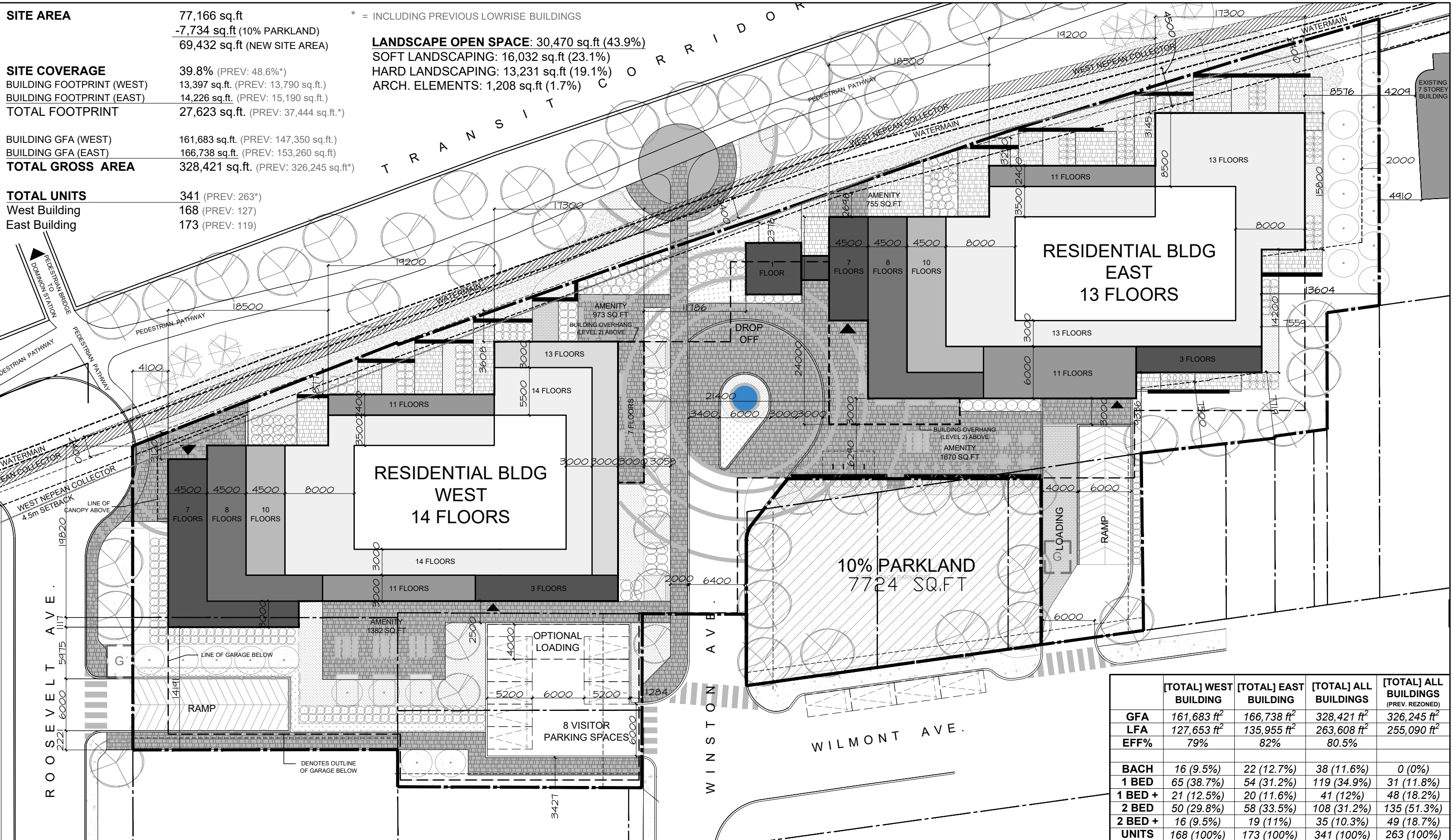


SITE AREA	77,166 sq.ft
	-7,734 sq.ft (10% PARKLAND)
	69,432 sq.ft (NEW SITE AREA)
SITE COVERAGE	39.8% (PREV: 48.6%*)
BUILDING FOOTPRINT (WEST)	13,397 sq.ft. (PREV: 13,790 sq.ft.)
BUILDING FOOTPRINT (EAST)	14,226 sq.ft. (PREV: 15,190 sq.ft.)
TOTAL FOOTPRINT	27,623 sq.ft. (PREV: 37,444 sq.ft.*)
BUILDING GFA (WEST)	161,683 sq.ft. (PREV: 147,350 sq.ft.)
BUILDING GFA (EAST)	166,738 sq.ft. (PREV: 153,260 sq.ft.)
TOTAL GROSS AREA	328,421 sq.ft. (PREV: 326,245 sq.ft.*)
TOTAL UNITS	341 (PREV: 263*)
West Building	168 (PREV: 127)
East Building	173 (PREV: 119)

* = INCLUDING PREVIOUS LOWRISE BUILDINGS

LANDSCAPE OPEN SPACE: 30,470 sq.ft (43.9%)
SOFT LANDSCAPING: 16,032 sq.ft (23.1%)
HARD LANDSCAPING: 13,231 sq.ft (19.1%)
ARCH. ELEMENTS: 1,208 sq.ft (1.7%)



	[TOTAL] WEST BUILDING	[TOTAL] EAST BUILDING	[TOTAL] ALL BUILDINGS	[TOTAL] ALL BUILDINGS (PREV. REZONED)
GFA	161,683 ft ²	166,738 ft ²	328,421 ft ²	326,245 ft ²
LFA	127,653 ft ²	135,955 ft ²	263,608 ft ²	255,090 ft ²
EFF%	79%	82%	80.5%	
BACH	16 (9.5%)	22 (12.7%)	38 (11.6%)	0 (0%)
1 BED	65 (38.7%)	54 (31.2%)	119 (34.9%)	31 (11.8%)
1 BED +	21 (12.5%)	20 (11.6%)	41 (12%)	48 (18.2%)
2 BED	50 (29.8%)	58 (33.5%)	108 (31.2%)	135 (51.3%)
2 BED +	16 (9.5%)	19 (11%)	35 (10.3%)	49 (18.7%)
UNITS	168 (100%)	173 (100%)	341 (100%)	263 (100%)

P1 LEVEL
 47,263 sq.ft (PRV. 59,590 sq.ft)
 96 PARKING SPACES (PRV. 107)
 73 LOCKERS (PRV. 82)
 0 BIKE PARKING (PRV. 138)

TOTAL UNITS = 341 (PRV. 341)

PARKING PROVIDED
 RES = ± 272 PARKING (RATE = 0.80) [TARGET = 0.87]
 VIS = ± 34 PARKING (RATE = 0.10)
 TOTAL = ± 306 PARKING (PRV. 353)

