

# OREGON SQUARE : BL 103 OFFICE / RESIDENTIAL TOWER

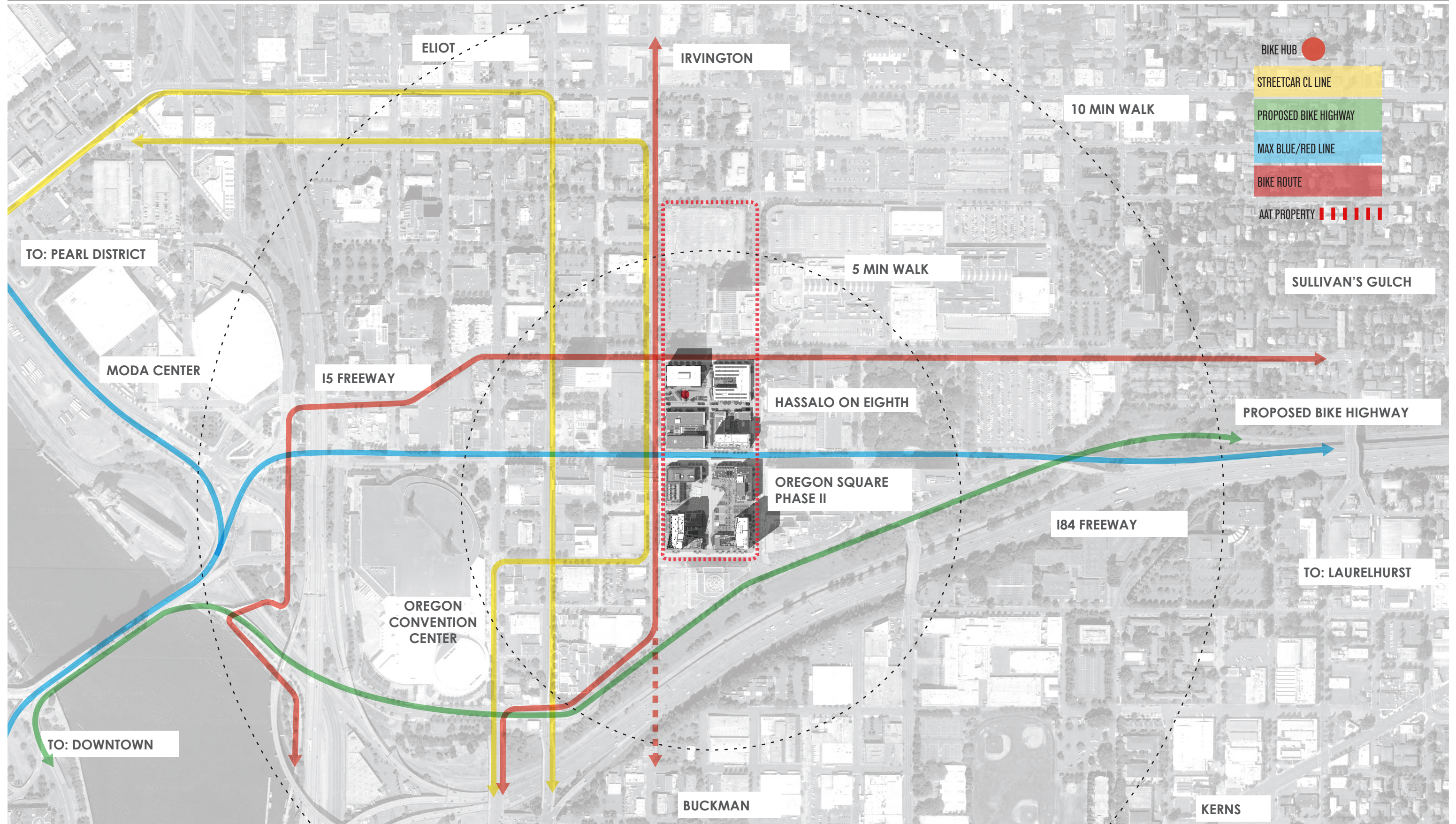
*DAR Package*

*July 5th, 2017*







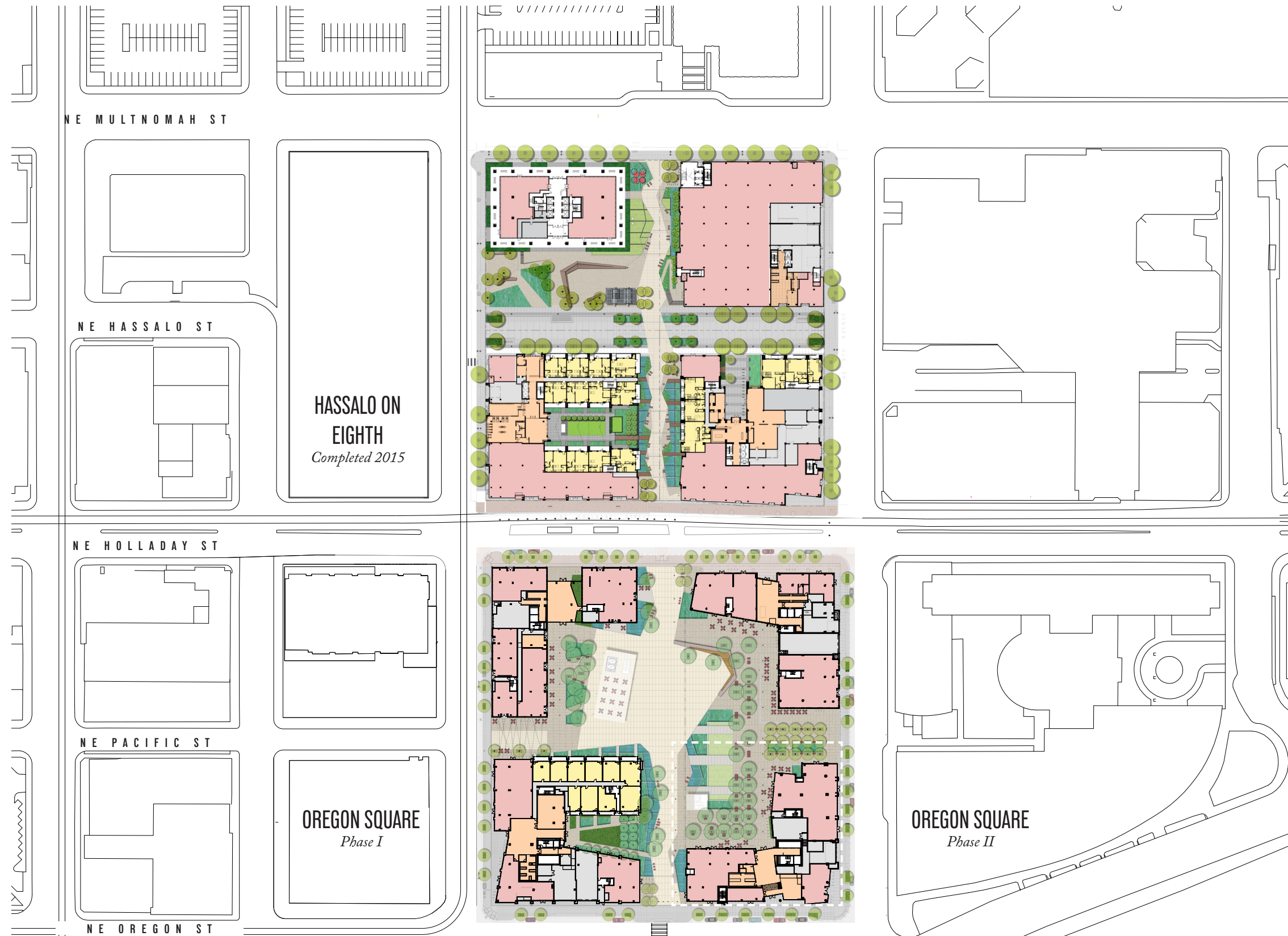


VICINITY - NORTHEAST PORTLAND



PHASE I

PHASE II



CONTEXT - DISTRICT SITE PLAN - APPROVED

- APARTMENTS
- RETAIL
- AMENITY APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT



