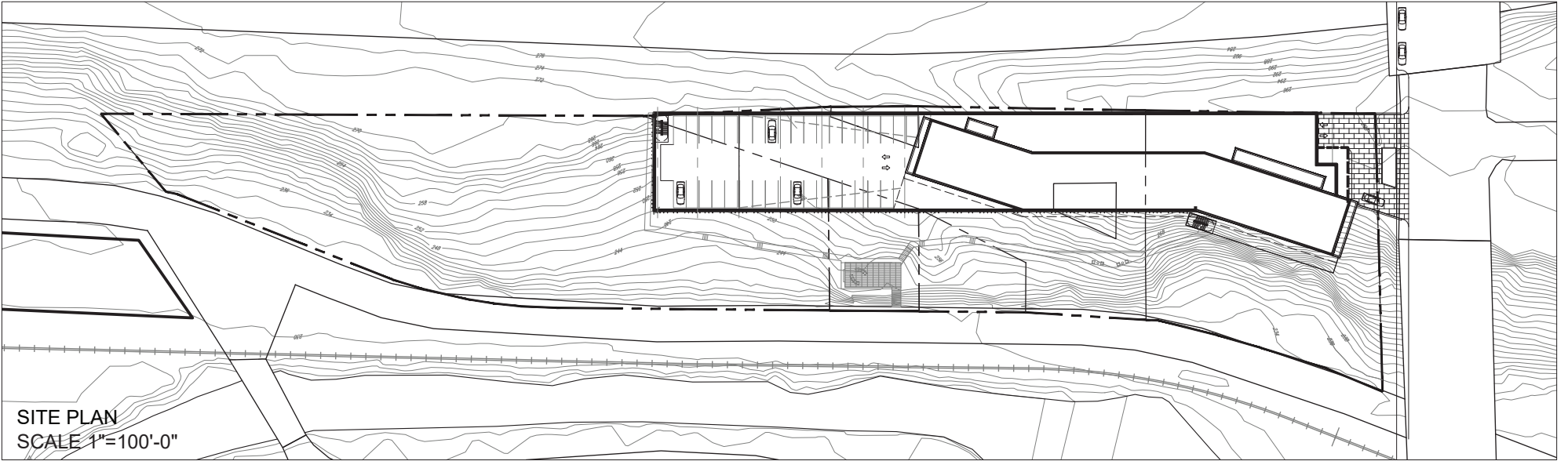
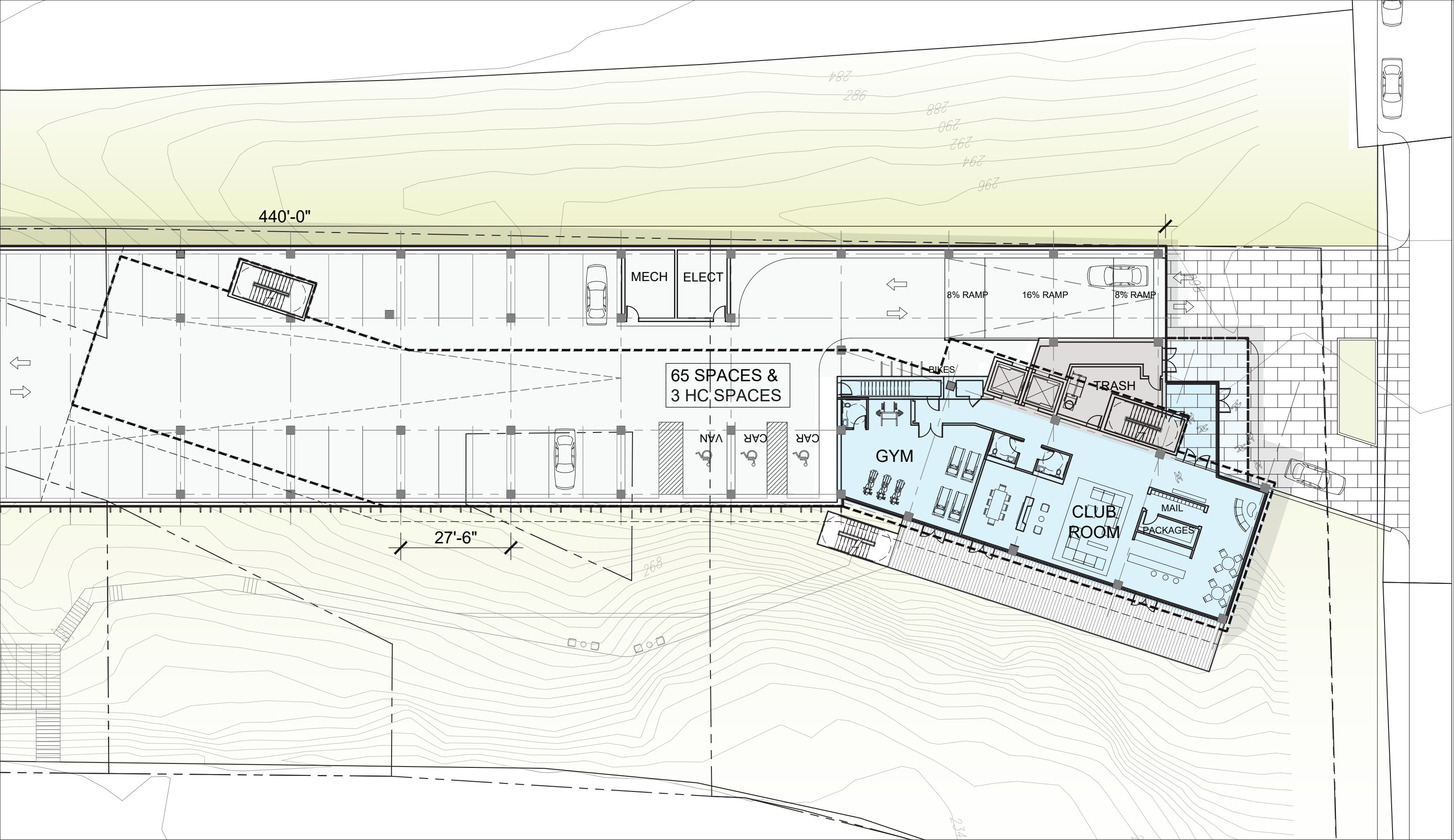