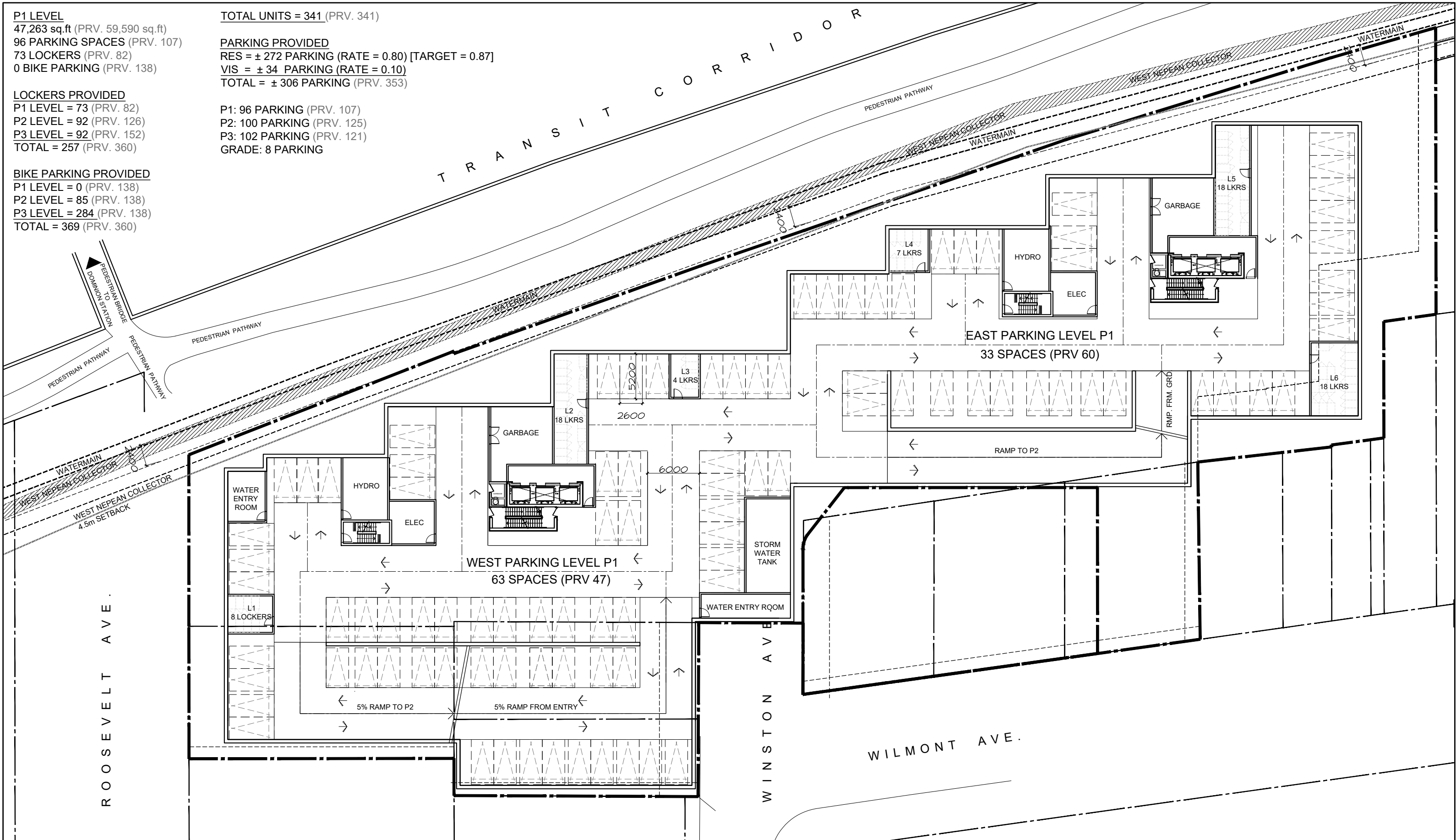
LOCKERS PROVIDED

P1 LEVEL = 73 (PRV. 82)
 P2 LEVEL = 92 (PRV. 126)
 P3 LEVEL = 92 (PRV. 152)
 TOTAL = 257 (PRV. 360)

P1: 96 PARKING (PRV. 107)
 P2: 100 PARKING (PRV. 125)
 P3: 102 PARKING (PRV. 121)
 GRADE: 8 PARKING

BIKE PARKING PROVIDED

P1 LEVEL = 0 (PRV. 138)
 P2 LEVEL = 85 (PRV. 138)
 P3 LEVEL = 284 (PRV. 138)
 TOTAL = 369 (PRV. 360)



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LEVEL P1 - PLAN

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P2 LEVEL
 47,263 sq.ft (PRV. 59,590 sq.ft)
 100 PARKING SPACES (PRV. 107)
 92 LOCKERS (PRV. 82)
 85 BIKE PARKING (PRV. 138)

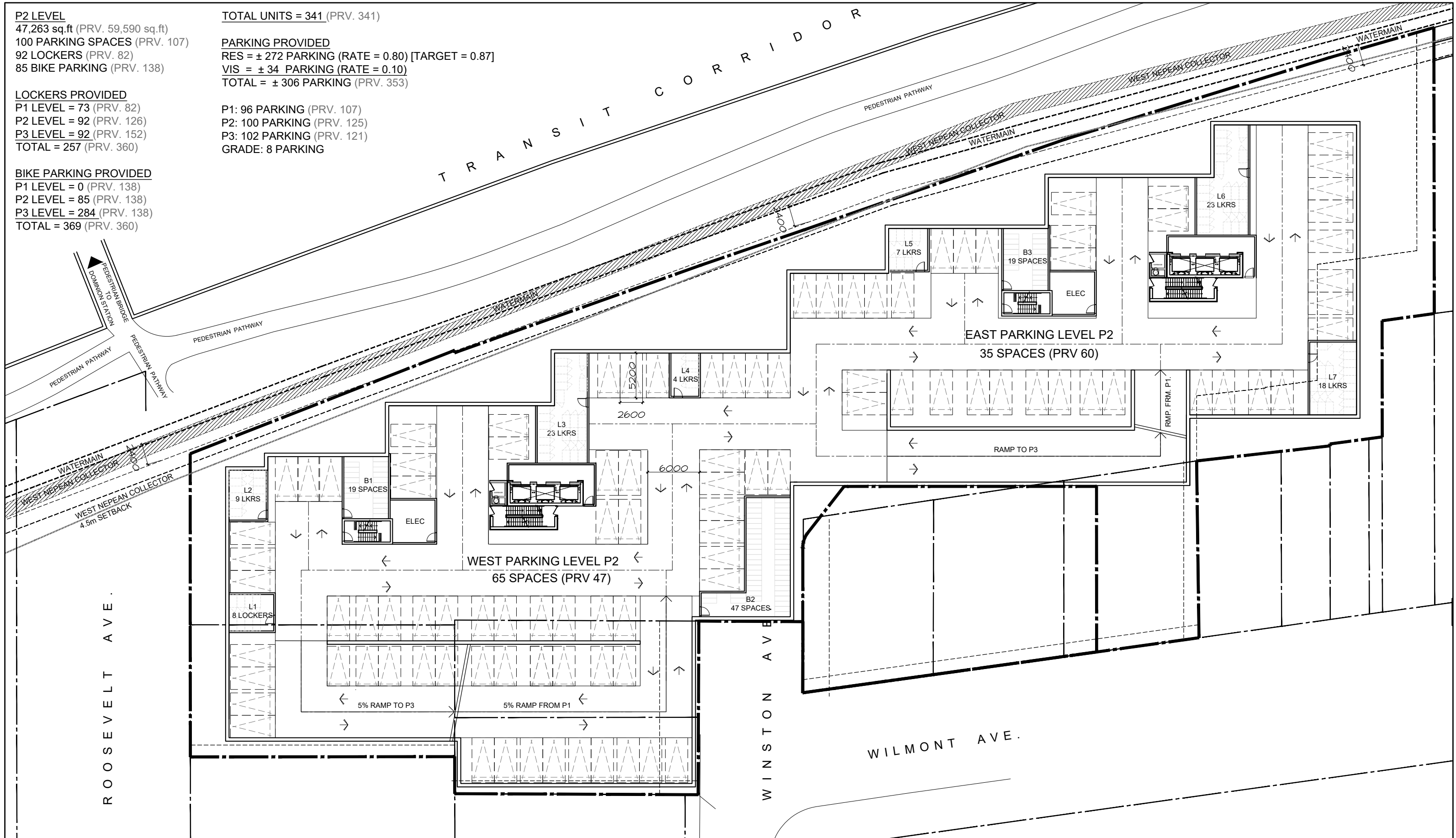
TOTAL UNITS = 341 (PRV. 341)

