

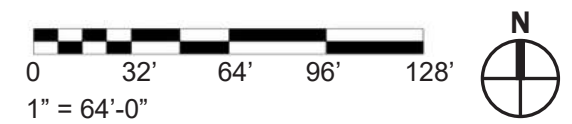


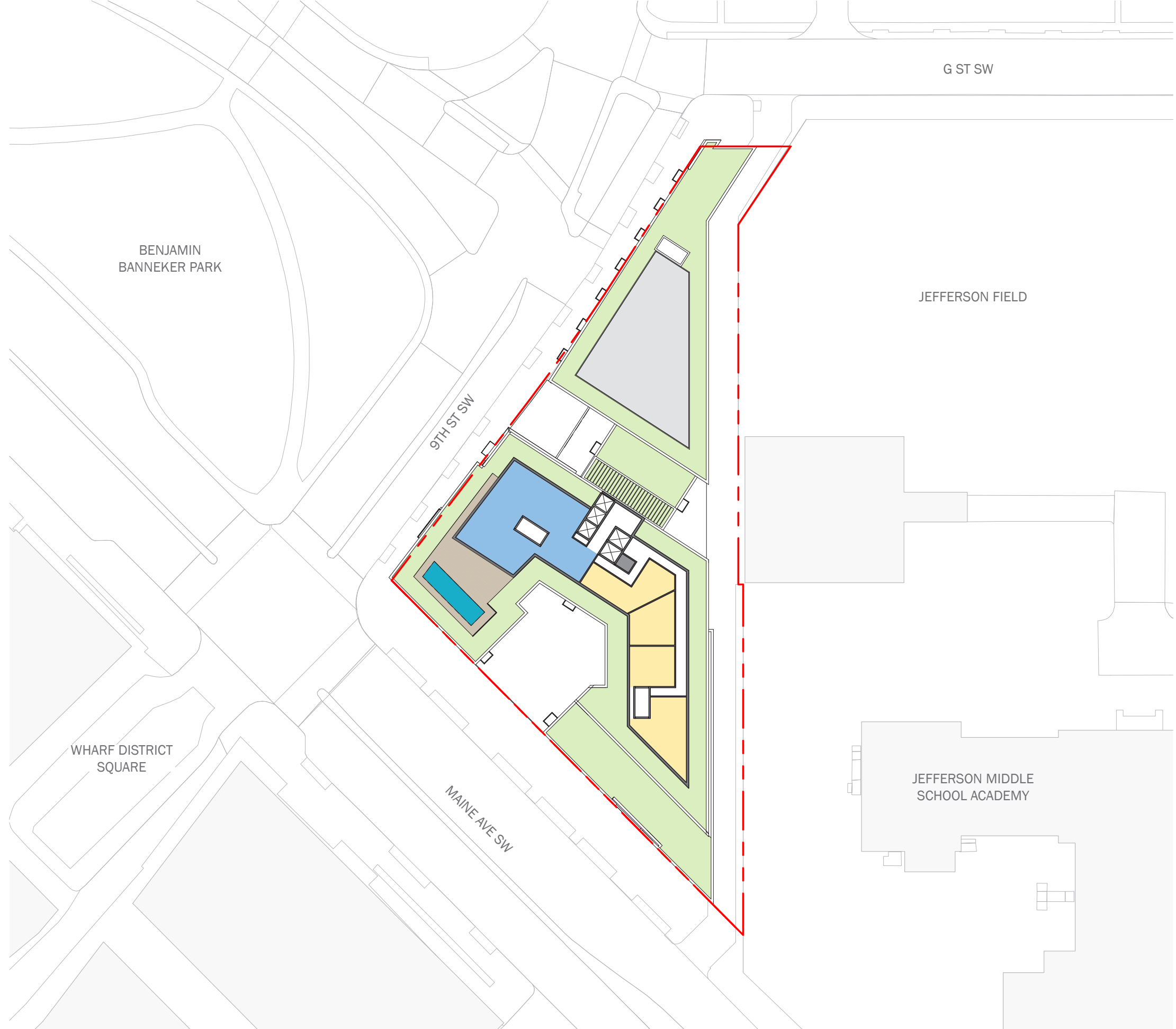
NOTES:

1. INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. UNIT MIX AND SIZES ARE SUBJECT TO CHANGE PER REQUESTED FLEXIBILITY WITHIN RANGES STATED.
3. COURTYARD DESIGN AND LAYOUTS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

Legend:

- BOH
- CIRC
- RESI

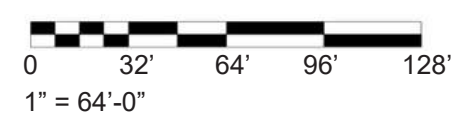


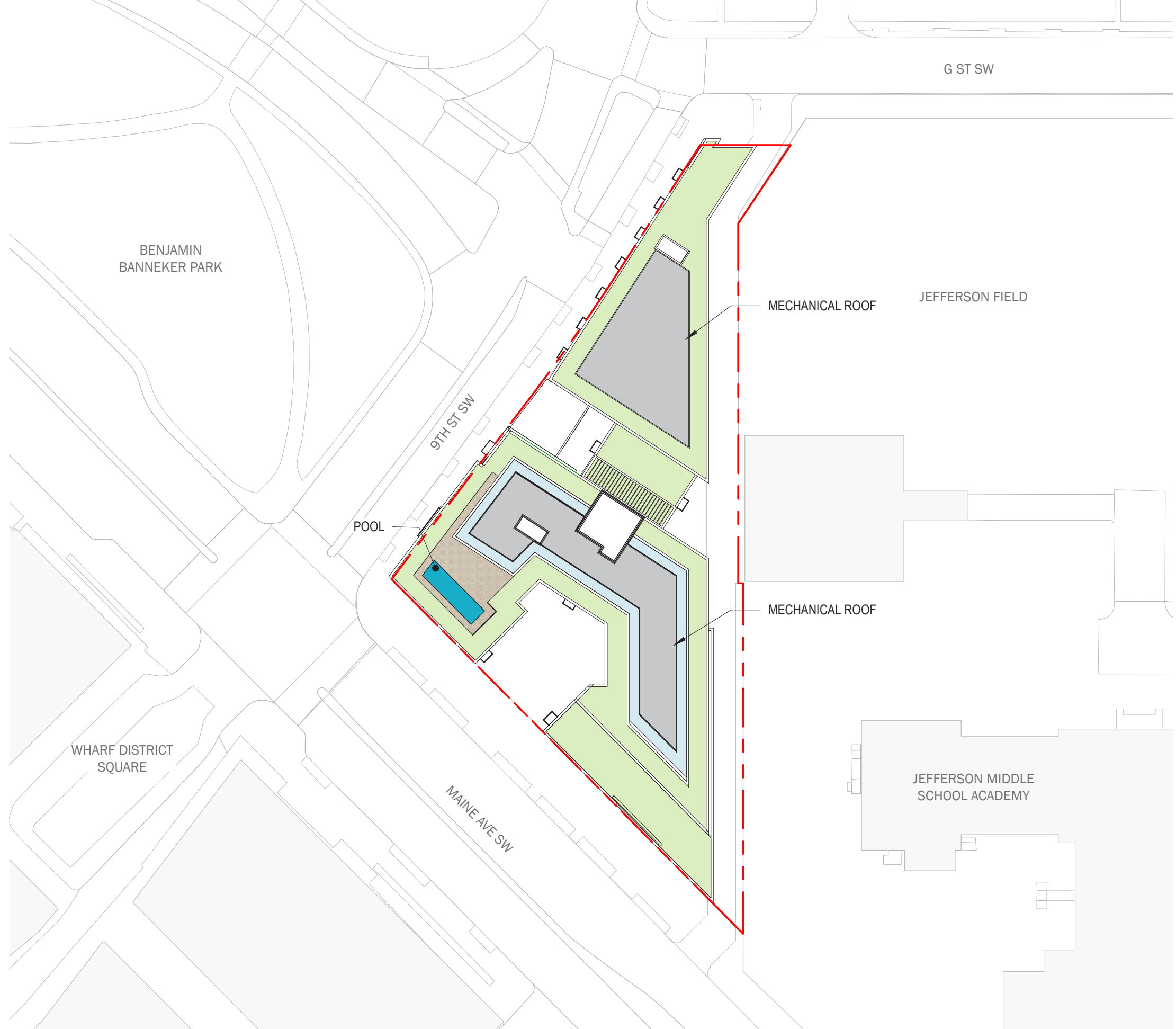


NOTES:

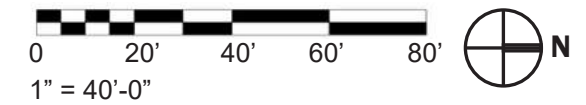
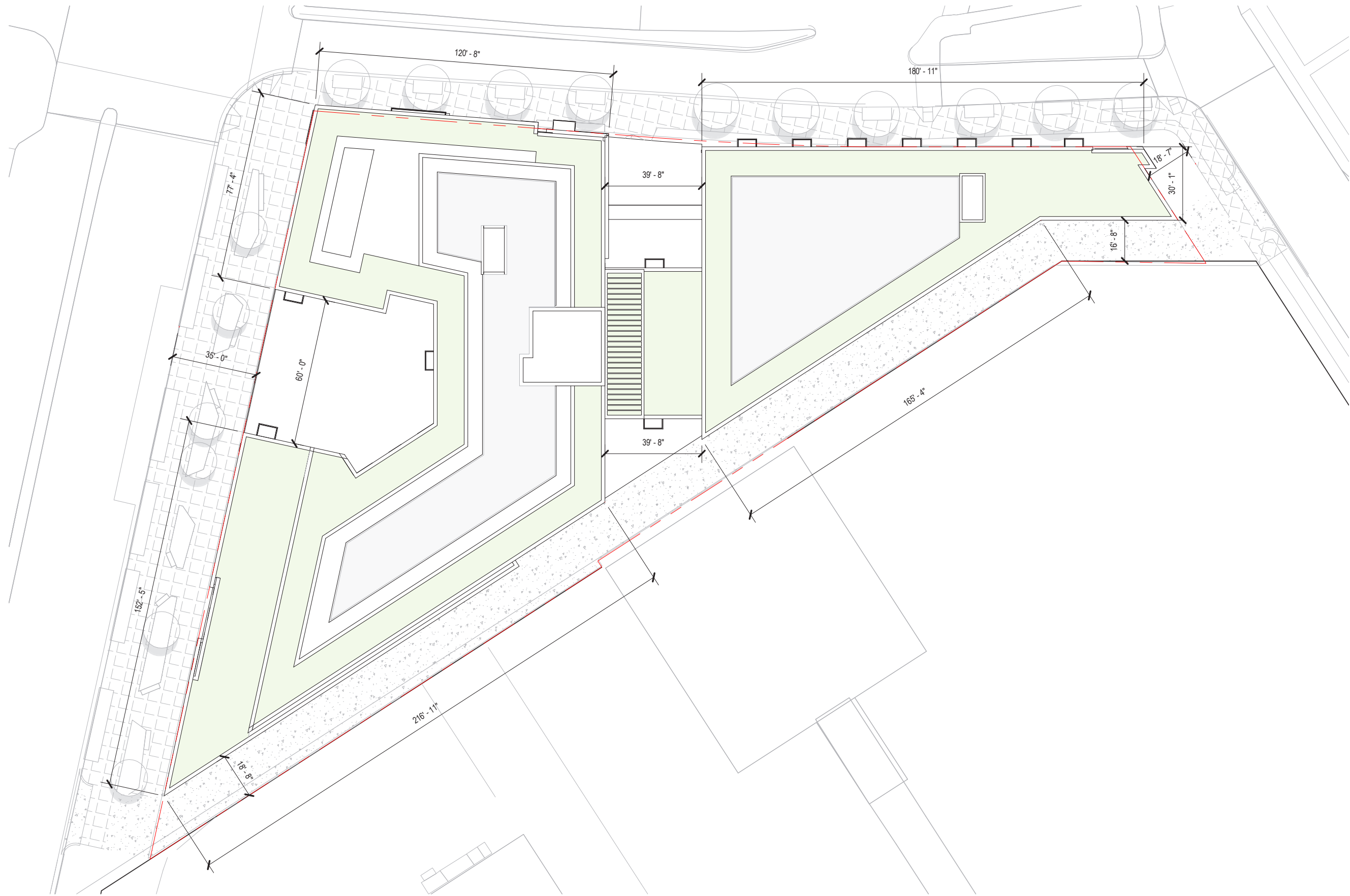
1. INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUT MAY VARY.
2. THE DESIGN AND LAYOUTS OF THE POOLS AND OUTDOOR AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
3. ALL PENTHOUSE HABITABLE SPACE DEVOTED EXCLUSIVELY TO COMMUNAL ROOFTOP RECREATION OF AMENITY SPACE FOR THE PRIMARY USE OF RESIDENTS.