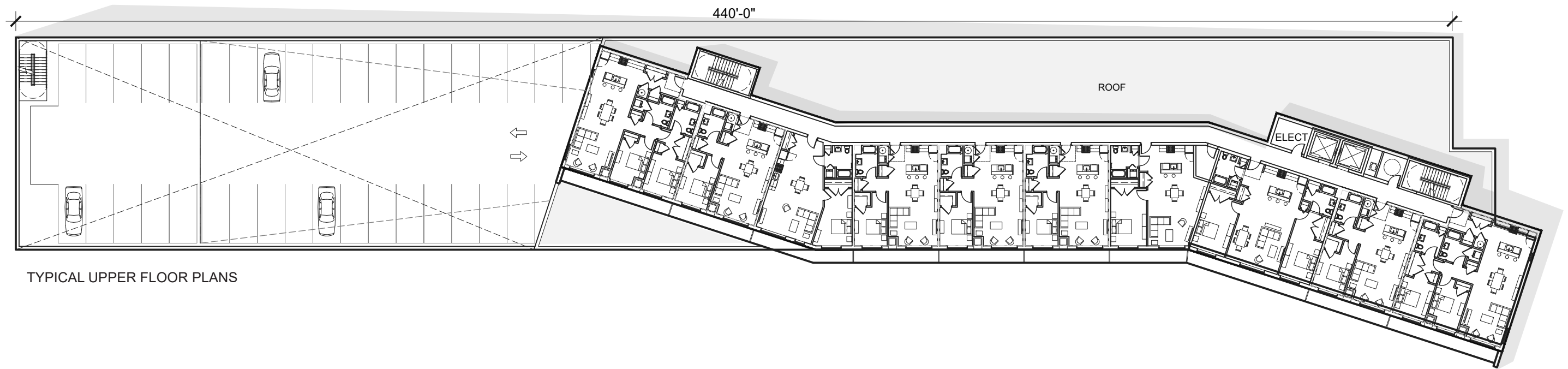