PARKING PROVIDED
 RES = ± 272 PARKING (RATE = 0.80) [TARGET = 0.87]
 VIS = ± 34 PARKING (RATE = 0.10)
 TOTAL = ± 306 PARKING (PRV. 353)

LOCKERS PROVIDED
 P1 LEVEL = 73 (PRV. 82)
 P2 LEVEL = 92 (PRV. 126)
 P3 LEVEL = 92 (PRV. 152)
 TOTAL = 257 (PRV. 360)

P1: 96 PARKING (PRV. 107)
 P2: 100 PARKING (PRV. 125)
 P3: 102 PARKING (PRV. 121)
 GRADE: 8 PARKING

BIKE PARKING PROVIDED
 P1 LEVEL = 0 (PRV. 138)
 P2 LEVEL = 85 (PRV. 138)
 P3 LEVEL = 284 (PRV. 138)
 TOTAL = 369 (PRV. 360)



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LEVEL P2 - PLAN

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P3 LEVEL
 47,263 sq.ft (PRV. 59,590 sq.ft)
 102 PARKING SPACES (PRV. 107)
 92 LOCKERS (PRV. 82)
 177 BIKE PARKING (PRV. 138)

TOTAL UNITS = 341 (PRV. 341)

PARKING PROVIDED
 RES = ± 272 PARKING (RATE = 0.80) [TARGET = 0.87]
 VIS = ± 34 PARKING (RATE = 0.10)
 TOTAL = ± 306 PARKING (PRV. 353)

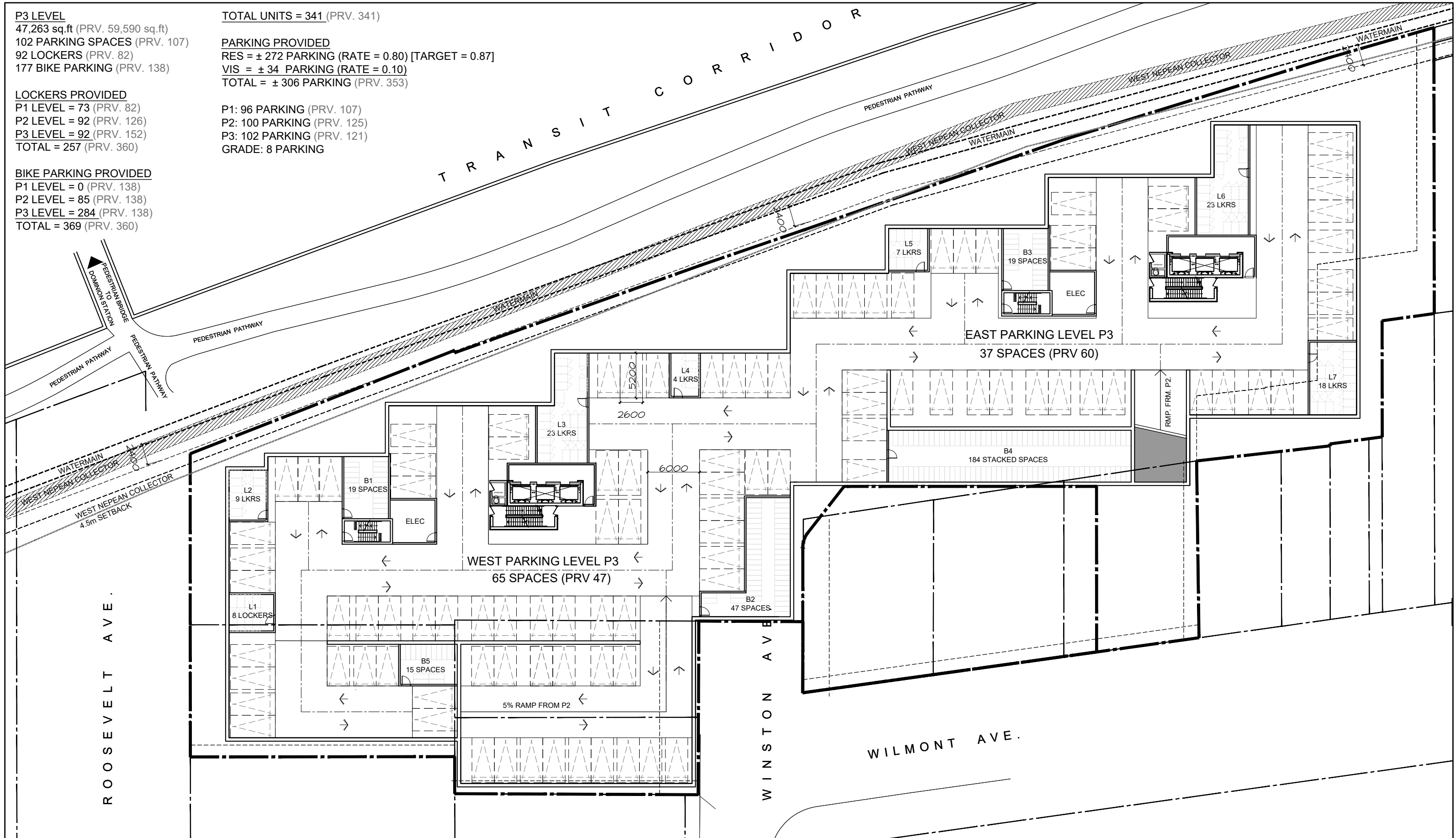
LOCKERS PROVIDED

P1 LEVEL = 73 (PRV. 82)
 P2 LEVEL = 92 (PRV. 126)
 P3 LEVEL = 92 (PRV. 152)
 TOTAL = 257 (PRV. 360)