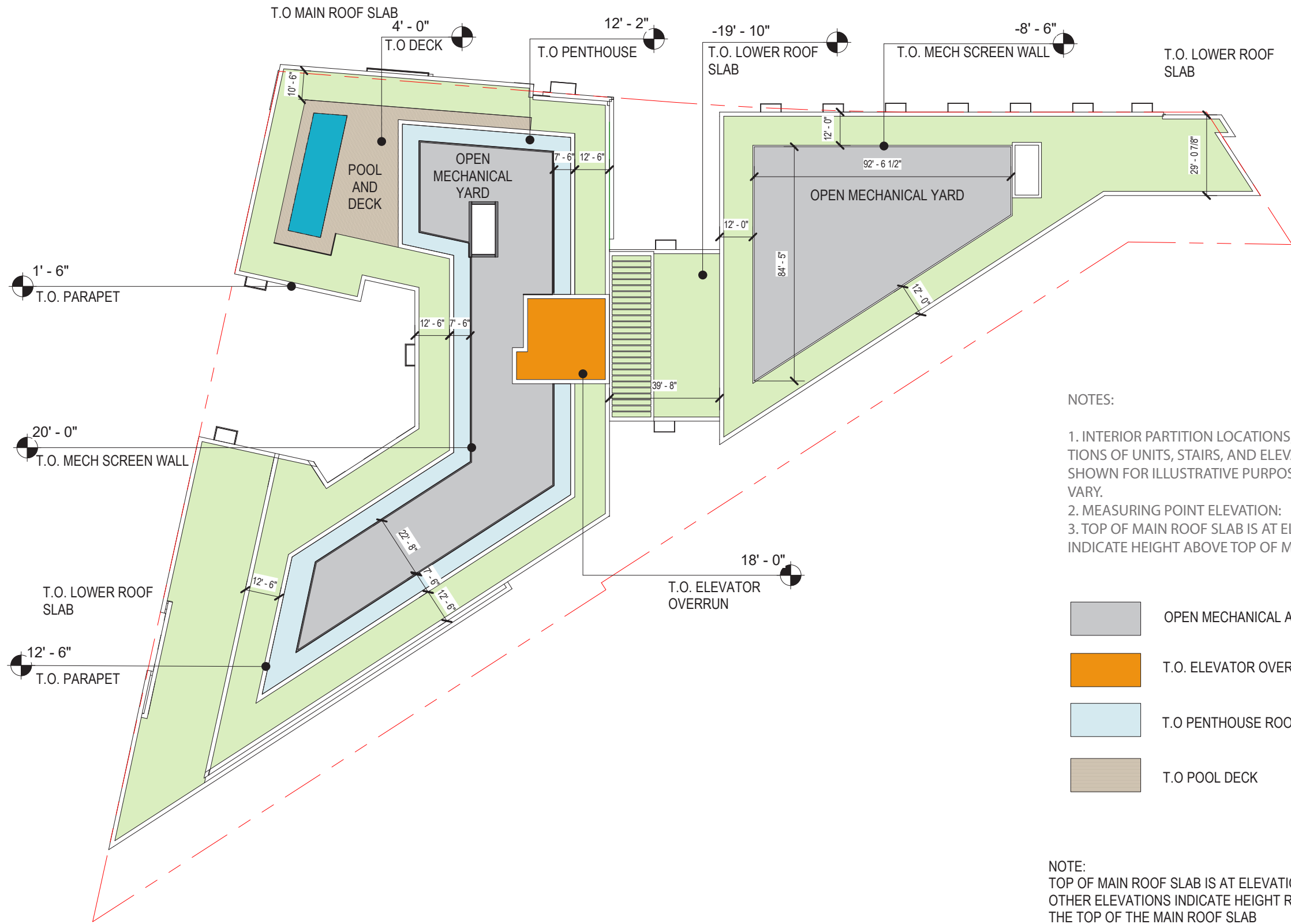
	AMENITY
	BOH
	CIRC
	RESI









NOTES:
 1. INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, STAIRS, AND ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.



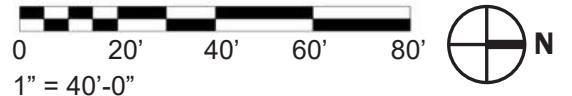


NOTES:

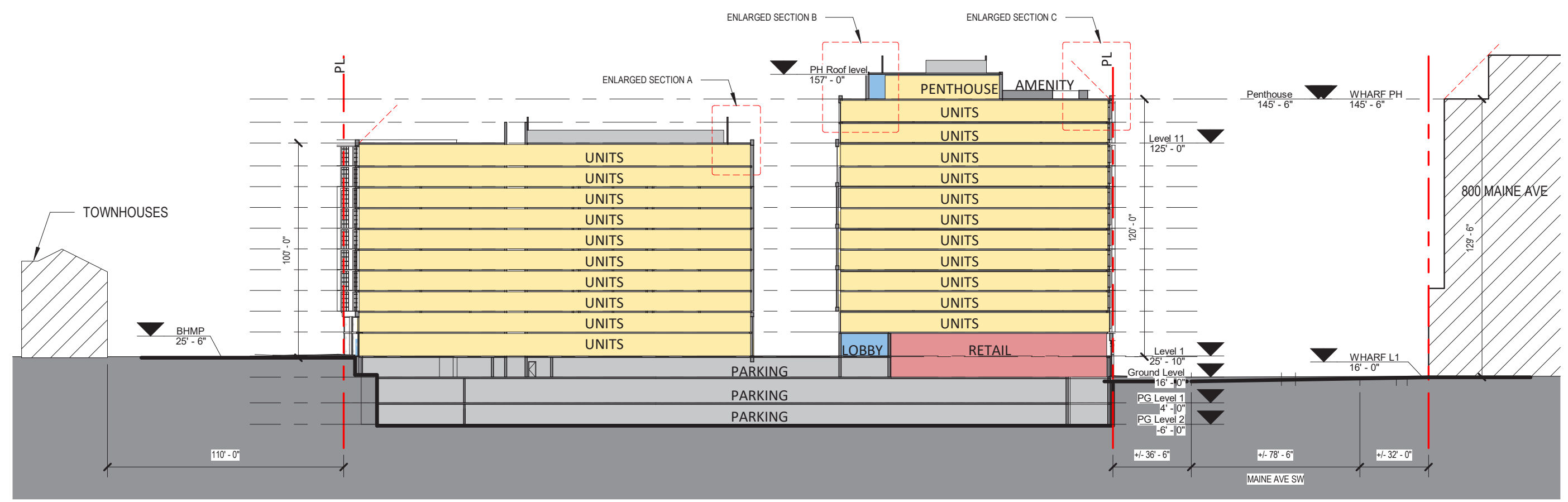
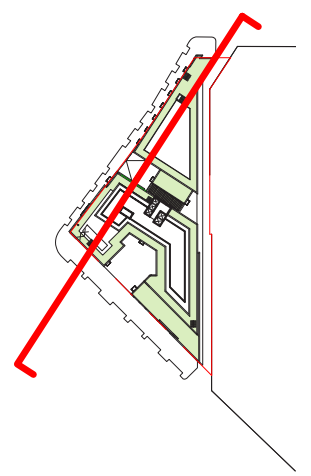
1. INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, STAIRS, AND ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. MEASURING POINT ELEVATION:
3. TOP OF MAIN ROOF SLAB IS AT ELEVATION . ALL OTHER ELEVATIONS INDICATE HEIGHT ABOVE TOP OF MAIN ROOF SLAB.