CONCEPTUAL DESIGN - PODIUM + 5 STORIES RESIDENTIAL			
SITE AREA =	103,050.60	SF	
	2.37	ACRES	
	AREA		# UNITS
GROUND FL - LOBBY	5,200	SF	-
GROUND FL - PARKING	25,594	SF	-
FLOOR 2	12,340	SF	10
FLOOR 3	12,340	SF	10
FLOOR 4	12,340	SF	10
FLOOR 5	12,340	SF	10
FLOOR 6	12,340	SF	10
TOTAL GSF	92,494	SF*	50
* does not include balconies			
PARKING			
TOTAL PARKING (AS DRAWN)			68
BICYCLE PARKING REQUIREMENT PER ZONING CODE			
5% OF OFF STREET VEHICLE PKG REQUIREMENTS			3.4

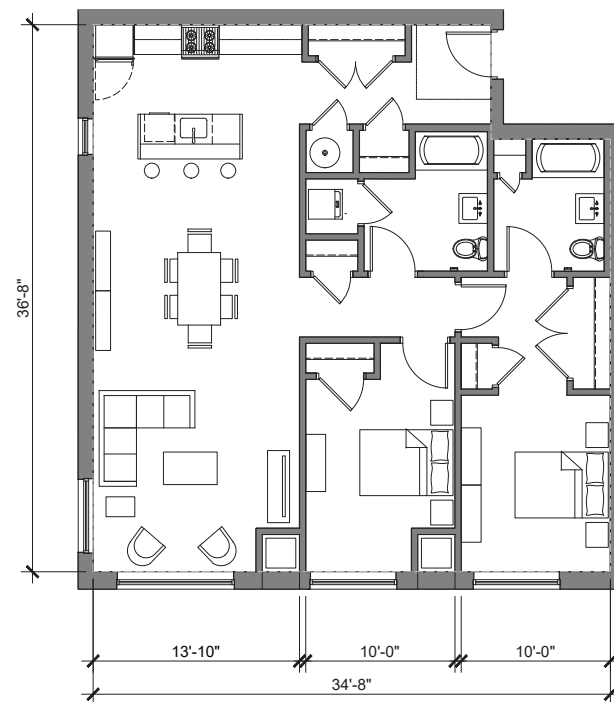




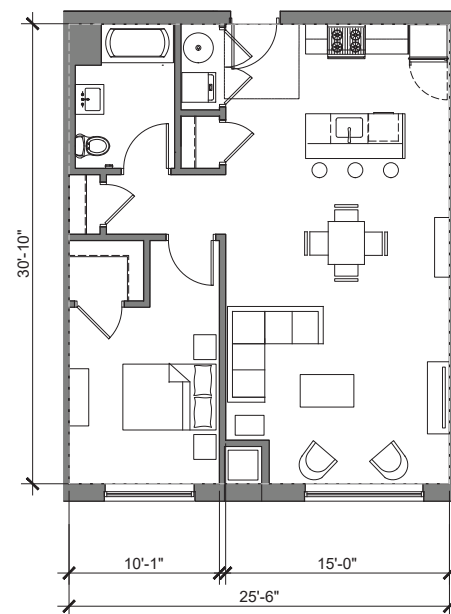