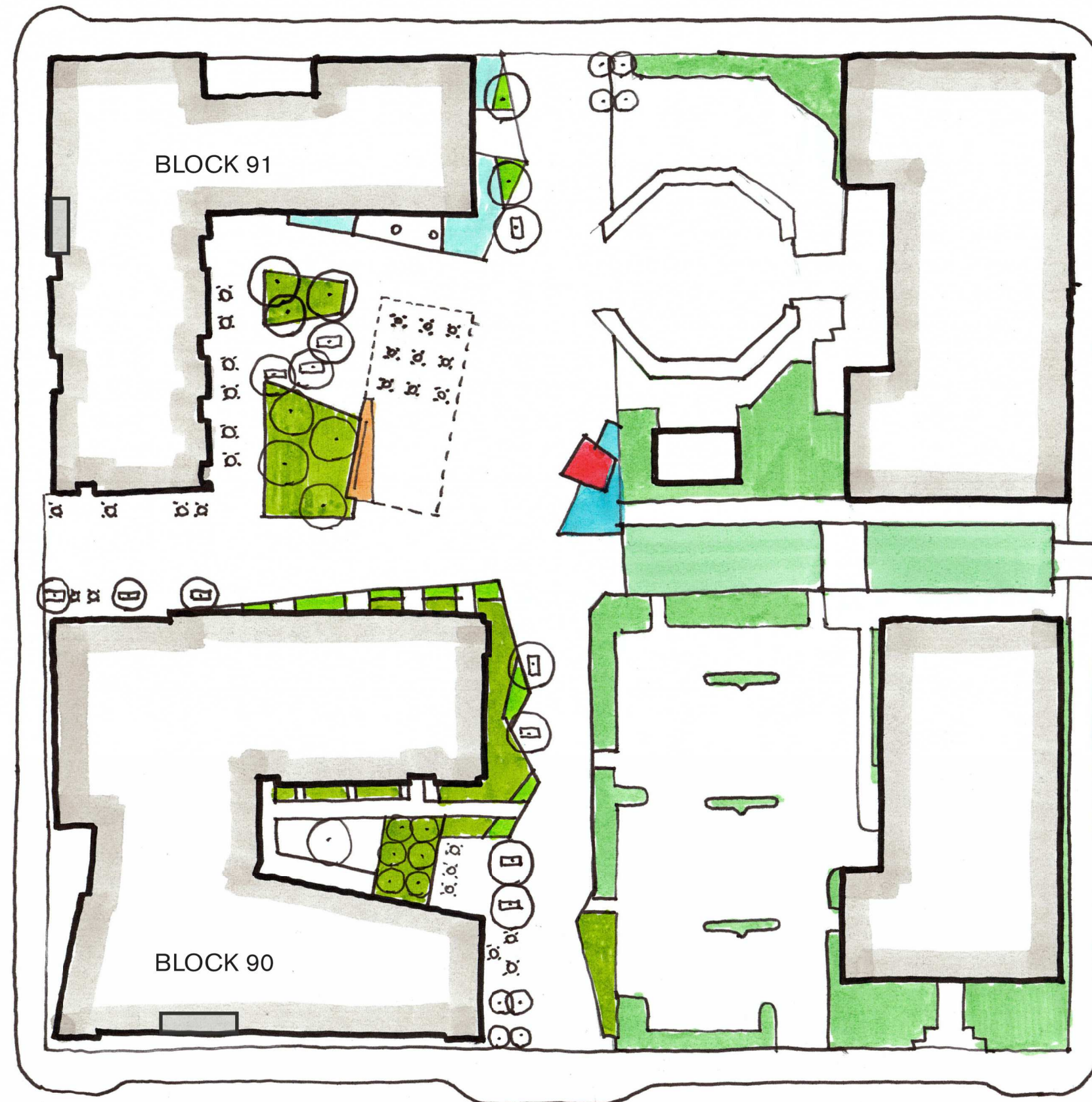
PHASE I

PHASE II



SITE PLAN - PROPOSED

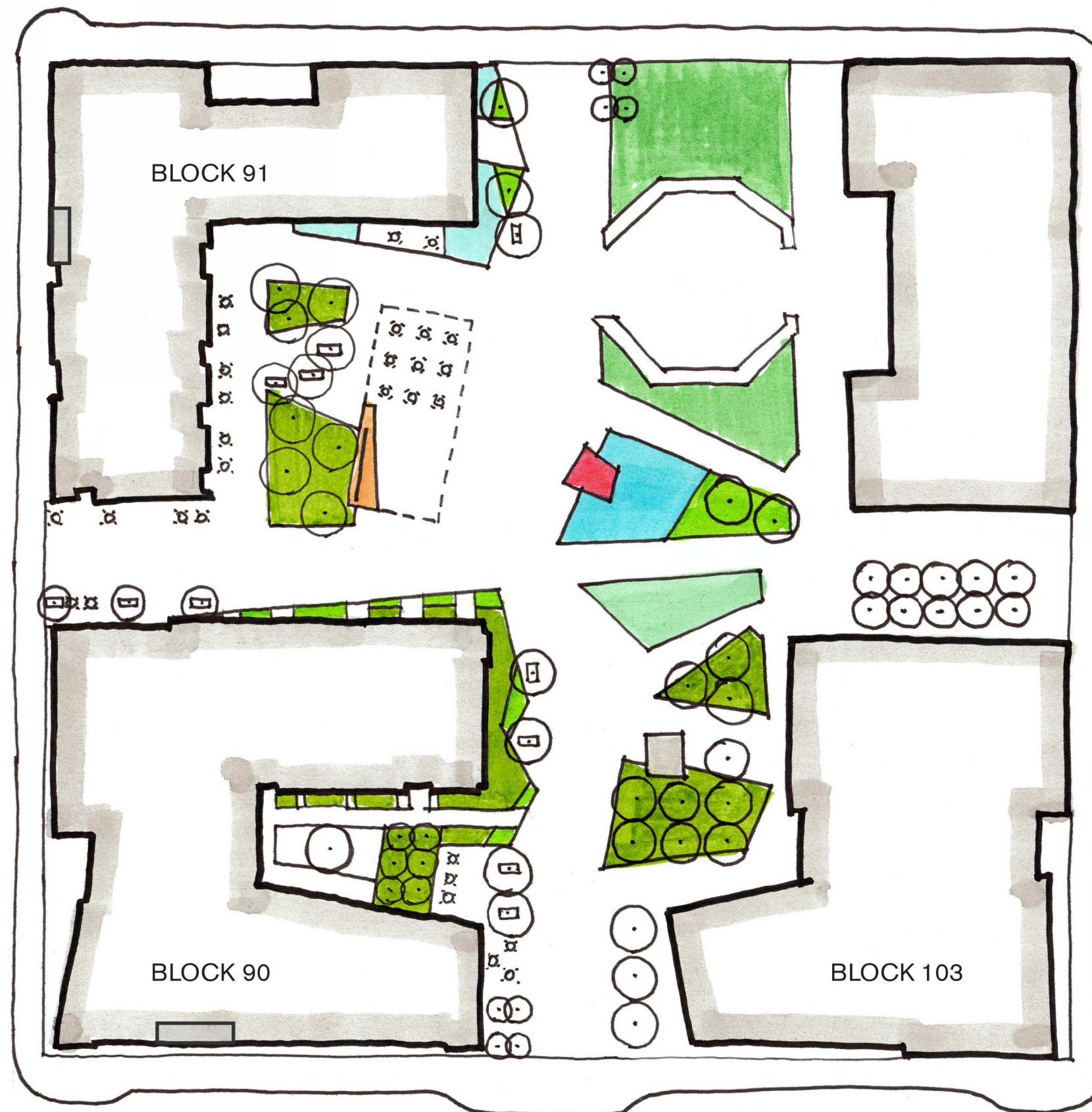




The current approved scheme includes Block 91 and Block 90. The art and water feature sit against the phase boundary. The eastern half of the site remains as existing.

## PHASE 1 - CURRENT PROJECT STATE

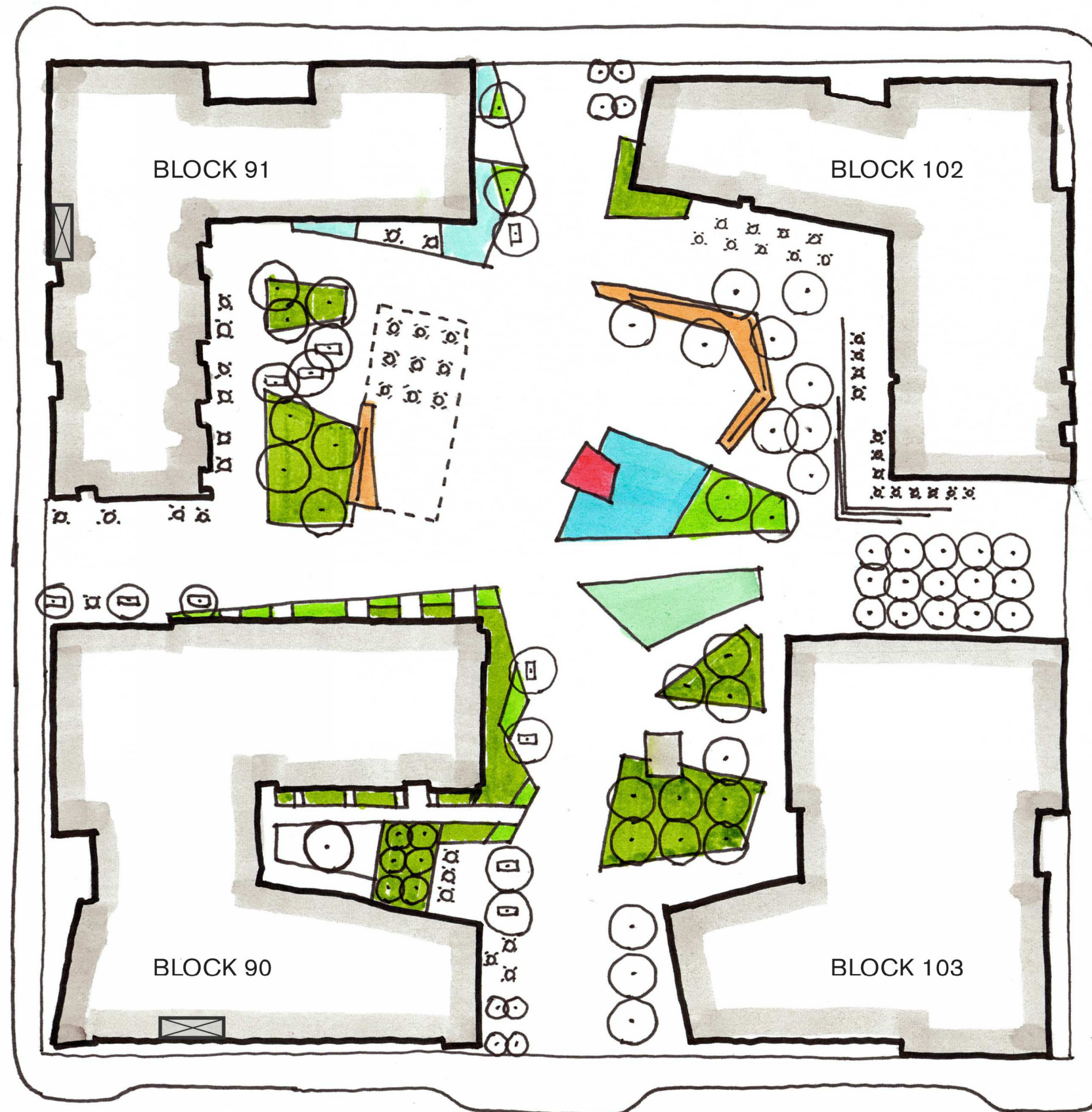




The alternative proposal for Phase 1 is to include Block 103, which allows for the art and the water feature to have a better relationship with the plaza and overall site.

## PHASE 1A - PROPOSED ADDITION OF BLOCK 103





The final phase of this variant adds Block 102, completing the super block development.

## PHASE 4B - FULL BUILD OF THE SUPER BLOCK



SCHEME 1 - OFFICE BUILDING

SCHEME 2 - COMBO - LARGE FLOORPLATE

SCHEME 3 - COMBO - SMALL FLOORPLATE

1 -SPEC OFFICE

- 16 total levels
- 233'-0" tall
- Steel Structure
- 325,078 Office GSF
- 255,688 Office NSF
- 19,109 Typ. Level GSF

2A - SHORT

- 21 total levels (6 Office floors, 14 Residential floors)
- 254'-0" tall
- (6) levels of steel structure over (15) levels of PT Concrete
- 299,928 Residential GSF
- 287 total apartments
- 815 average sf per apartment
- 116,602 Office GSF
- 102,588 Office NSF
- 19,022 Typ. Level GSF

2B - TALL

- 28 total levels (6 Office floors, 21 Residential floors)
- 327'-6" tall
- (6) levels of steel structure over (22) levels of PT Concrete
- 433,082 Residential GSF
- 420 total apartments
- 808 average sf per apartment
- 116,602 Office GSF
- 102,588 Office NSF
- 19,022 Typ. Level GSF

2A - SHORT

- 19 total levels (10 Office floors, 8 Residential floors)
- 254'-0" tall
- (10) levels of steel structure over (9) levels of PT Concrete
- 142,206 Residential GSF
- 161 total apartments
- 681 average sf per apartment
- 135,719 Office GSF
- 117,413 Office NSF
- 13,312 Typ. Level GSF