	OPEN MECHANICAL AREA
	T.O. ELEVATOR OVERRUN
	T.O. PENTHOUSE ROOF
	T.O. POOL DECK

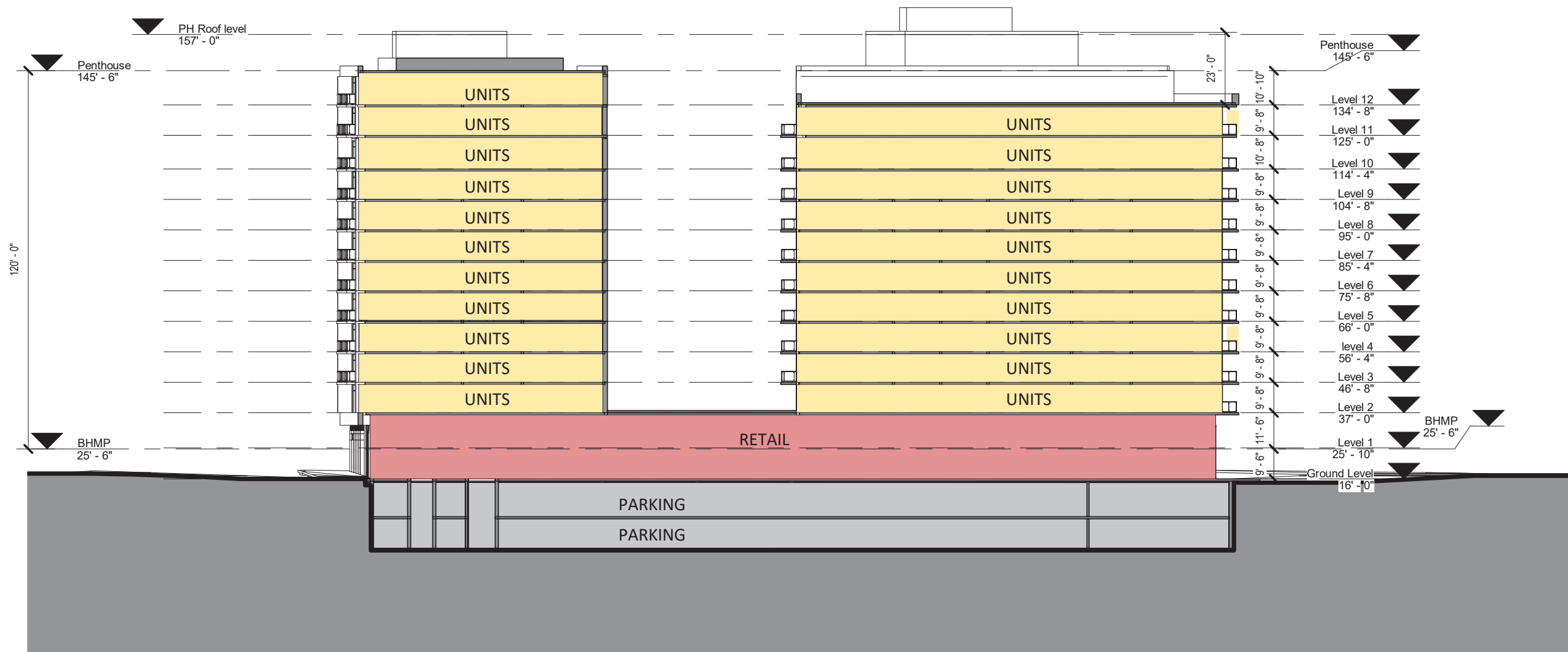
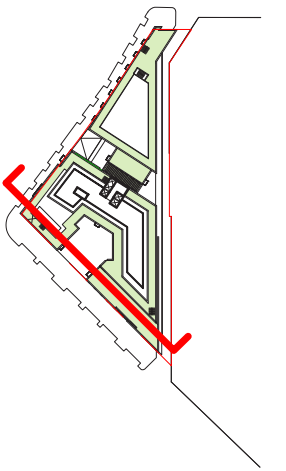
NOTE:
 TOP OF MAIN ROOF SLAB IS AT ELEVATION 145' 6". ALL OTHER ELEVATIONS INDICATE HEIGHT RELATIVE TO THE TOP OF THE MAIN ROOF SLAB



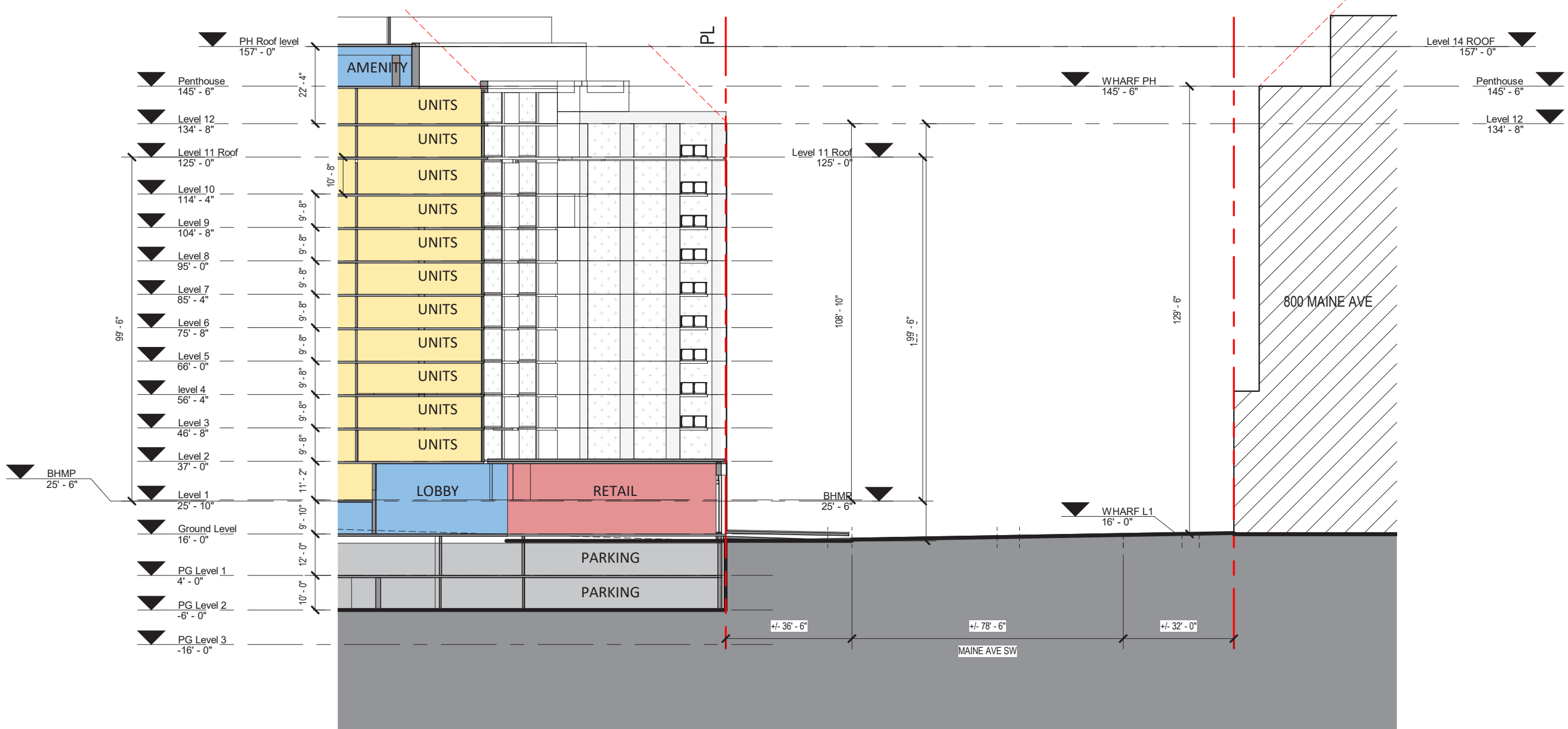
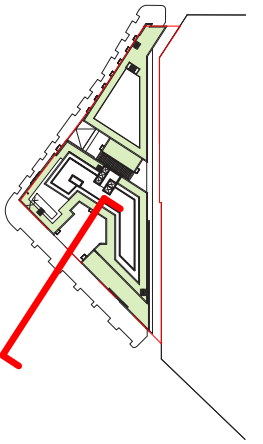
- AMENITY
- BOH
- CIRC
- PARKING
- RESI
- RETAIL

