

2nd & Clay

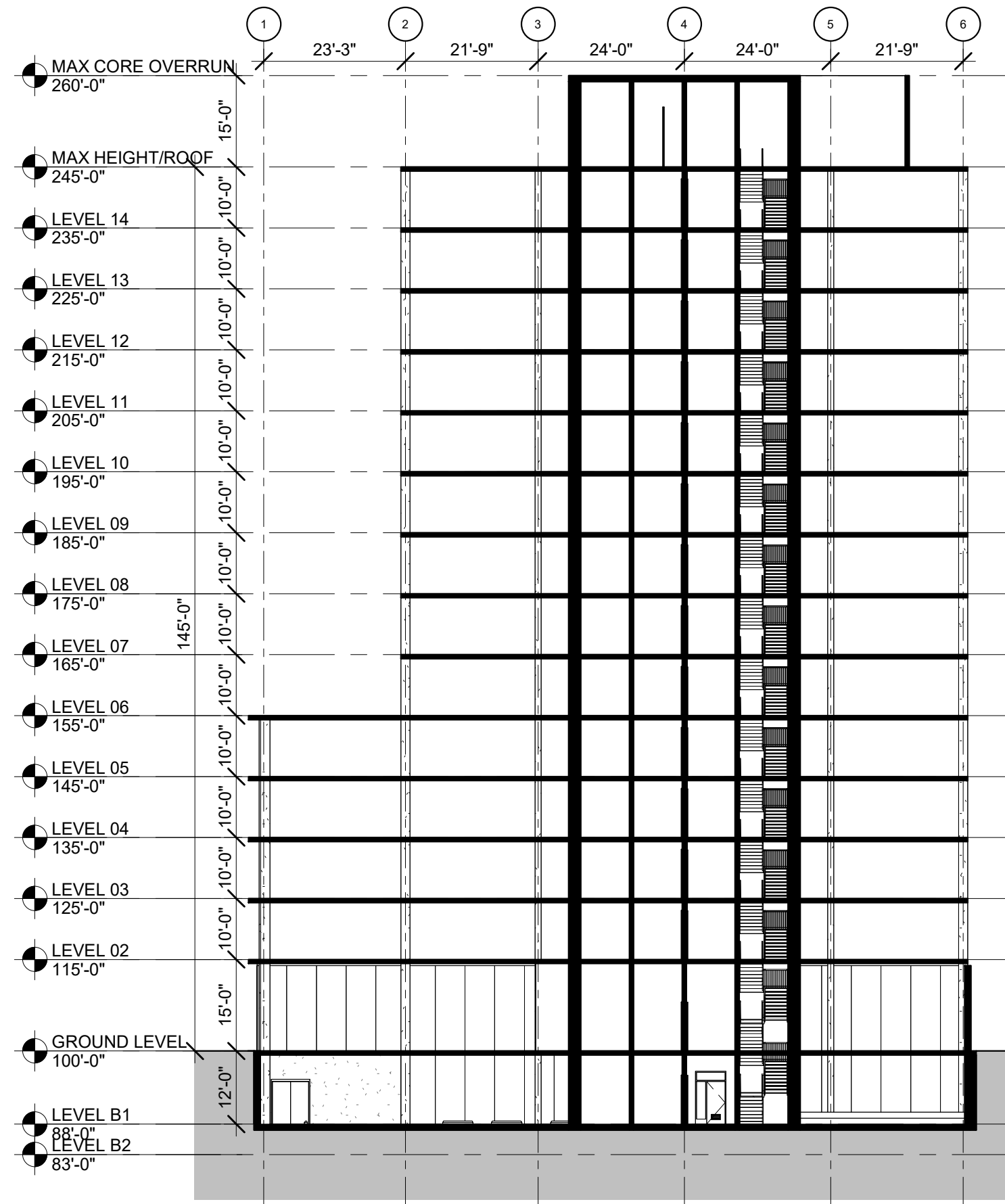
Option 1

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\ 155 Units







NORTH-SOUTH BUILDING SECTION

LEVEL 6-14

Unit Count	Unit Type	%
3	Studio	27.27%
5	1 Bedroom	45.46%
3	2 Bedroom	27.27%
11	Total Units	100.00%

AREA/ FLR	8370 sq. ft
CORE	1557 sq. ft

EFFICIENCY	81.4%
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LEVEL 2-5

Unit Count	Unit Type	%
3	Studio	23.08%
8	1 Bedroom	53.84%
3	2 Bedroom	23.08%
14	Total Units	100.00%

AREA/ FLR	11,210 sq. ft
CORE	1691 sq. ft

EFFICIENCY	84.9%
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Level	Floor Area (GSF)	Apt Units
Pent.	1102 gsf	n/a
Level 14	8,370 gsf	11
Level 13	8,370 gsf	11
Level 12	8,370 gsf	11
Level 11	8,370 gsf	11
Level 10	8,370 gsf	11
Level 9	8,370 gsf	11
Level 8	8,370 gsf	11
Level 7	8,370 gsf	11
Level 6	8,370 gsf	11
Level 5	11,210 gsf	14
Level 4	11,210 gsf	14
Level 3	11,210 gsf	14
Level 2	11,210 gsf	14
Level 1	12,670 gsf (4,297sf retail)	n/a
B1	12,670 gsf	n/a
Totals	146,612 gsf	155 Apt

