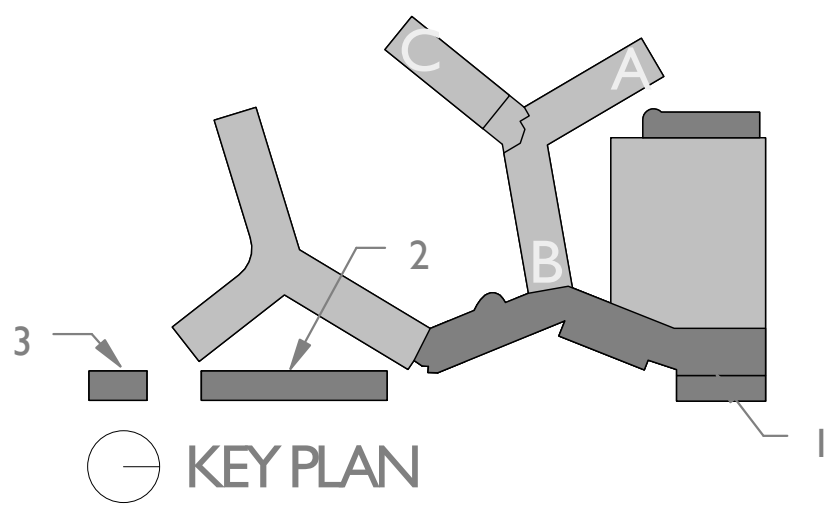
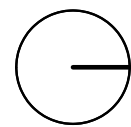
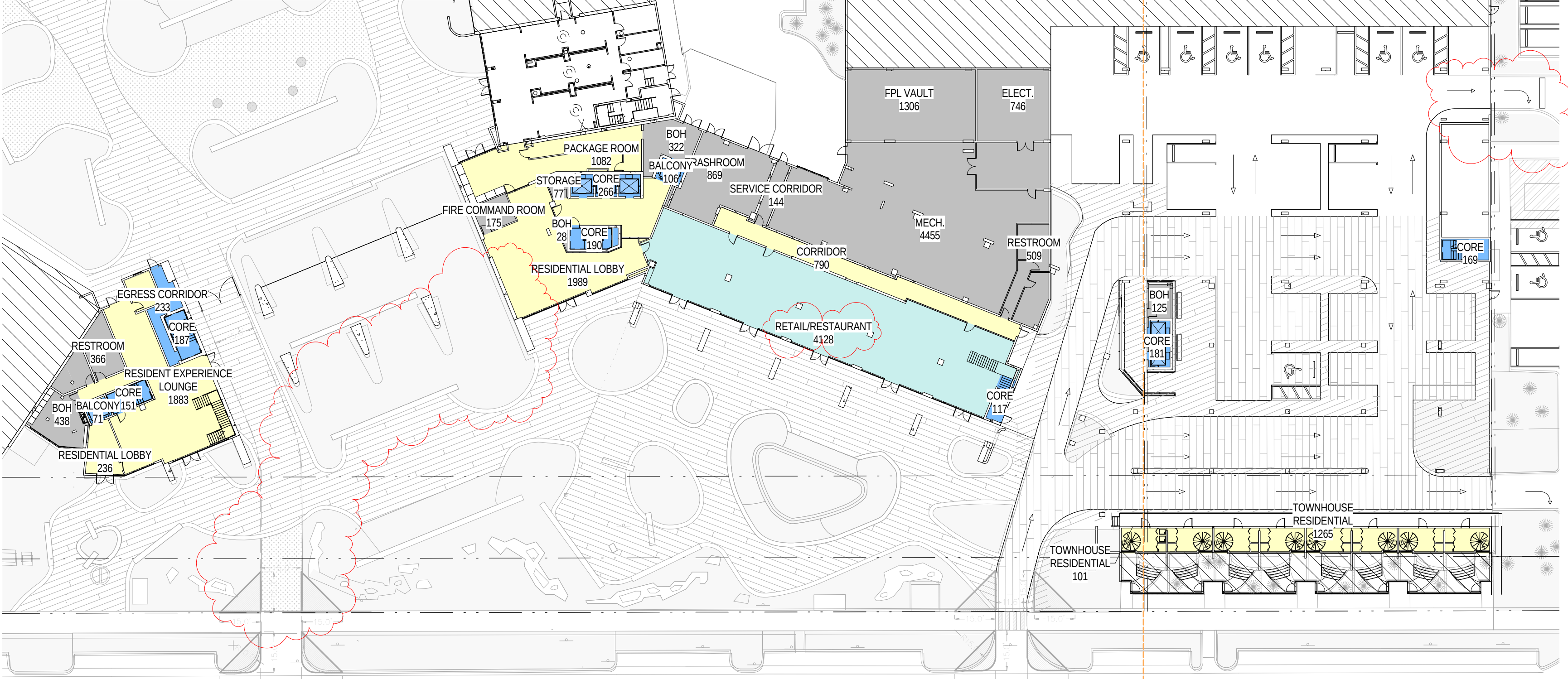




FAR - CENTRAL TOWER LEVEL I	
AREAS FAR / NON-FAR	AREA
RM-2	
CORE FAR	350 SF
RESIDENTIAL FAR	1,265 SF
SERVICE BOH FAR	125 SF
RM-2 TOTAL	1,739 SF
RM-3	
COMMERCIAL FAR	4,128 SF
CORE FAR	1,321 SF
RESIDENTIAL FAR	9,908 SF
SERVICE BOH FAR	9,434 SF
RM-3 TOTAL	24,791 SF

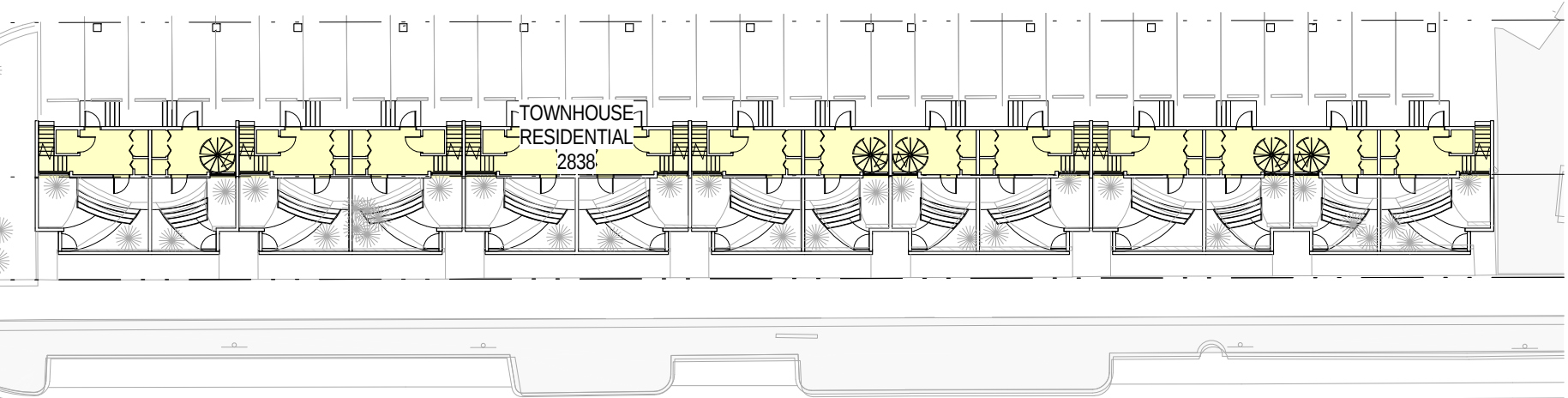
NON FAR - CENTRAL TOWER LEVEL I	
AREAS FAR / NON-FAR	AREA

- COMMERCIAL FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR



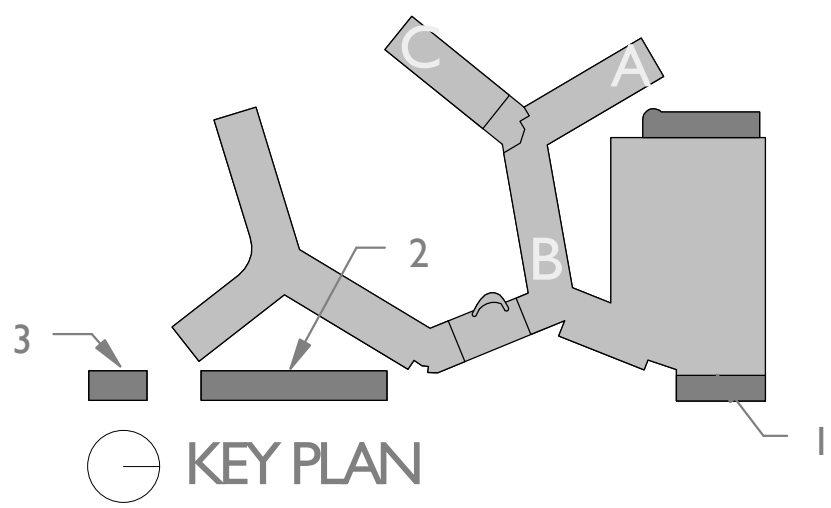
Central Tower - Level I
SCALE: 1/32" = 1'-0"

