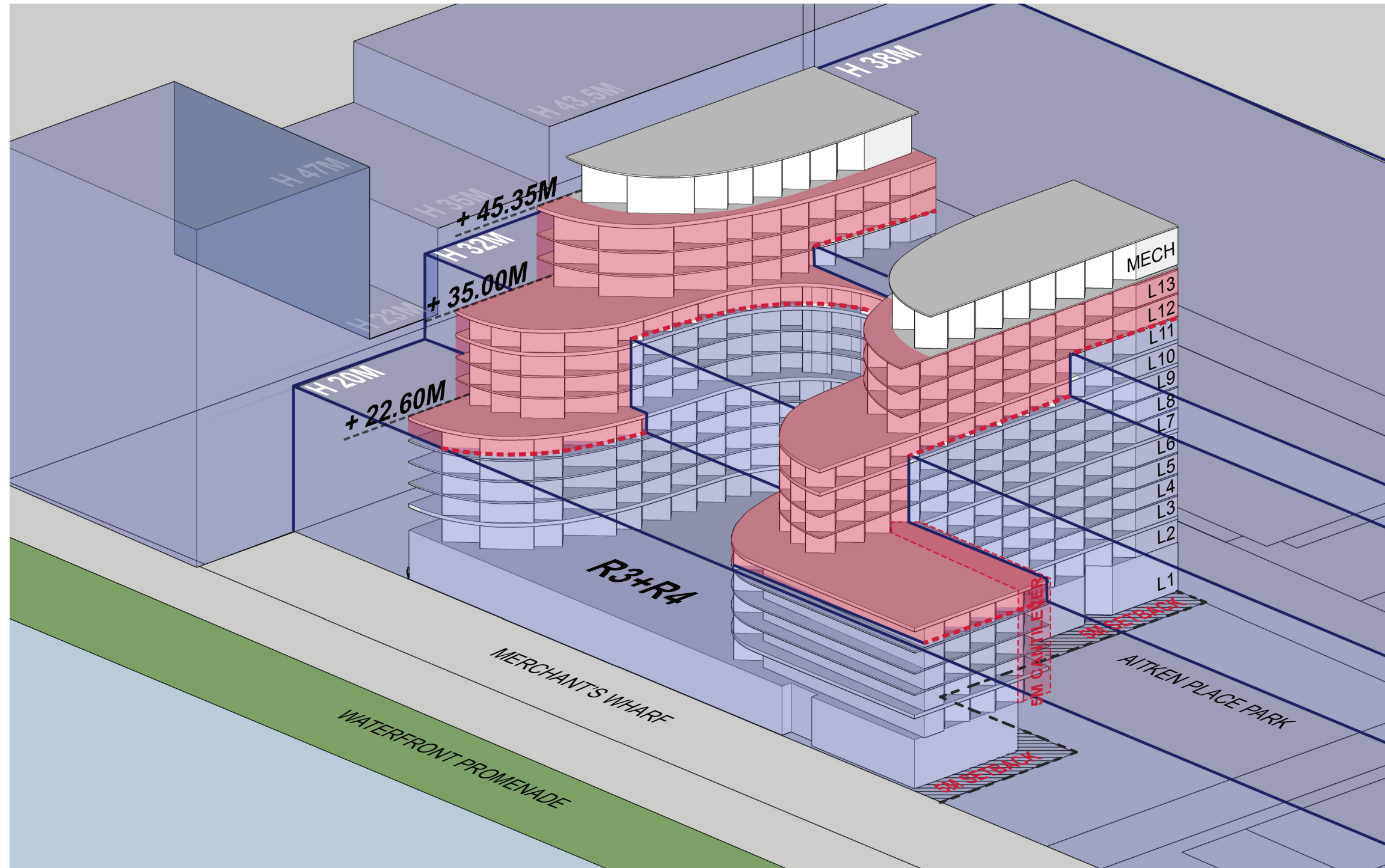


ZONING AXONOMETRIC + PROPOSED BUILDING:



HEIGHT VARIANCES:

H 38M ZONE = +7.35 M
 H 32M ZONE = +3.0 M / +13.35 M
 H 20M ZONE = +2.6 M / +15.0 M

AREA CALCULATIONS

	AREA (SQUARE METERS / SQUARE FEET)
TOTAL GFA:	38,663 M / 417,720 SF
TOTAL SALABLE AREA:	21,888 M / 235,600 SF

**GROSS FLOOR AREA (GFA) CALCULATION:
INCLUDES MECHANICAL AND AMENITY**

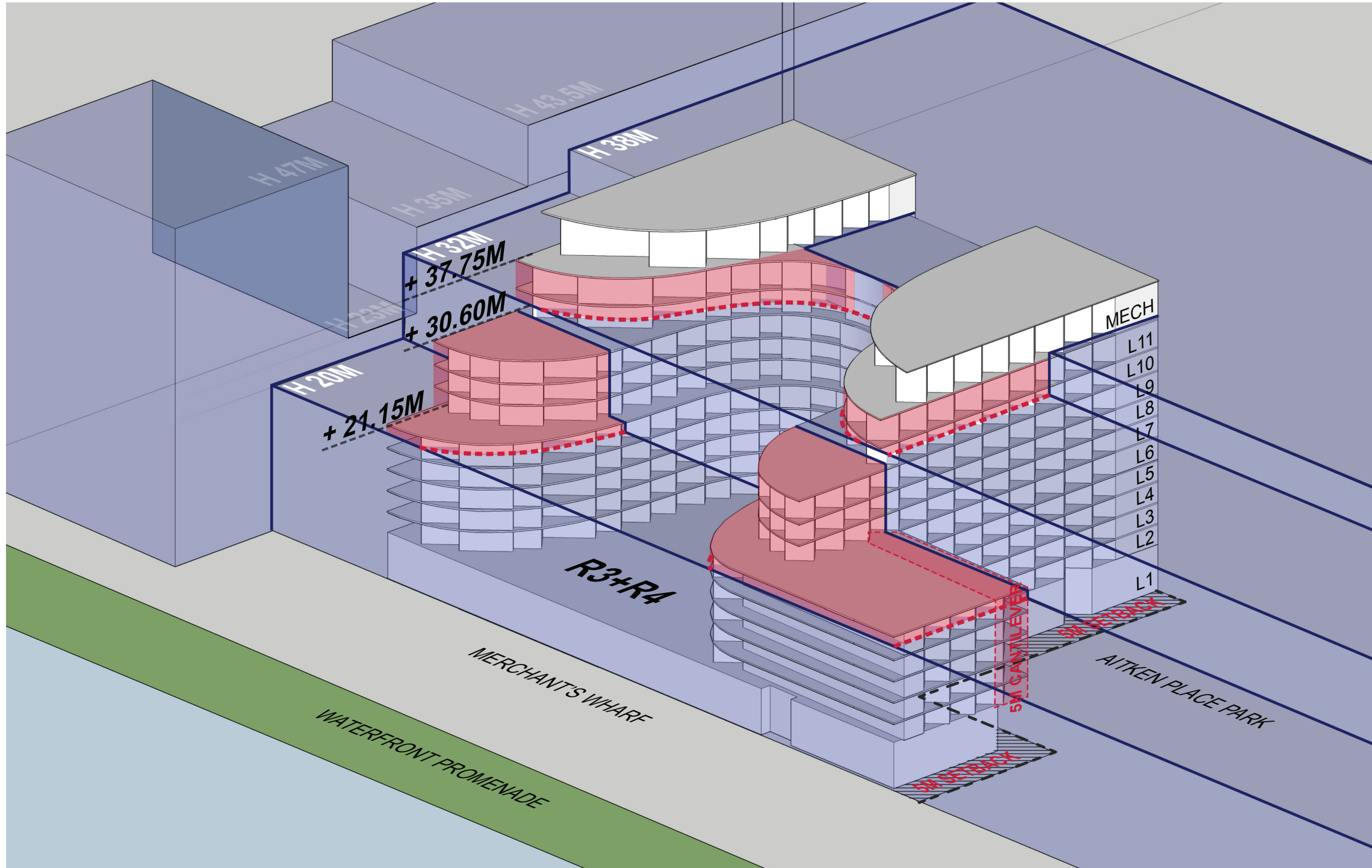
LEVELS	HEIGHT (m/flr)	RETAIL		CONDO		AFFORDABLE		TOTAL AREA (sq m)	TOTAL AREA (sq ft)
		sq. m	sq. ft	sq. m	sq. ft	sq. m	sq. ft		
MECH PH	5.2	-	-	653	7,023	652	7,018	1,305	14,042
Level 13	3.85	-	-	1,625	17,491	-	-	1,625	17,491
Levels 12	3.25	-	-	1,625	17,491	-	-	1,625	17,491
Levels 11	3.25	-	-	1,625	17,491	-	-	1,625	17,491
Level 10	3.25	-	-	2,560	27,556	-	-	2,560	27,556
Levels 9	3.25	-	-	1,773	19,084	829	8,923	2,560	28,008
Levels 8	2.95	-	-	1,773	19,084	829	8,923	2,560	28,008
Levels 7	2.95	-	-	1,792	19,289	829	8,923	2,560	28,212
Levels 6	3.25	-	-	2,588	27,857	829	8,923	3,417	36,780
Levels 5	2.95	-	-	2,588	27,857	829	8,923	3,417	36,780
Levels 4	2.95	-	-	2,588	27,857	829	8,923	3,417	36,780
Levels 3	2.95	-	-	2,588	27,857	829	8,923	3,417	36,780
Level 2	3.7	-	-	2,588	27,857	829	8,923	3,417	36,780
Level 1M	3.3	654	7,040	-	-	105	1,130	759	8,170
Level 1	6.1	3,295	35,467	836	8,999	268	2,885	4,399	47,350
Level P1	4	-	-	-	-	-	-	-	-
Level P2	2.8	-	-	-	-	-	-	-	-
Level P3	2.8	-	-	-	-	-	-	-	-
Level P4	2.8	-	-	-	-	-	-	-	-
SUB TOTAL GFA ABOVE GROUND		3,949	42,507	27,202	292,794	7,657	82,419	38,663	417,720
TOTAL GFA (ABOVE GROUND)								38,663	417,720