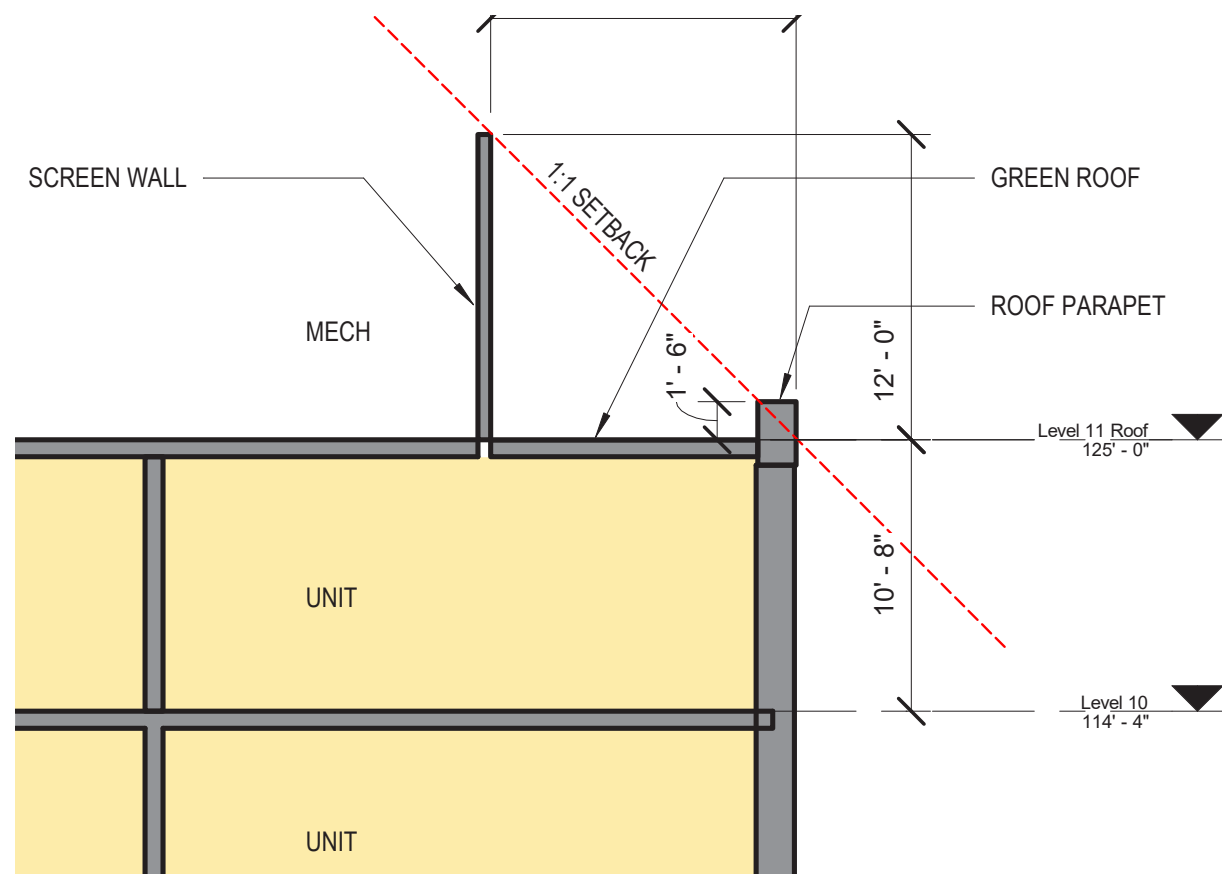


- CIRC
- RESI
- RETAIL



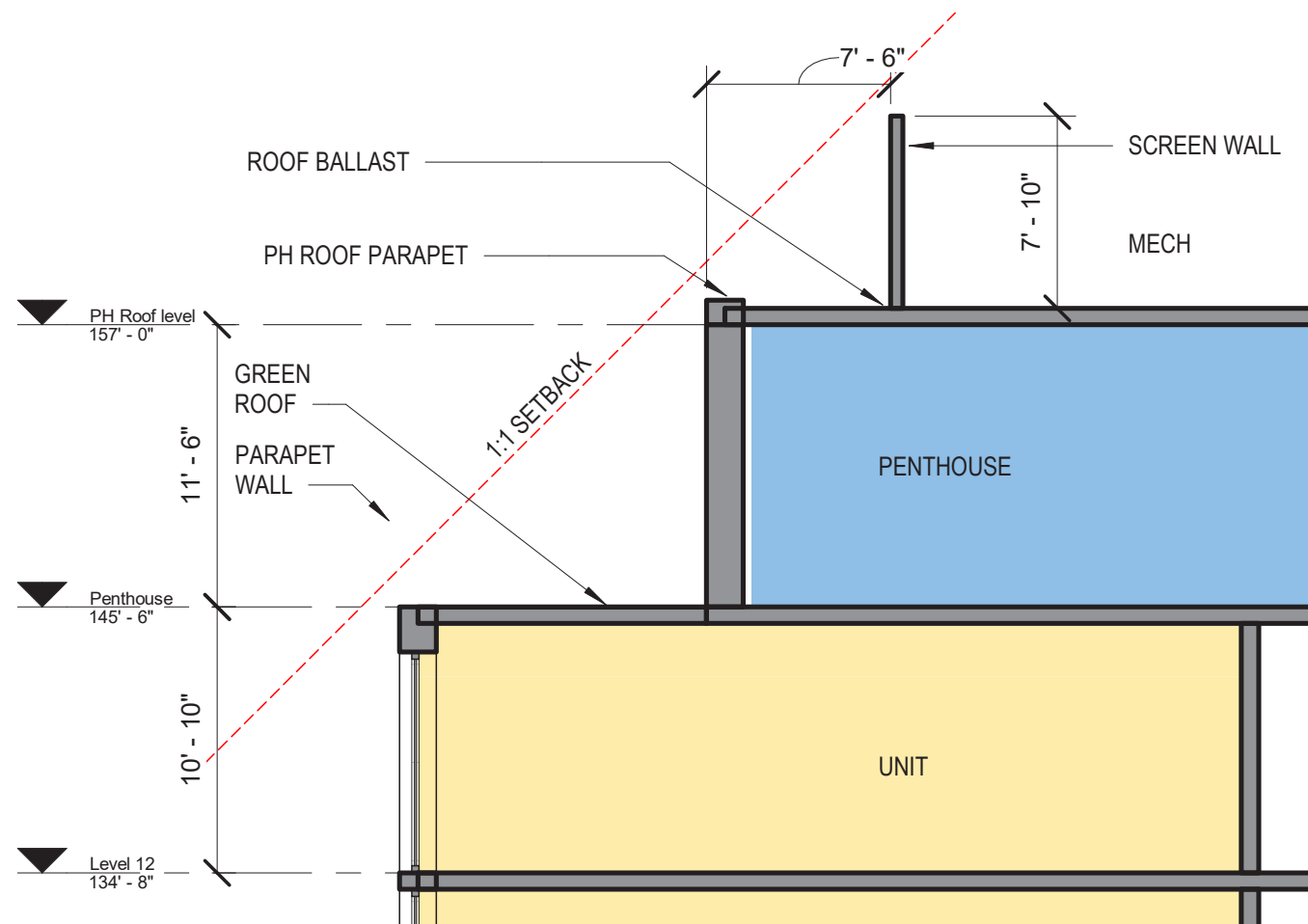
- BOH
- CIRC
- RESI
- RETAIL





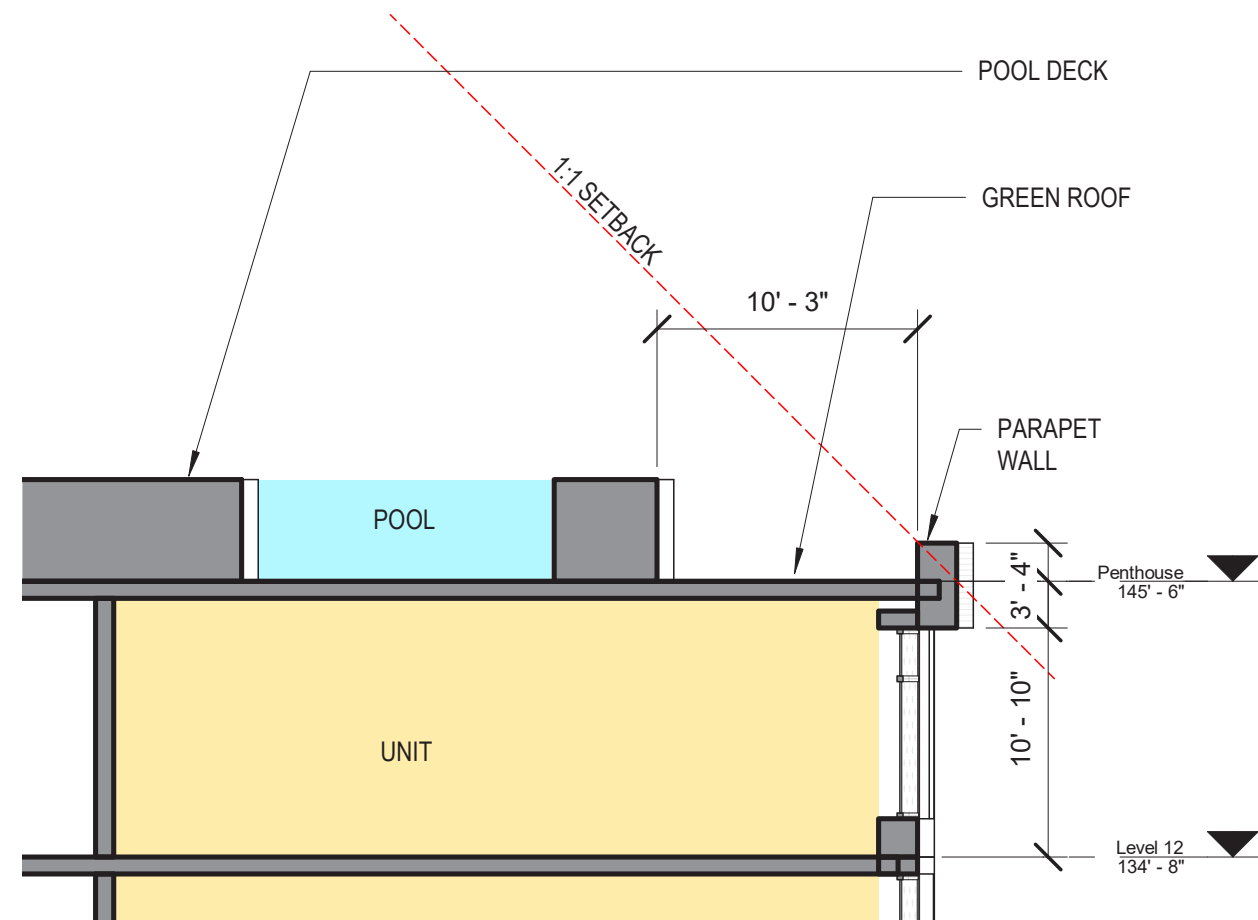
ENLARGED SECTION A

1/8" = 1'-0"



ENLARGED SECTION B

1/8" = 1'-0"



ENLARGED SECTION C

1/8" = 1'-0"