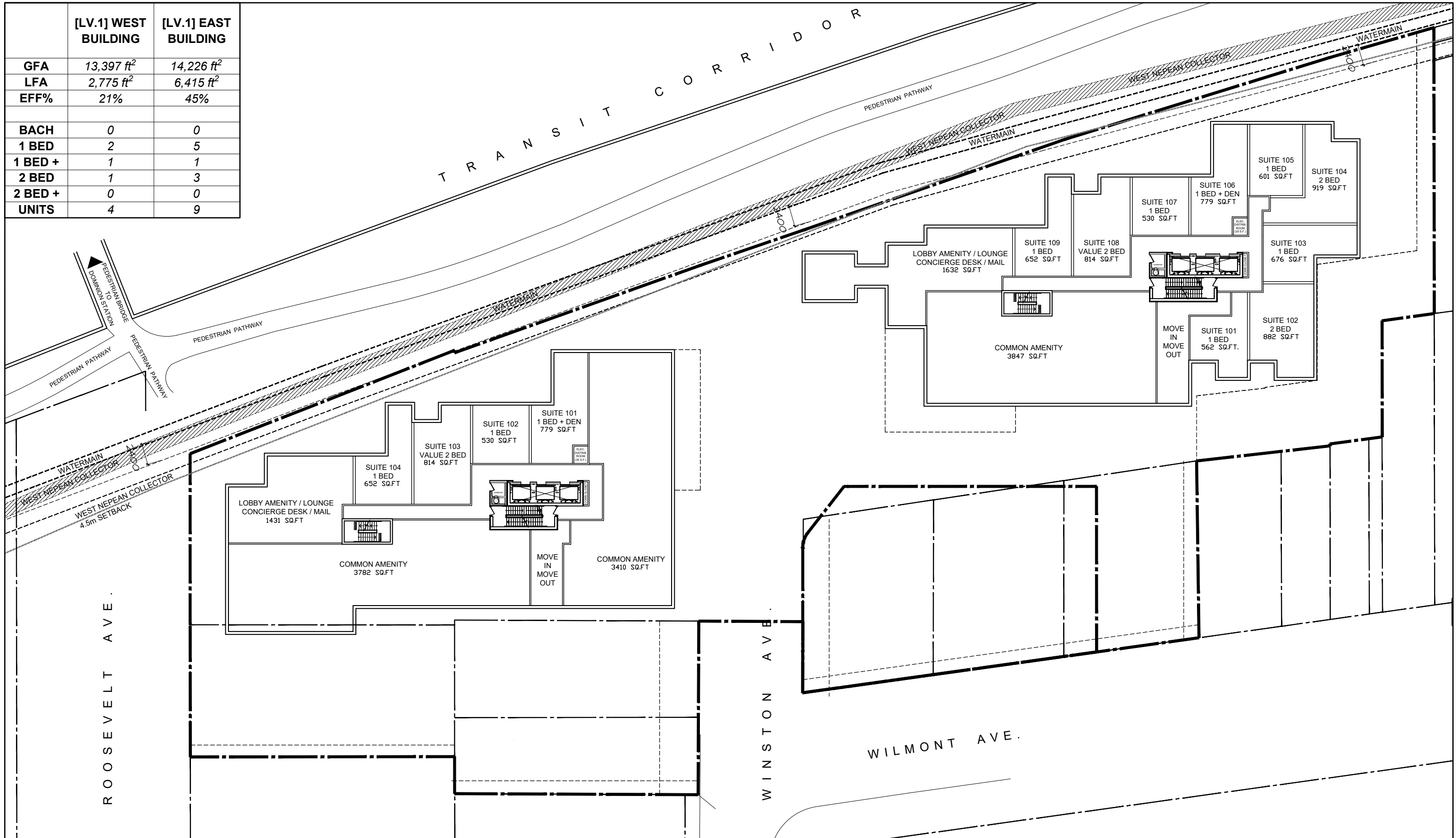
P1: 96 PARKING (PRV. 107)
 P2: 100 PARKING (PRV. 125)
 P3: 102 PARKING (PRV. 121)
 GRADE: 8 PARKING

BIKE PARKING PROVIDED

P1 LEVEL = 0 (PRV. 138)
 P2 LEVEL = 85 (PRV. 138)
 P3 LEVEL = 284 (PRV. 138)
 TOTAL = 369 (PRV. 360)



	[LV.1] WEST BUILDING	[LV.1] EAST BUILDING
GFA	13,397 ft ²	14,226 ft ²
LFA	2,775 ft ²	6,415 ft ²
EFF%	21%	45%
BACH	0	0
1 BED	2	5
1 BED +	1	1
2 BED	1	3
2 BED +	0	0
UNITS	4	9



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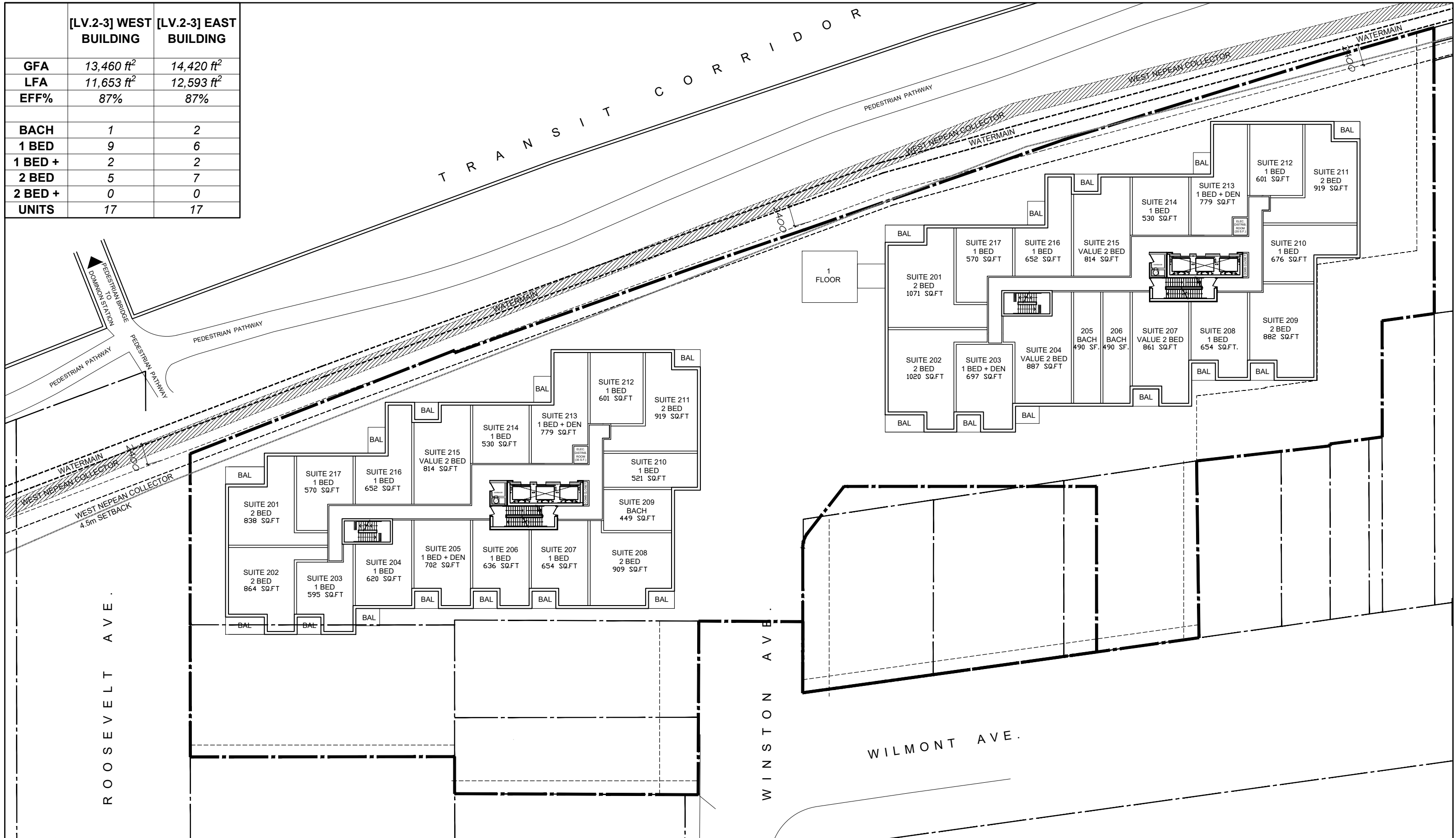
GROUND LEVEL - PLAN

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	[LV.2-3] WEST BUILDING	[LV.2-3] EAST BUILDING
GFA	13,460 ft ²	14,420 ft ²
LFA	11,653 ft ²	12,593 ft ²
EFF%	87%	87%
BACH	1	2
1 BED	9	6
1 BED +	2	2
2 BED	5	7
2 BED +	0	0
UNITS	17	17