SALABLE AREA CALCULATION:

TOTAL SALABLE AREA (sq m)	TOTAL SALABLE AREA (sq ft)
298	3,208
1,344	14,467
1,344	14,467
1,344	14,467
2,167	23,325
1,483	15,963
1,483	15,963
1,451	15,618
2,249	24,208
2,249	24,208
2,249	24,208
2,249	24,208
1,978	21,291
	-
	-
21,888	235,600

CURRENT DESIGN PROPOSAL: REMOVE TWO FLOORS + REDUCE FLOOR HEIGHTS

ZONING AXONOMETRIC + PROPOSED BUILDING:



HEIGHT VARIANCES:

- H 38M ZONE = 0 M
- H 32M ZONE = -1.4 M / +6 M
- H 20M ZONE = +1.45 M / +10.6 M

AREA CALCULATIONS

	AREA (SQ.M / SQ.FT)	DIFFERENCE (FROM DESIGN S 04/25/2014)
TOTAL GFA:	35,455 SM / 383,195 SF	3,208 SM / 34,525 SF
TOTAL SALABLE AREA :	18,958 SM / 204,062 SF	2,930 SM /31,538 SF

CURRENT DESIGN PROPOSAL: REMOVE TWO FLOORS + REDUCE FLOOR HEIGHTS

GROSS FLOOR AREA (GFA) CALCULATION:
INCLUDES MECHANICAL AND AMENITY

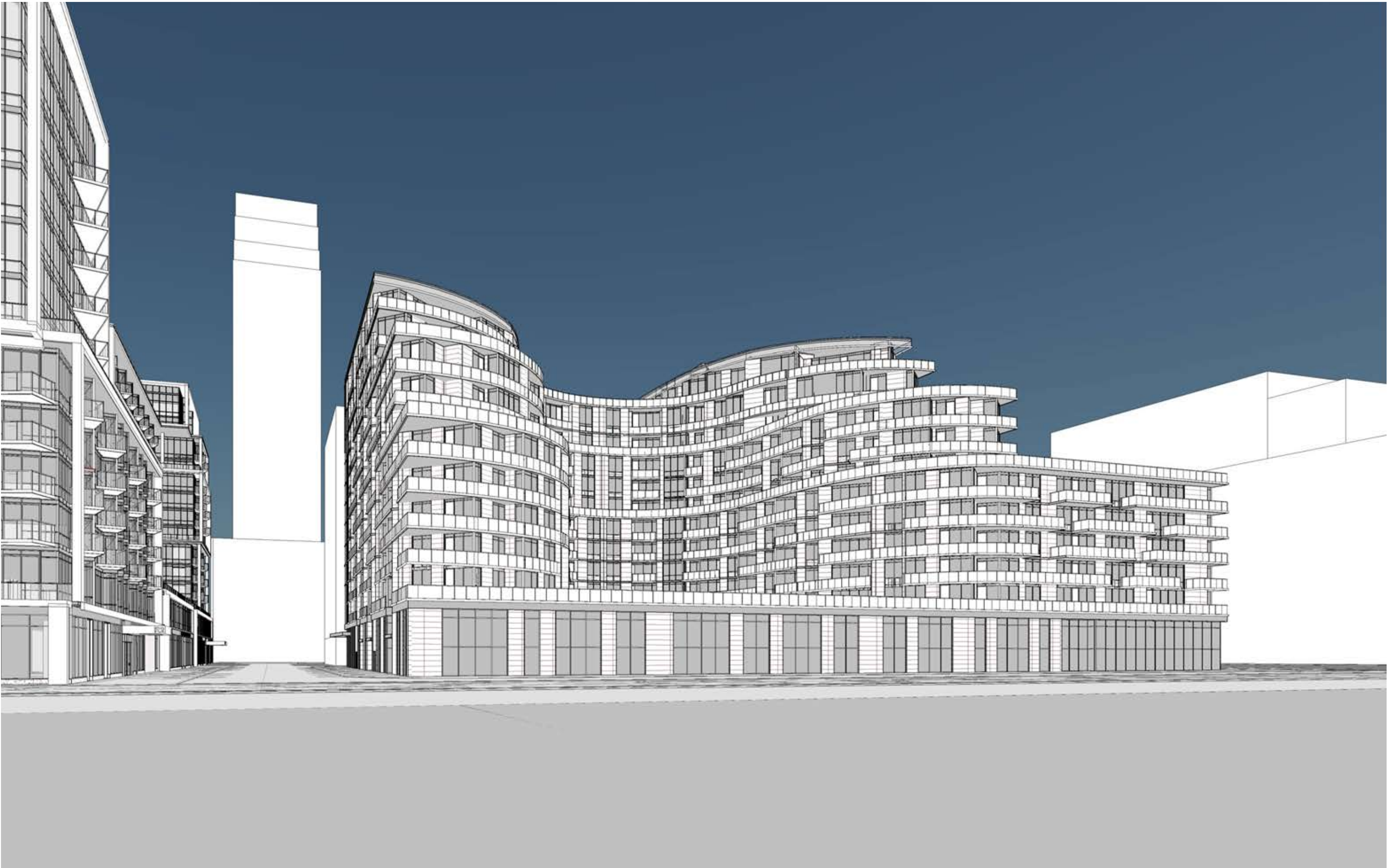
LEVELS	HEIGHT (m/flr)	RETAIL		CONDO		AFFORDABLE		TOTAL AREA (sq m)	TOTAL AREA (sq ft)