3 South Town House - Level I
SCALE: 1/32" = 1'-0"



2 Mid Town House - Level I
SCALE: 1/32" = 1'-0"

Scale: 1/32" = 1'-0"
Note: When printed on 11x17 paper scale is halved

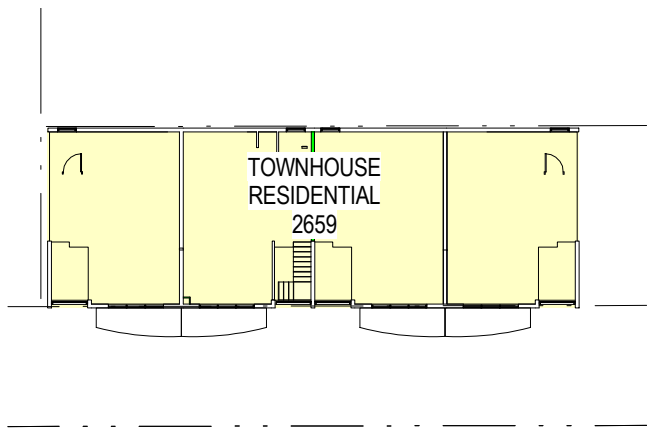


ZONING ANALYSIS FAR - PROPOSED

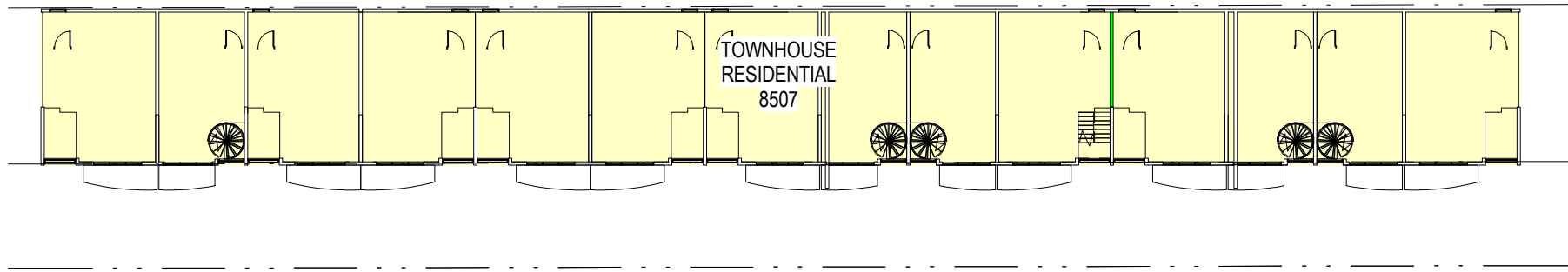
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FAR - TOWN HOUSE LEVEL 2 - PROPOSED	
FAR AREAS	Area
RM-2	
RM-2	3,715 SF
RM-2 TOTAL	3,715 SF
RM-3	
RM-3	11,463 SF
RM-3 TOTAL	11,463 SF

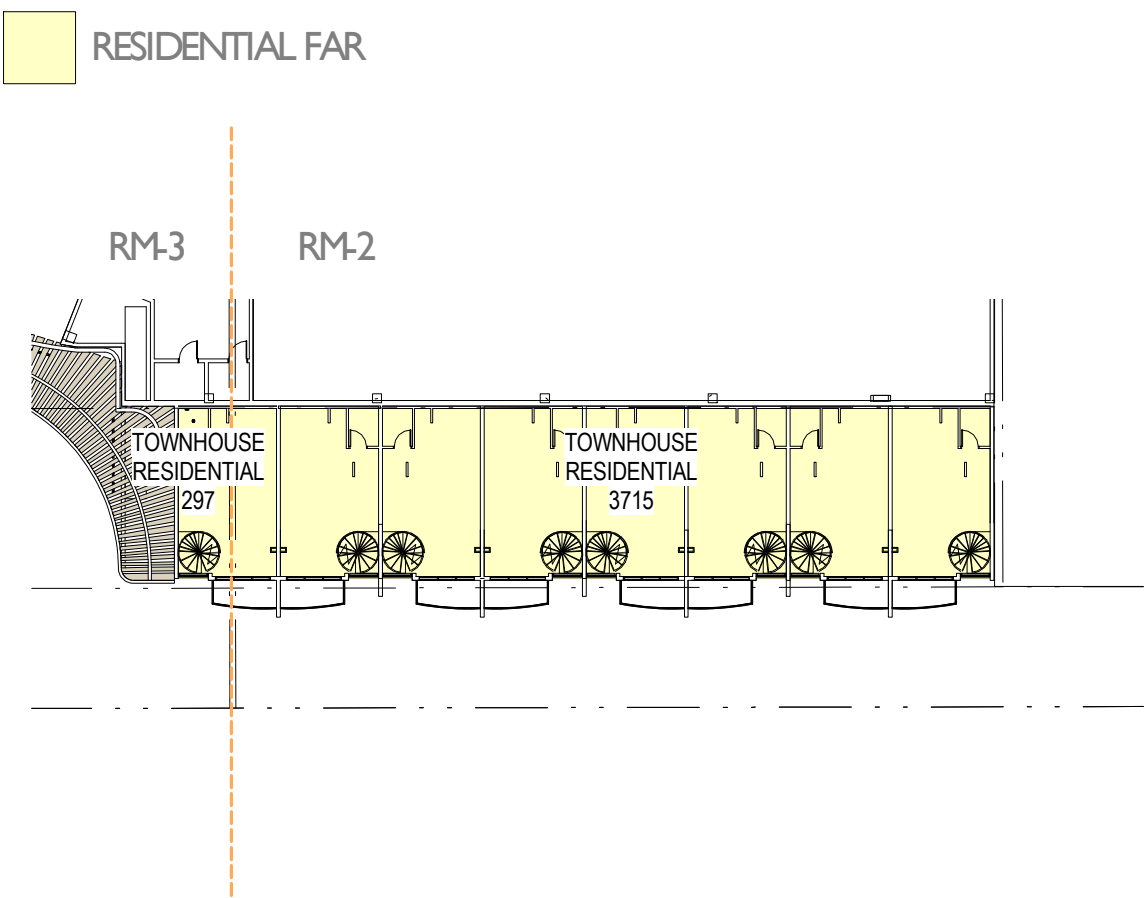
NON FAR - TOWN HOUSE LEVEL 2 - PROPOSED	
FAR AREAS	Area



3 South Town House - Level 2
SCALE: 1/32" = 1'-0"



2 Mid Town House - Level 2
SCALE: 1/32" = 1'-0"



1 North Town House - Level 2
SCALE: 1/32" = 1'-0"



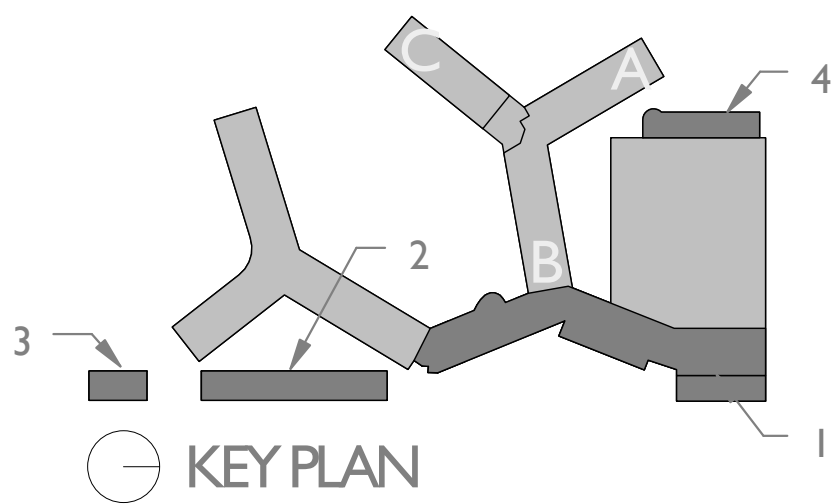
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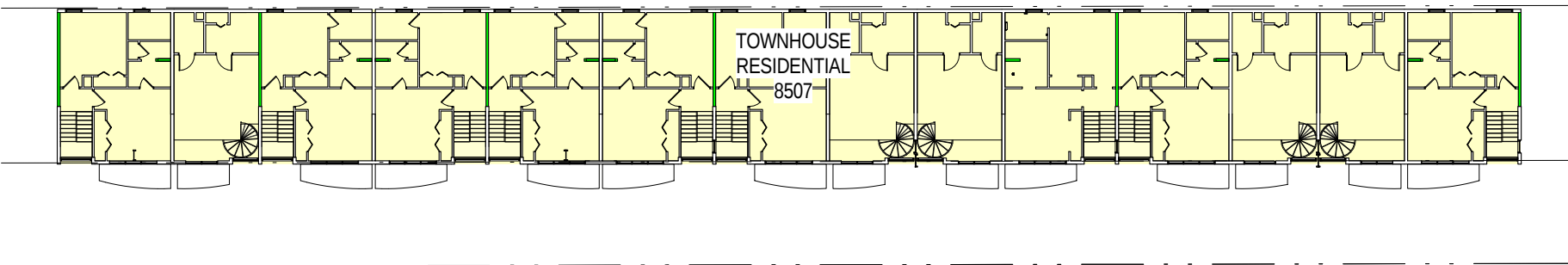
FAR - CENTRAL TOWER LEVEL 3	
AREAS FAR / NON-FAR	AREA
RM-2	
CORE FAR	381 SF
RESIDENTIAL FAR	8,212 SF
SERVICE BOH FAR	178 SF
RM-2 TOTAL	8,771 SF
RM-3	
AMENITY FAR	11,824 SF
CORE FAR	1,323 SF
RESIDENTIAL FAR	20,832 SF
SERVICE BOH FAR	3,703 SF
RM-3 TOTAL	37,681 SF

NON FAR - CENTRAL TOWER LEVEL 3	
AREAS FAR / NON-FAR	AREA
RM-3	
Central Tower - Level 3	
BALCONY NON FAR	1,442 SF
RM-3 TOTAL	1,442 SF

- AMENITY FAR
- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

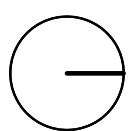
3 South Town House - Level 3

SCALE: 1/32" = 1'-0"