Apt Unit Sizes

Studio	(400-500sf)
1 Bedroom	(600-700sf)
2 Bedroom	(900-1200sf)

Apt Unit Matrix

Studio	39 Apt	25.15%
1 Bedroom	77 Apt	49.70%
2 Bedroom	39 Apt	25.15%

Total	155 Apt	100%
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Parking

20 Parking Spaces
(no requirement)

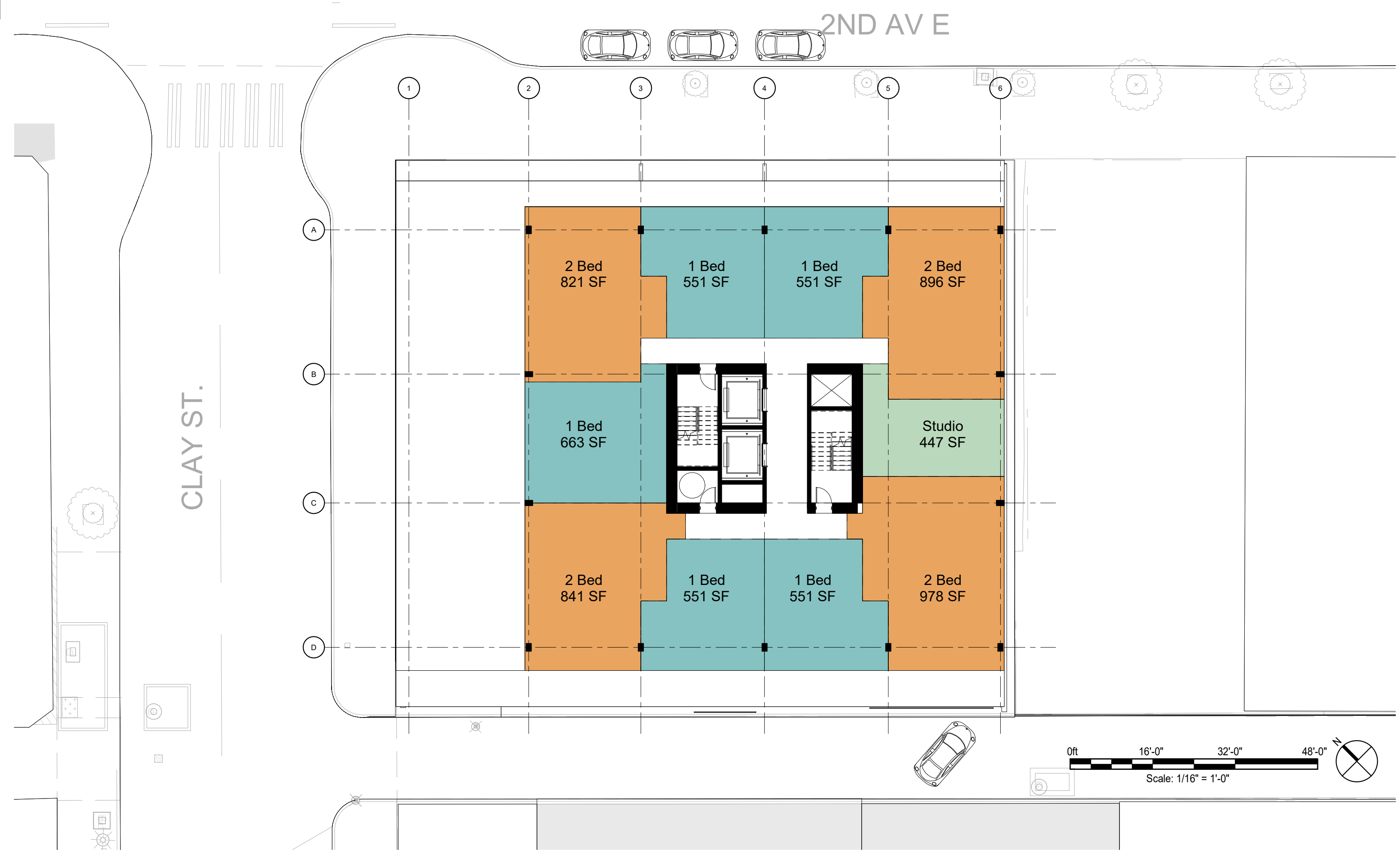
Option 2

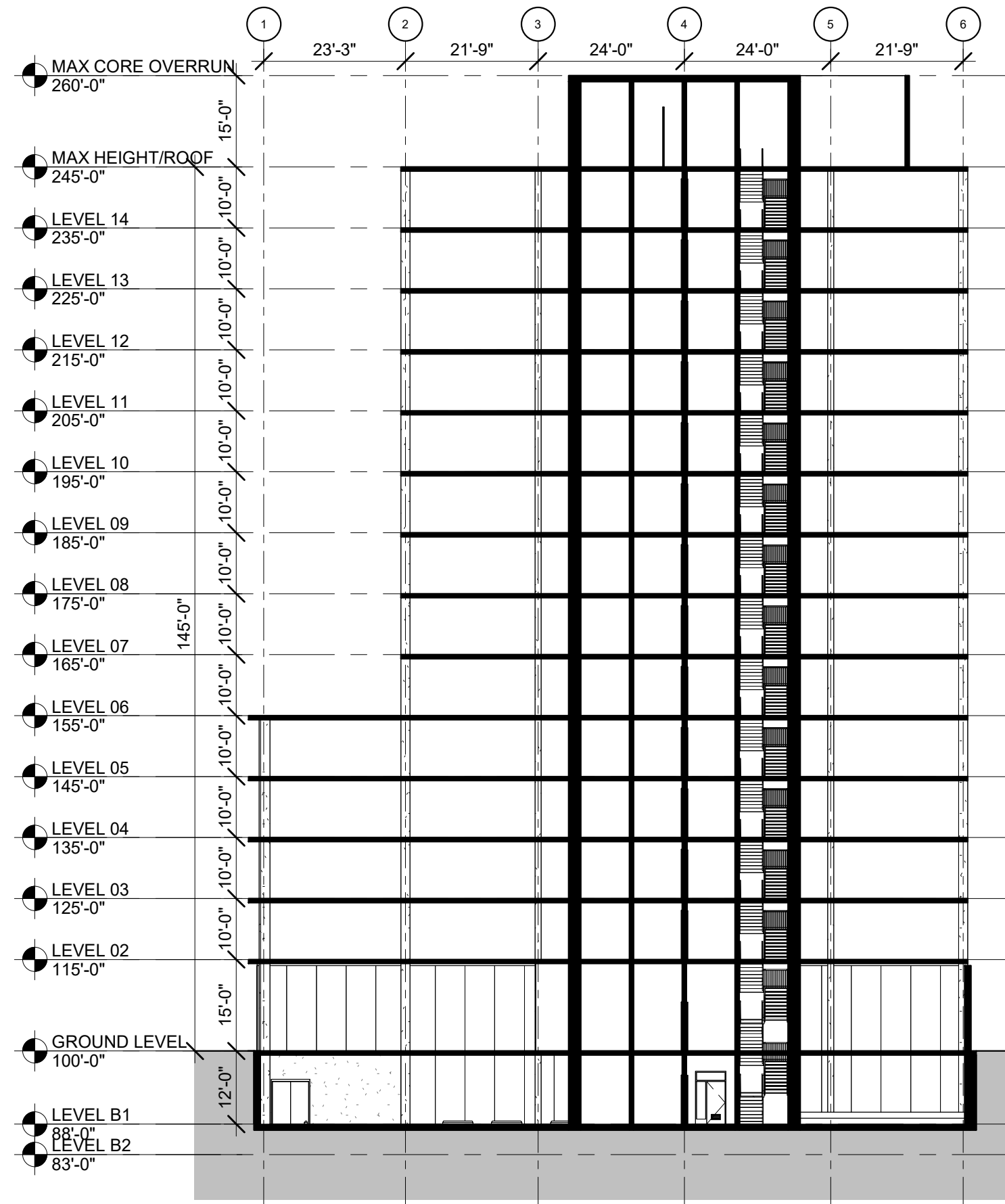
Larger

\ Lower

\ 142 Units







NORTH-SOUTH BUILDING SECTION

LEVEL 6-14

Unit Count	Unit Type	%
1	Studio	10.00%
5	1 Bedroom	50.00%
4	2 Bedroom	40.00%
10	Total Units	100.00%

AREA/ FLR
CORE 8370 sq. ft
1499 sq. ft

EFFICIENCY 82.1%

LEVEL 2-5

Unit Count	Unit Type	%
1	Studio	7.69%
8	1 Bedroom	61.54%
4	2 Bedroom	30.77%
13	Total Units	100.00%

AREA/ FLR
CORE 11,210 sq. ft
1632 sq. ft

EFFICIENCY 85.4%

Level	Floor Area (GSF)	Apt Units
Pent.	1102 gsf	n/a
Level 14	8,370 gsf	10
Level 13	8,370 gsf	10
Level 12	8,370 gsf	10
Level 11	8,370 gsf	10
Level 10	8,370 gsf	10
Level 9	8,370 gsf	10
Level 8	8,370 gsf	10
Level 7	8,370 gsf	10
Level 6	8,370 gsf	10
Level 5	11,210 gsf	13
Level 4	11,210 gsf	13
Level 3	11,210 gsf	13
Level 2	11,210 gsf	13
Level 1	12,670 gsf (4,297sf retail)	n/a
B1	12,670 gsf	n/a
Totals	146,612 gsf	142 Apt

Apt Unit Sizes

1 Bedroom (500-700sf)
2 Bedroom (800-1000sf)

Apt Unit Matrix

Studio	13 Apt	9.15%
1 Bedroom	77 Apt	54.23%
2 Bedroom	52 Apt	36.62%

Total	142 Apt	100%
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Parking

20 Parking Spaces
(no requirement)