		sq. m	sq. ft	sq. m	sq. ft	sq. m	sq. ft		
MECH PH	5.2	-	-	800	8,611	622	6,695	1,422	15,306
Levels 11	3.9	-	-	2,055	22,120	-	-	2,055	22,120
Levels 10	3.25	-	-	2,055	22,120	-	-	2,055	22,120
Levels 9	3.25	-	-	1,773	19,084	829	8,923	2,560	28,008
Levels 8	2.95	-	-	1,773	19,084	829	8,923	2,560	28,008
Levels 7	2.95	-	-	1,792	19,289	829	8,923	2,560	28,212
Levels 6	3.25	-	-	2,588	27,857	829	8,923	3,417	36,780
Levels 5	2.95	-	-	2,588	27,857	829	8,923	3,417	36,780
Levels 4	2.95	-	-	2,588	27,857	829	8,923	3,417	36,780
Levels 3	2.95	-	-	2,588	27,857	829	8,923	3,417	36,780
Level 2	2.95	-	-	2,588	27,857	829	8,923	3,417	36,780
Level 1M	2.8	654	7,040	-	-	105	1,130	759	8,170
Level 1	5.6	3,295	35,467	836	8,999	268	2,885	4,399	47,350
Level P1	4	-	-	-	-	-	-	-	-
Level P2	2.8	-	-	-	-	-	-	-	-
Level P3	2.8	-	-	-	-	-	-	-	-
Level P4	2.8	-	-	-	-	-	-	-	-
SUB TOTAL GFA ABOVE GROUND		3,949	42,507	24,024	258,592	7,627	82,096	35,455	383,195
TOTAL GFA (ABOVE GROUND)								35,455	383,195