2B - TALL

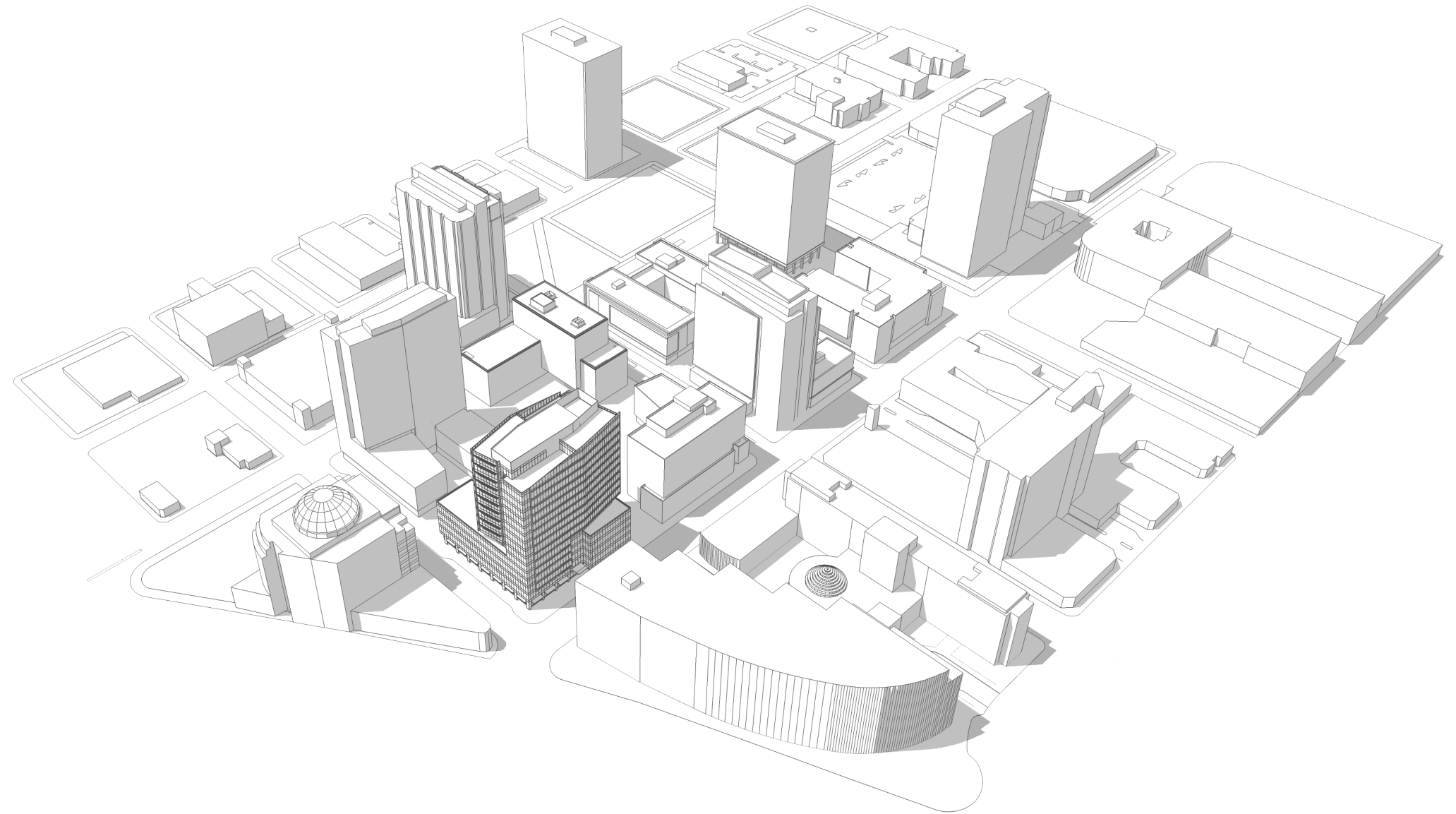
- 27 total levels (10 Office floors, 16 Residential floors)
- 331'-0" tall
- (10) levels of steel structure over (17) levels of PT Concrete
- 248,702 Residential GSF
- 289 total apartments
- 668 average sf per apartment
- 135,719 Office GSF
- 117,413 Office NSF
- 13,312 Typ. Level GSF



## SCHEME 1 - OFFICE BUILDING

### 1 -SPEC OFFICE

- 16 total levels
- 233'-0" tall
- Steel Structure
- 325,078 Office GSF
- 255,688 Office NSF
- 19,109 Typ. Level GSF



