFA
CULTURAL	55,666 SF
RESIDENTIAL	1,695 SF
RETAIL	37,121 SF
	94,482 SF

WEST BUILDING - ADJUSTED 1ST FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	3,175 SF
RETAIL	9,984 SF
	13,159 SF



EAST & WEST BUILDING 2ND FLOOR

FAR LEGEND

- ARTIST HOUSING
- CULTURAL
- GREEN ROOF
- RESIDENTIAL

EAST BUILDING - ADJUSTED 2ND FLOOR FAR	
Use Zoning	GFA
ARTIST HOUSING	12,870 SF
CULTURAL	41,347 SF
	54,217 SF

WEST BUILDING - ADJUSTED 2ND FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	33,998 SF
	33,998 SF



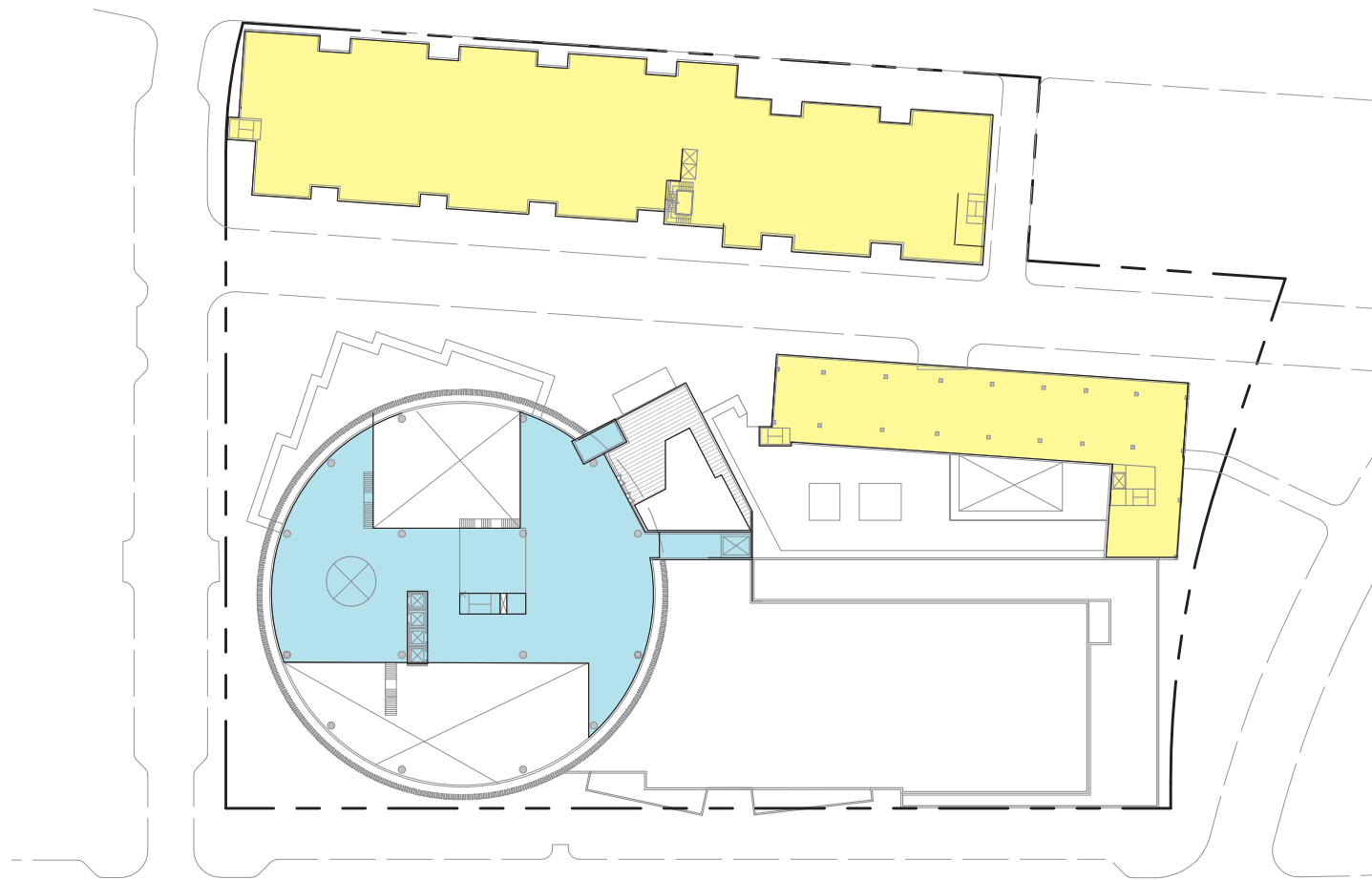
EAST & WEST BUILDING 3RD FLOOR

FAR LEGEND

- ARTIST HOUSING
- CHILDREN'S MUSEUM
- CULTURAL
- RESIDENTIAL

EAST BUILDING - ADJUSTED 3RD FLOOR FAR	
Use Zoning	GFA
ARTIST HOUSING	12,862 SF
CHILDREN'S MUSEUM	24,766 SF
CULTURAL	30,205 SF
	67,833 SF

WEST BUILDING - ADJUSTED 3RD FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	34,045 SF
	34,045 SF



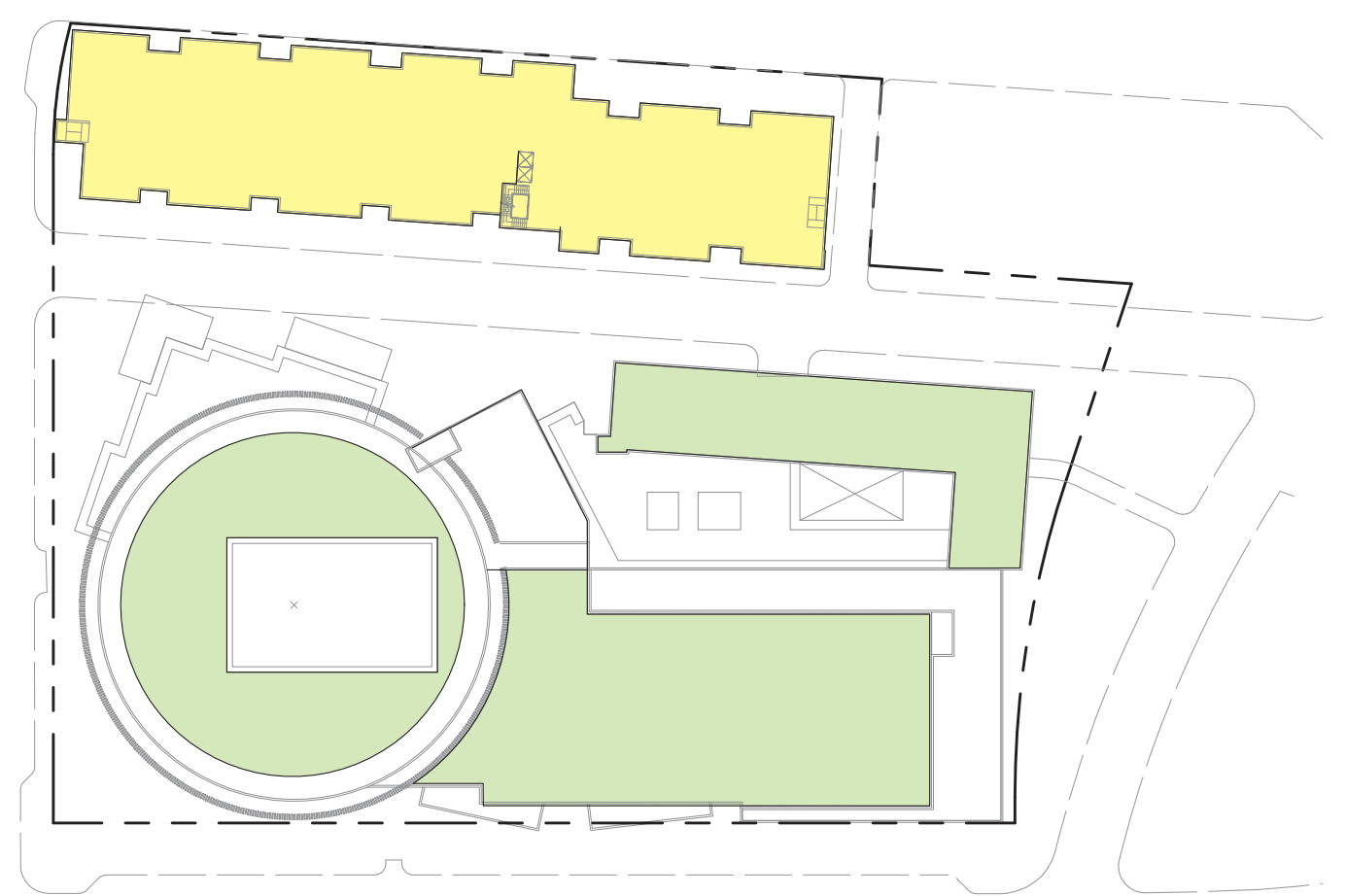
EAST & WEST BUILDING 4TH FLOOR

FAR LEGEND

- CULTURAL
- RESIDENTIAL

EAST BUILDING - ADJUSTED 4TH FLOOR FAR	
Use Zoning	GFA
CULTURAL	21,215 SF
RESIDENTIAL	12,588 SF
	33,803 SF

WEST BUILDING - ADJUSTED 4TH FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	33,791 SF
	33,791 SF