TYPICAL UPPER FLOOR PLANS

TYPICAL UNIT PLANS

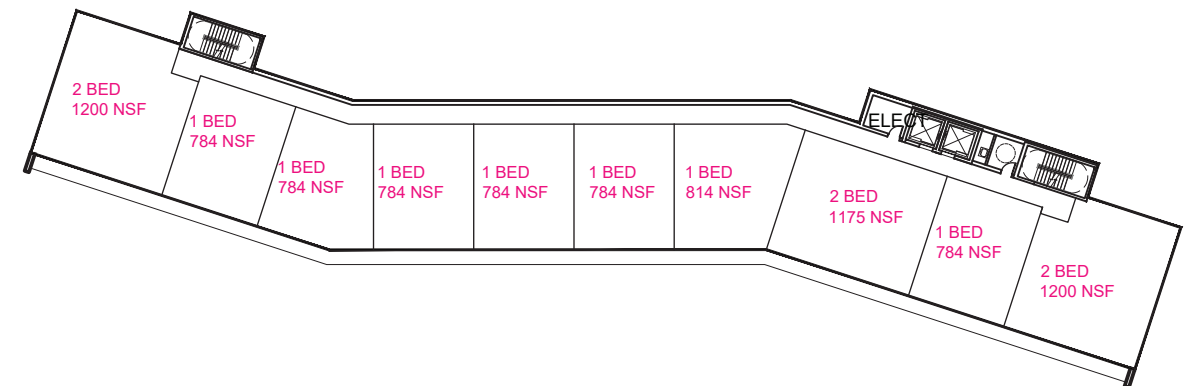


2 BEDROOM / 2 BATH
1210 NSF



1 BEDROOM / 1 BATH
785 NSF

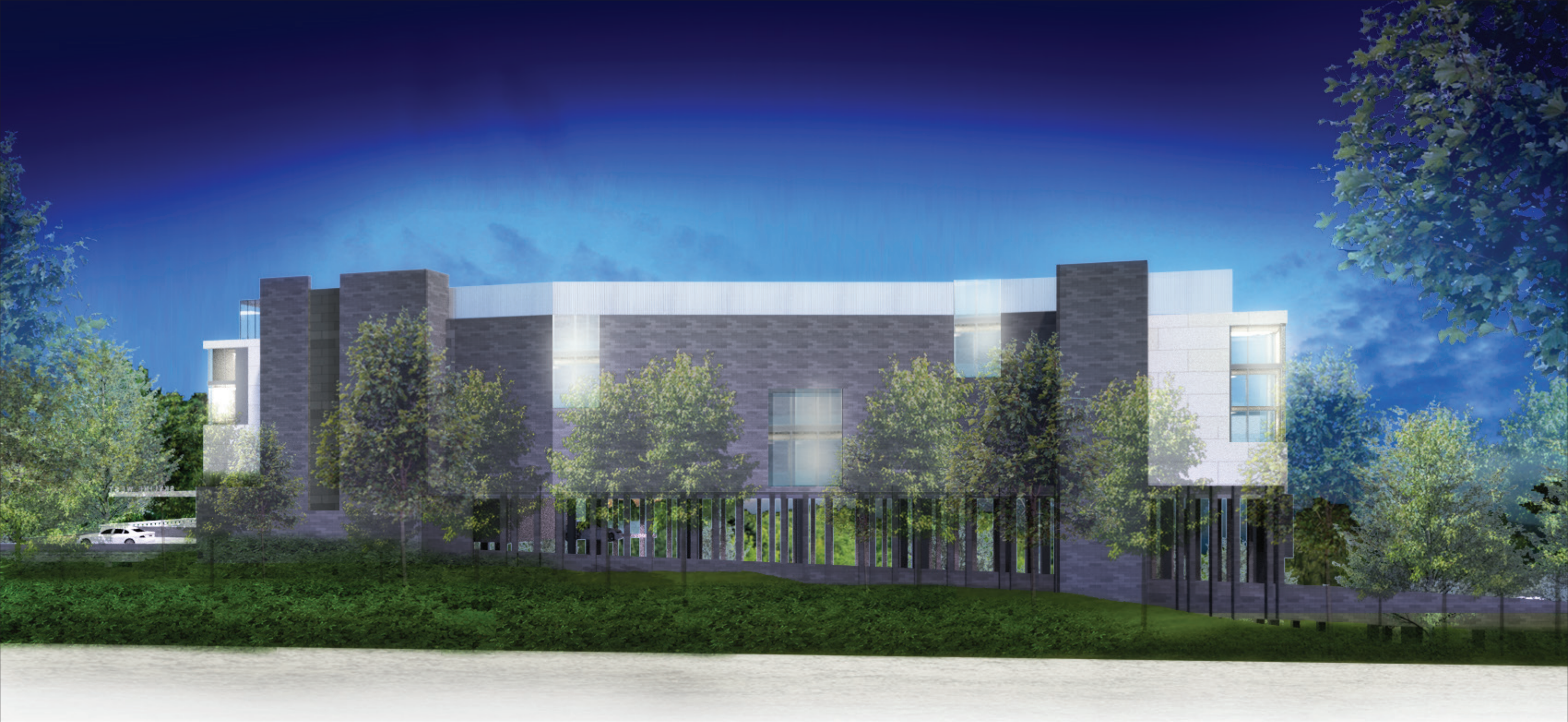
UNIT KEY

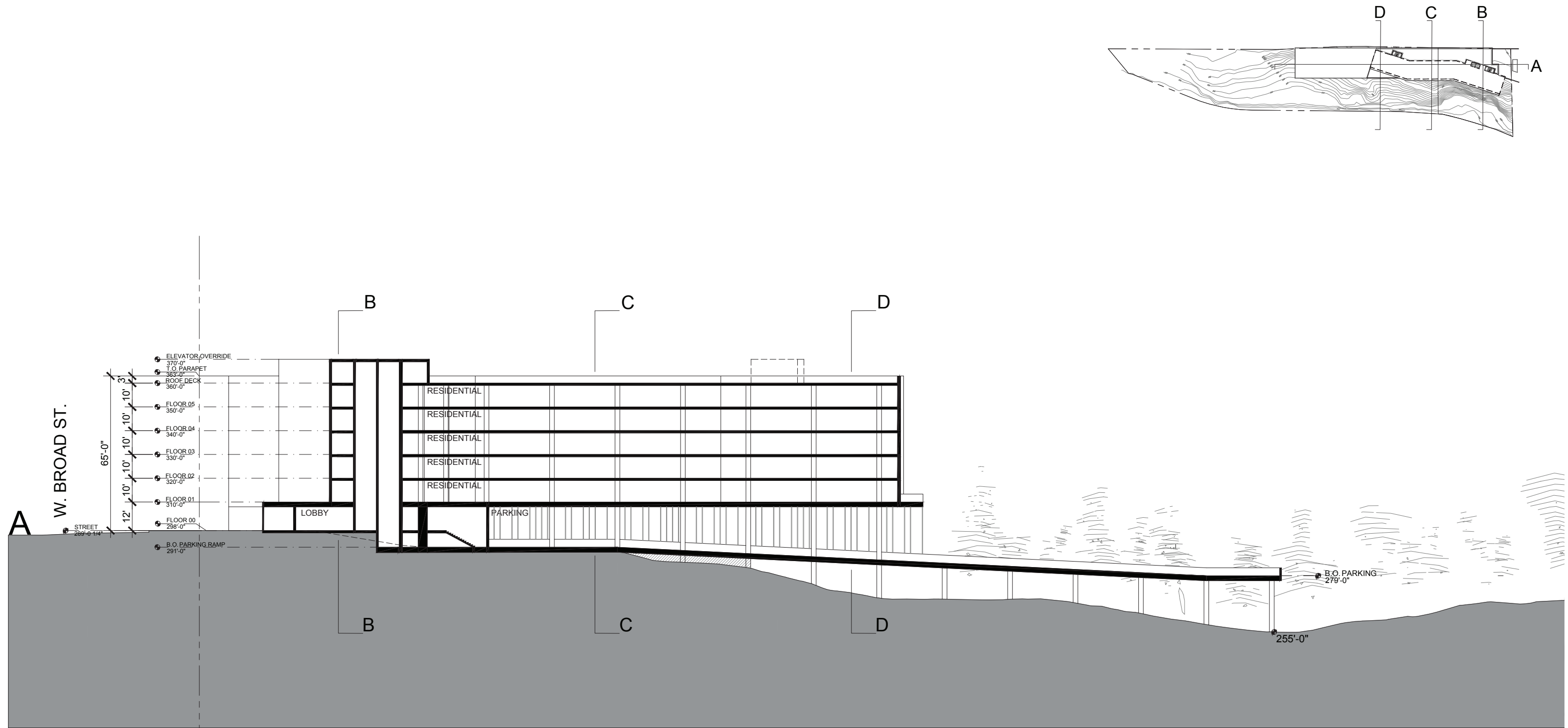












SECTION A - A