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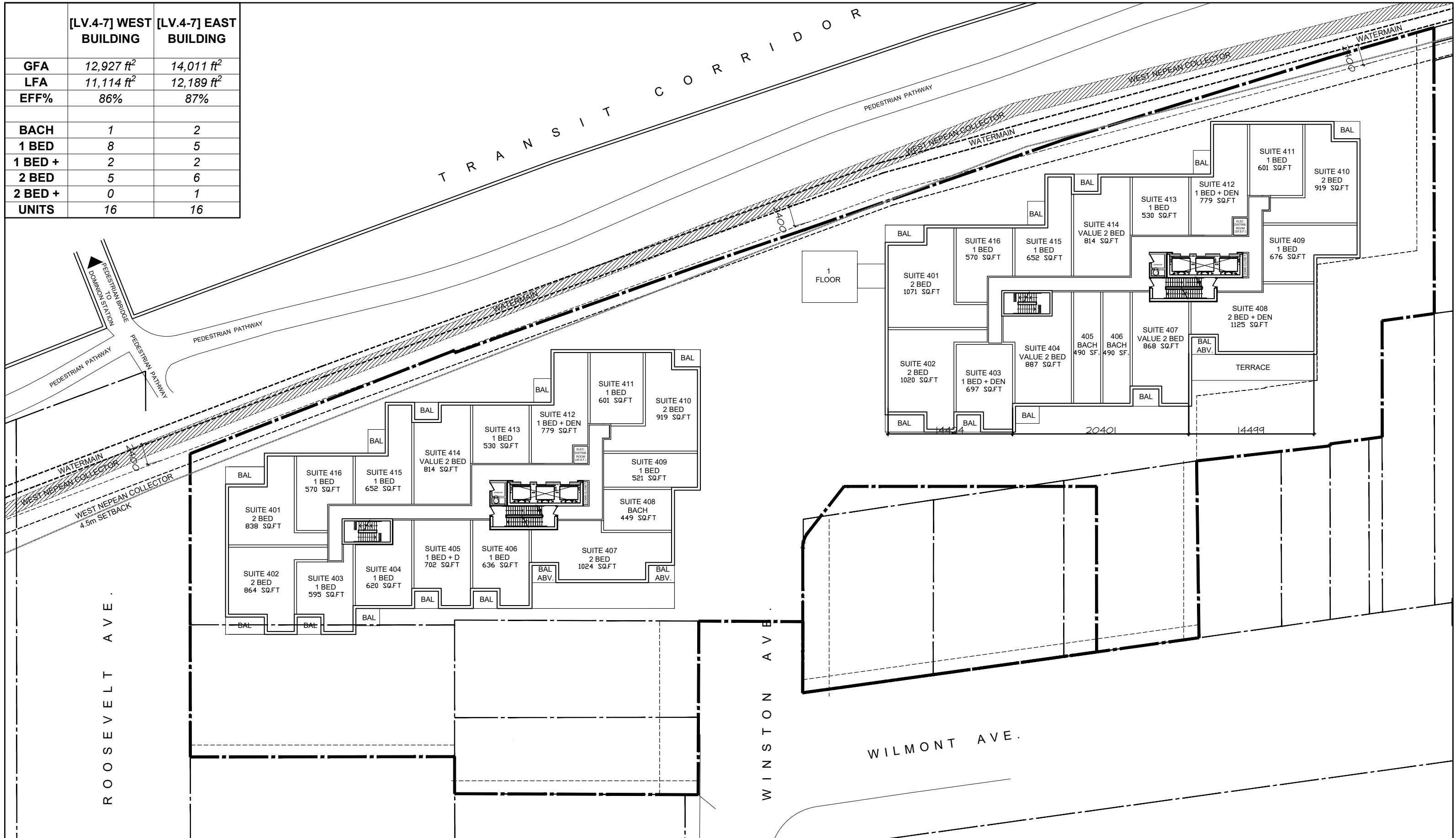
LEVEL 2-3 - PLAN

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	[LV.4-7] WEST BUILDING	[LV.4-7] EAST BUILDING
GFA	12,927 ft ²	14,011 ft ²
LFA	11,114 ft ²	12,189 ft ²
EFF%	86%	87%
BACH	1	2
1 BED	8	5
1 BED +	2	2
2 BED	5	6
2 BED +	0	1
UNITS	16	16



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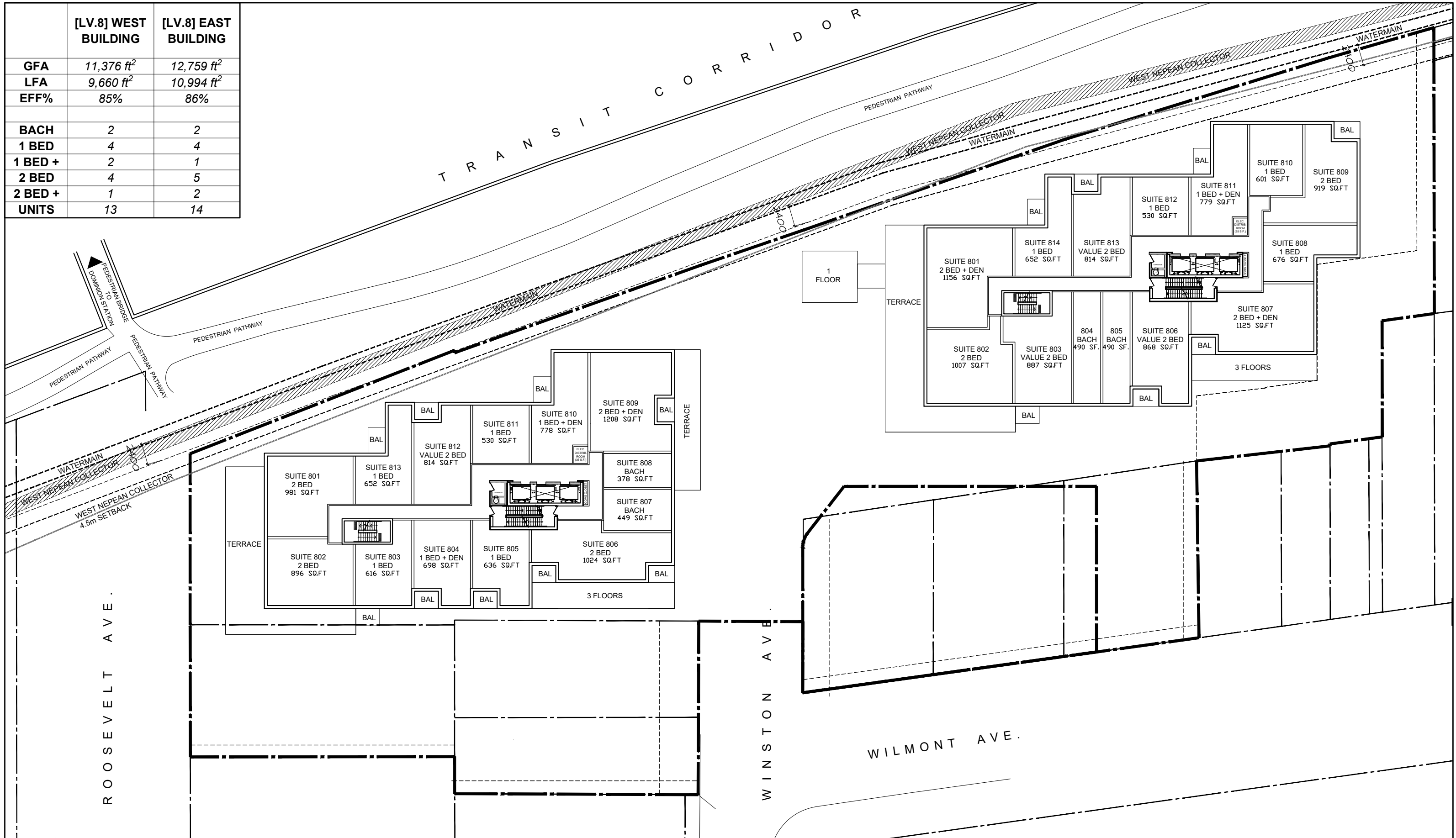
LEVEL 4-7 - PLAN