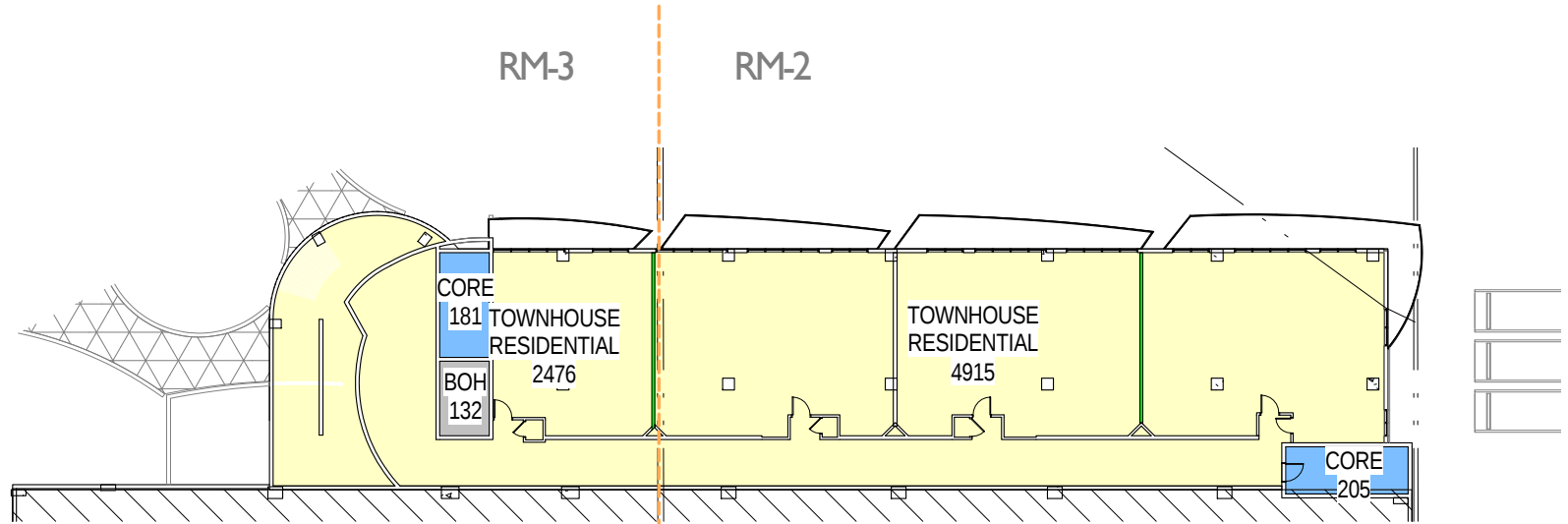
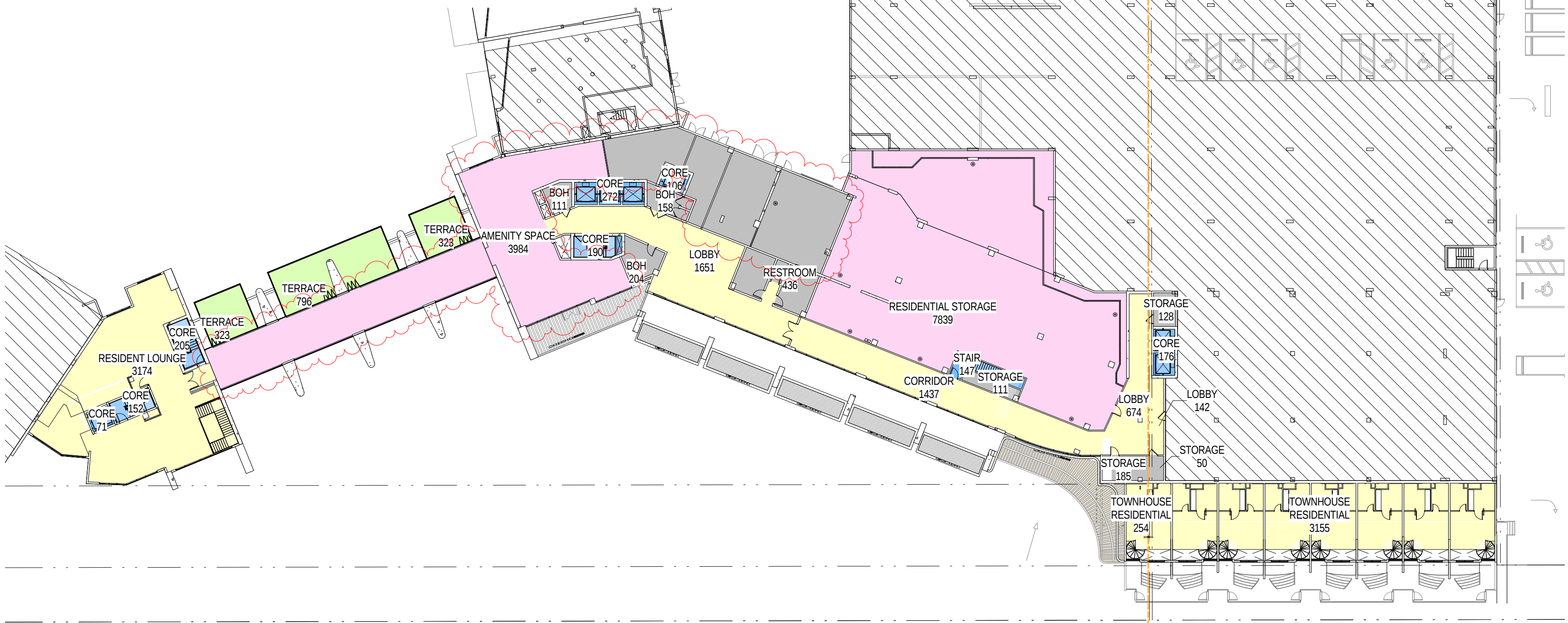
2 Mid Town House - Level 3

SCALE: 1/32" = 1'-0"



Central Tower - Level 3

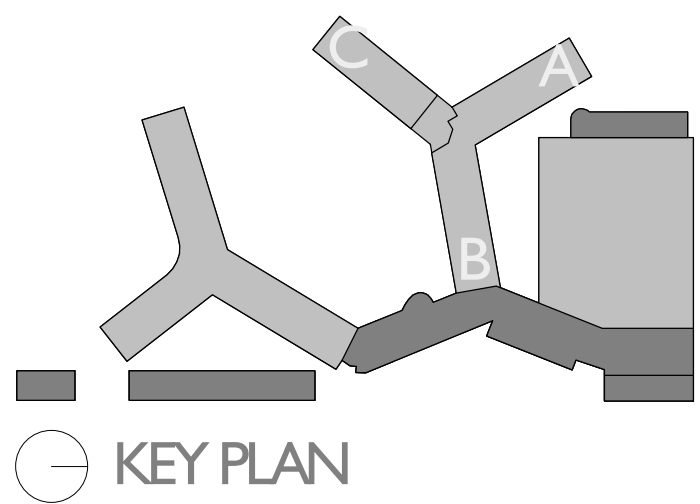
SCALE: 1/32" = 1'-0"



4 Garden Apartments - Level 2-4

SCALE: 1/32" = 1'-0"

Scale: 1/32" = 1'-0"
Note: When printed on 11x17 paper scale is halved



RM-3 RM-2

- AMENITY FAR
- BALCONY FAR
- BALCONY NON FAR
- COMMERCIAL FAR
- CORE FAR
- MISC. FAR
- RESIDENTIAL FAR
- RESIDENTIAL NON FAR
- SERVICE BOH FAR
- SERVICE BOH NON-FAR

FAR - CENTRAL TOWER LEVEL 4	
AREAS FAR / NON-FAR	AREA
RM-2	
CORE FAR	1,016 SF
RESIDENTIAL FAR	5,802 SF
SERVICE BOH FAR	138 SF
RM-2 TOTAL	6,955 SF
RM-3	
CORE FAR	977 SF
RESIDENTIAL FAR	16,084 SF
SERVICE BOH FAR	570 SF
RM-3 TOTAL	17,631 SF

NON FAR - CENTRAL TOWER LEVEL 4	
AREAS FAR / NON-FAR	AREA
RM-2	
BALCONY NON FAR	118 SF
RM-2 TOTAL	118 SF
RM-3	
BALCONY NON FAR	2,615 SF
RM-3 TOTAL	2,615 SF

FAR - CENTRAL TOWER LEVEL 5-6 & GARDEN APARTMENTS 5-7	
AREAS FAR / NON-FAR	AREA
RM-2	
CORE FAR	542 SF
RESIDENTIAL FAR	10,135 SF
SERVICE BOH FAR	127 SF
RM-2 TOTAL	10,805 SF
RM-3	
CORE FAR	1,161 SF
RESIDENTIAL FAR	18,669 SF
SERVICE BOH FAR	570 SF
RM-3 TOTAL	20,400 SF