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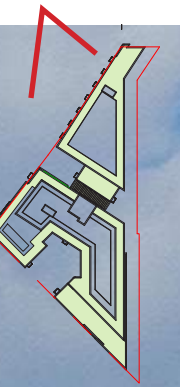
EXTERIOR RENDERINGS



















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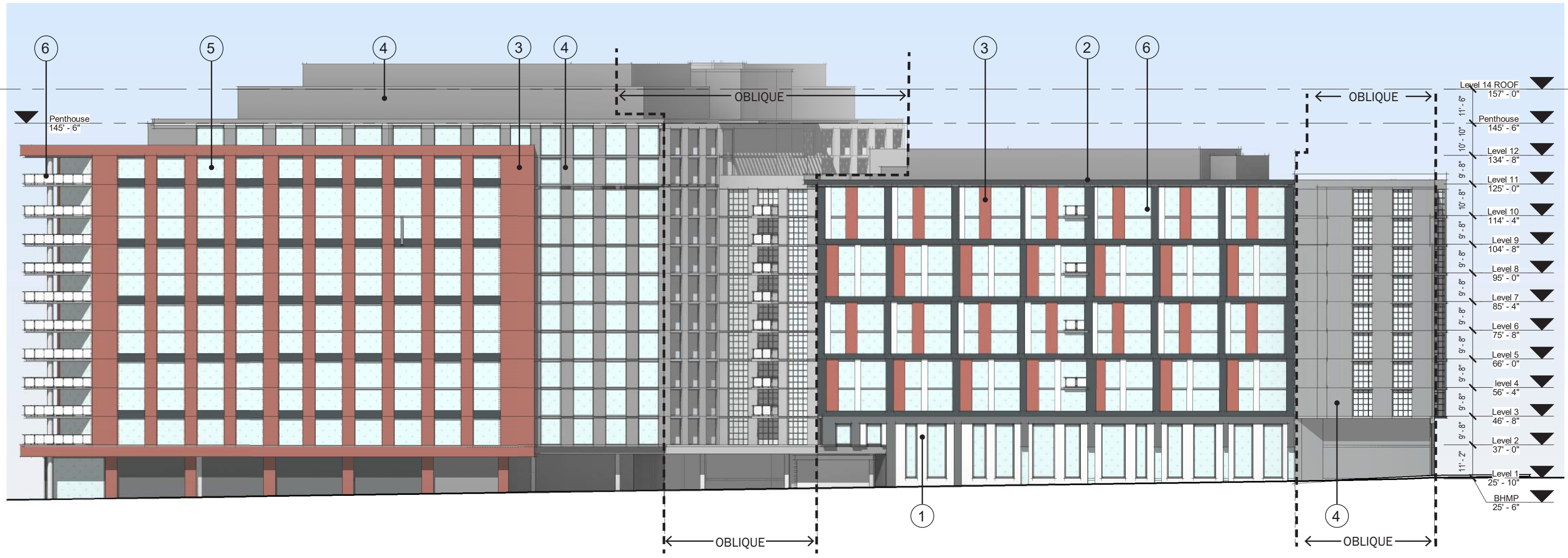
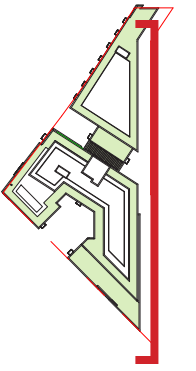
BUILDING ELEVATIONS