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	[LV.8] WEST BUILDING	[LV.8] EAST BUILDING
GFA	11,376 ft ²	12,759 ft ²
LFA	9,660 ft ²	10,994 ft ²
EFF%	85%	86%
BACH	2	2
1 BED	4	4
1 BED +	2	1
2 BED	4	5
2 BED +	1	2
UNITS	13	14



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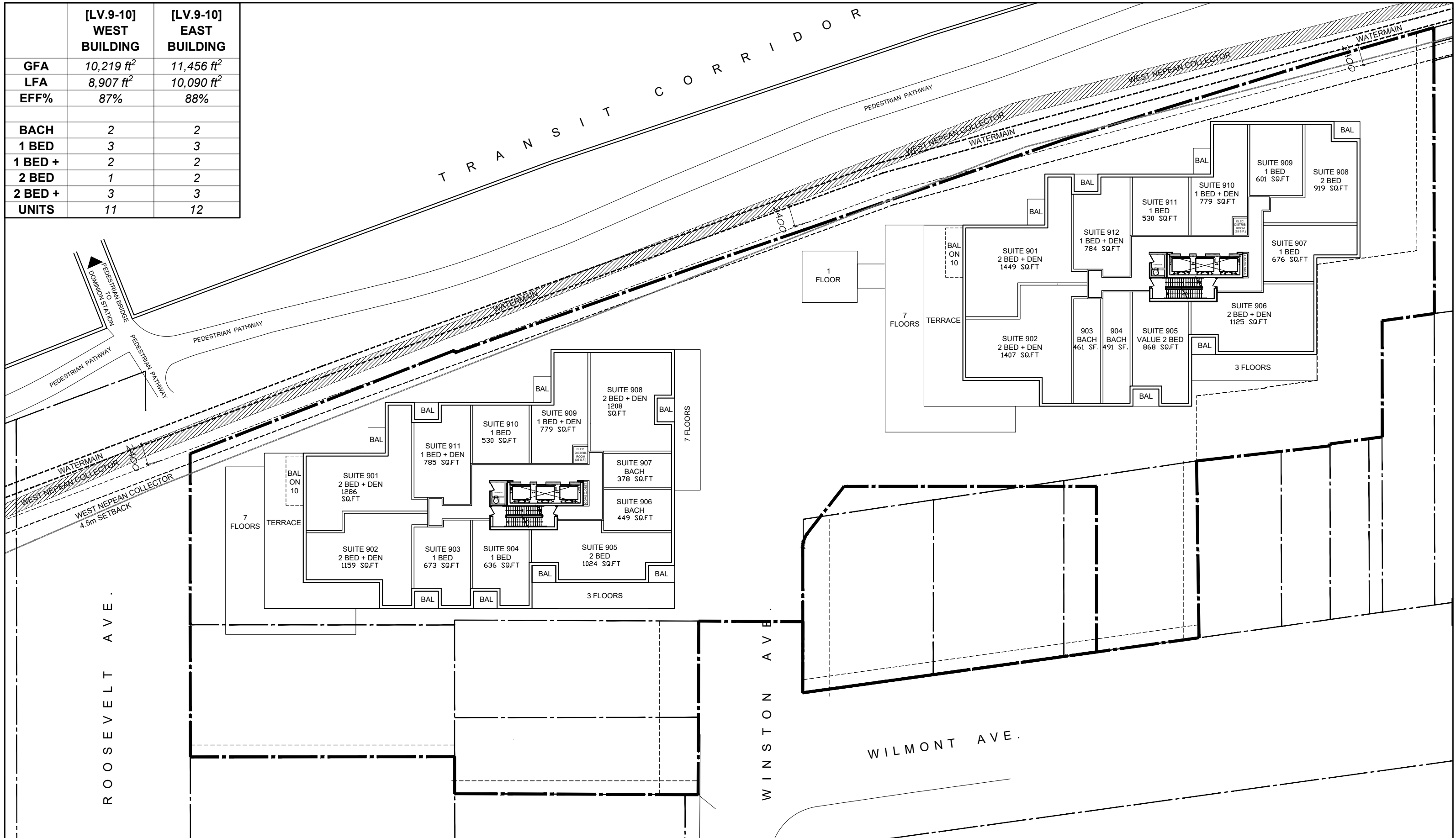
LEVEL 8 - PLAN

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	[LV.9-10] WEST BUILDING	[LV.9-10] EAST BUILDING
GFA	10,219 ft ²	11,456 ft ²
LFA	8,907 ft ²	10,090 ft ²
EFF%	87%	88%
BACH	2	2
1 BED	3	3
1 BED +	2	2
2 BED	1	2
2 BED +	3	3
UNITS	11	12