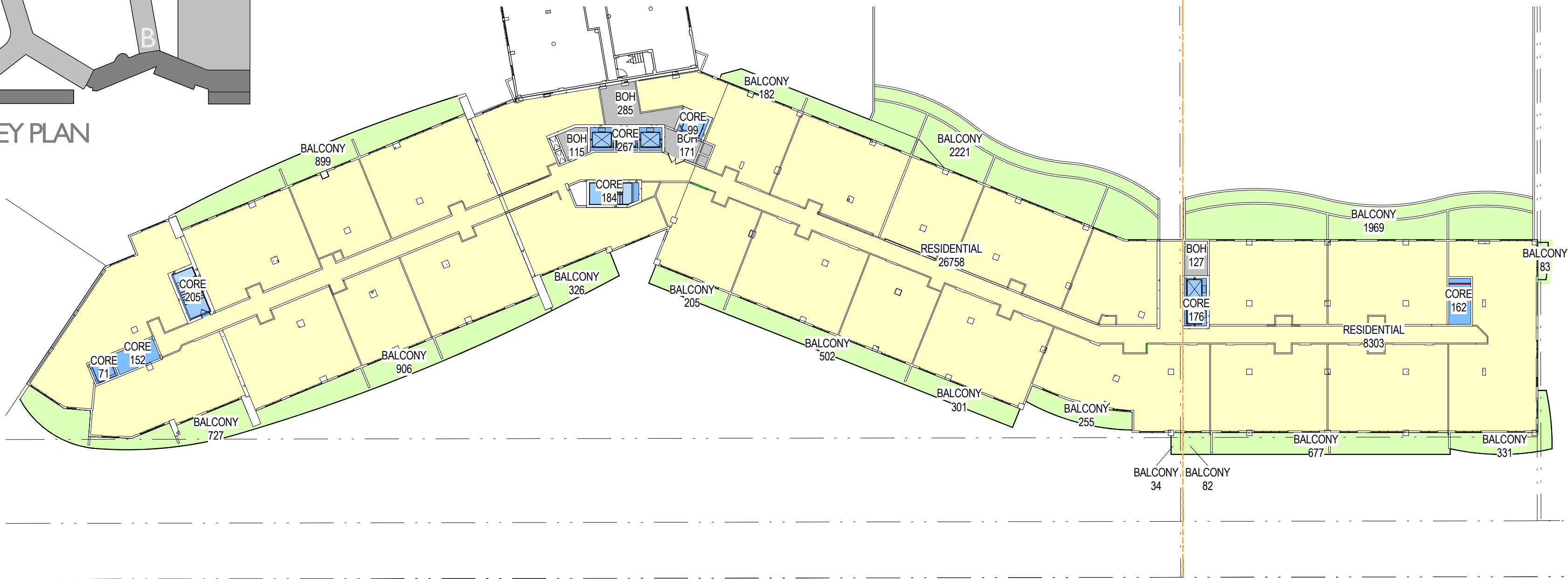
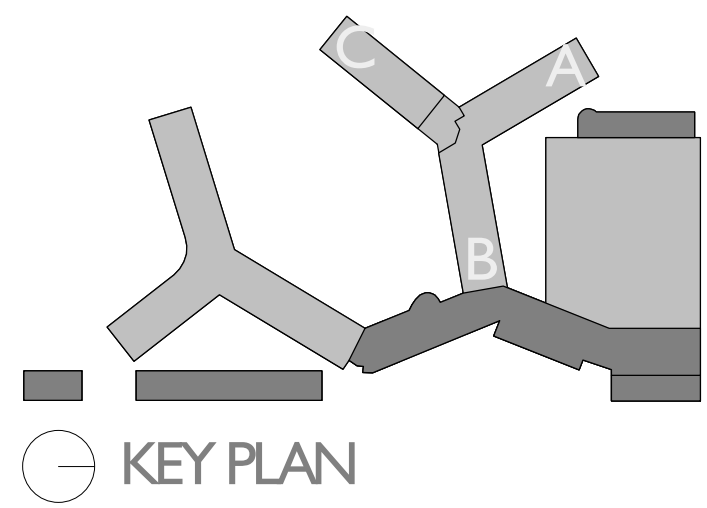
NON FAR - CENTRAL TOWER LEVEL 5-6 & GARDEN APARTMENTS 5-7	
AREAS FAR / NON-FAR	AREA
RM-2	
BALCONY NON FAR	1,188 SF
RM-2 TOTAL	1,188 SF
RM-3	
BALCONY NON FAR	2,587 SF
RM-3 TOTAL	2,587 SF

Central Tower - Level 4
SCALE: 1/32" = 1'-0"

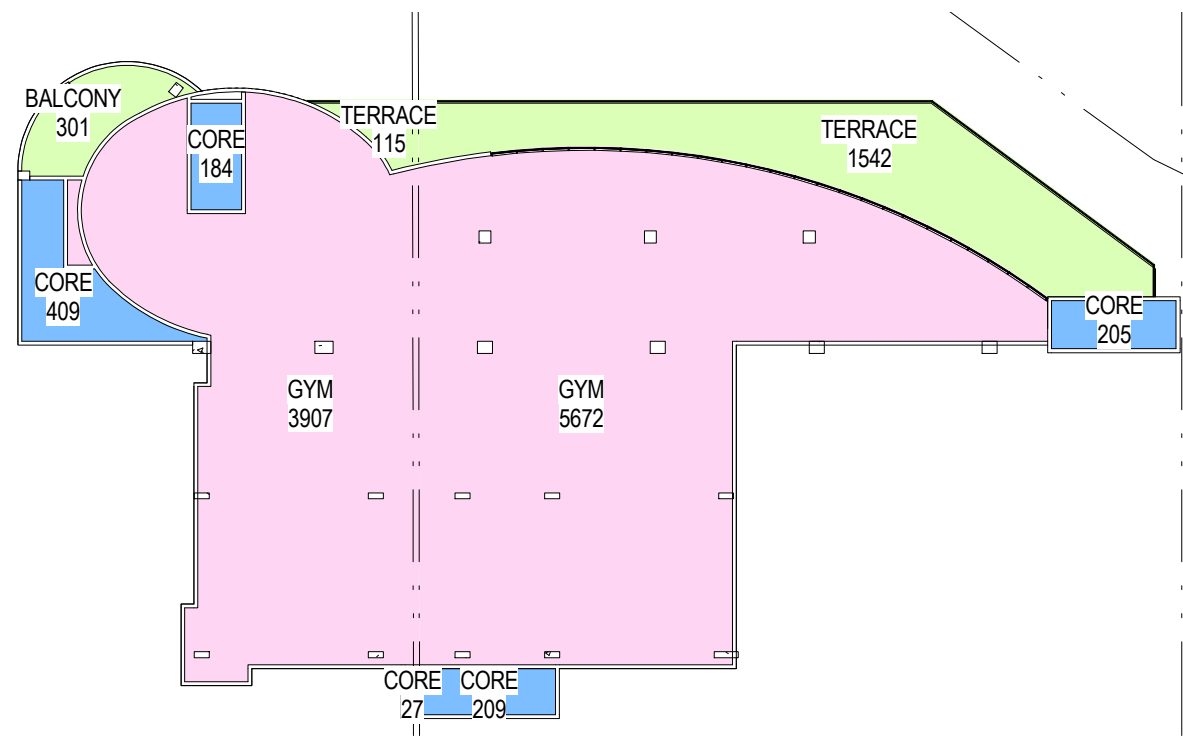
Garden Apartments - Level 5-7
SCALE: 1/32" = 1'-0"

Central Tower - Level 5-6
SCALE: 1/32" = 1'-0"

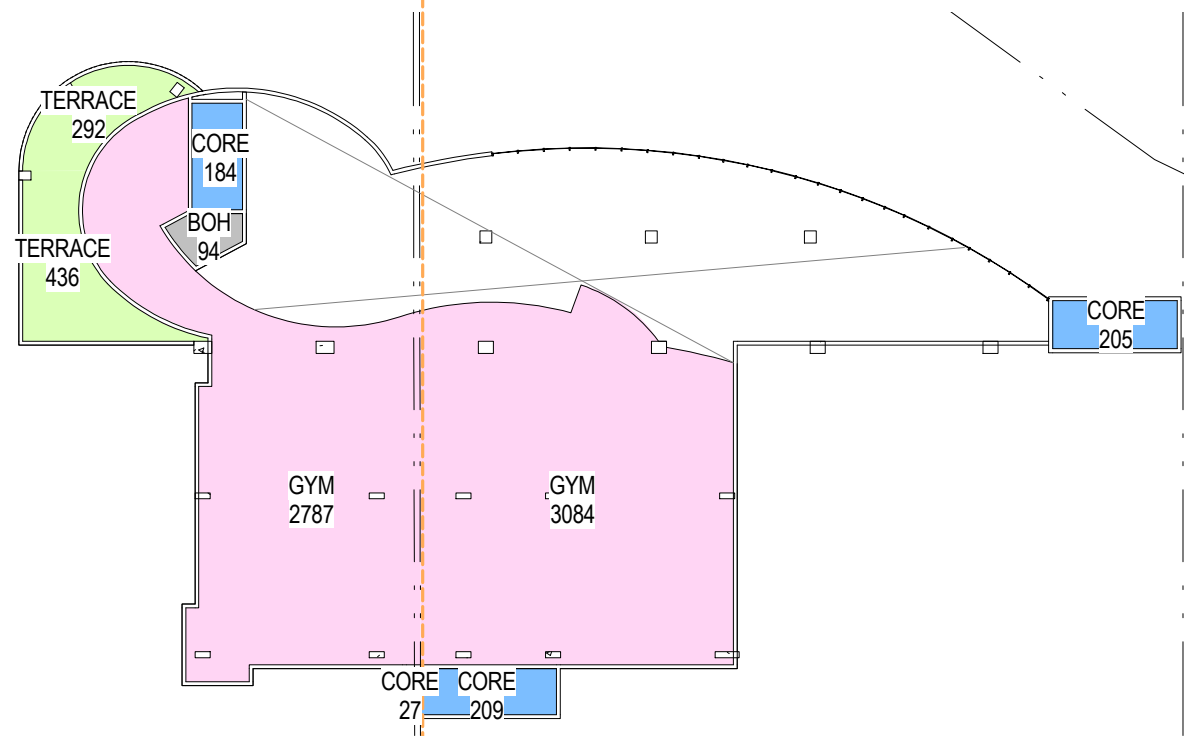
Scale: 1/32" = 1'-0"
Note: When printed on 11 x 17 paper scale is halved