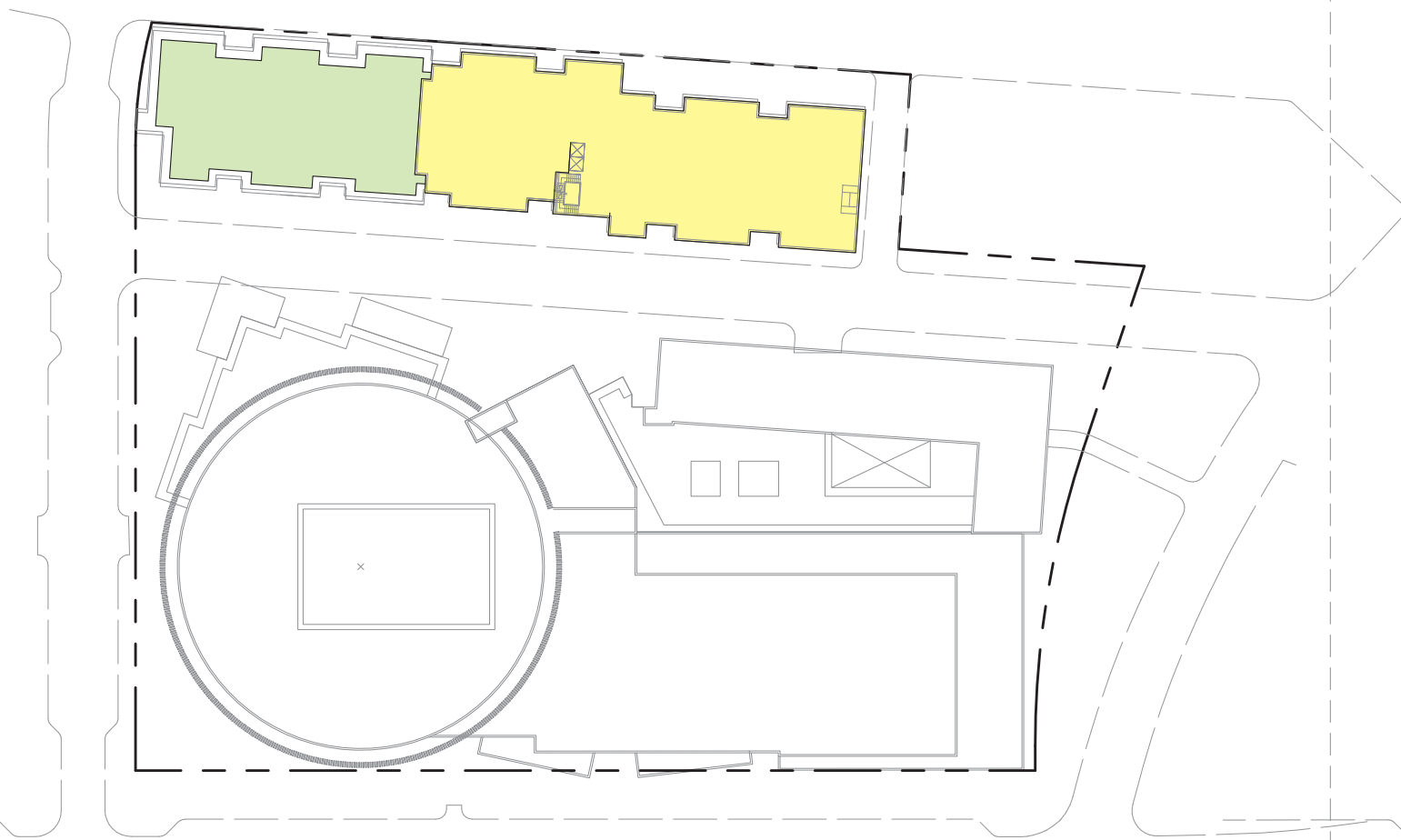


WEST BUILDING 5TH FLOOR

FAR LEGEND

- GREEN ROOF
- RESIDENTIAL

WEST BUILDING - ADJUSTED 5TH FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	34,023 SF
	34,023 SF

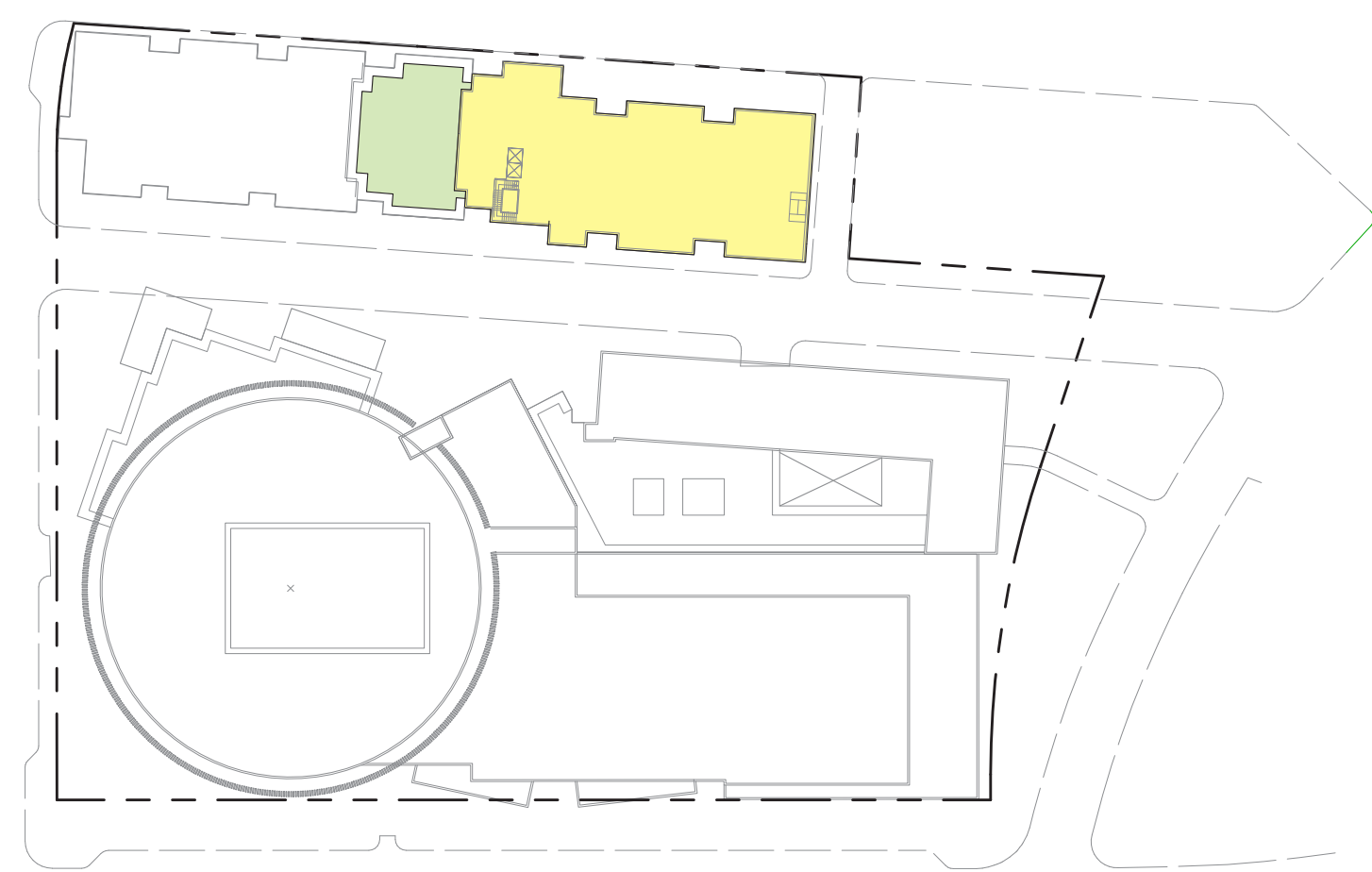


WEST BUILDING 6TH FLOOR

FAR LEGEND

- GREEN ROOF
- RESIDENTIAL

WEST BUILDING - ADJUSTED 6TH FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	20,495 SF
	20,495 SF