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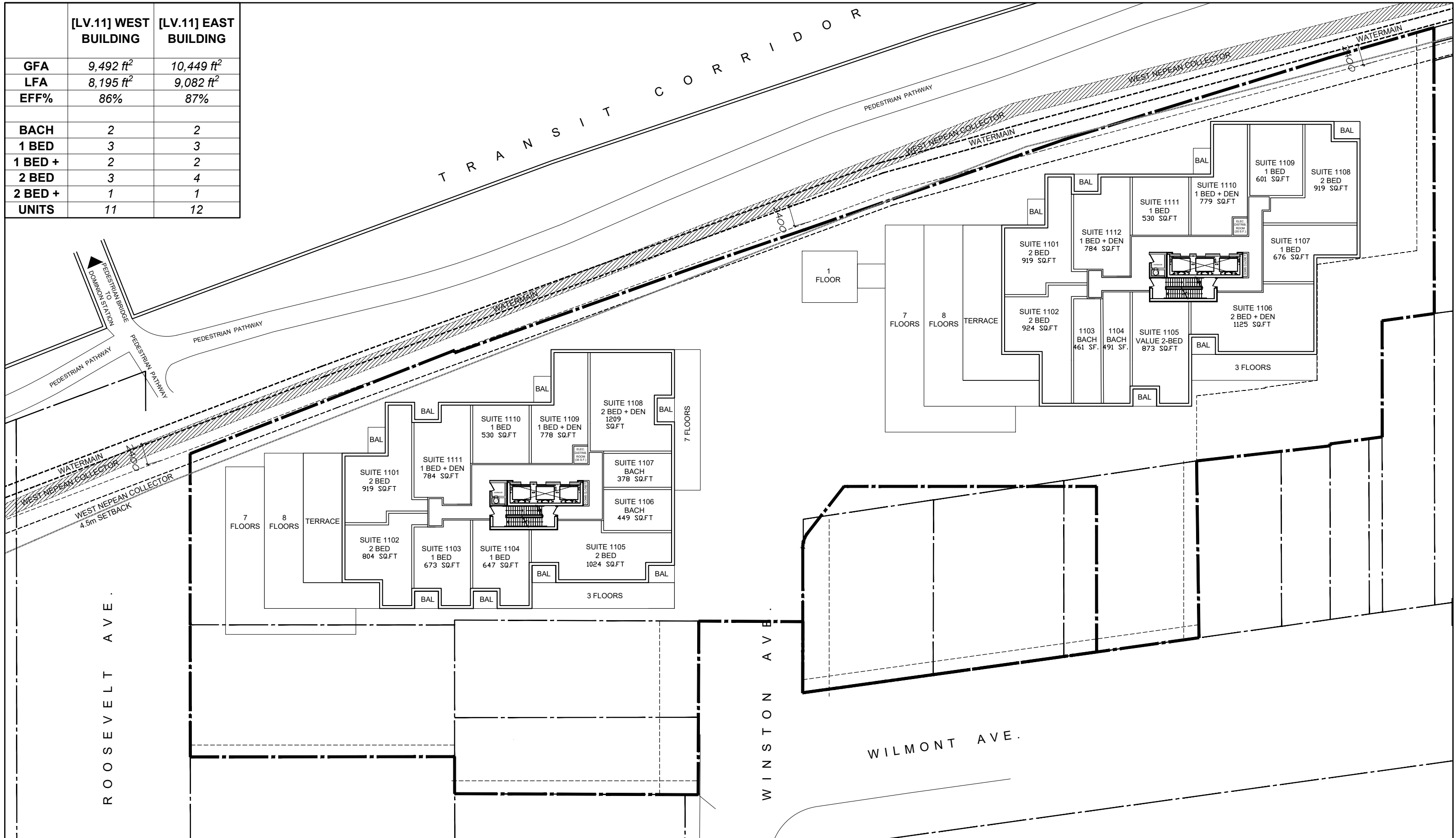
LEVEL 9-10 - PLAN

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	[LV.11] WEST BUILDING	[LV.11] EAST BUILDING
GFA	9,492 ft ²	10,449 ft ²
LFA	8,195 ft ²	9,082 ft ²
EFF%	86%	87%
BACH	2	2
1 BED	3	3
1 BED +	2	2
2 BED	3	4
2 BED +	1	1
UNITS	11	12



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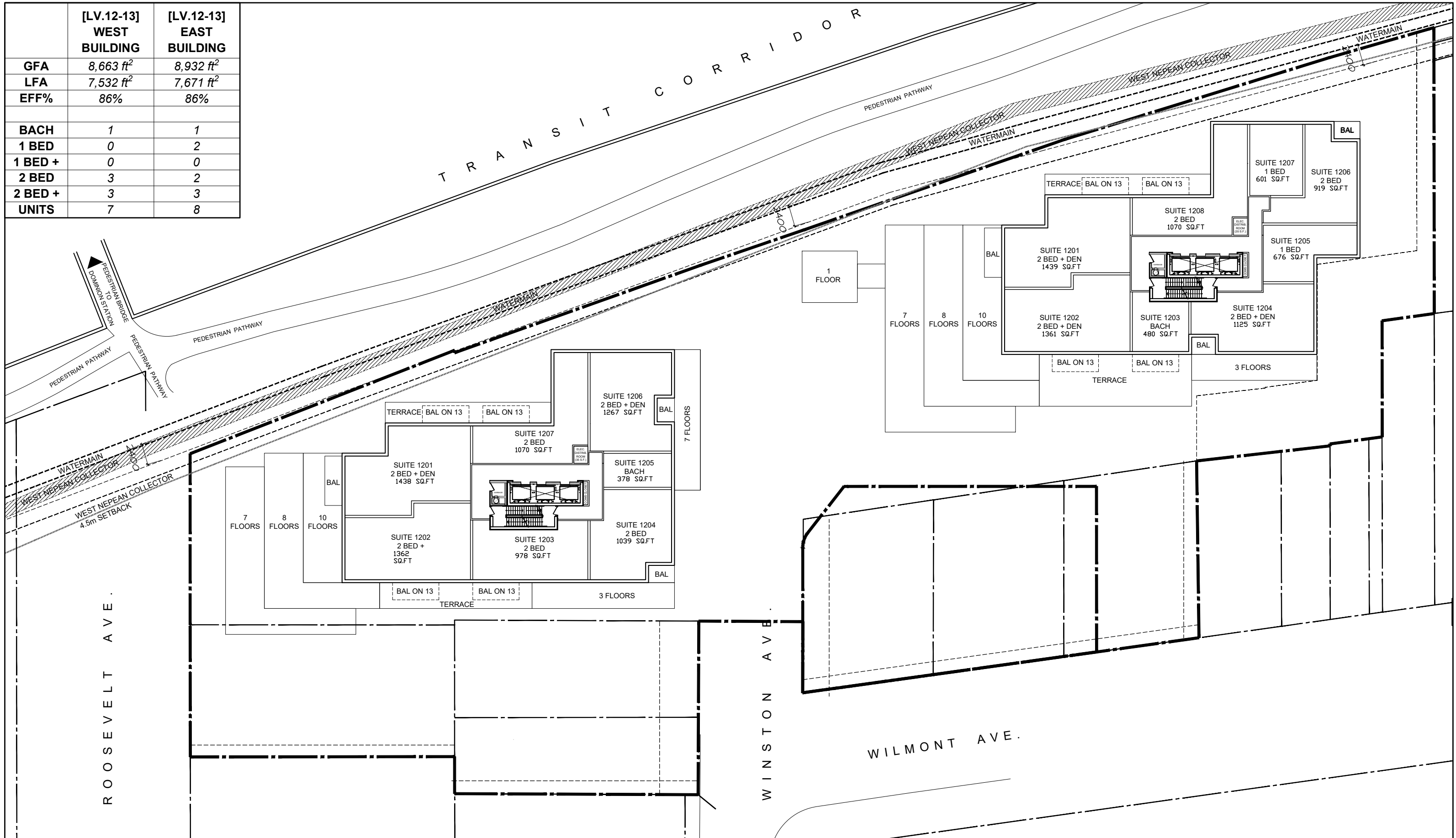
LEVEL 11 - PLAN