SALABLE AREA CALCULATION:

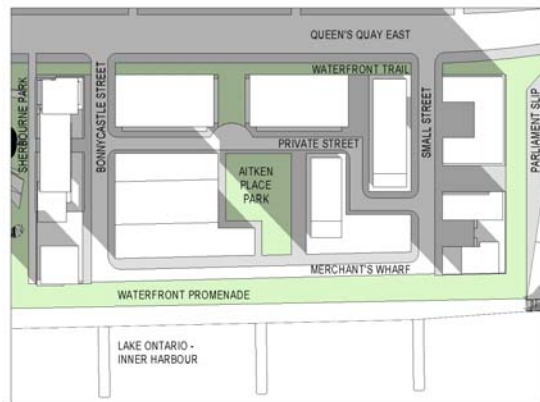
TOTAL SALABLE AREA (sq m)	TOTAL SALABLE AREA (sq ft)
414	4,456
1,712	18,428
1,712	18,428
1,483	15,963
1,483	15,963
1,451	15,618
2,249	24,208
2,249	24,208
2,249	24,208
1,978	21,291
1,978	21,291
-	-
-	-
18,958	204,062



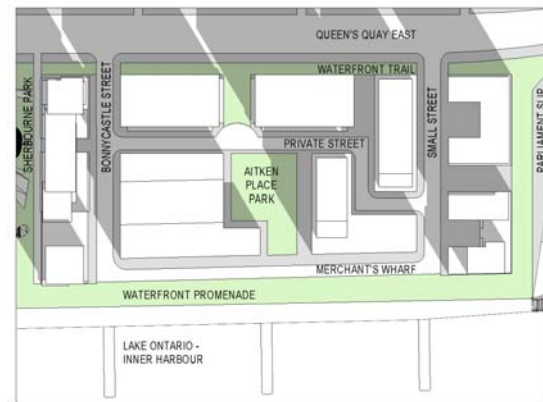
CURRENT DESIGN PROPOSAL: REMOVE TWO FLOORS + REDUCE FLOOR HEIGHTS



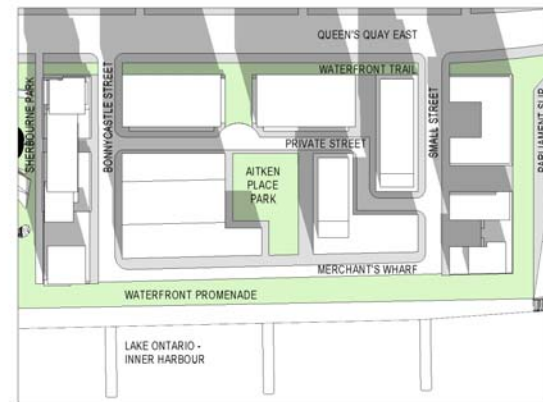
[1 of 10] [March 21, 2010 - 09:18]