### SAMPLE MASSING





NE 9TH AVE

- 13,453 Residential GSF

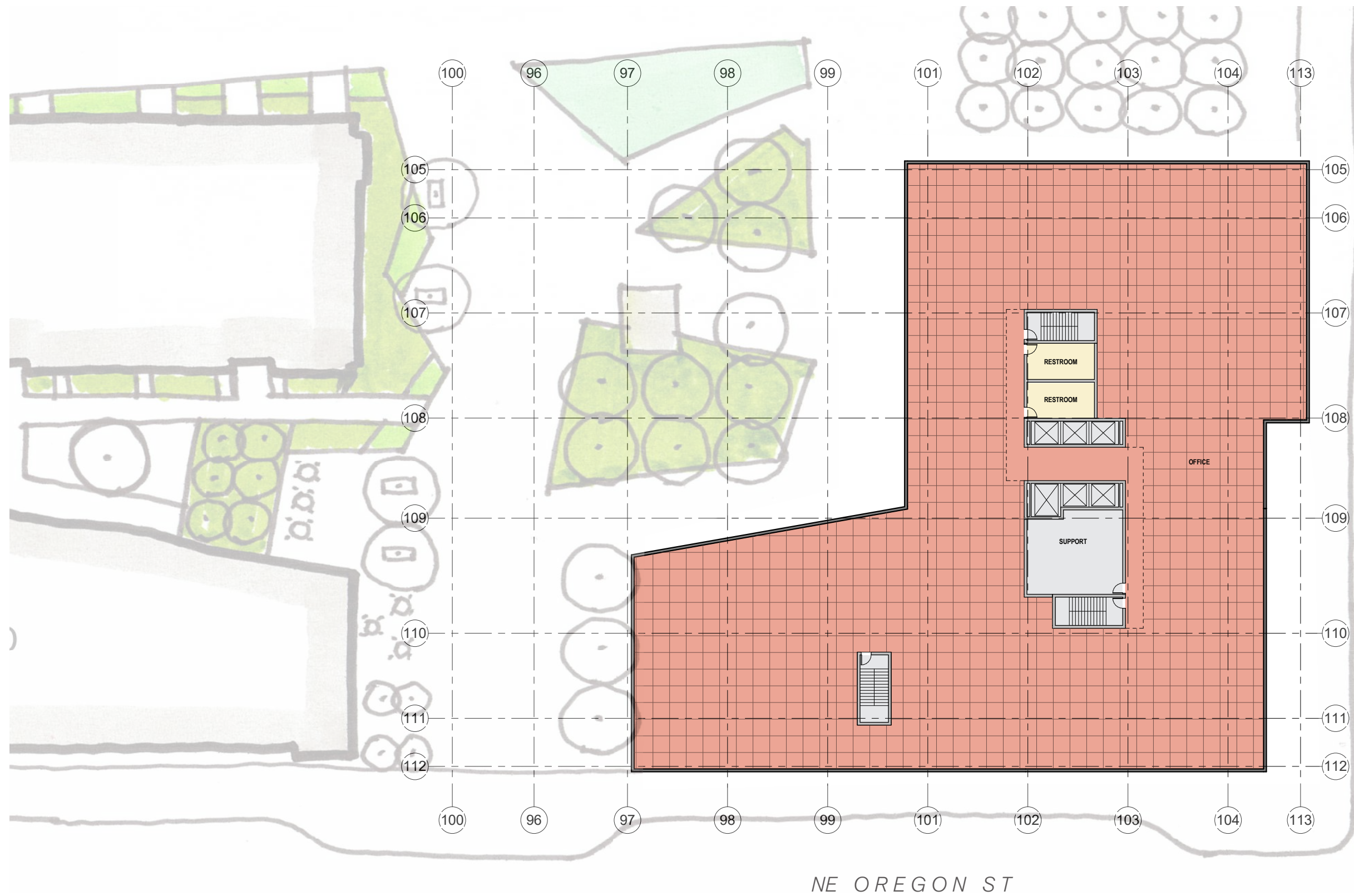
1-SPEC OFFICE



GROUND FLOOR PLAN

RETAIL
OFFICE
AFFORDABLE HOUSING
HOUSING
AMENITY
SERVICE / SUPPORT
CIRCULATION
PARKING





- 25,632 Office GSF  
- 22,785 Office NSF

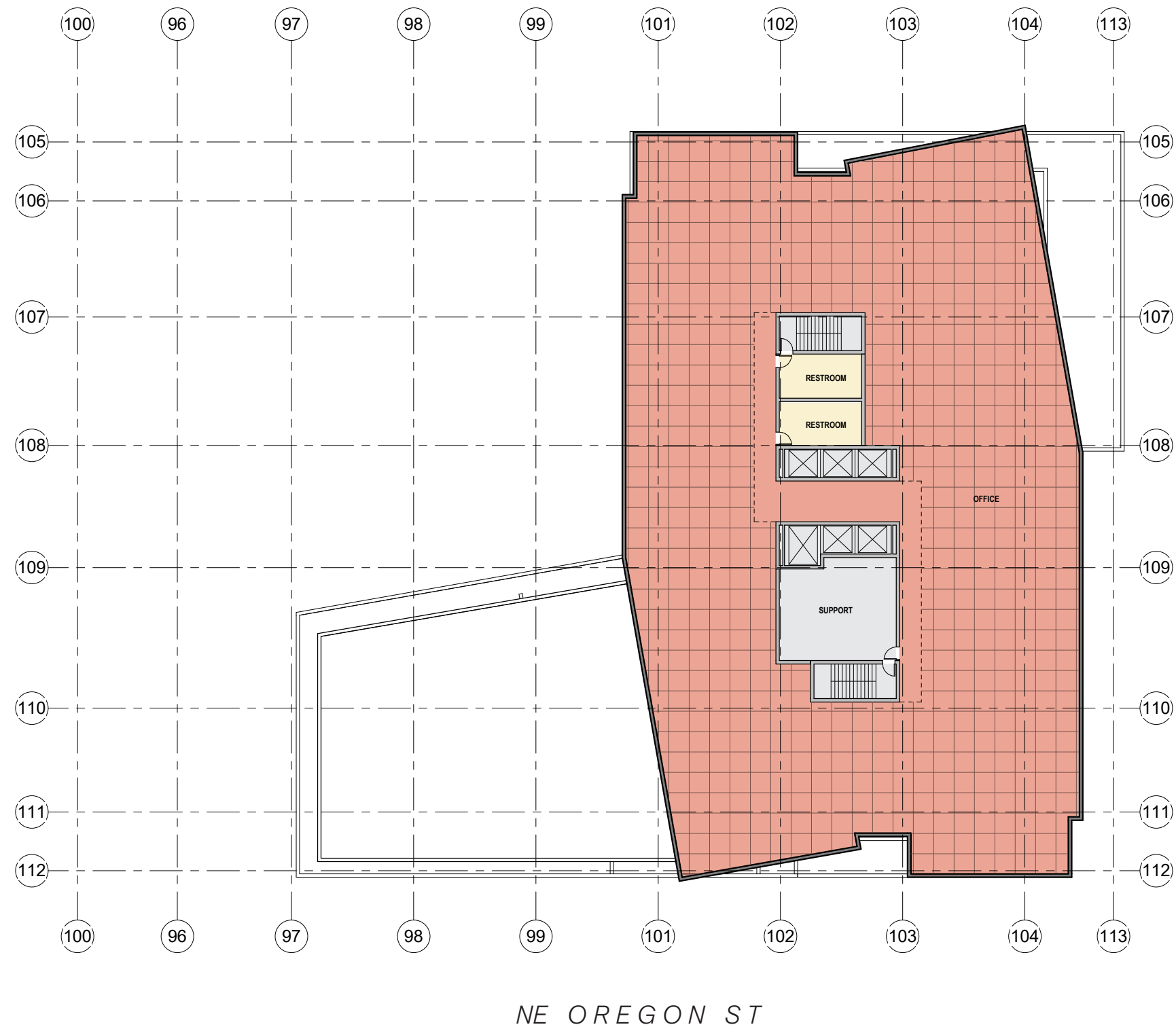
1 -SPEC OFFICE



TYPICAL PODIUM FLOOR PLAN

RETAIL
OFFICE
AFFORDABLE HOUSING
HOUSING
AMENITY
SERVICE / SUPPORT
CIRCULATION
PARKING





- 19,109 Office GSF  
- 15,409 Office NSF

1 -SPEC OFFICE

TYPICAL OFFICE TOWER PLAN

- RETAIL
- OFFICE
- AFFORDABLE HOUSING
- HOUSING
- AMENITY
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



1 -SPEC OFFICE

	SITE + USE					USE BREAKDOWN																	
	EXTERIOR PARKING				PARKING		FLR-FLR	BUILDING					AVG. UNIT				OFFICE				STORAGE	SERVICE/	
	SITE GSF	GSF	GSF	STALLS	USE	HEIGHT	GSF	RESI GSF	RESI NSF	RESI EFFIC.	RESI UNITS	SF	OFFICE GSF	OFFICE NSF	EFFICIENCY	RETAIL GSF	AMENITY	NSF	CIRC. NSF	COMMENTS			
ROOF					ROOF	3.0	0	0	0		0		0	0		0	0	0	0				
30th FLOOR	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-				
29th FLOOR	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-				
16th FLOOR					OFFICE	14.0	12,105						12,105	7,586	62.67%		1,995		2,524				
15th FLOOR					OFFICE	14.0	19,109						19,109	15,409	80.64%		0		3,700				
14th FLOOR					OFFICE	14.0	19,109						19,109	15,409	80.64%		0		3,700				
13th FLOOR					OFFICE	14.0	19,109						19,109	15,409	80.64%		0		3,700				
12th FLOOR					OFFICE	14.0	19,109						19,109	15,409	80.64%		0		3,700				
11th FLOOR					OFFICE	14.0	19,109						19,109	15,409	80.64%		0		3,700				
10th FLOOR					OFFICE	14.0	19,109						19,109	15,409	80.64%		0		3,700				
9th FLOOR					OFFICE	14.0	19,109						19,109	15,409	80.64%		0		3,700				
8th FLOOR					OFFICE	14.0	19,109						19,109	16,262	85.10%		0		2,847				
7th FLOOR					OFFICE	14.0	19,109						19,109	16,262	85.10%		0		2,847				
6th FLOOR		4,944			OFFICE	14.0	17,502						17,502	14,655	83.73%		0		2,847				
5th FLOOR		4,308			OFFICE	14.0	25,632						25,632	22,785	88.89%		0		2,847				
4th FLOOR					OFFICE	14.0	25,632						25,632	22,785	88.89%		0		2,847				
3rd FLOOR					OFFICE	14.0	25,632						25,632	22,785	88.89%		0		2,847				
2nd FLOOR					OFFICE	14.0	23,552						23,552	20,705	87.91%		0		2,847				
1st FLOOR	37,000	13,958	1,259	-	LOBBIES + SUPPORT	20.0	23,042	0	0		0		23,042	0	0.00%	13,453	0		23,042	Lobby, Loading, Support for Office. Retail			
P1 Parking			-	-		-																	
P2 Parking			-	-		-																	
TOTALS	37,000	23,210	1,259	0		233.0	325,078	0	0	#DIV/0!	0	#DIV/0!	325,078	251,688	77.42%	13,453	1,995	0	71,395				

1a - Spec Office

1. Area calcs are generated for initial test pro forma only & based on preliminary diagrams w/o accurate building analysis, site information or accurate survey
2. Sitework area listed does not include area of work required in sidewalk area for utility connections, repairs, transformer vaults, etc as necessary
3. FAR includes covered parking
4. Parking consists of covered parking area, and is included in bldg GSF calculation
5. Below grade parking is not used in FAR calcualtions



## SCHEME 2 - COMBO - LARGE FLOORPLATE

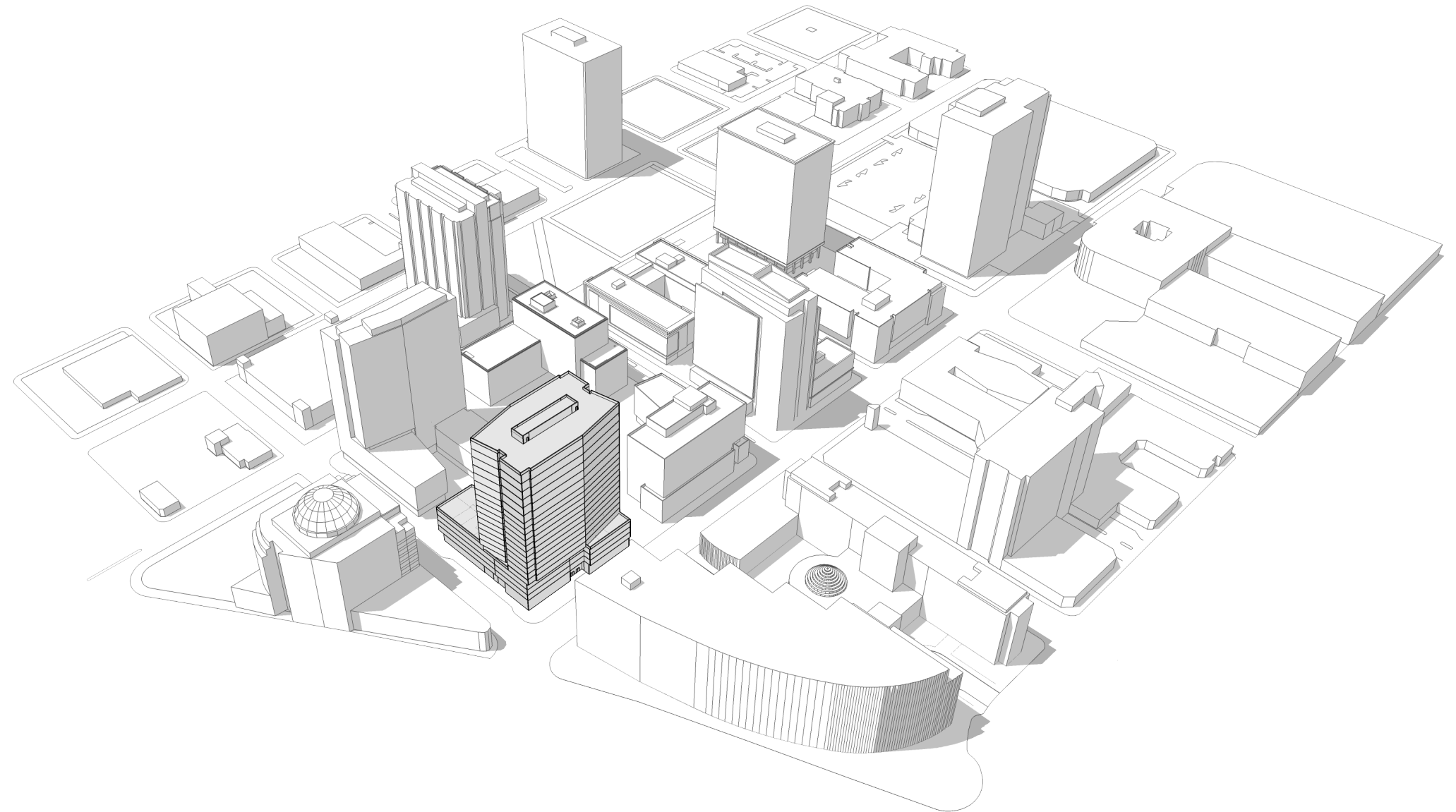
### 2A - SHORT

\*scheme pictured in massing

- 21 total levels (6 Office floors, 14 Residential floors)
- 254'-0" tall
- (6) levels of steel structure over (15) levels of PT Concrete
- 299,928 Residential GSF
- 287 total apartments
- 815 average sf per apartment
- 116,602 Office GSF
- 102,588 Office NSF
- 19,022 Typ. Level GSF

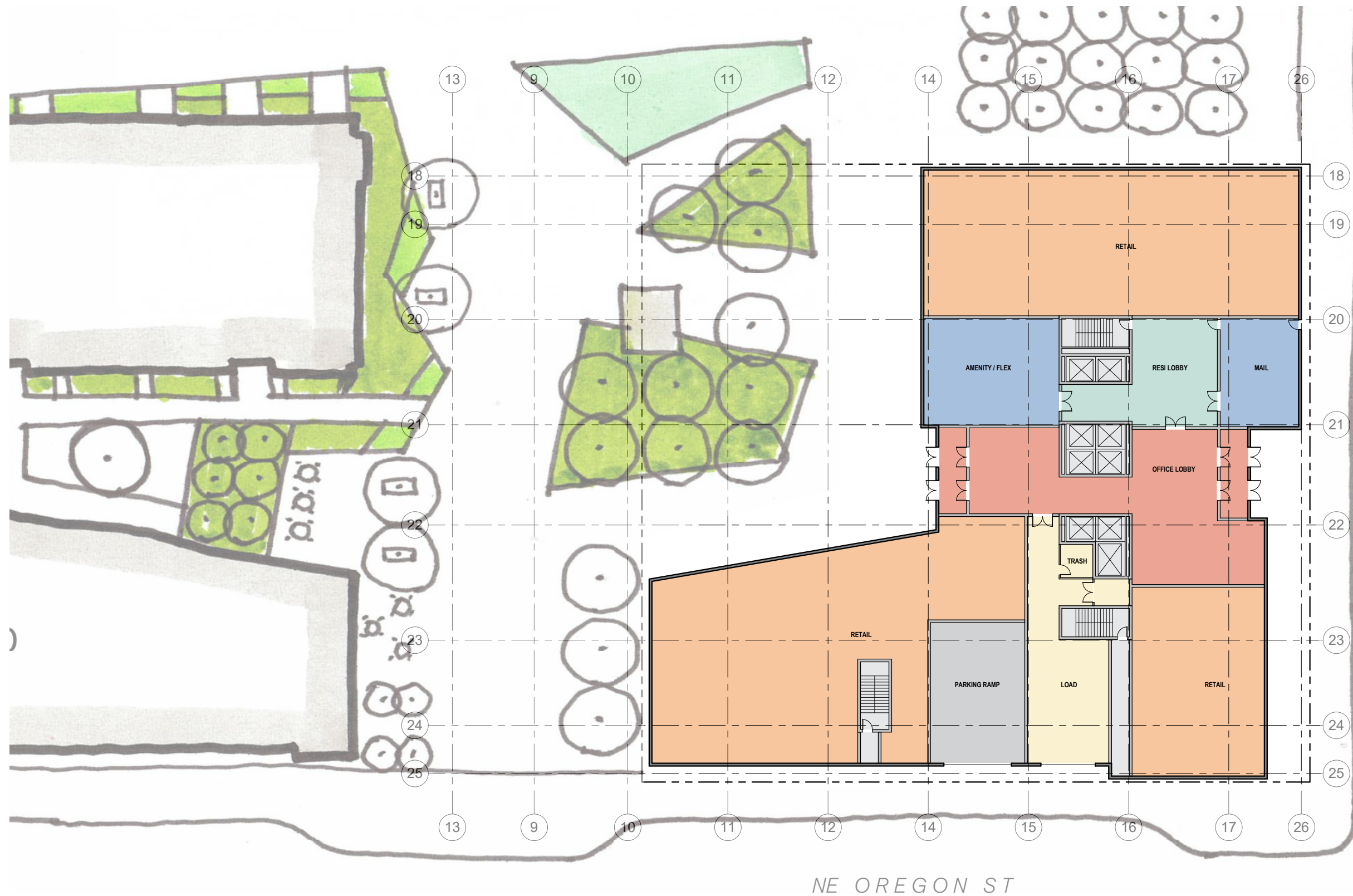
### 2B - TALL

- 28 total levels (6 Office floors, 21 Residential floors)
- 327'-6" tall
- (6) levels of steel structure over (22) levels of PT Concrete
- 433,082 Residential GSF
- 420 total apartments
- 808 average sf per apartment
- 116,602 Office GSF
- 102,588 Office NSF
- 19,022 Typ. Level GSF