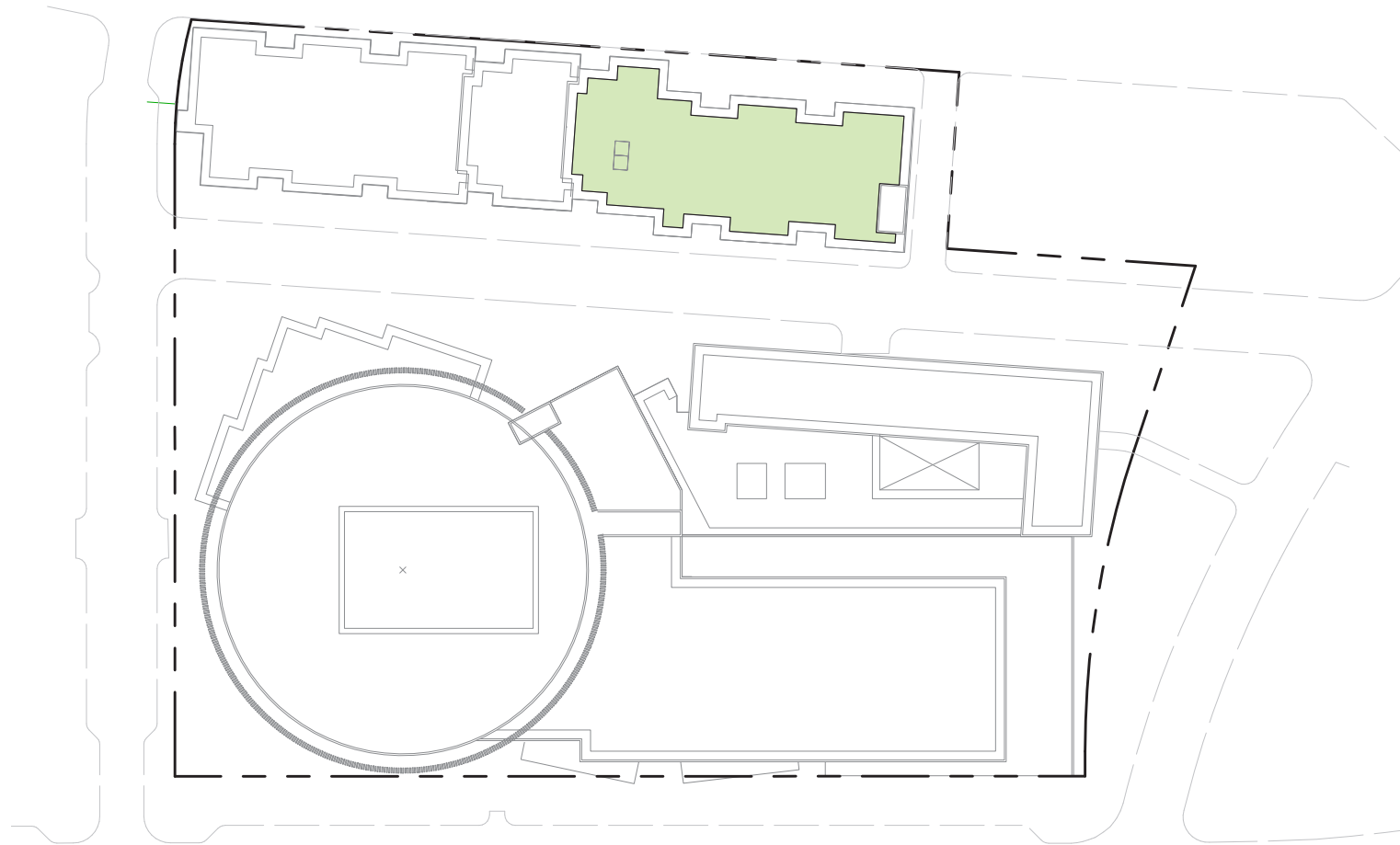


WEST BUILDING 7TH FLOOR

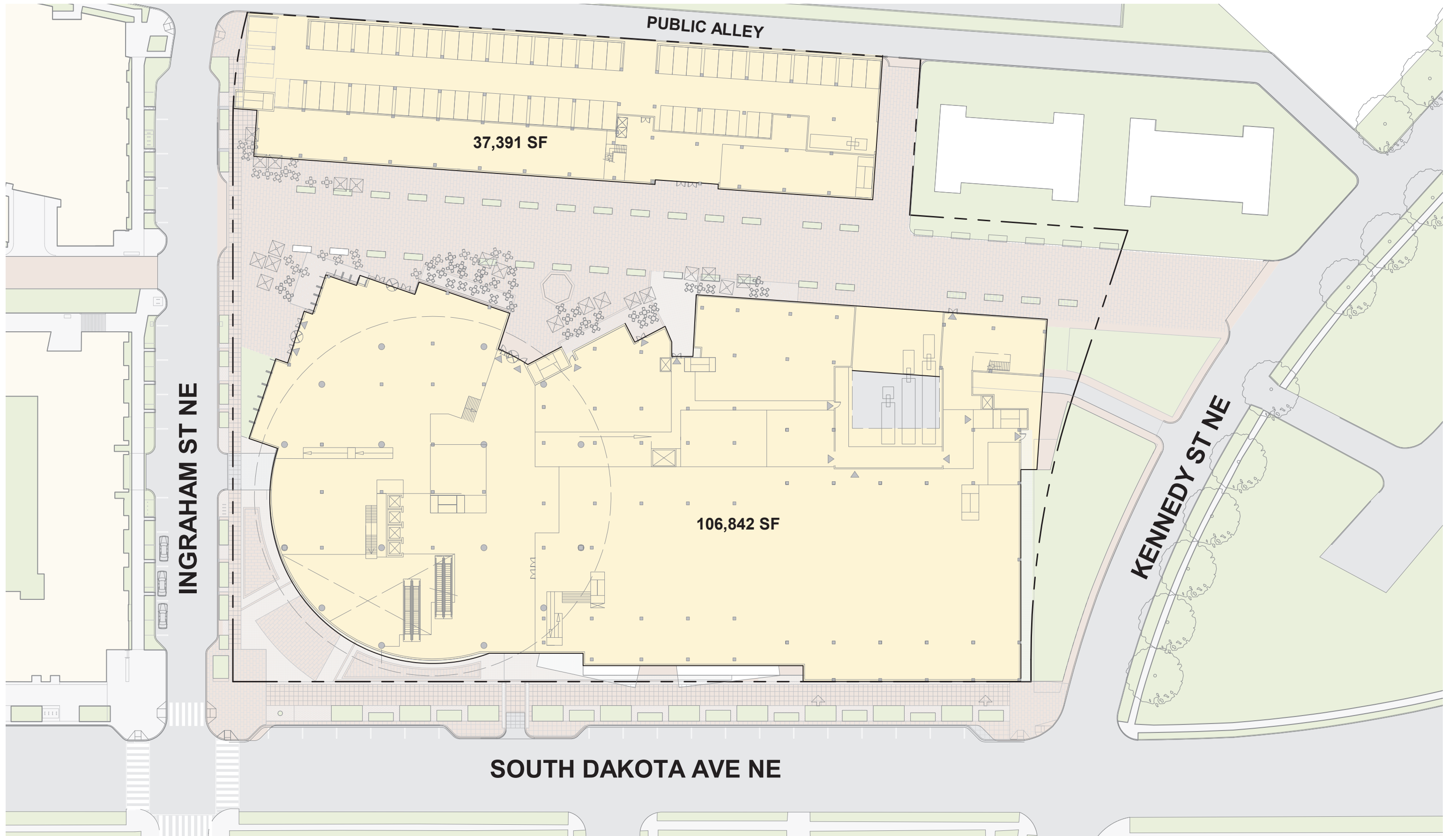
FAR LEGEND

- GREEN ROOF
- RESIDENTIAL

WEST BUILDING - ADJUSTED 7TH FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	15,507 SF
	15,507 SF