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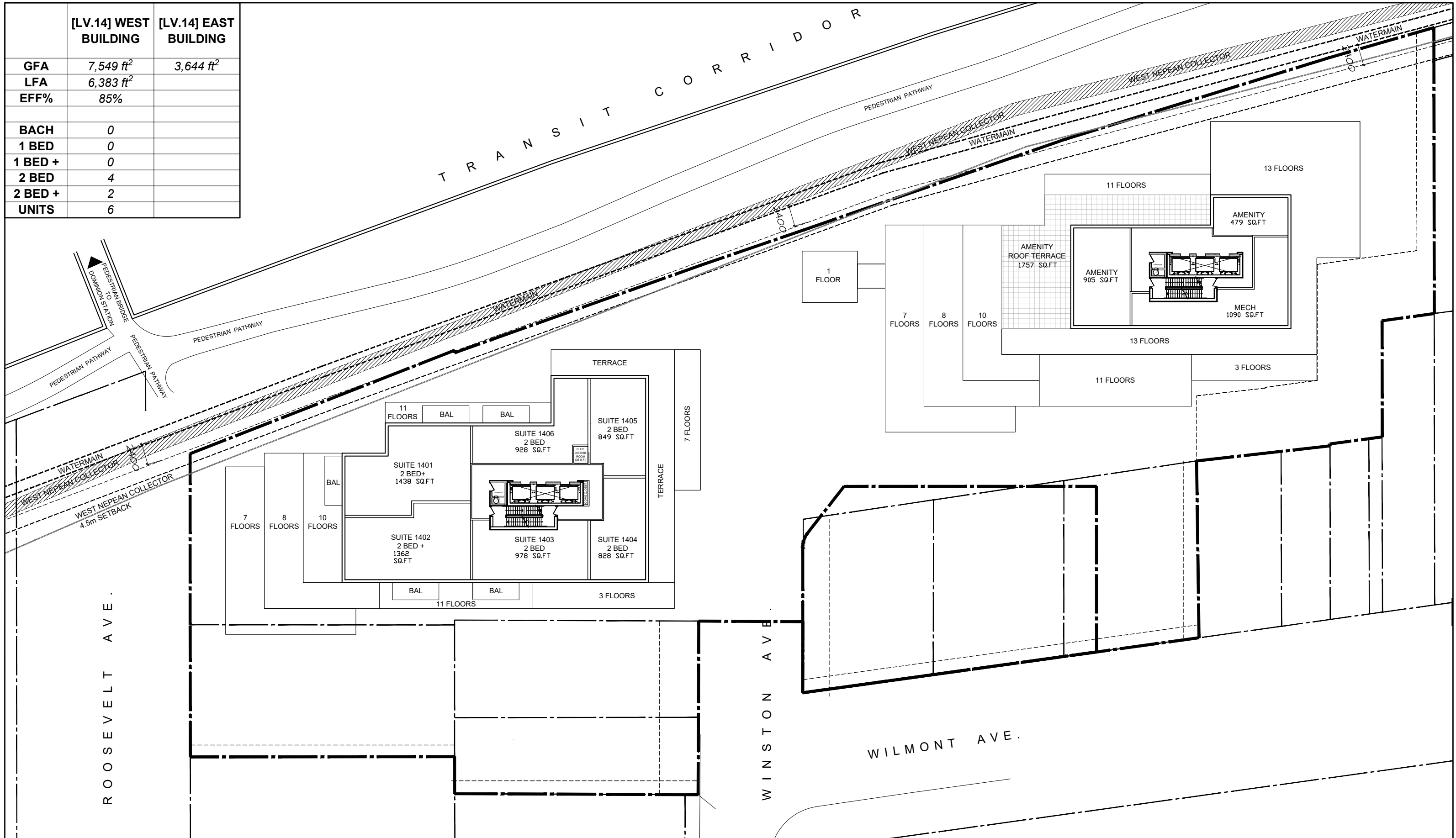


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	[LV.12-13] WEST BUILDING	[LV.12-13] EAST BUILDING
GFA	8,663 ft ²	8,932 ft ²
LFA	7,532 ft ²	7,671 ft ²
EFF%	86%	86%
BACH	1	1
1 BED	0	2
1 BED +	0	0
2 BED	3	2
2 BED +	3	3
UNITS	7	8



	[LV.14] WEST BUILDING	[LV.14] EAST BUILDING
GFA	7,549 ft ²	3,644 ft ²
LFA	6,383 ft ²	
EFF%	85%	
BACH	0	
1 BED	0	
1 BED +	0	
2 BED	4	
2 BED +	2	
UNITS	6	



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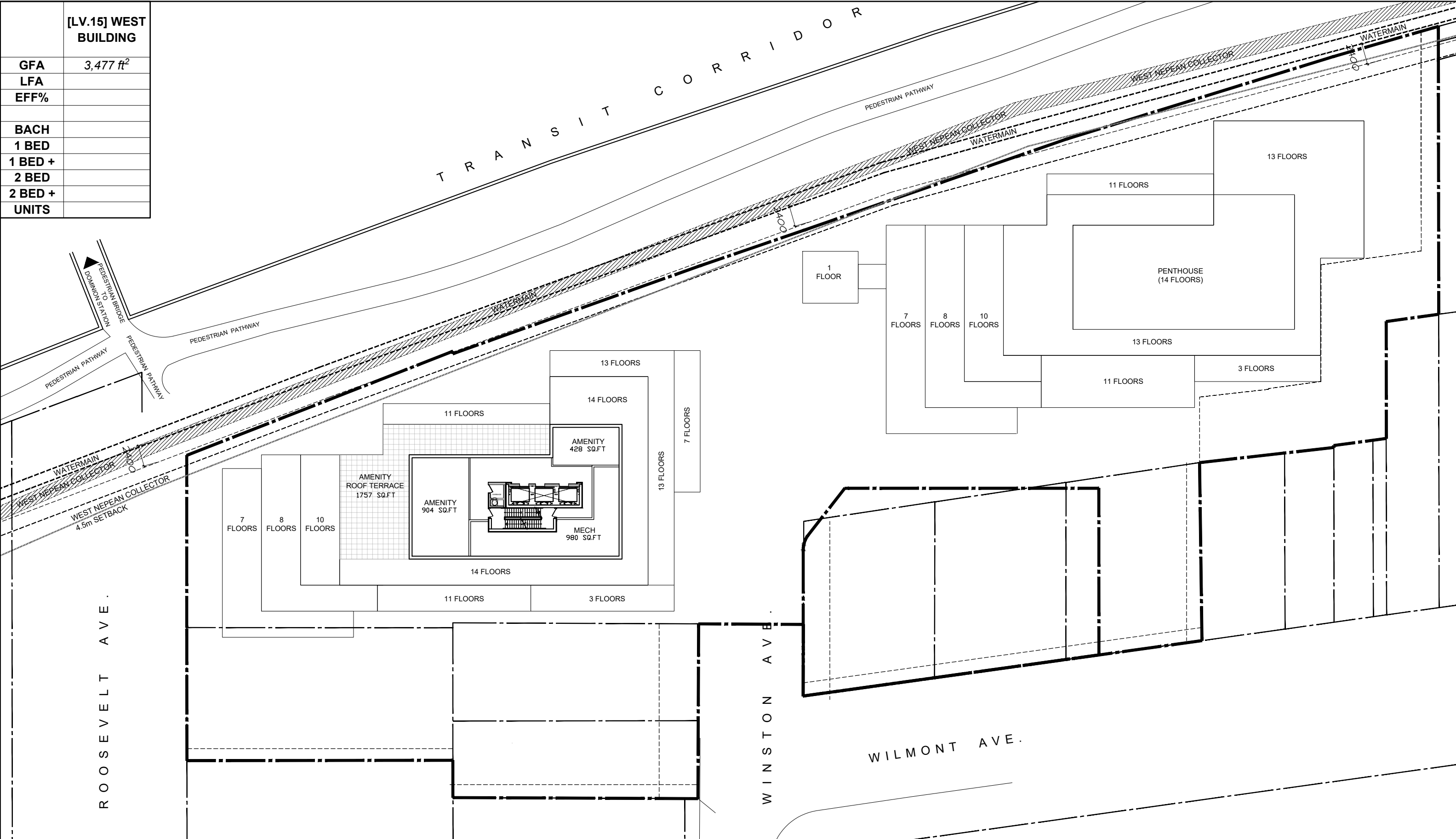
LEVEL 14 - PLAN

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	[LV.15] WEST BUILDING
GFA	3,477 ft ²
LFA	
EFF%	
BACH	
1 BED	
1 BED +	
2 BED	
2 BED +	
UNITS	



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LEVEL 15 - PLAN

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scale 1:400



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