MATERIALS SUMMARY:

1. BRICK MASONRY 1
2. BRICK MASONRY 2
3. LIGHT-WEIGHT TERRA-COTTA RAINSCREEN - BASIS OF DESIGN: NEACERA
ALT. 1: HIGH-PERFORMANCE ARCHITECTURAL CONCRETE PANEL - BASIS OF DESIGN: TAKTL
ALT. 2: BRICK MASONRY
4. COMPOSITE METAL PANEL
NOTE: ASSUME 40-45% GLAZING AT OCCUPIED AREAS OF PENTHOUSE
5. ALUMINUM GLAZING SYSTEM
6. GLASS BALCONY RAILINGS

GLAZING PERCENTAGE

EAST ELEVATION: 35%
OVERALL: 42%

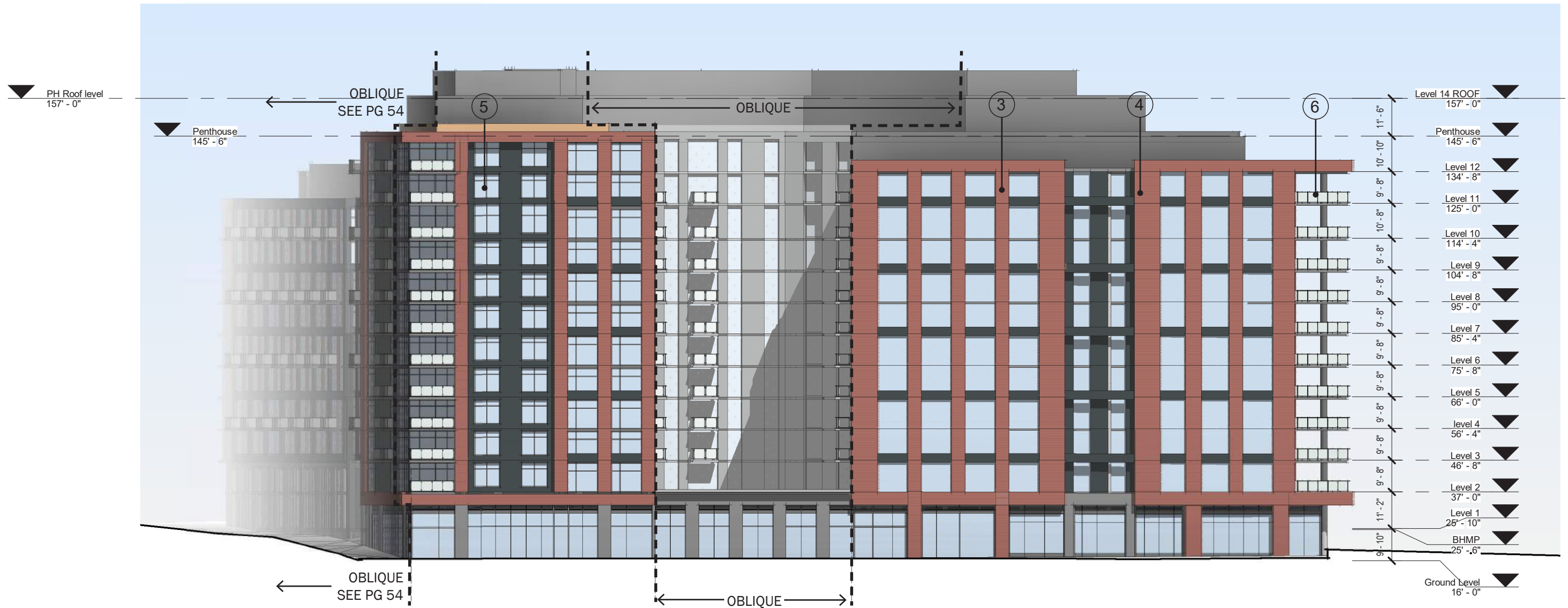
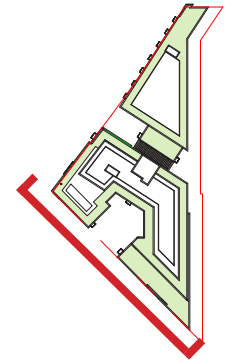


MATERIALS SUMMARY:

1. BRICK MASONRY 1
2. BRICK MASONRY 2
3. LIGHT-WEIGHT TERRA-COTTA RAINSCREEN - BASIS OF DESIGN: NEACERA
 ALT. 1: HIGH-PERFORMANCE ARCHITECTURAL CONCRETE PANEL - BASIS OF DESIGN: TAKTL
 ALT. 2: BRICK MASONRY
4. COMPOSITE METAL PANEL
 NOTE: ASSUME 40-45% GLAZING AT OCCUPIED AREAS OF PENTHOUSE
5. ALUMINUM GLAZING SYSTEM
6. GLASS BALCONY RAILINGS

GLAZING PERCENTAGE

SOUTH ELEVATION: 44%
 OVERALL: 42%

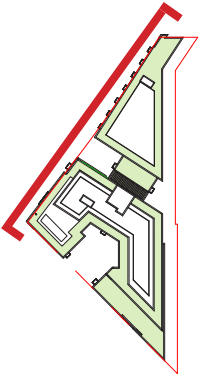


MATERIALS SUMMARY:

1. BRICK MASONRY 1
2. BRICK MASONRY 2
3. LIGHT-WEIGHT TERRA-COTTA RAINSCREEN - BASIS OF DESIGN: NEACERA
 ALT. 1: HIGH-PERFORMANCE ARCHITECTURAL CONCRETE PANEL - BASIS OF DESIGN: TAKTL
 ALT. 2: BRICK MASONRY
4. COMPOSITE METAL PANEL
 NOTE: ASSUME 40-45% GLAZING AT OCCUPIED AREAS OF PENTHOUSE
5. ALUMINUM GLAZING SYSTEM
6. GLASS BALCONY RAILINGS