ROOF PLAN

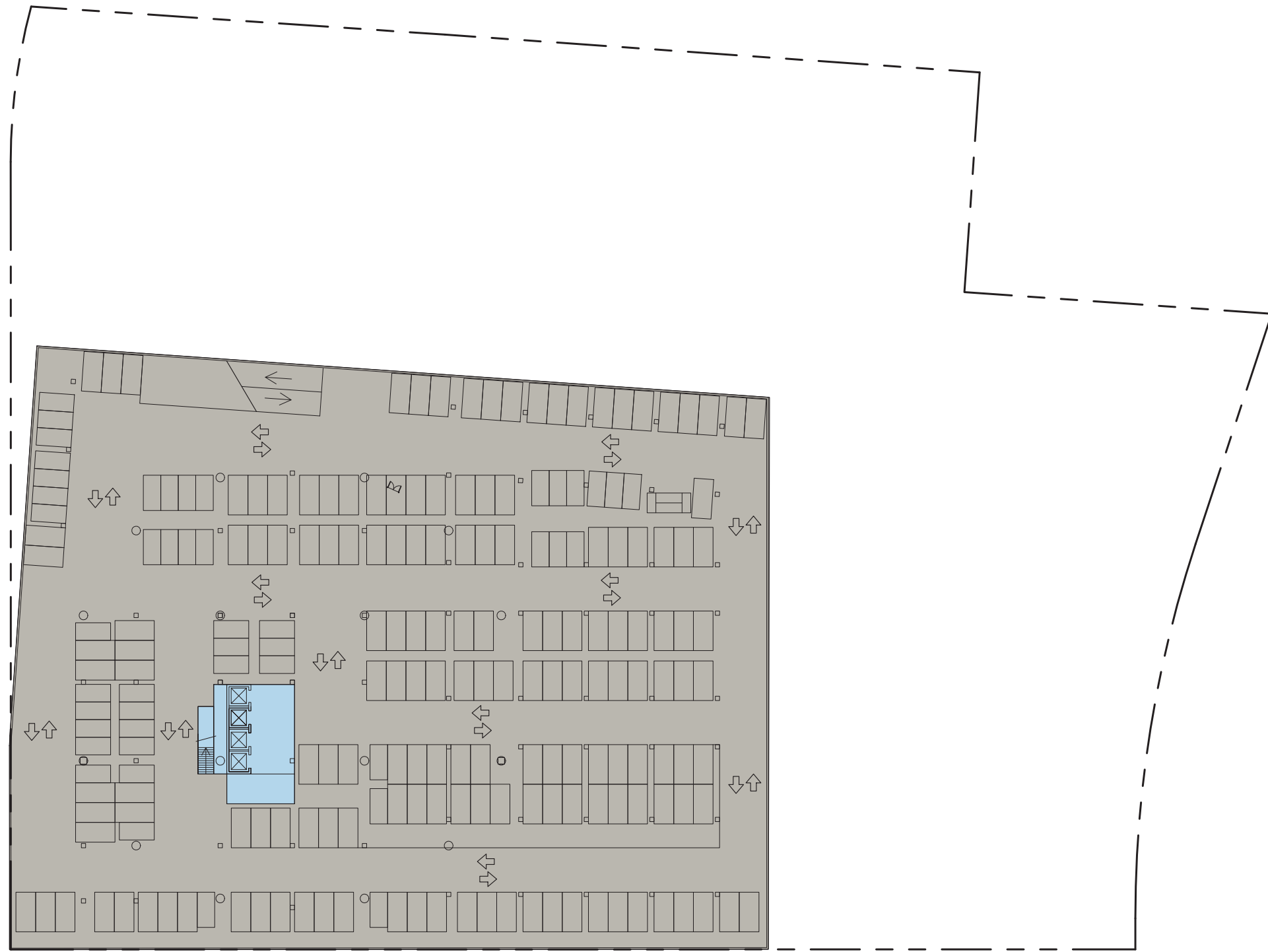


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ARCHITECTURE EXHIBITS

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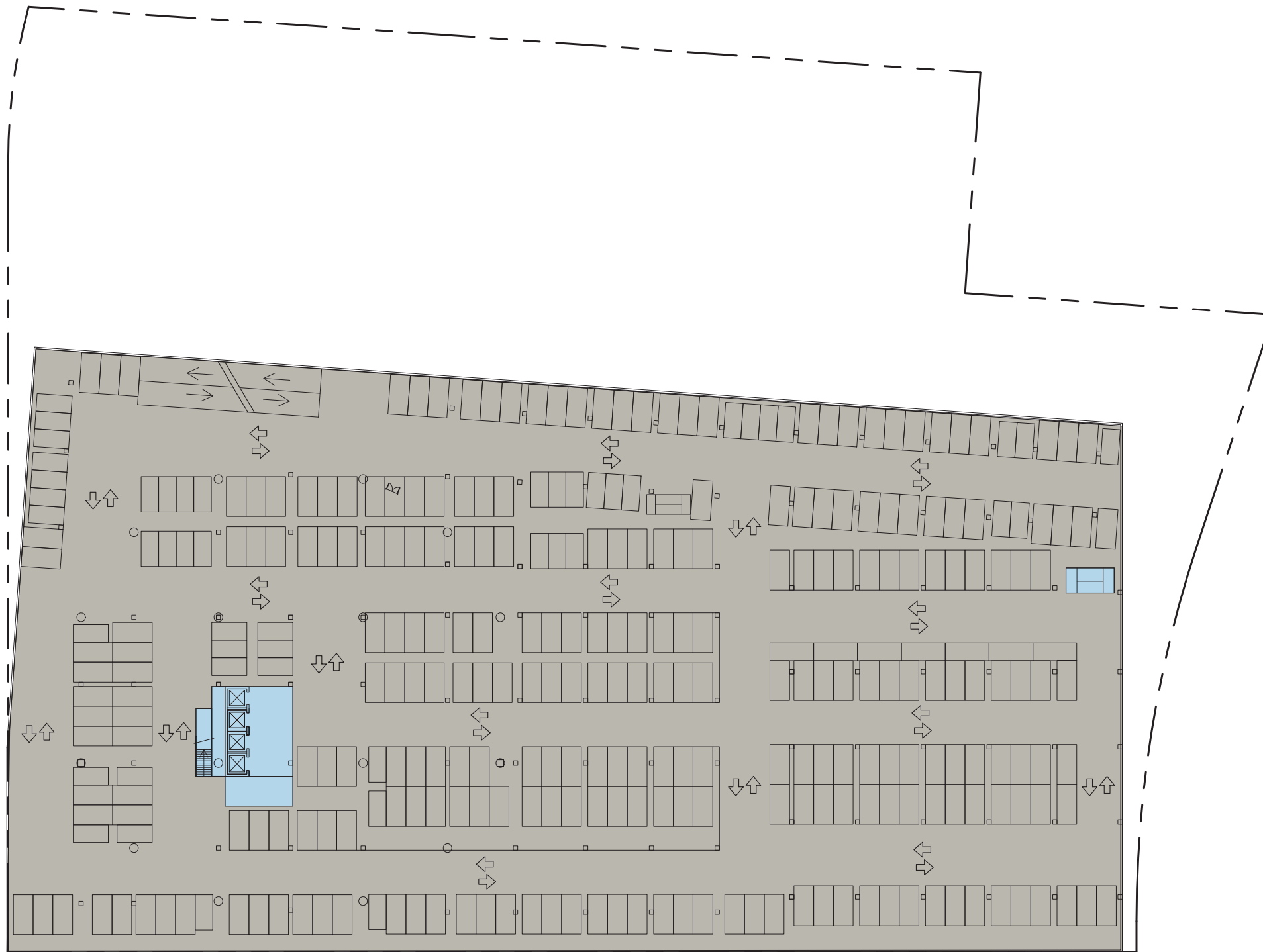




FAR LEGEND

- CULTRURAL
- PARKING

211 PARKING SPACES

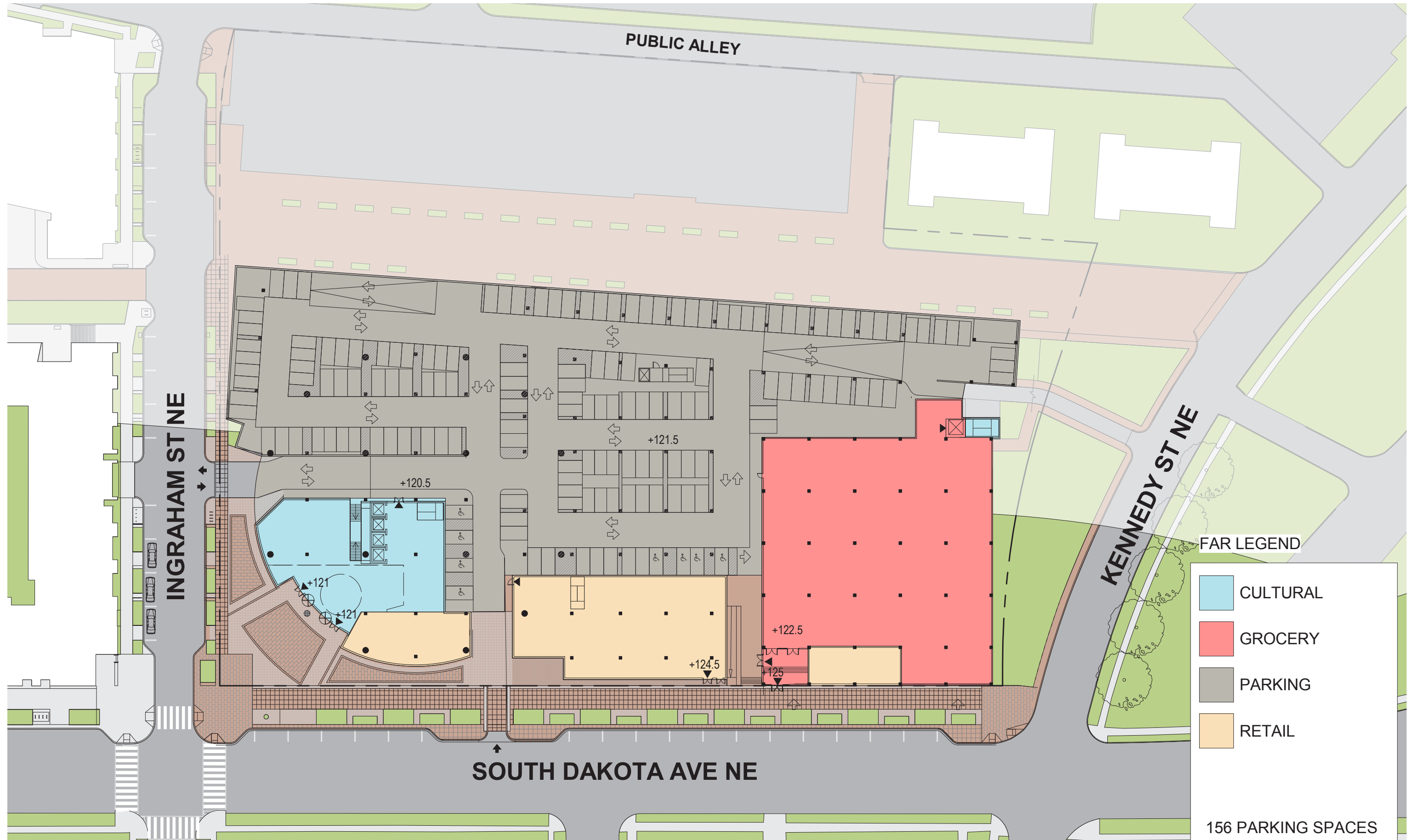


FAR LEGEND

- CULTURAL
- PARKING

320 PARKING SPACES





FAR LEGEND

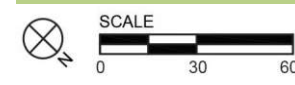
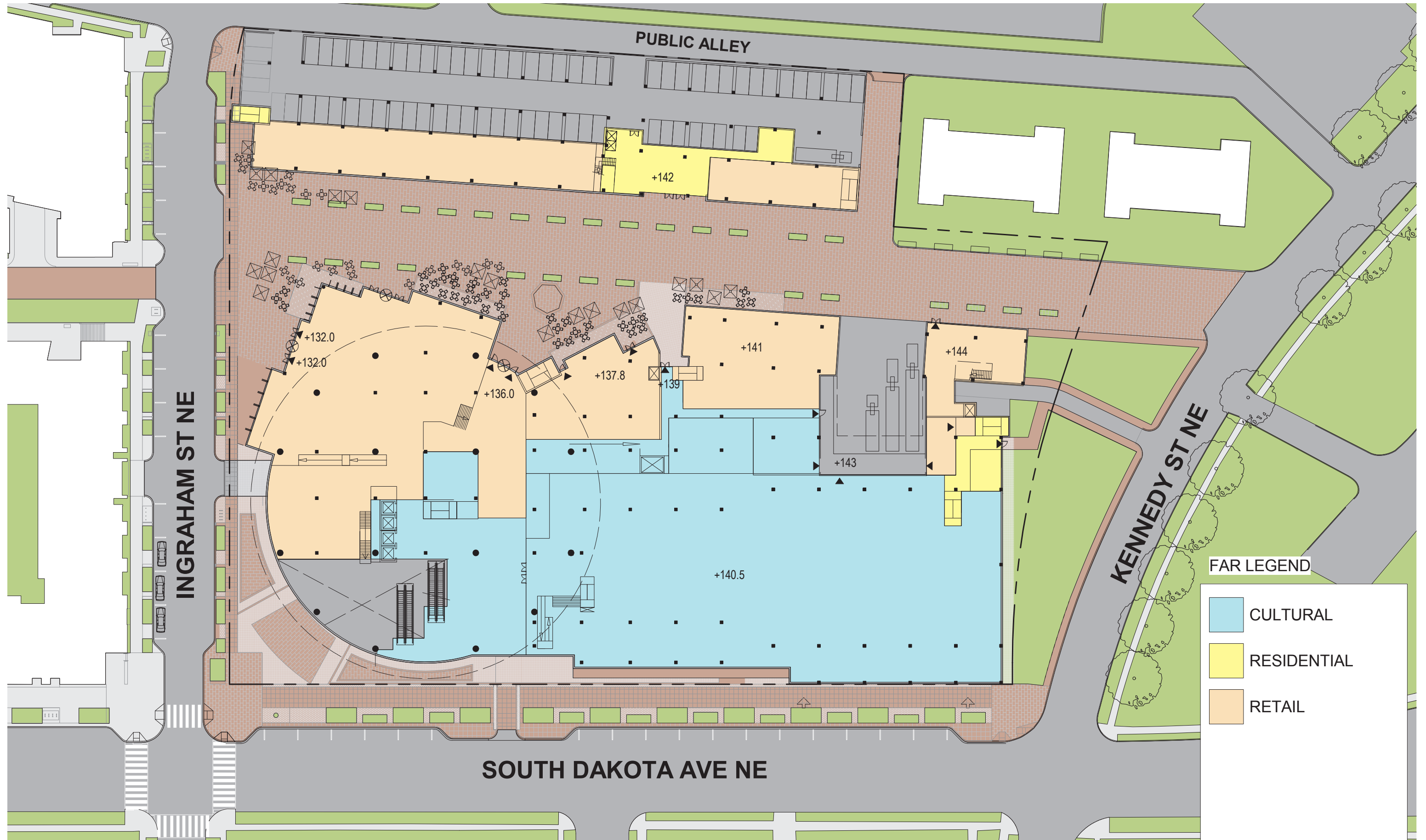
- CULTURAL
- GROCERY
- PARKING
- RETAIL