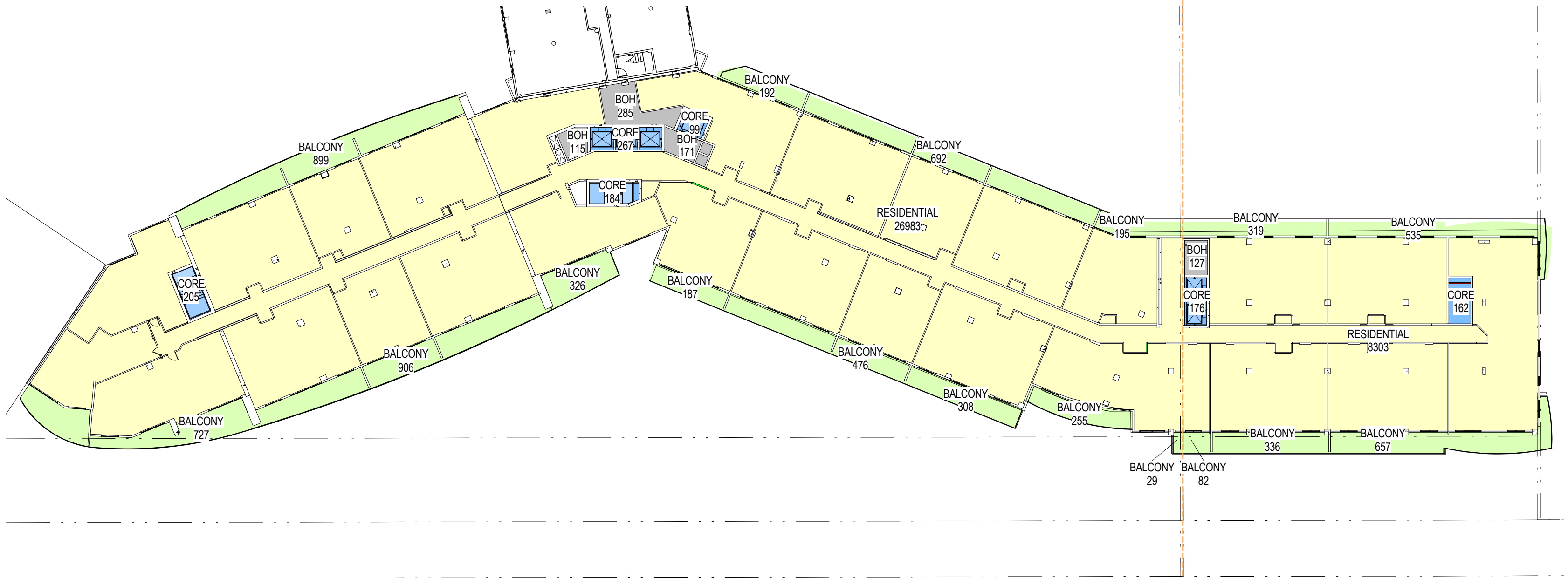
Central Tower - Level 7
SCALE: 1/32" = 1'-0"



Garden Apartments - Gymnasium
SCALE: 1/32" = 1'-0"



Garden Apartments - Gymnasium Mezz
SCALE: 1/32" = 1'-0"



Central Tower - Level 8-15
SCALE: 1/32" = 1'-0"

- AMENITY FAR
- BALCONY FAR
- BALCONY NON FAR
- COMMERCIAL FAR
- CORE FAR
- MISC. FAR
- RESIDENTIAL FAR
- RESIDENTIAL NON FAR
- SERVICE BOH FAR
- SERVICE BOH NON-FAR

ZONING ANALYSIS FAR - PROPOSED

FAR - CENTRAL TOWER LEVEL 7	
AREAS FAR / NON-FAR	AREA
RM-2	
CORE FAR	337 SF
RESIDENTIAL FAR	8,303 SF
SERVICE BOH FAR	127 SF
RM-2 TOTAL	8,768 SF
RM-3	
CORE FAR	977 SF
RESIDENTIAL FAR	26,758 SF
SERVICE BOH FAR	570 SF
RM-3 TOTAL	28,305 SF

NON FAR - CENTRAL TOWER LEVEL 7	
AREAS FAR / NON-FAR	AREA
RM-2	
BALCONY NON FAR	3,176 SF
RM-2 TOTAL	3,176 SF
RM-3	
BALCONY NON FAR	6,525 SF
RM-3 TOTAL	6,525 SF

FAR - CENTRAL TOWER LEVEL 8-15 & GYM	
AREAS FAR / NON-FAR	AREA
RM-2	
Central Tower - Level 8 -15 & Garden Apartments Gym	
AMENITY FAR	5,672 SF
CORE FAR	752 SF
RESIDENTIAL FAR	8,303 SF
SERVICE BOH FAR	127 SF
Garden Apartments Gym Mezzanine	
AMENITY FAR	3,084 SF
CORE FAR	414 SF
RM-2 TOTAL	18,353 SF
RM-3	
Central Tower - Level 8 -15 & Garden Apartments Gym	
AMENITY FAR	3,907 SF
CORE FAR	1,374 SF
RESIDENTIAL FAR	26,983 SF
SERVICE BOH FAR	570 SF
Garden Apartments Gym Mezzanine	
AMENITY FAR	2,787 SF
CORE FAR	211 SF
SERVICE BOH FAR	94 SF
RM-3 TOTAL	35,926 SF

NON FAR - CENTRAL TOWER LEVEL 8-15 & GYM	
AREAS FAR / NON-FAR	AREA
RM-2	
Central Tower - Level 8 -15 & Garden Apartments Gym	
BALCONY NON FAR	3,500 SF
RM-2 TOTAL	3,500 SF
RM-3	
Central Tower - Level 8 -15 & Garden Apartments Gym	
BALCONY NON FAR	5,580 SF
Garden Apartments Gym Mezzanine	
BALCONY NON FAR	727 SF
RM-3 TOTAL	6,307 SF

Scale: 1/32" = 1'-0"
Note: When printed on 11 x 17 paper scale is halved

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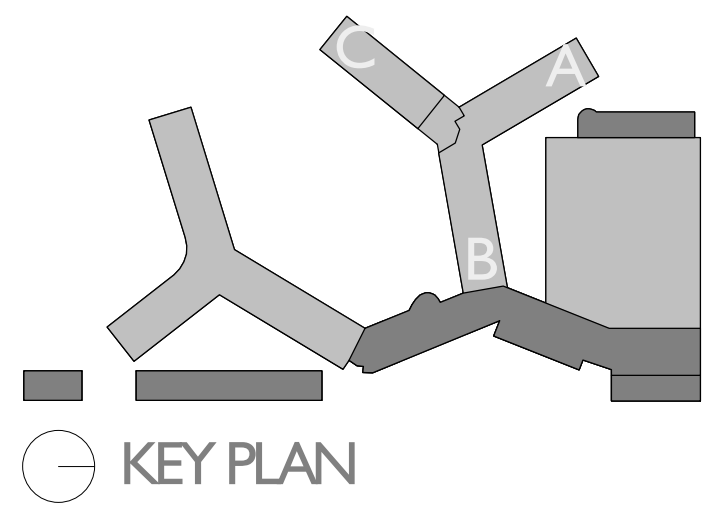
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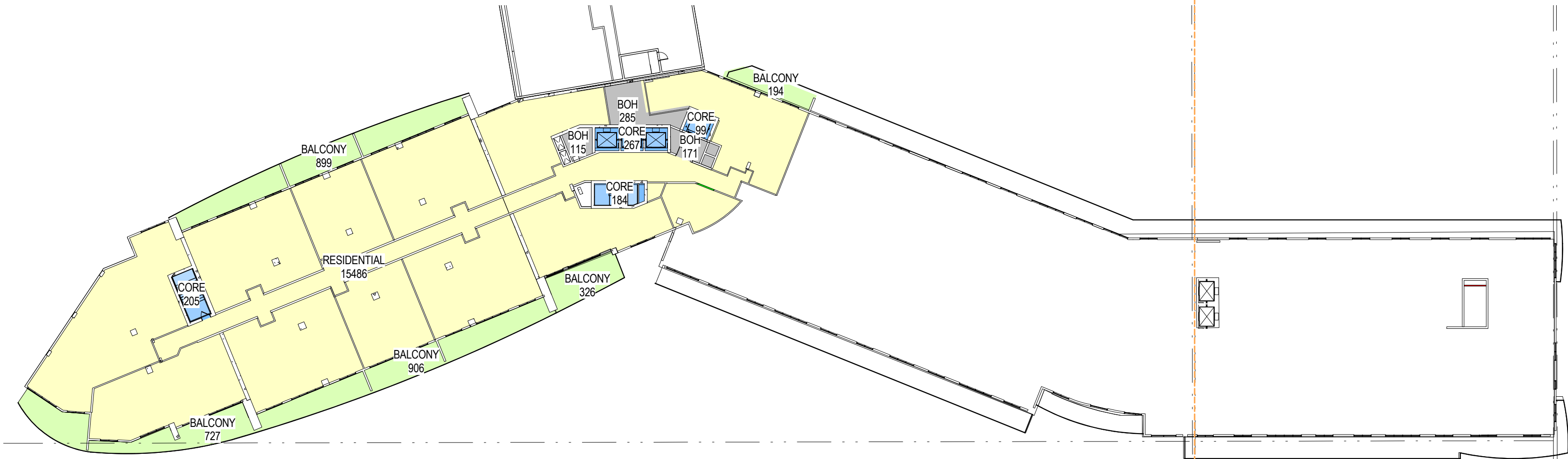


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- AMENITY FAR
- BALCONY FAR
- BALCONY NON FAR
- COMMERCIAL FAR
- CORE FAR
- MISC. FAR
- RESIDENTIAL FAR
- RESIDENTIAL NON FAR
- SERVICE BOH FAR
- SERVICE BOH NON-FAR