GLAZING PERCENTAGE

WEST ELEVATION: 48%
 OVERALL: 42%

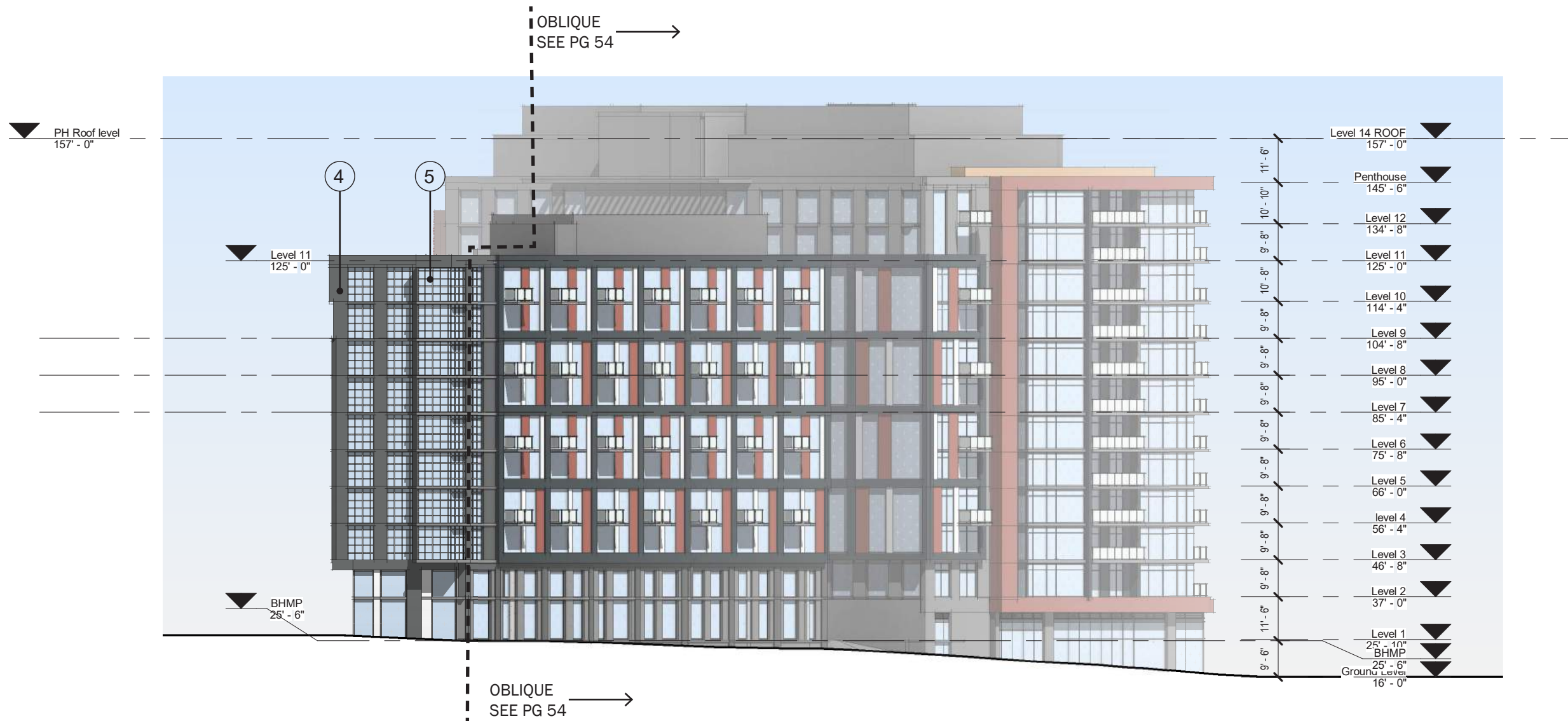
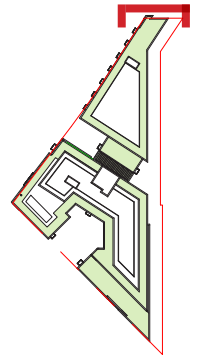


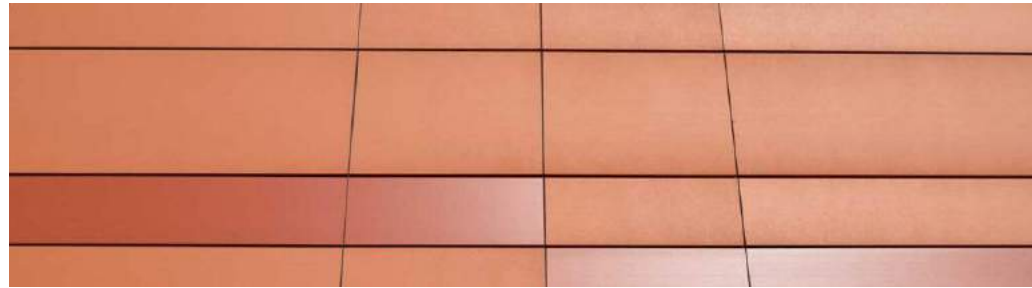
MATERIALS SUMMARY:

1. BRICK MASONRY 1
2. BRICK MASONRY 2
3. LIGHT-WEIGHT TERRA-COTTA RAINSCREEN - BASIS OF DESIGN: NEACERA
 ALT. 1: HIGH-PERFORMANCE ARCHITECTURAL CONCRETE PANEL - BASIS OF DESIGN: TAKTL
 ALT. 2: BRICK MASONRY
4. COMPOSITE METAL PANEL
 NOTE: ASSUME 40-45% GLAZING AT OCCUPIED AREAS OF PENTHOUSE
5. ALUMINUM GLAZING SYSTEM
6. GLASS BALCONY RAILINGS

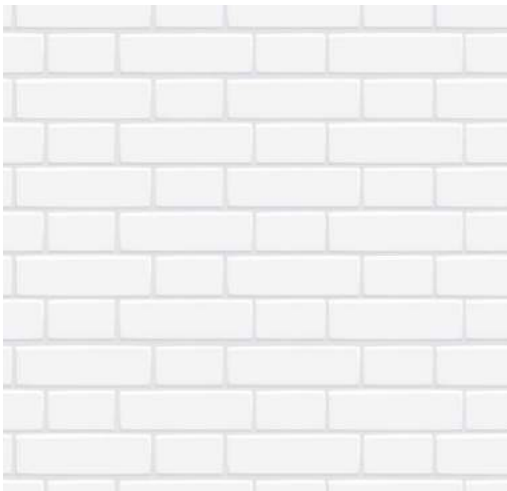
GLAZING PERCENTAGE

WEST ELEVATION: 48%
 OVERALL: 42%





1. LIGHT-WEIGHT TERRA-COTTA RAINSCREEN



2. BRICK MASONRY 1



3. BRICK MASONRY 2



4. COMPOSITE METAL PANEL



5. ALUMINUM GLAZING SYSTEM



6. GLASS BALCONY RAILINGS



SITE SHADOW STUDY



9:00 AM



12:00 PM



3:00 PM



5:00 PM

EXISTING



PROPOSED



COMPOSITE