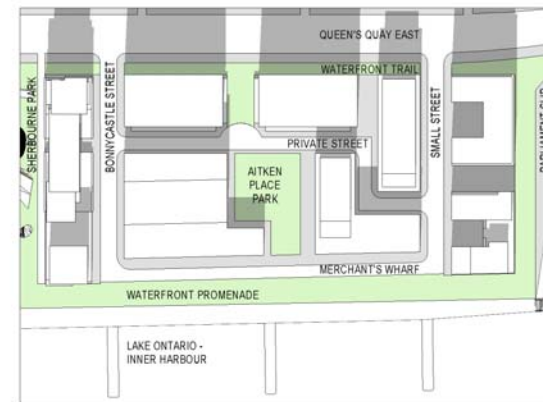
[2 of 10] [March 21, 2010 - 10:18]



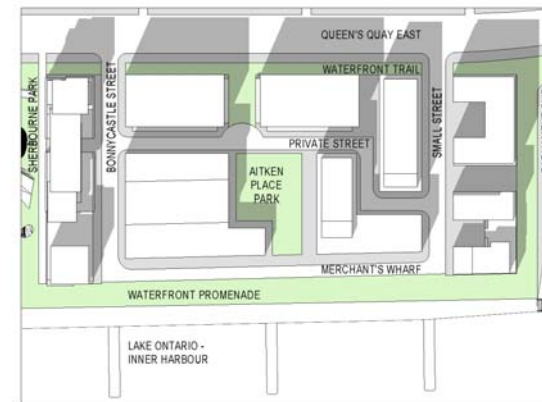
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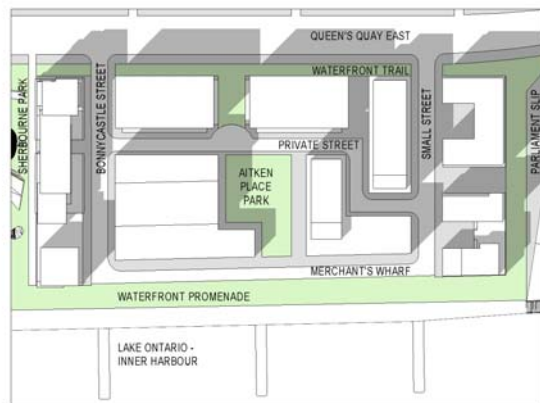
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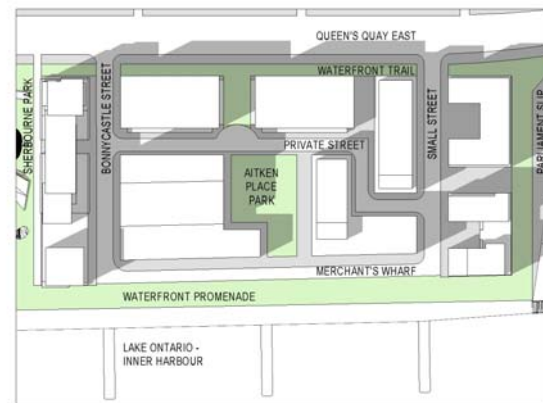
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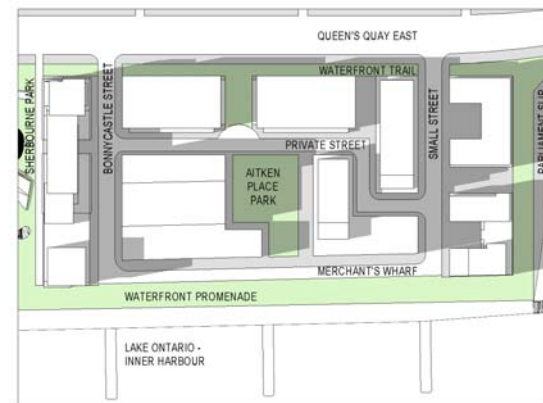
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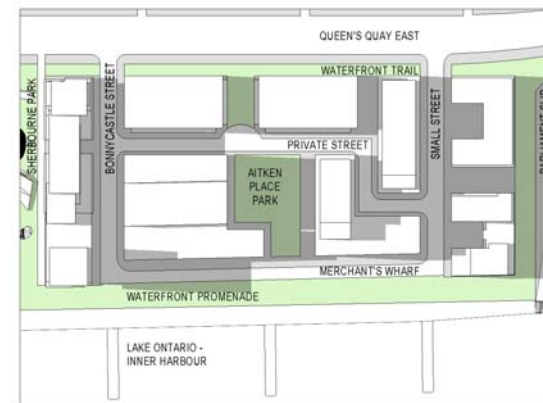
[7 of 10] [March 21, 2010 - 15:18]