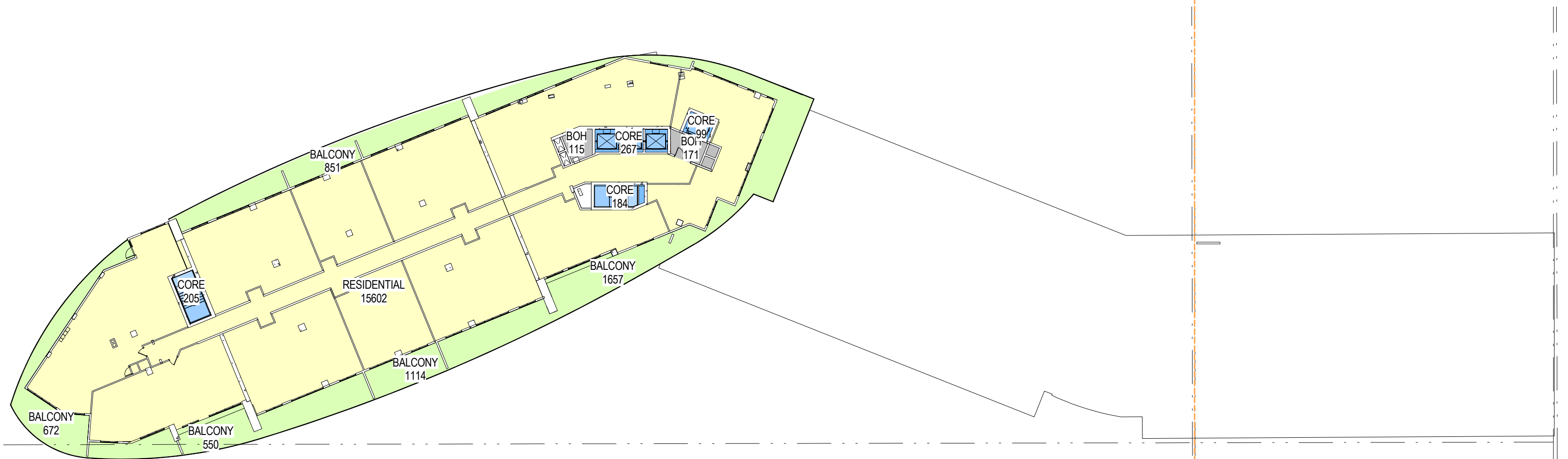
FAR - CENTRAL TOWER LEVEL 16	
AREAS FAR / NON-FAR	AREA
RM-3	
CORE FAR	754 SF
RESIDENTIAL FAR	15,486 SF
SERVICE BOH FAR	570 SF
RM-3 TOTAL	16,810 SF

NON FAR - CENTRAL TOWER LEVEL 16	
AREAS FAR / NON-FAR	AREA
RM-3	
BALCONY NON FAR	3,052 SF
RM-3 TOTAL	3,052 SF

FAR - CENTRAL TOWER LEVEL 17-32	
AREAS FAR / NON-FAR	AREA
RM-3	
CORE FAR	754 SF
RESIDENTIAL FAR	15,602 SF
SERVICE BOH FAR	286 SF
RM-3 TOTAL	16,642 SF

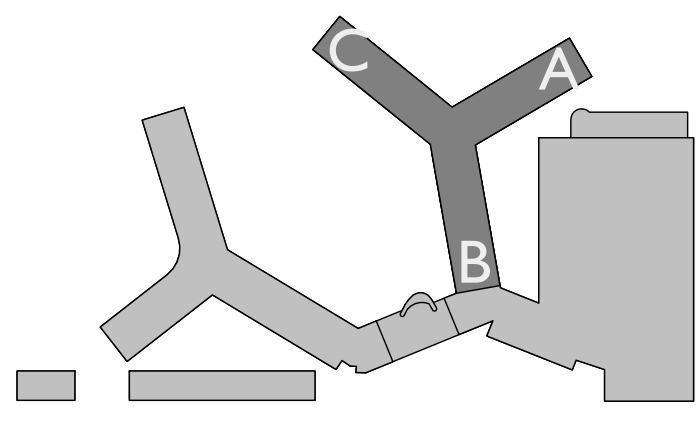
NON FAR - CENTRAL TOWER LEVEL 17-32	
AREAS FAR / NON-FAR	AREA
RM-3	
BALCONY NON FAR	4,843 SF
RM-3 TOTAL	4,843 SF

Central Tower - Level 16
SCALE: 1/32" = 1'-0"

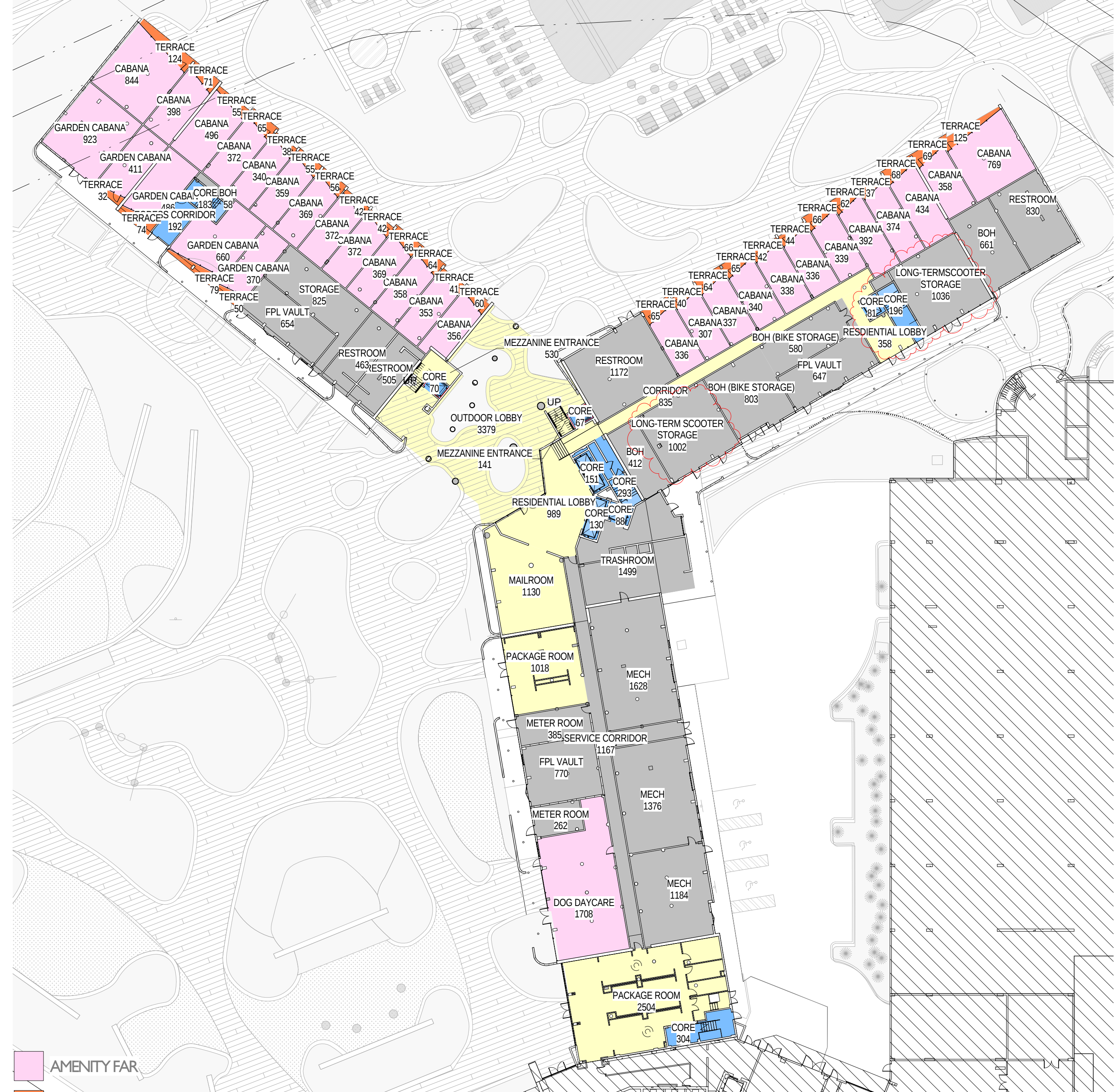


Central Tower - Level 17-32
SCALE: 1/32" = 1'-0"