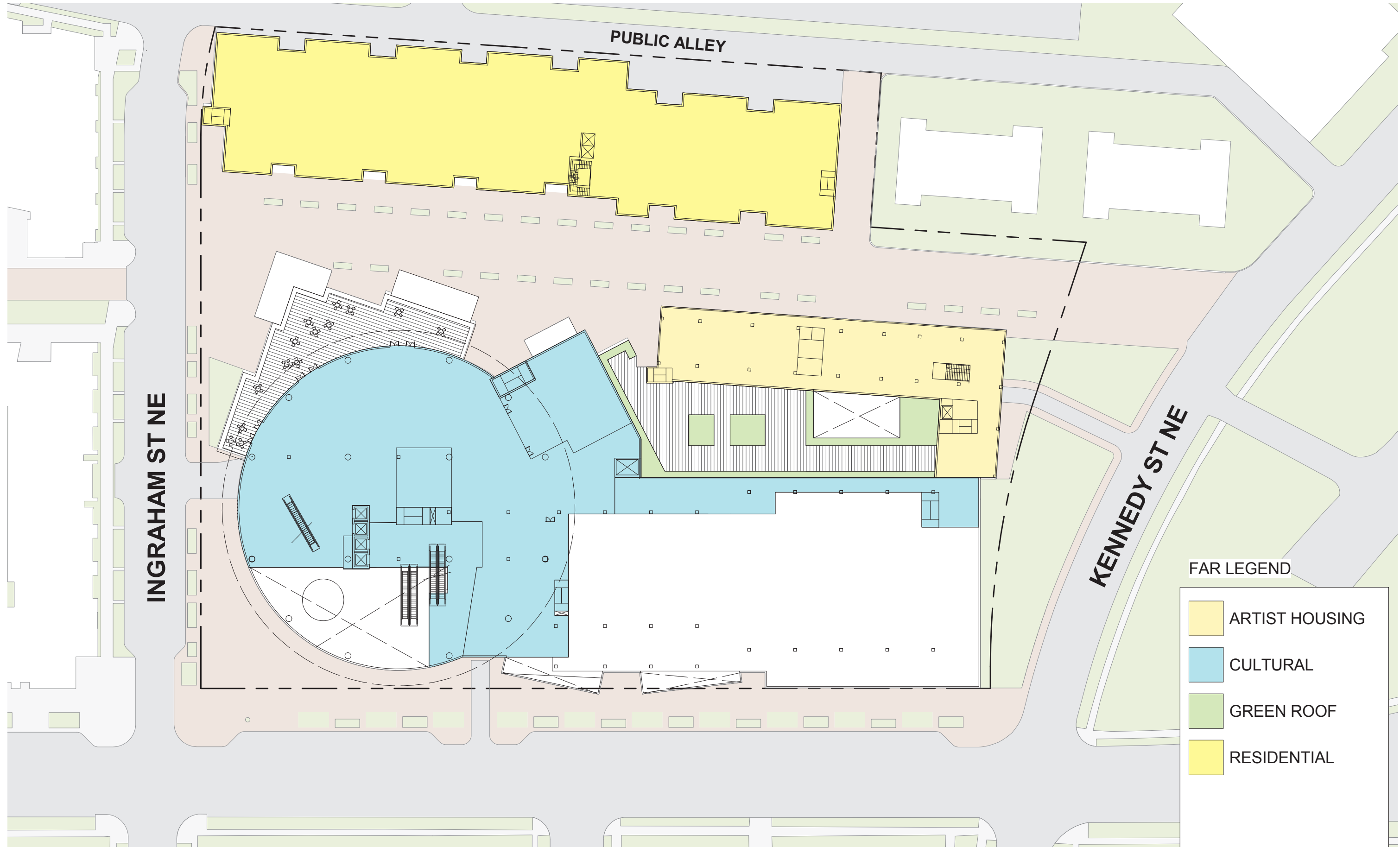
156 PARKING SPACES

SCALE
 0 30 60

PERKINS — EASTMAN STUDIO SHANGHA

SEPTEMBER 4, 2018





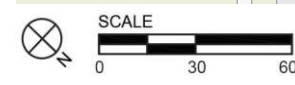
PUBLIC ALLEY

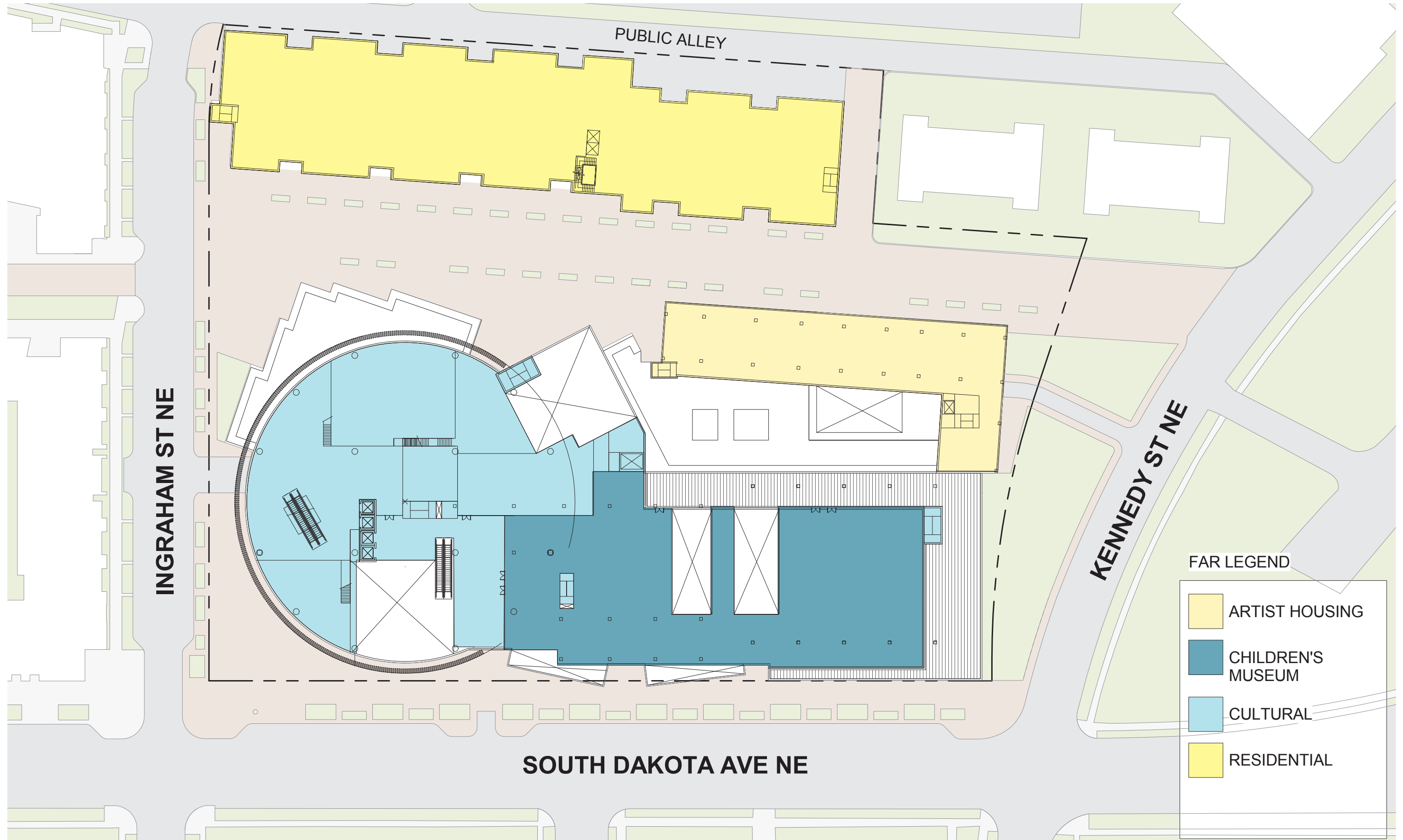
INGRAHAM ST NE

KENNEDY ST NE

FAR LEGEND

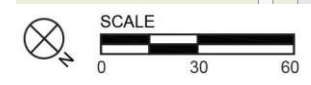
- ARTIST HOUSING
- CULTURAL
- GREEN ROOF
- RESIDENTIAL