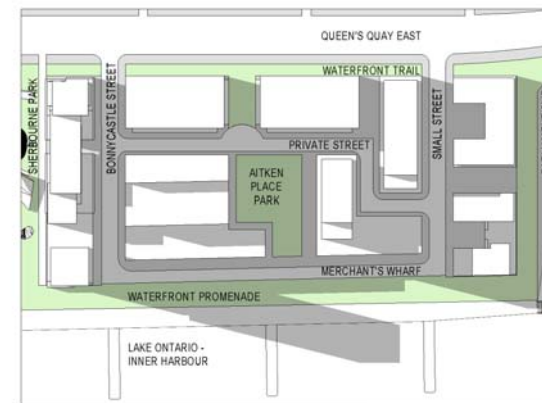
[8 of 10] [March 21, 2010 - 16:18]



[9 of 10] [March 21, 2010 - 17:18]

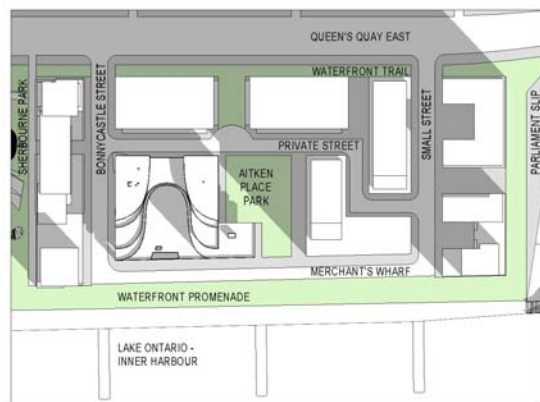


[10 of 10] [March 21, 2010 - 18:18]

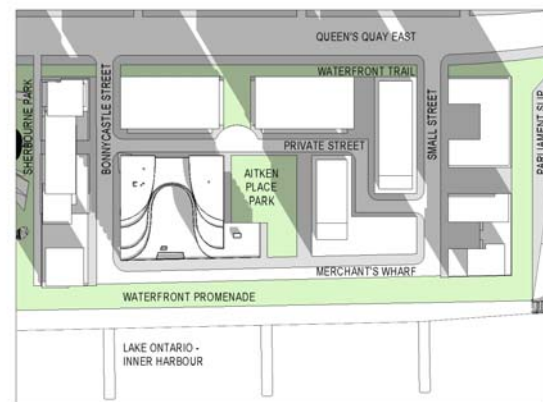


ZONING MASS

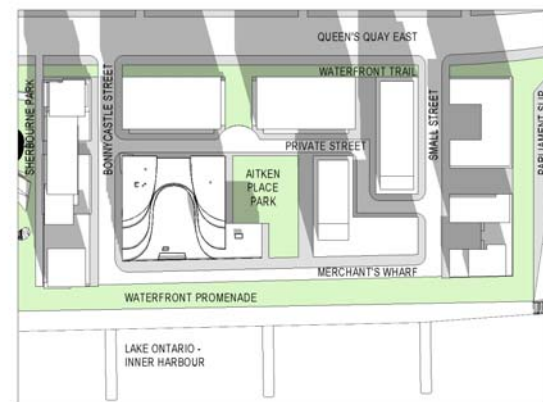
[1 of 10] [March 21, 2010 - 09:18]