## SAMPLE MASSING





NE 9TH AVE

- 13,407 Residential GSF

NE OREGON ST

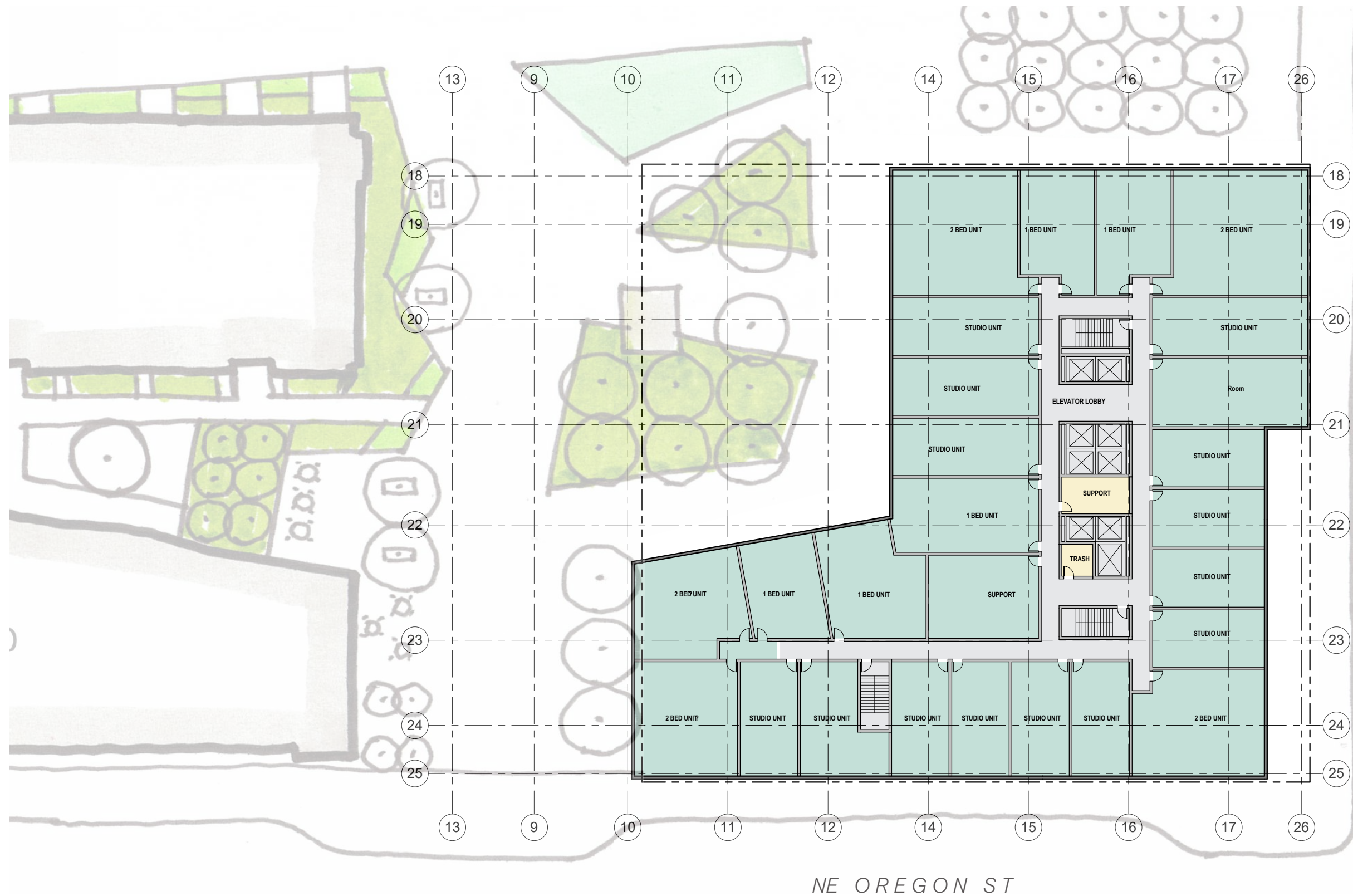
2: Combo - Large Floorplate



GROUND FLOOR PLAN

- RETAIL
- OFFICE
- AFFORDABLE HOUSING
- HOUSING
- AMENITY
- SERVICE / SUPPORT
- CIRCULATION
- PARKING





NE 9TH AVE

- 27,255 Residential GSF
- 21,955 Residential NSF
- 25 Units / Floor

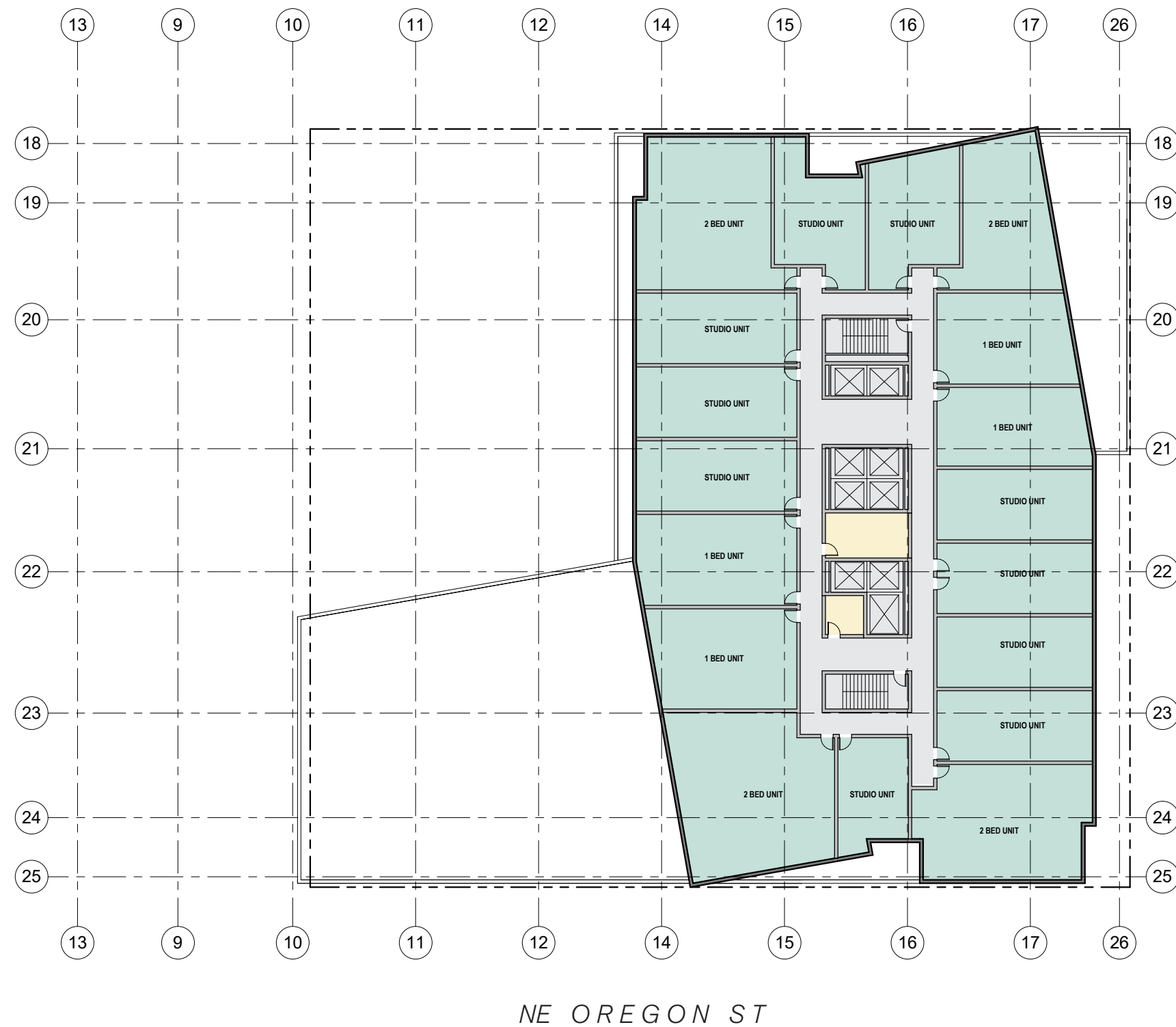
## 2: Combo - Large Floorplate



## TYPICAL PODIUM FLOOR PLAN

RETAIL
OFFICE
AFFORDABLE HOUSING
HOUSING
AMENITY
SERVICE / SUPPORT
CIRCULATION
PARKING





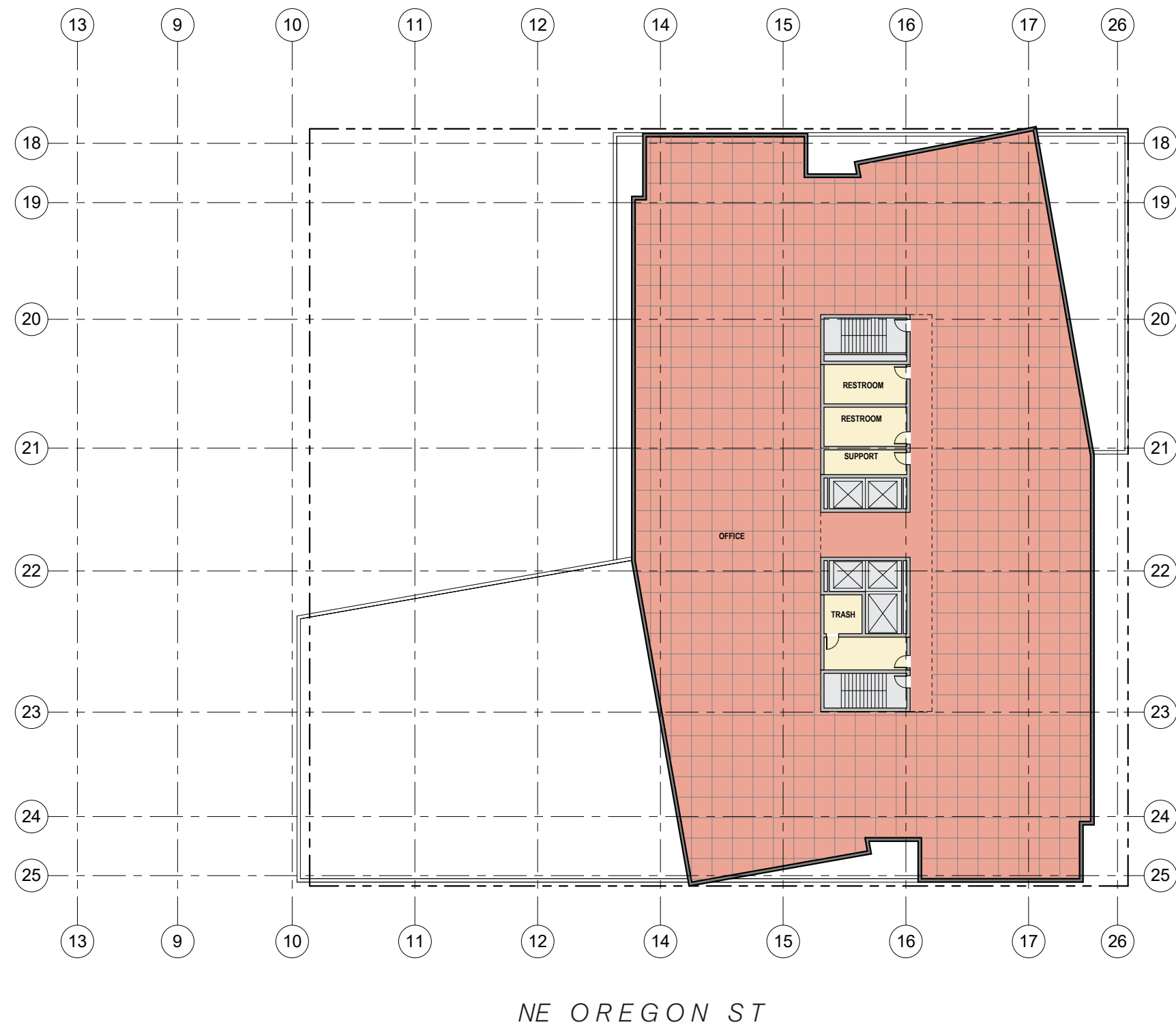
- 19,022 Residential GSF  
 - 15,108 Residential NSF  
 - 19 Units / Floor