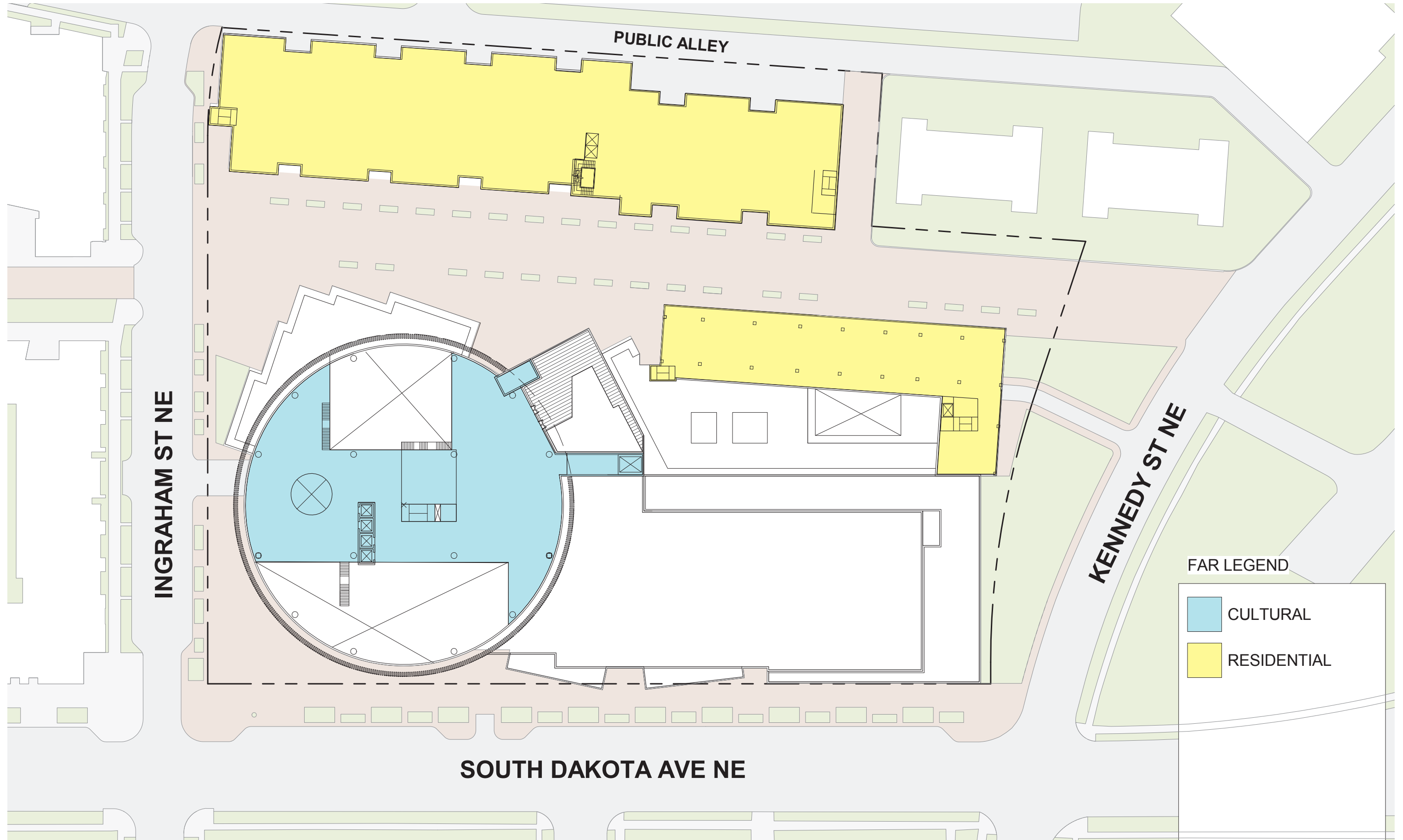




FAR LEGEND

- ARTIST HOUSING
- CHILDREN'S MUSEUM
- CULTURAL
- RESIDENTIAL





INGRAHAM ST NE

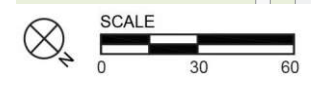
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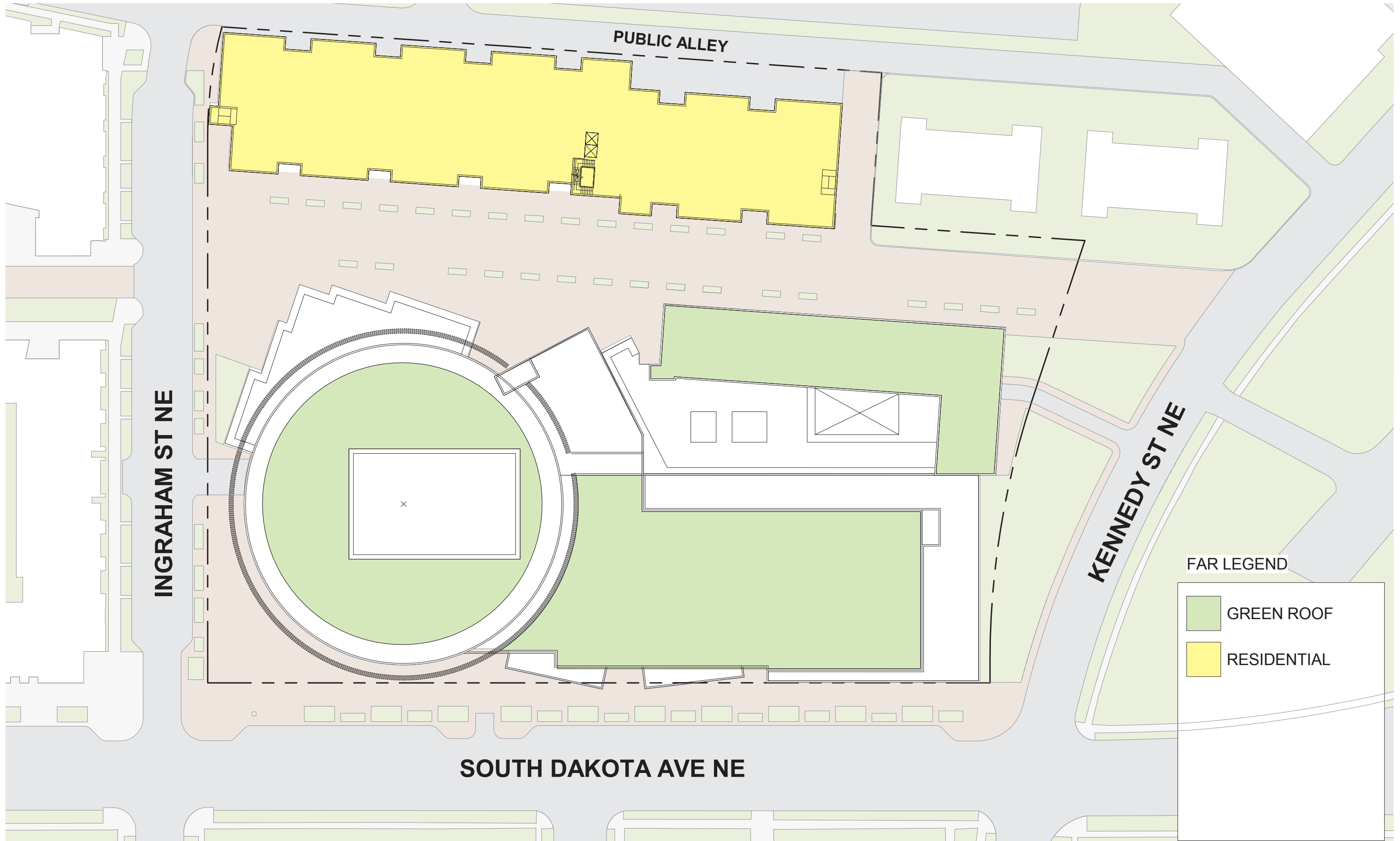
KENNEDY ST NE

SOUTH DAKOTA AVE NE

FAR LEGEND

- CULTURAL
- RESIDENTIAL





PUBLIC ALLEY

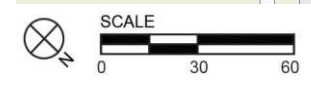
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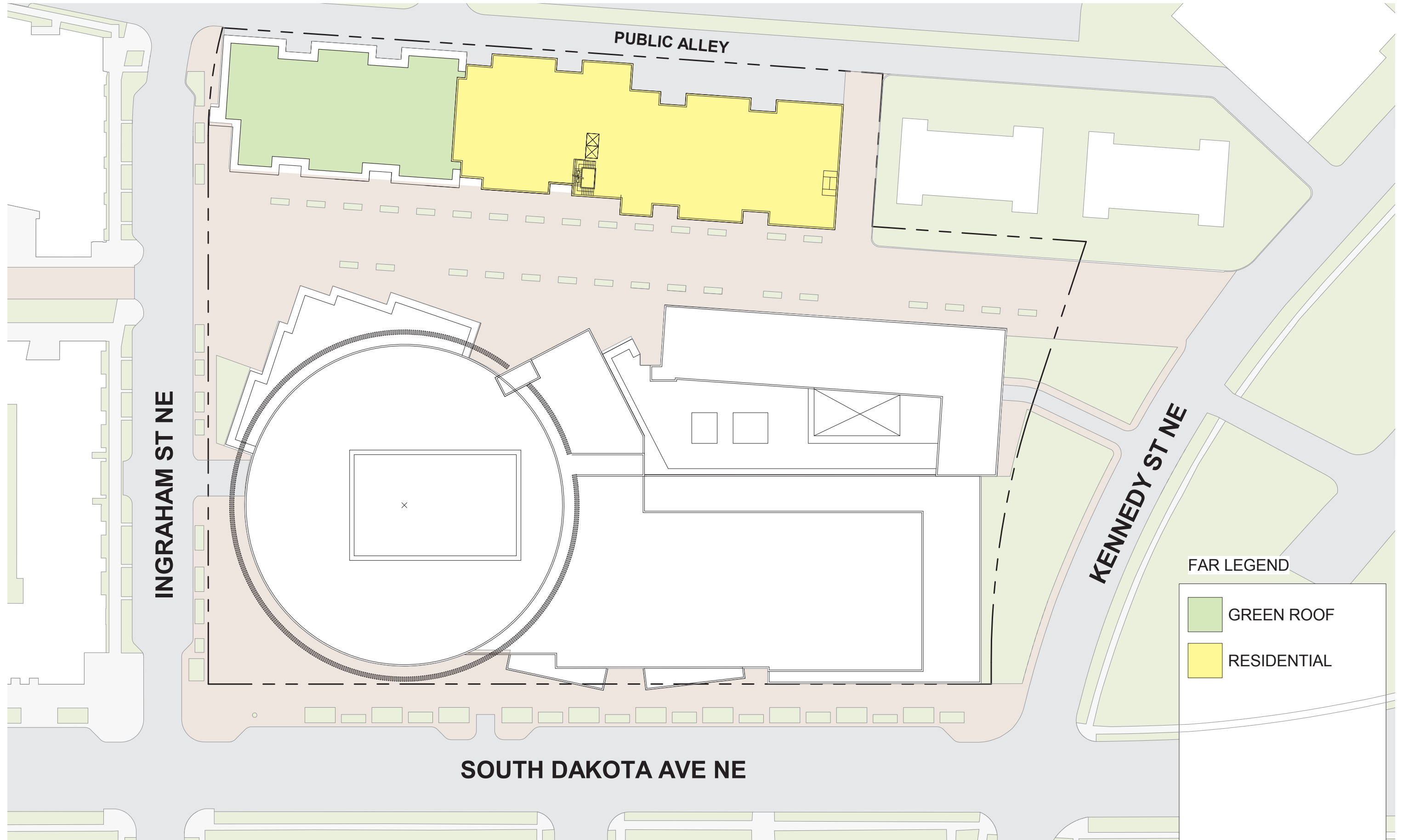
KENNEDY ST NE