Scale: 1/32" = 1'-0"
Note: When printed on 11 x 17 paper scale is halved



KEY PLAN

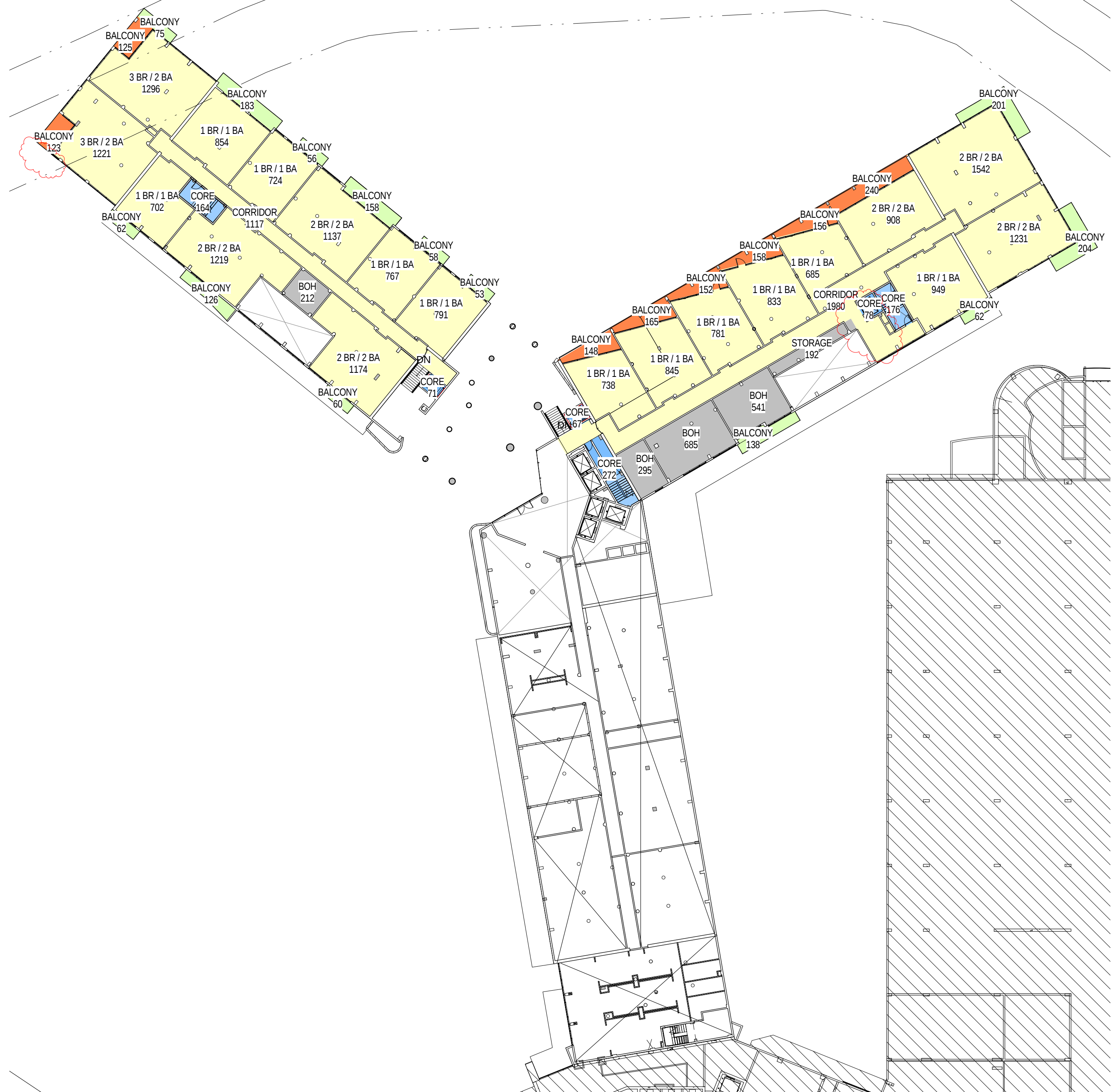


- AMENITY FAR
- BALCONY FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

FAR - NORTH TOWER LEVEL I	
AREAS FAR / NON-FAR	AREA
AMENITY FAR	14,578 SF
BALCONY FAR	1,762 SF
CORE FAR	1,755 SF
RESIDENTIAL FAR	10,883 SF
SERVICE BOH FAR	17,921 SF
TOTAL	46,899 SF

NON FAR - NORTH TOWER LEVEL I	
AREAS FAR / NON-FAR	AREA

North Tower - LOBBY LEVEL
SCALE: 1/32" = 1'-0"



- BALCONY FAR
- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

FAR - NORTH TOWER MEZZANINE	
AREAS FAR / NON-FAR	AREA
BALCONY FAR	1,268 SF
CORE FAR	829 SF
RESIDENTIAL FAR	21,495 SF
SERVICE BOH FAR	1,924 SF
TOTAL	25,517 SF

NON FAR - NORTH TOWER...	
AREAS FAR / NON-FAR	AREA
BALCONY NON FAR	1,436 SF
TOTAL	1,436 SF

North Tower - MEZZANINE LEVEL
SCALE: 1/32" = 1'-0"

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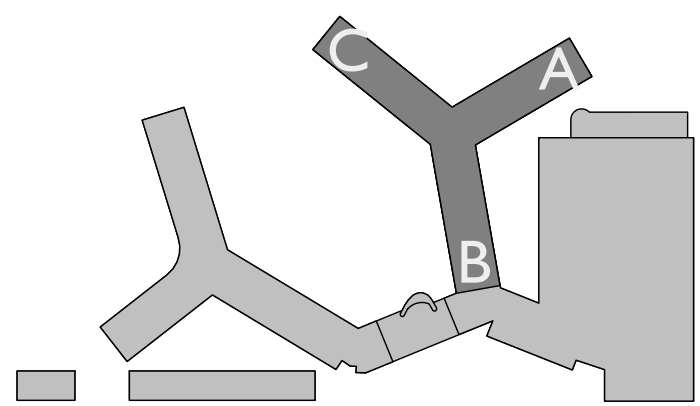
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10-06-2017

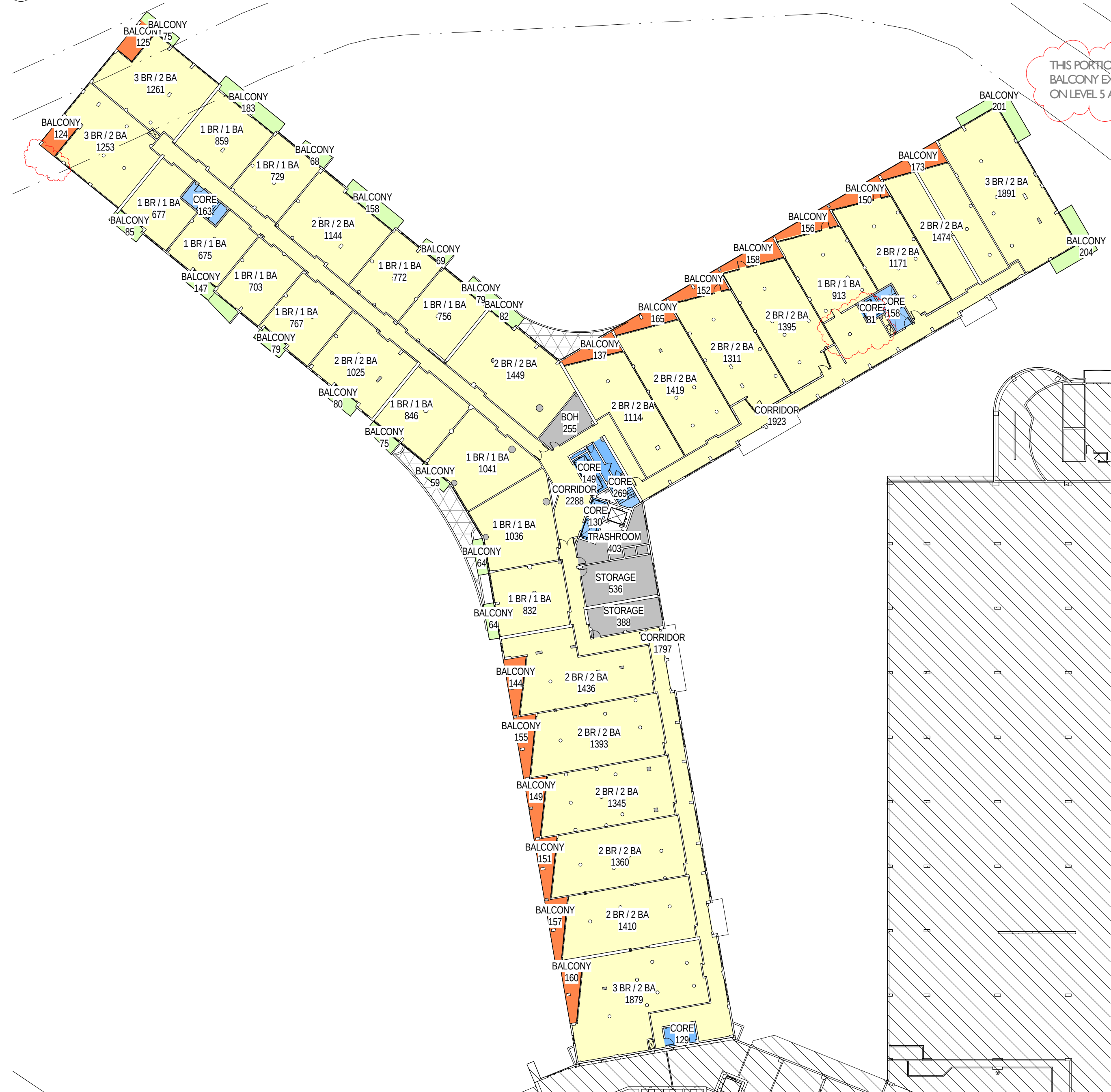
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Scale: 1/32" = 1'-0"
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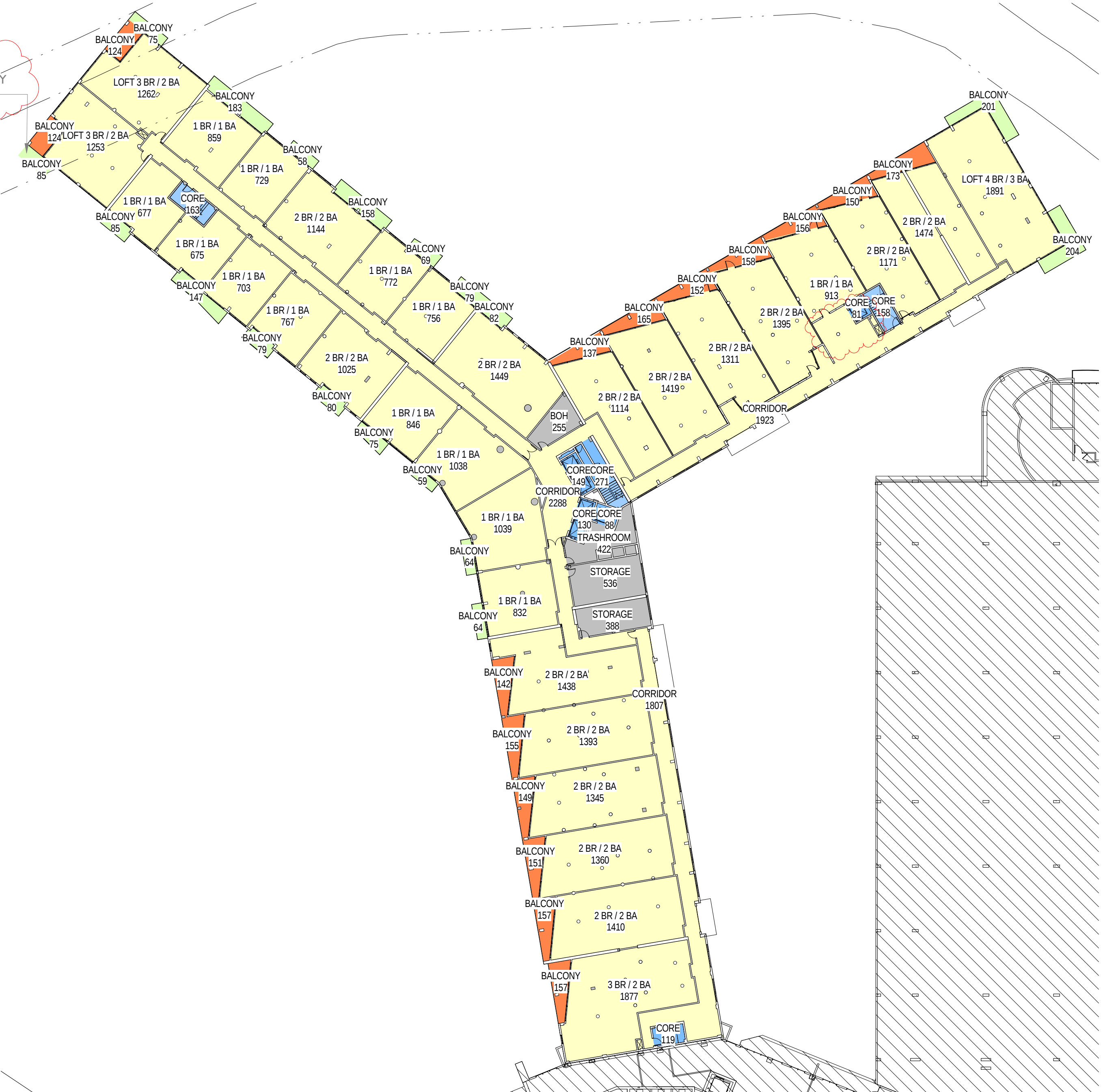
- BALCONY FAR
- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