2: Combo - Large Floorplate

TYPICAL RESIDENTIAL TOWER PLAN

- RETAIL
- OFFICE
- AFFORDABLE HOUSING
- HOUSING
- AMENITY
- SERVICE / SUPPORT
- CIRCULATION
- PARKING





- 19,022 Office GSF  
- 17,142 Office NSF

## 2: Combo - Large Floorplate



## TYPICAL OFFICE TOWER PLAN

RETAIL
OFFICE
AFFORDABLE HOUSING
HOUSING
AMENITY
SERVICE / SUPPORT
CIRCULATION
PARKING



2: Combo - Large Floorplate

	SITE + USE					USE BREAKDOWN														
	EXTERIOR		PARKING	PARKING	USE	FLR-FLR	BUILDING	RESI GSF	RESI NSF	RESI EFFIC.	AVG. UNIT		OFFICE			STORAGE		SERVICE/	COMMENTS	
	SITE GSF	GSF	GSF	STALLS		HEIGHT	GSF				RESI UNITS	SF	OFFICE GSF	OFFICE NSF	EFFICIENCY	RETAIL GSF	AMENITY	NSF		CIRC. NSF
ROOF					ROOF	3.0	0	0	0	0		0	0		0	0	0	0		
30th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
29th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
21st FLOOR					OFFICE	14.0	19,022					19,022	17,142	90.12%				1,880		
20th FLOOR					OFFICE	14.0	19,022					19,022	17,142	90.12%				1,880		
19th FLOOR					OFFICE	14.0	19,022					19,022	17,142	90.12%				1,880		
18th FLOOR					OFFICE	14.0	19,022					19,022	17,142	90.12%				1,880		
17th FLOOR					OFFICE	14.0	19,022					19,022	17,142	90.12%				1,880		
16th FLOOR					OFFICE	14.0	19,022					19,022	16,878	88.73%				2,144	Residential Elevator Machine Room	
15th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
14th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
13th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
12th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
11th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
10th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
9th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
8th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
7th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
6th FLOOR		4,944			RESIDENTIAL	10.5	19,022	19,022	13,052	68.62%	16	816	0			2,334		3,636	Podium Terrace Amenity	
5th FLOOR		4,308			RESIDENTIAL	10.5	25,473	25,473	20,068	78.78%	25	803	0			0		5,405	Unit Terraces	
4th FLOOR					RESIDENTIAL	10.5	27,255	27,255	21,955	80.55%	25	878	0			0		5,300		
3rd FLOOR					RESIDENTIAL	10.5	27,255	27,255	21,955	80.55%	25	878	0			0		5,300		
2nd FLOOR					RESIDENTIAL	10.5	27,255	27,255	21,955	80.55%	25	878	0			0		5,300		
1st FLOOR	37,000	12,577	1,259	-	LOBBIES + SUPPORT	20.0	24,423	2,470	0	0.00%	0		2,470	0	0.00%	13,407	0	4,940	Lobby, Loading, Support for Apartments and Office. Retail	
P1 Parking			-	-		-														
P2 Parking			-	-		-														
TOTALS	37,000	21,829	1,259	0		254.0	436,013	299,928	234,957	78.34%	287	815	116,602	102,588	87.98%	13,407	2,334	0	76,651	

2a - Office Plate (Short)

1. Area calcs are generated for initial test pro forma only & based on preliminary diagrams w/o accurate building analysis, site information or accurate survey
2. Sitework area listed does not include area of work required in sidewalk area for utility connections, repairs, transformer vaults, etc as necessary
3. FAR includes covered parking
4. Parking consists of covered parking area, and is included in bldg GSF calculation
5. Below grade parking is not used in FAR calcualtions

2: Combo - Office Floorplate

	SITE + USE					USE BREAKDOWN														COMMENTS
	EXTERIOR PARKING				USE	FLR-FLR HEIGHT	BUILDING GSF	RESI GSF	RESI NSF	RESI EFFIC.	AVG. UNIT		OFFICE			STORAGE NSF	SERVICE/ CIRC. NSF			
	SITE GSF	GSF	GSF	STALLS							SF	OFFICE GSF	OFFICE NSF	EFFICIENCY	RETAIL GSF			AMENITY		
ROOF					ROOF	3.0	0	0	0		0		0	0		0	0	0		
30th FLOOR	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-		
29th FLOOR	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-		
28th FLOOR					OFFICE	14.0	19,022						19,022	17,142	90.12%				1,880	
27th FLOOR					OFFICE	14.0	19,022						19,022	17,142	90.12%				1,880	
26th FLOOR					OFFICE	14.0	19,022						19,022	17,142	90.12%				1,880	
25th FLOOR					OFFICE	14.0	19,022						19,022	17,142	90.12%				1,880	
24th FLOOR					OFFICE	14.0	19,022						19,022	17,142	90.12%				1,880	
23rd FLOOR					OFFICE	14.0	19,022						19,022	16,878	88.73%				2,144	Residential Elevator Machine Room
22nd FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
21st FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
20th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
19th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
18th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
17th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
16th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
15th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
14th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
13th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
12th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
11th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
10th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
9th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
8th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
7th FLOOR					RESIDENTIAL	10.5	19,022	19,022	15,108	79.42%	19	795	0			0		3,914		
6th FLOOR		4,944			RESIDENTIAL	10.5	19,022	19,022	13,052	68.62%	16	816	0			2,334		3,636	Podium Terrace Amenity	
5th FLOOR		4,308			RESIDENTIAL	10.5	25,473	25,473	20,068	78.78%	25	803	0			0		5,405	Unit Terraces	
4th FLOOR					RESIDENTIAL	10.5	27,255	27,255	21,955	80.55%	25	878	0			0		5,300		
3rd FLOOR					RESIDENTIAL	10.5	27,255	27,255	21,955	80.55%	25	878	0			0		5,300		
2nd FLOOR					RESIDENTIAL	10.5	27,255	27,255	21,955	80.55%	25	878	0			0		5,300		
1st FLOOR	37,000	12,577	1,259	-	LOBBIES + SUPPORT	20.0	24,423	2,470	0	0.00%	0		2,470	0	0.00%	13,407	0		4,940	Lobby, Loading, Support for Apartments and Office. Retail
P1 Parking			-	-		-														
P2 Parking			-	-		-														
TOTALS	37,000	21,829	1,259	0		327.5	569,167	433,082	340,713	78.67%	420	808	116,602	102,588	87.98%	13,407	2,334	0	104,049	

2b - Office Plate (Tall)

1. Area calcs are generated for initial test pro forma only & based on preliminary diagrams w/o accurate building analysis, site information or accurate survey

2. Sitework area listed does not include area of work required in sidewalk area for utility connections, repairs, transformer vaults, etc as necessary

3. FAR includes covered parking

4. Parking consists of covered parking area, and is included in bldg GSF calculation

5. Below grade parking is not used in FAR calcaultions



## SCHEME 3 - COMBO - THIN FLOORPLATE

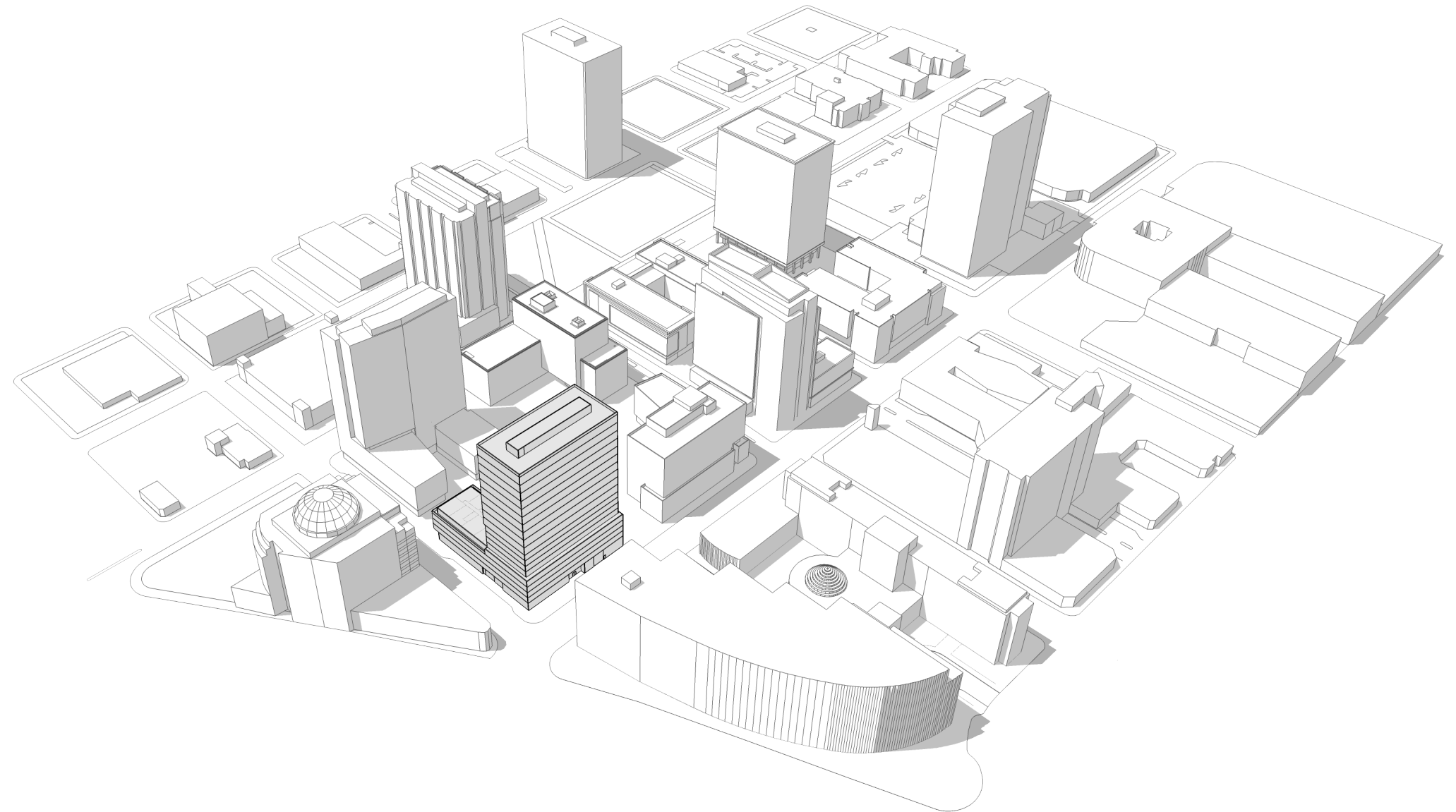
### 2A - SHORT

\*scheme pictured in massing

- 19 total levels (10 Office floors, 8 Residential floors)
- 254'-0" tall
- (10) levels of steel structure over (9) levels of PT Concrete
- 142,206 Residential GSF
- 161 total apartments
- 681 average sf per apartment
- 135,719 Office GSF
- 117,413 Office NSF
- 13,312 Typ. Level GSF