SOUTH DAKOTA AVE NE

FAR LEGEND

- GREEN ROOF
- RESIDENTIAL





INGRAHAM ST NE

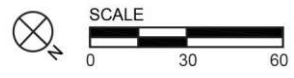
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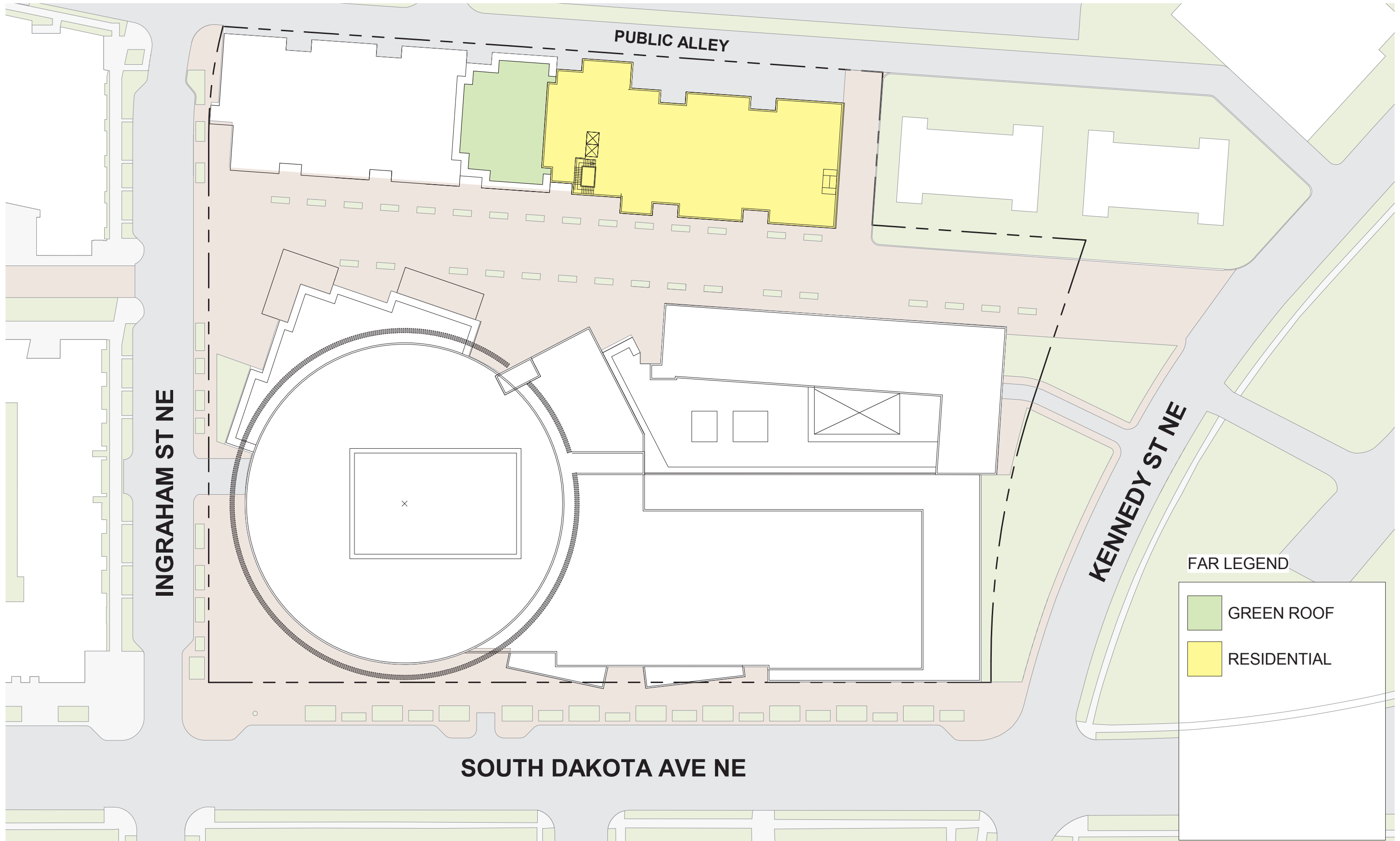
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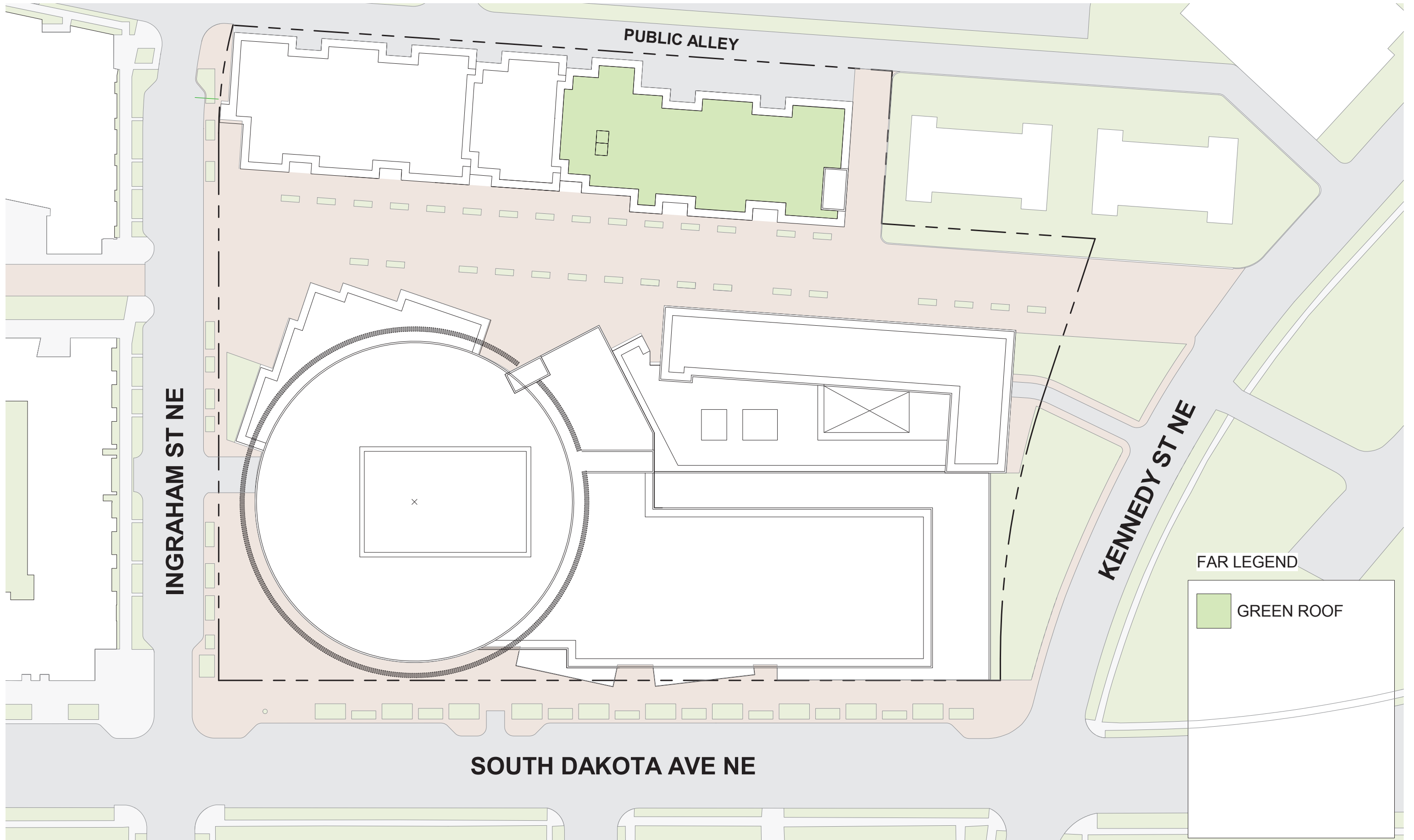
SOUTH DAKOTA AVE NE