FAR - NORTH TOWER LEVEL 2	
AREAS FAR / NON-FAR	AREA
BALCONY FAR	2,259 SF
CORE FAR	1,078 SF
RESIDENTIAL FAR	41,344 SF
SERVICE BOH FAR	1,581 SF
TOTAL	46,262 SF

NON FAR - NORTH TOWER LEVEL 2	
AREAS FAR / NON-FAR	AREA
BALCONY NON FAR	1,772 SF
TOTAL	1,772 SF

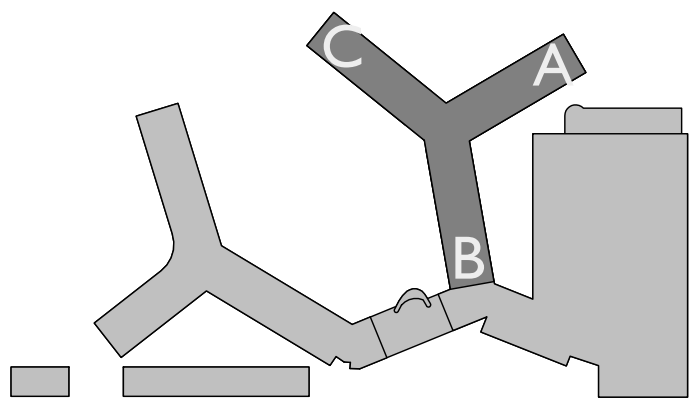
- BALCONY FAR
- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

NORTH TOWER - LEVEL 2
SCALE: 1/32" = 1'-0"

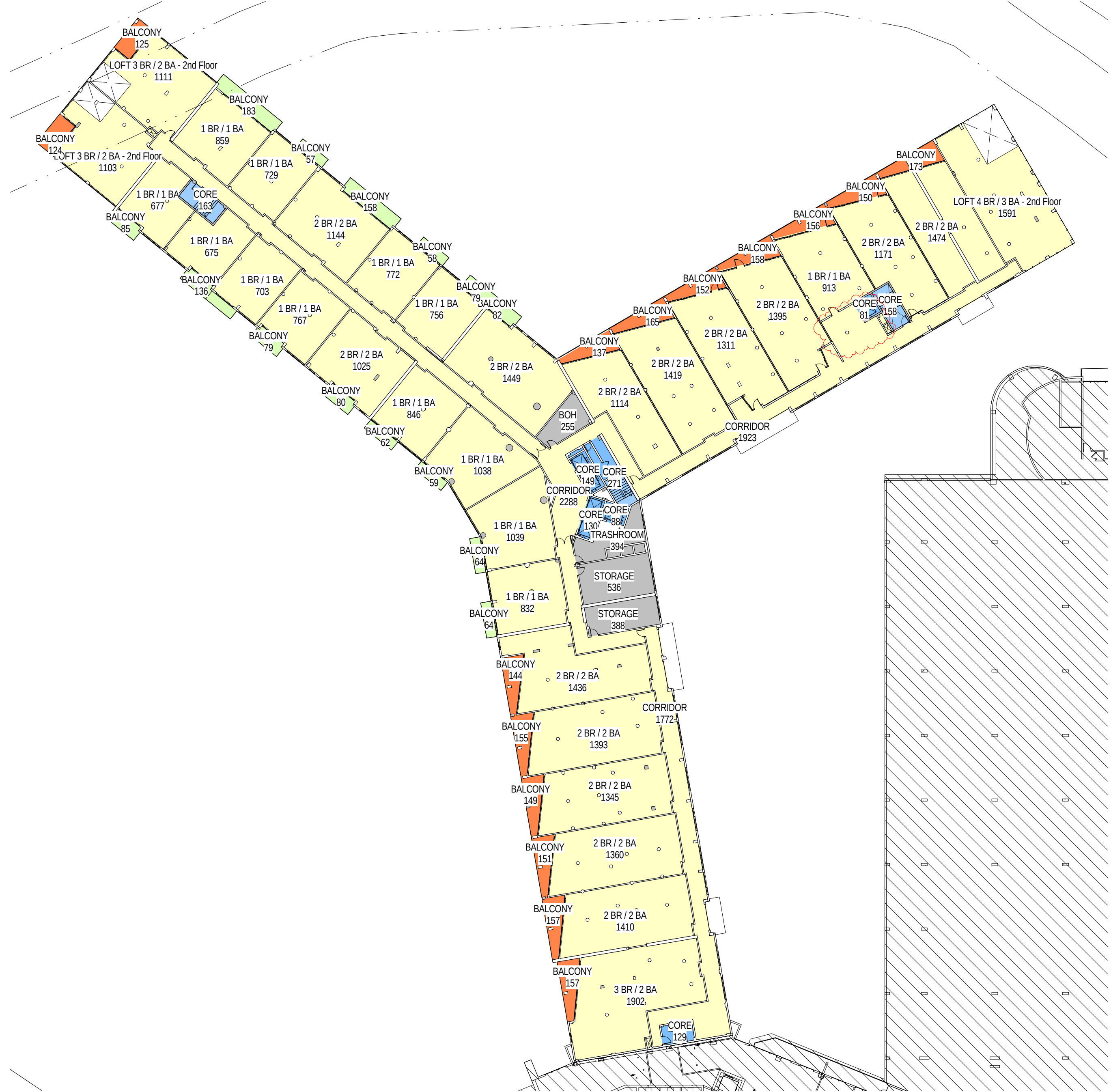


FAR - NORTH TOWER LEVEL 3,5,7	
AREAS FAR / NON-FAR	AREA
BALCONY FAR	2,252 SF
CORE FAR	1,157 SF
RESIDENTIAL FAR	41,356 SF
SERVICE BOH FAR	1,601 SF
TOTAL	46,366 SF

NON FAR - NORTH TOWER LEVEL 3,5,7	
AREAS FAR / NON-FAR	AREA
BALCONY NON FAR	1,846 SF
TOTAL	1,846 SF



KEY PLAN



- BALCONY FAR
- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

FAR - NORTH TOWER LEVEL 4,6	
AREAS FAR / NON-FAR	AREA
BALCONY FAR	2,256 SF
CORE FAR	1,168 SF
RESIDENTIAL FAR	40,742 SF
SERVICE BOH FAR	1,572 SF
TOTAL	45,738 SF

NON FAR - NORTH TOWER LEVEL 4,6	
AREAS FAR / NON-FAR	AREA
BALCONY NON FAR	1,246 SF
TOTAL	1,246 SF

- BALCONY FAR
- BALCONY NON FAR
- CORE FAR
- RESIDENTIAL FAR
- SERVICE BOH FAR

FAR - NORTH TOWER LEVEL 8,10,12	
AREAS FAR / NON-FAR	AREA
BALCONY FAR	1,342 SF
CORE FAR	1,168 SF
RESIDENTIAL FAR	42,499 SF
SERVICE BOH FAR	675 SF
TOTAL	45,683 SF

NON FAR - NORTH TOWER LEVEL 8,10,12	
AREAS FAR / NON-FAR	AREA
BALCONY NON FAR	2,299 SF
TOTAL	2,299 SF

NORTH TOWER - LEVEL 8,10,12
SCALE: 1/32" = 1'-0"

NORTH TOWER - LEVEL 4,6
SCALE: 1/32" = 1'-0"

Scale: 1/32" = 1'-0"
Note: When printed on 11x17 paper scale is halved