### 2B - TALL

- 27 total levels (10 Office floors, 16 Residential floors)
- 331'-0" tall
- (10) levels of steel structure over (17) levels of PT Concrete
- 248,702 Residential GSF
- 289 total apartments
- 668 average sf per apartment
- 135,719 Office GSF
- 117,413 Office NSF
- 13,312 Typ. Level GSF



## SAMPLE MASSING



- 12,050 Residential GSF

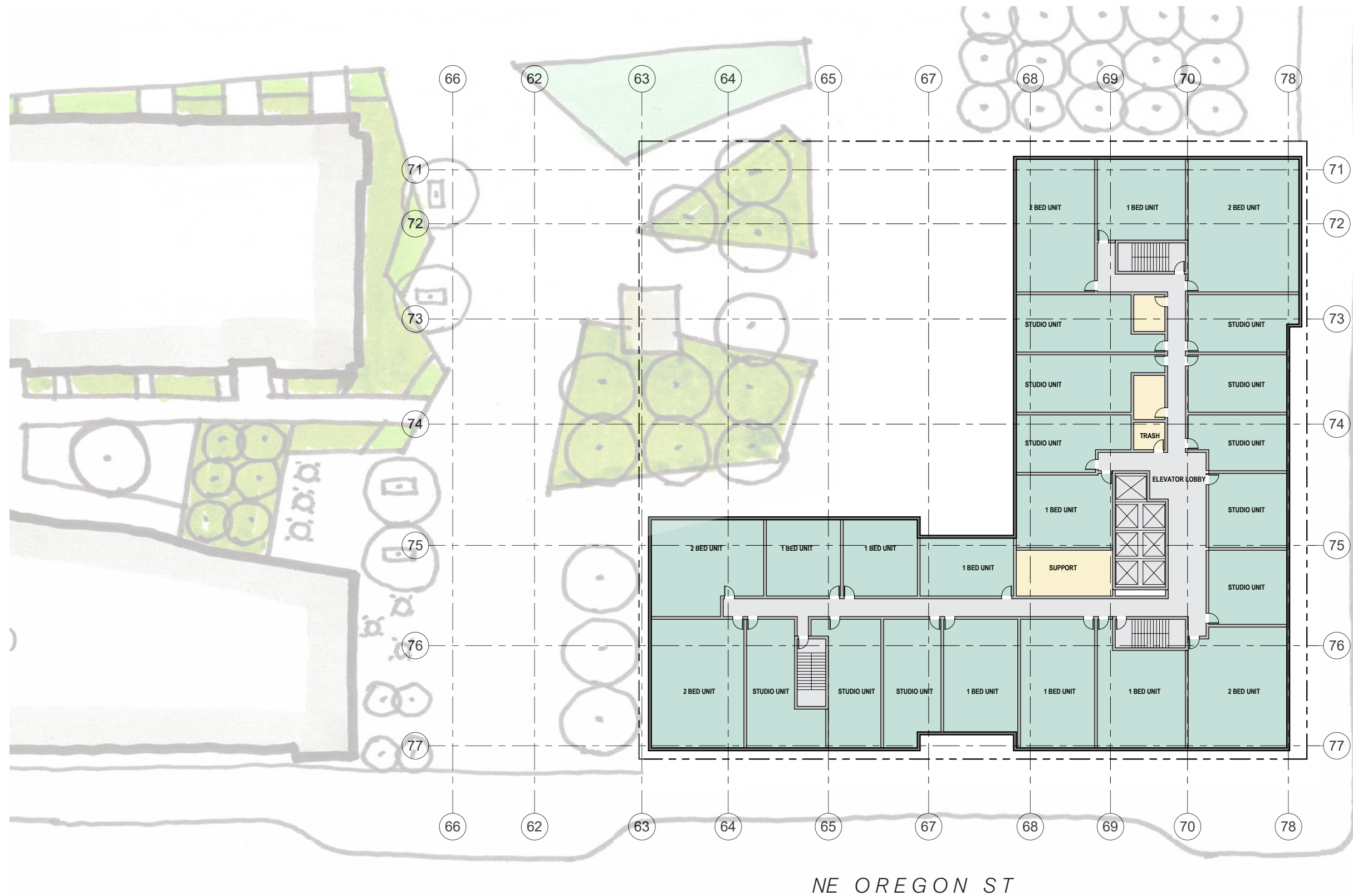
### 3: Combo - Thin Floorplate



### GROUND FLOOR PLAN

RETAIL
OFFICE
AFFORDABLE HOUSING
HOUSING
AMENITY
SERVICE / SUPPORT
CIRCULATION
PARKING





NE 9TH AVE

- 22,254 Residential GSF
- 18,300 Residential NSF
- 25 Units / Floor

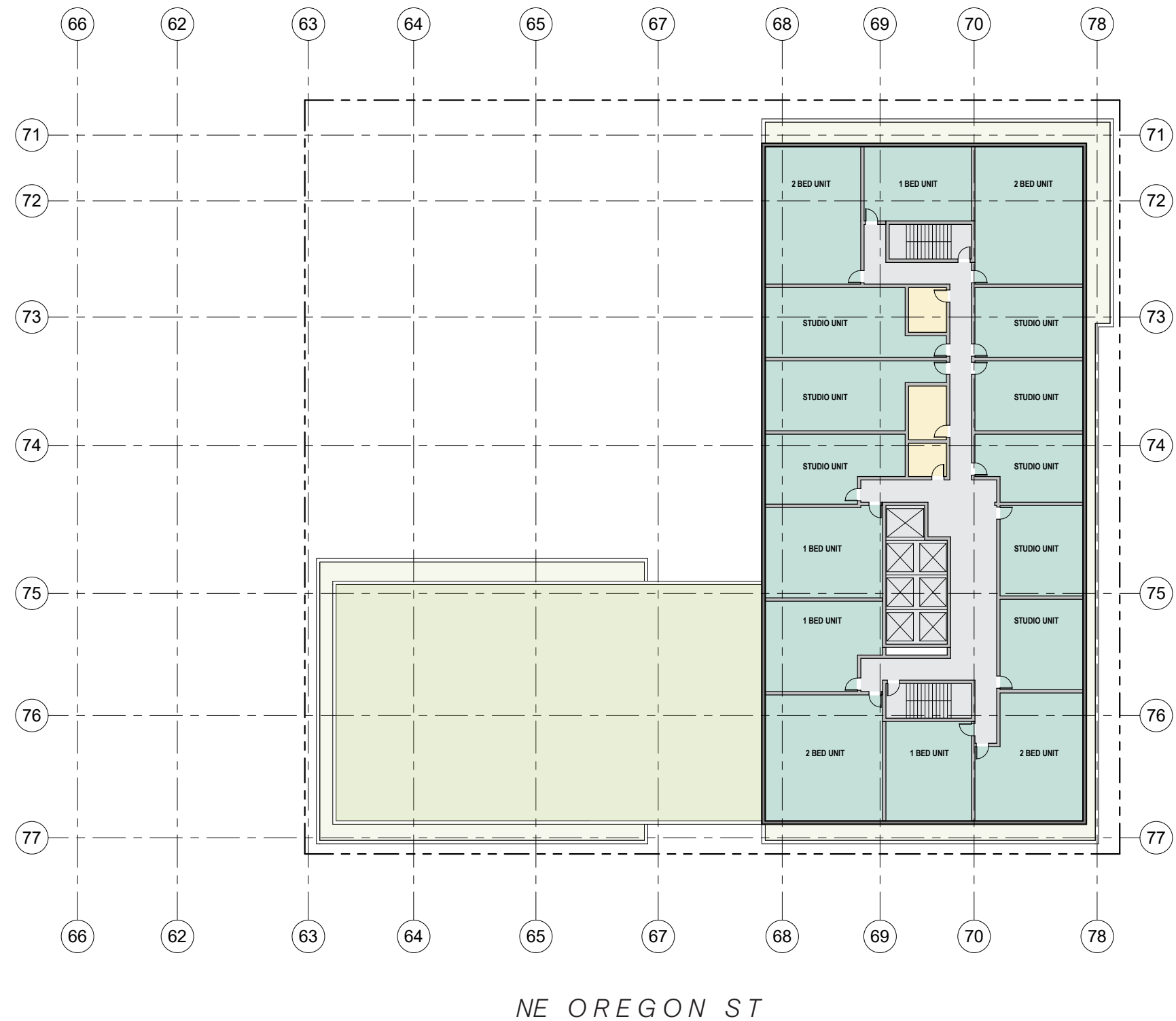
NE OREGON ST

## 3: Combo - Thin Floorplate



## TYPICAL PODIUM FLOOR PLAN

RETAIL
OFFICE
AFFORDABLE HOUSING
HOUSING
AMENITY
SERVICE / SUPPORT
CIRCULATION
PARKING



NE 9TH AVE

- 13,312 Residential GSF
- 10,482 Residential NSF
- 16 Units / Floor

NE OREGON ST

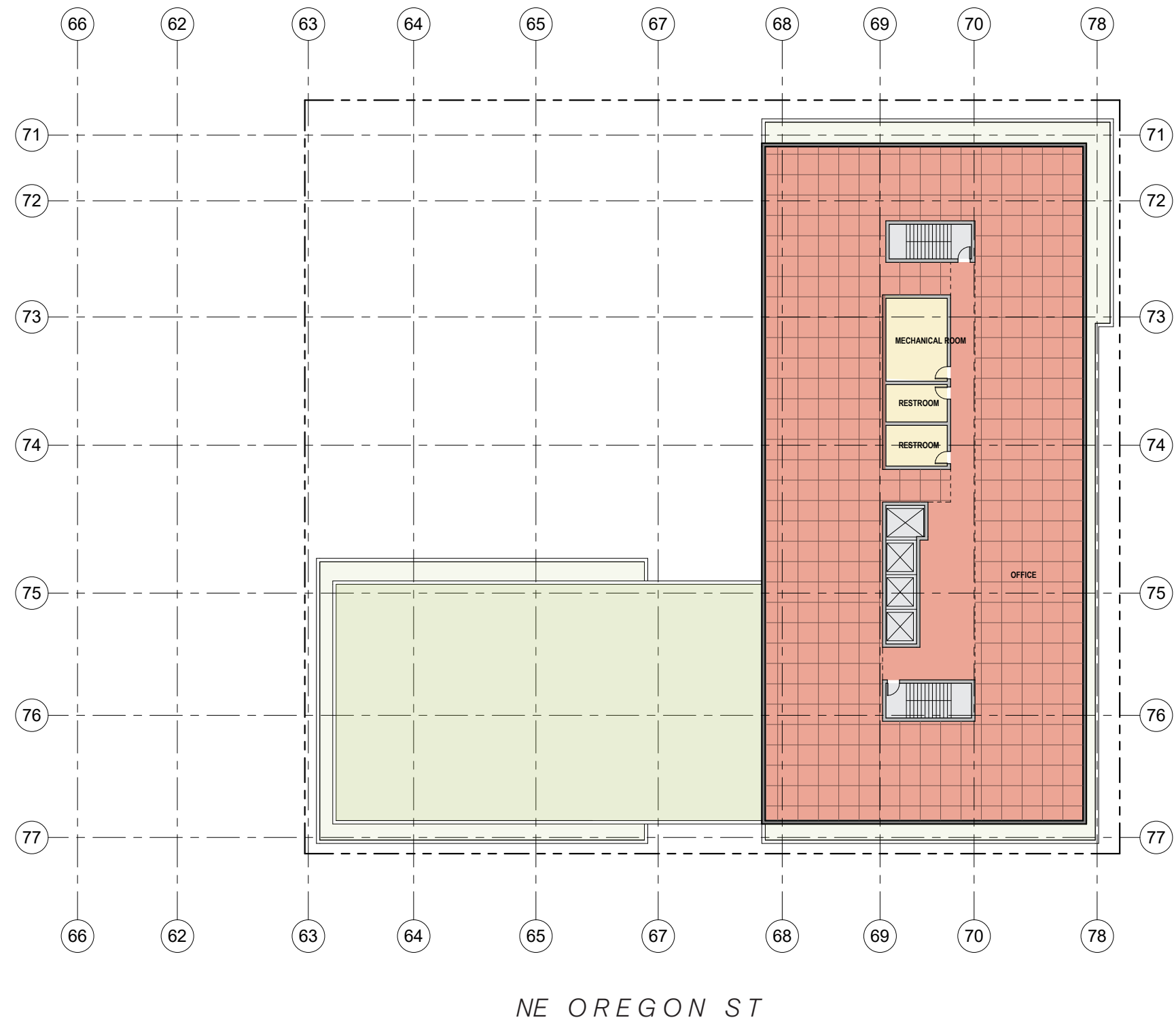
3: Combo - Thin Floorplate



TYPICAL RESIDENTIAL TOWER PLAN

- RETAIL
- OFFICE
- AFFORDABLE HOUSING
- HOUSING
- AMENITY
- SERVICE / SUPPORT
- CIRCULATION
- PARKING





- 13,312 Office GSF  
- 11,798 Office NSF

### 3: Combo - Thin Floorplate



### TYPICAL OFFICE TOWER PLAN

RETAIL
OFFICE
AFFORDABLE HOUSING
HOUSING
AMENITY
SERVICE / SUPPORT
CIRCULATION
PARKING

3: Combo - Thin Floorplate

	SITE + USE					USE BREAKDOWN														
	EXTERIOR PARKING		PARKING		USE	FLR-FLR	BUILDING					AVG. UNIT		OFFICE				STORAGE	SERVICE/	
	SITE GSF	GSF	GSF	STALLS		HEIGHT	GSF	RESI GSF	RESI NSF	RESI EFFIC.	RESI UNITS	SF	OFFICE GSF	OFFICE NSF	EFFICIENCY	RETAIL GSF	AMENITY	NSF	CIRC. NSF	COMMENTS
ROOF					ROOF	3.0	0	0	0		0		0	0		0	0	0	0	
22nd FLOOR	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	
21st FLOOR	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	
20th FLOOR	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	
19th FLOOR					OFFICE	14.0	13,312						13,312	11,798	88.63%				1,514	
18th FLOOR					OFFICE	14.0	13,312						13,312	11,798	88.63%				1,514	
17th FLOOR					OFFICE	14.0	13,312						13,312	11,798	88.63%				1,514	
16th FLOOR					OFFICE	14.0	13,312						13,312	11,798	88.63%				1,514	
15th FLOOR					OFFICE	14.0	13,312						13,312	11,798	88.63%				1,514	
14th FLOOR					OFFICE	14.0	13,312						13,312	11,798	88.63%				1,514	
13th FLOOR					OFFICE	14.0	13,312						13,312	11,798	88.63%				1,514	
12th FLOOR					OFFICE	14.0	13,312						13,312	11,798	88.63%				1,514	
11th FLOOR					OFFICE	14.0	13,312						13,312	11,798	88.63%				1,514	
10th FLOOR					OFFICE	14.0	13,312						13,312	11,231	84.37%				2,081	Residential Elevator Machine Room
9th FLOOR					RESIDENTIAL	10.5	13,312	13,312	10,482	78.74%	16	655	0				0		2,830	
8th FLOOR					RESIDENTIAL	10.5	13,312	13,312	10,482	78.74%	16	655	0				0		2,830	
7th FLOOR					RESIDENTIAL	10.5	13,312	13,312	10,482	78.74%	16	655	0				0		2,830	
6th FLOOR		6,798			RESIDENTIAL	10.5	13,312	13,312	8,852	66.50%	14	632	0				1,694		2,766	Podium Terrace Amenity
5th FLOOR		1,850			RESIDENTIAL	10.5	19,597	19,597	15,634	79.78%	24	651	0				0		3,963	Unit Terraces
4th FLOOR					RESIDENTIAL	10.5	22,254	22,254	18,300	82.23%	25	732	0				0		3,954	
3rd FLOOR					RESIDENTIAL	10.5	22,254	22,254	18,300	82.23%	25	732	0				0		3,954	
2nd FLOOR					RESIDENTIAL	10.5	22,254	22,254	18,300	82.23%	25	732	0				0		3,954	
1st FLOOR	37,000	14,835	1,200	-	LOBBIES + SUPPORT	20.0	22,165	2,599	0	0.00%	0		2,599	0	0.00%	12,050	625		4,573	Lobby, Loading, Support for Apartments and Office. Retail
P1 Parking			-	-		-														
P2 Parking			-	-		-														
TOTALS	37,000	23,483	1,200	0		247.0	294,892	142,206	110,832	77.94%	161	681	135,719	117,413	86.51%	12,050	2,319	0	47,361	

3a - Resi Plate (Short)

1. Area calcs are generated for initial test pro forma only & based on preliminary diagrams w/o accurate building analysis, site information or accurate survey