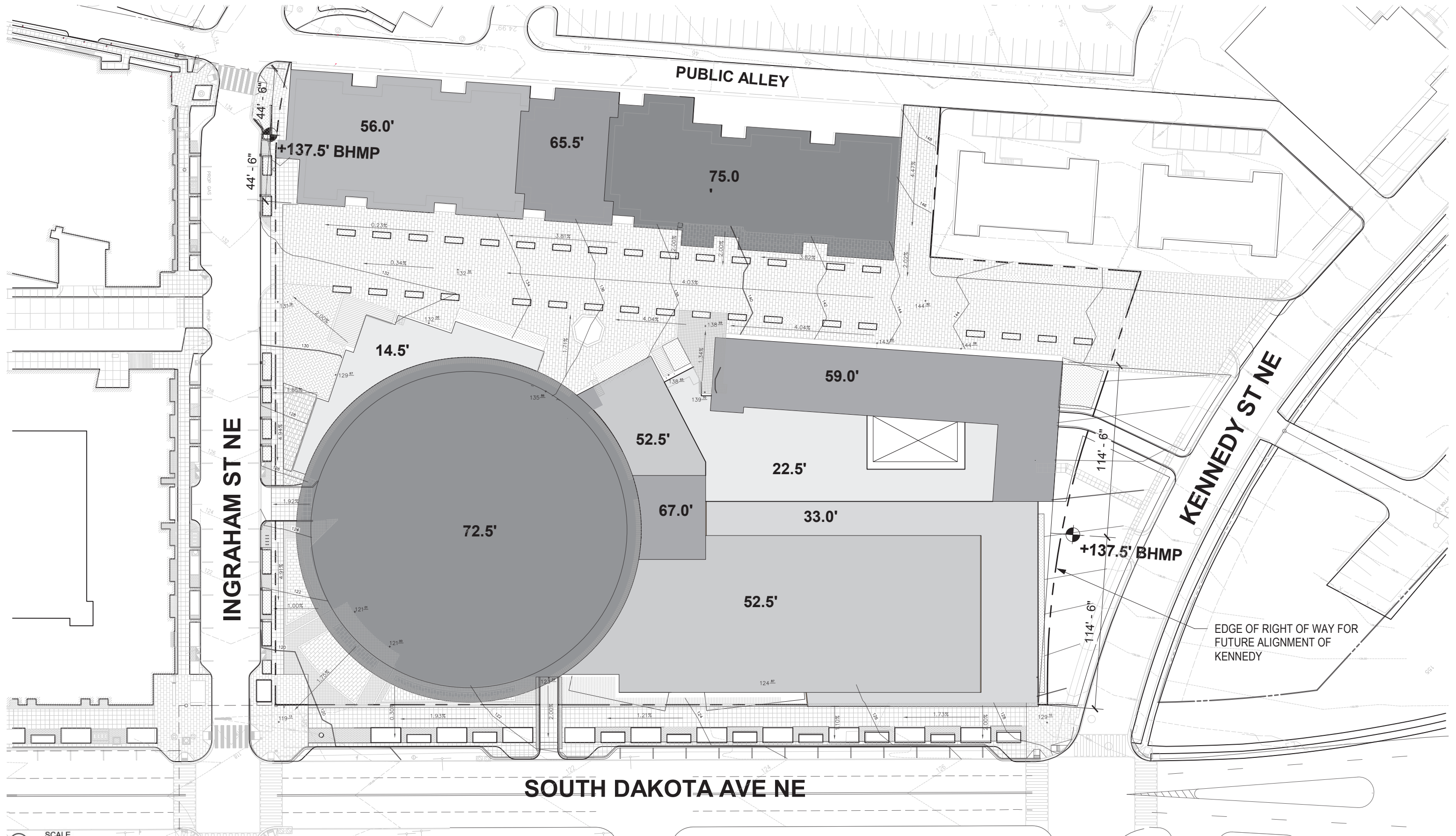
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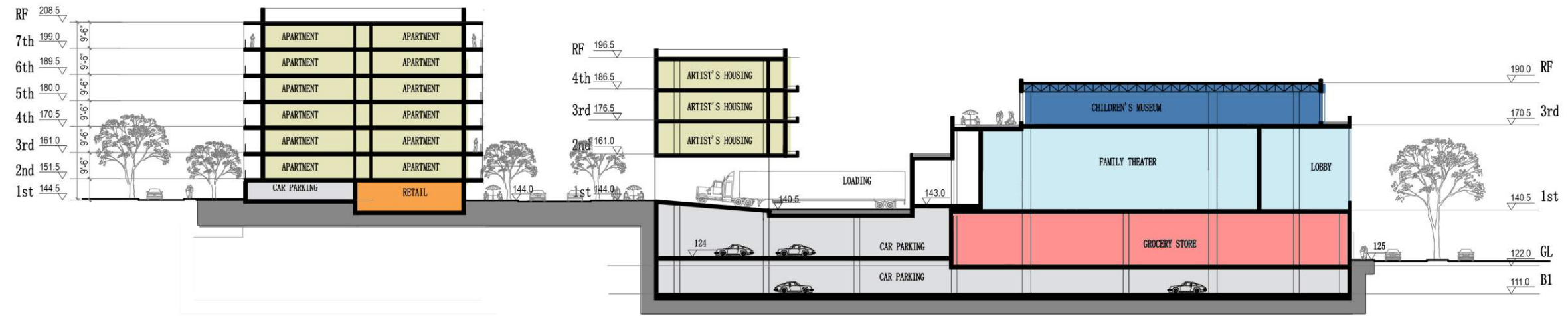
- GREEN ROOF
- RESIDENTIAL



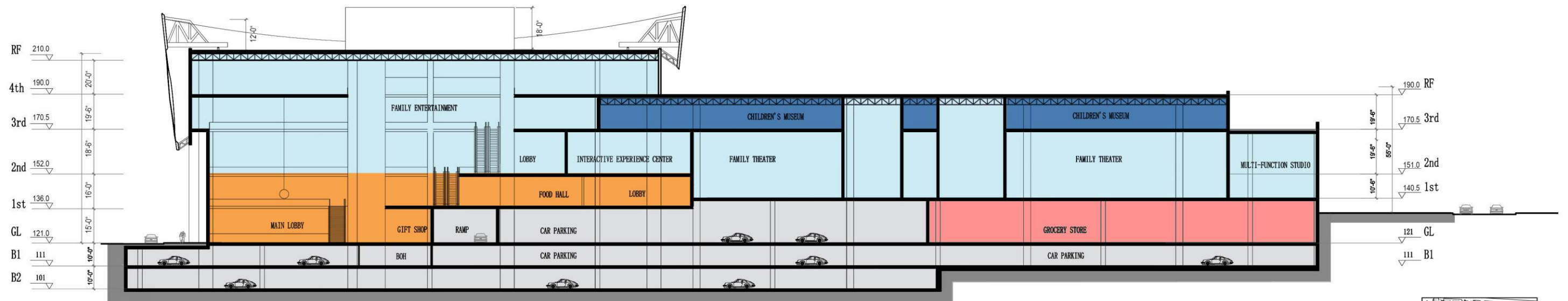
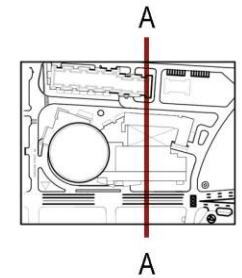




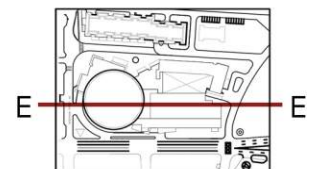


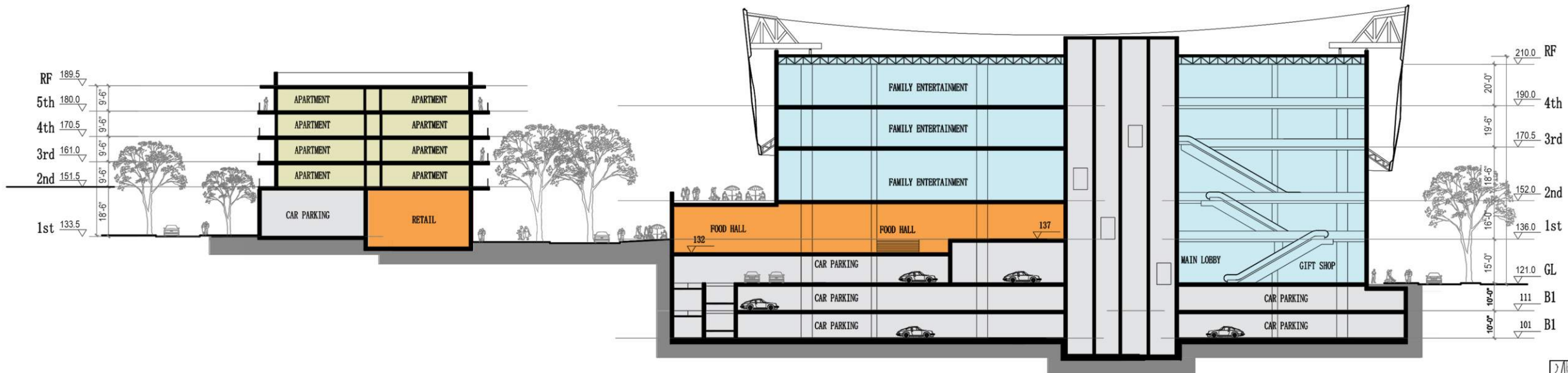


SECTION A

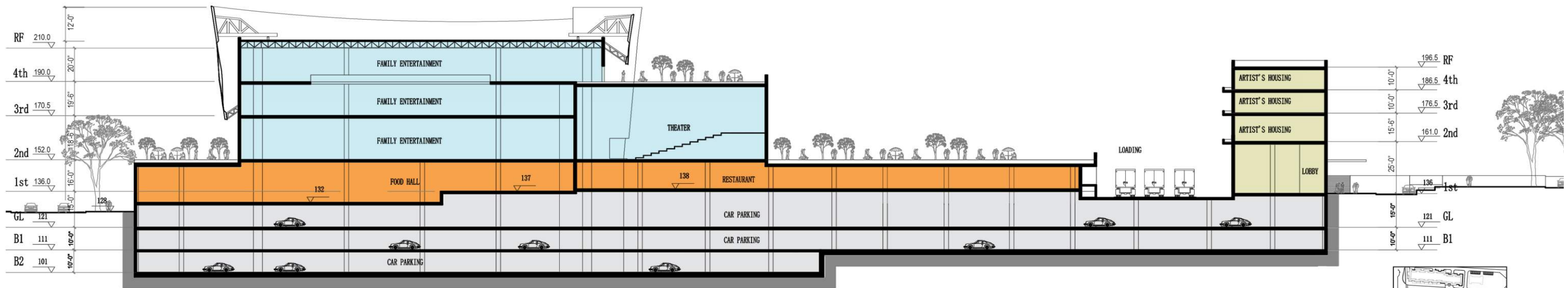


SECTION E





SECTION B



SECTION D