2. Sitework area listed does not include area of work required in sidewalk area for utility connections, repairs, transformer vaults, etc as necessary

3. FAR includes covered parking

4. Parking consists of covered parking area, and is included in bldg GSF calculation

5. Below grade parking is not used in FAR calcualtions



3: Combo - Thin Floorplate

	SITE + USE					USE BREAKDOWN														COMMENTS
	EXTERIOR		PARKING	PARKING	USE	FLR-FLR	BUILDING	AVG. UNIT					OFFICE			STORAGE	SERVICE/			
	SITE GSF	GSF	GSF	STALLS		HEIGHT	GSF	RESI GSF	RESI NSF	RESI EFFIC.	RESI UNITS	SF	OFFICE GSF	OFFICE NSF	EFFICIENCY	RETAIL GSF	AMENITY	NSF	CIRC. NSF	
ROOF					ROOF	3.0	0	0	0		0		0	0		0	0	0	0	
30th FLOOR	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	
29th FLOOR	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	
28th FLOOR	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	
27th FLOOR					OFFICE	14.0	13,312						13,312	11,798	88.63%				1,514	
26th FLOOR					OFFICE	14.0	13,312						13,312	11,798	88.63%				1,514	
25th FLOOR					OFFICE	14.0	13,312						13,312	11,798	88.63%				1,514	
24th FLOOR					OFFICE	14.0	13,312						13,312	11,798	88.63%				1,514	
23rd FLOOR					OFFICE	14.0	13,312						13,312	11,798	88.63%				1,514	
22nd FLOOR					OFFICE	14.0	13,312						13,312	11,798	88.63%				1,514	
21st FLOOR					OFFICE	14.0	13,312						13,312	11,798	88.63%				1,514	
20th FLOOR					OFFICE	14.0	13,312						13,312	11,798	88.63%				1,514	
19th FLOOR					OFFICE	14.0	13,312						13,312	11,798	88.63%				1,514	
18th FLOOR					OFFICE	14.0	13,312						13,312	11,231	84.37%				2,081	Residential Elevator Machine Room
17th FLOOR					RESIDENTIAL	10.5	13,312	13,312	10,482	78.74%	16	655	0				0		2,830	
16th FLOOR					RESIDENTIAL	10.5	13,312	13,312	10,482	78.74%	16	655	0				0		2,830	
15th FLOOR					RESIDENTIAL	10.5	13,312	13,312	10,482	78.74%	16	655	0				0		2,830	
14th FLOOR					RESIDENTIAL	10.5	13,312	13,312	10,482	78.74%	16	655	0				0		2,830	
13th FLOOR					RESIDENTIAL	10.5	13,312	13,312	10,482	78.74%	16	655	0				0		2,830	
12th FLOOR					RESIDENTIAL	10.5	13,312	13,312	10,482	78.74%	16	655	0				0		2,830	
11th FLOOR					RESIDENTIAL	10.5	13,312	13,312	10,482	78.74%	16	655	0				0		2,830	
10th FLOOR					RESIDENTIAL	10.5	13,312	13,312	10,482	78.74%	16	655	0				0		2,830	
9th FLOOR					RESIDENTIAL	10.5	13,312	13,312	10,482	78.74%	16	655	0				0		2,830	
8th FLOOR					RESIDENTIAL	10.5	13,312	13,312	10,482	78.74%	16	655	0				0		2,830	
7th FLOOR					RESIDENTIAL	10.5	13,312	13,312	10,482	78.74%	16	655	0				0		2,830	
6th FLOOR		6,798			RESIDENTIAL	10.5	13,312	13,312	8,852	66.50%	14	632	0				1,694		2,766	Podium Terrace Amenity
5th FLOOR		1,850			RESIDENTIAL	10.5	19,597	19,597	15,634	79.78%	24	651	0				0		3,963	Unit Terraces
4th FLOOR					RESIDENTIAL	10.5	22,254	22,254	18,300	82.23%	25	732	0				0		3,954	
3rd FLOOR					RESIDENTIAL	10.5	22,254	22,254	18,300	82.23%	25	732	0				0		3,954	
2nd FLOOR					RESIDENTIAL	10.5	22,254	22,254	18,300	82.23%	25	732	0				0		3,954	
1st FLOOR	37,000	14,835	1,200	-	LOBBIES + SUPPORT	20.0	22,165	2,599	0	0.00%	0		2,599	0	0.00%	12,050	625		4,573	Lobby, Loading, Support for Apartments and Office. Retail
P1 Parking			-	-		-														
P2 Parking			-	-		-														
TOTALS	37,000	23,483	1,200	0		331.0	401,388	248,702	194,688	78.28%	289	668	135,719	117,413	86.51%	12,050	2,319	0	70,001	

3b - Resi Plate (Tall)

1. Area calcs are generated for initial test pro forma only & based on preliminary diagrams w/o accurate building analysis, site information or accurate survey
2. Sitework area listed does not include area of work required in sidewalk area for utility connections, repairs, transformer vaults, etc as necessary
3. FAR includes covered parking
4. Parking consists of covered parking area, and is included in bldg GSF calculation
5. Below grade parking is not used in FAR calcaultions