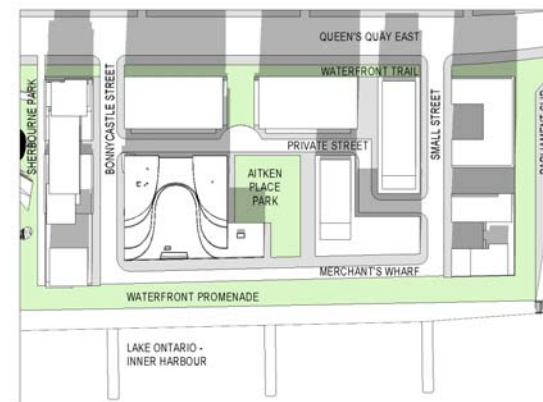
[2 of 10] [March 21, 2010 - 10:18]



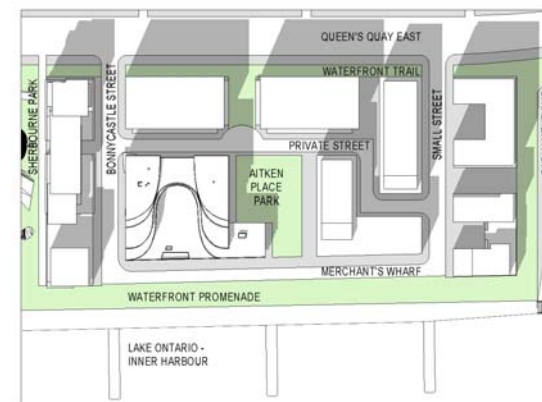
[3 of 10] [March 21, 2010 - 11:18]



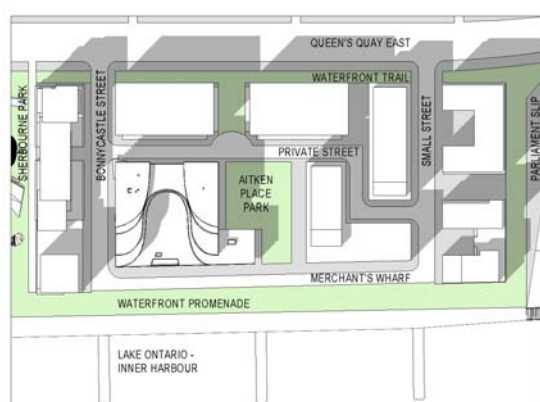
[4 of 10] [March 21, 2010 - 12:18]



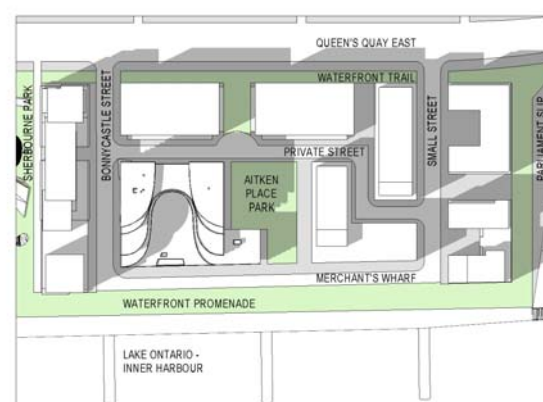
[5 of 10] [March 21, 2010 - 13:18]



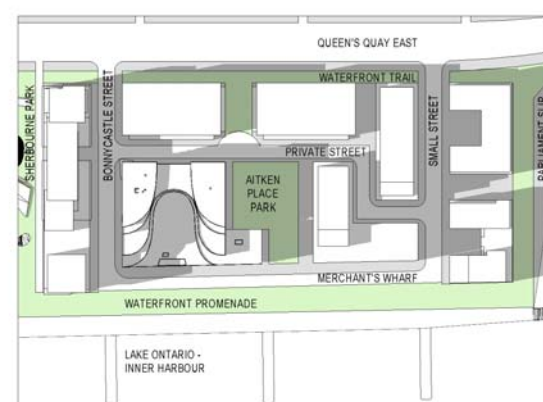
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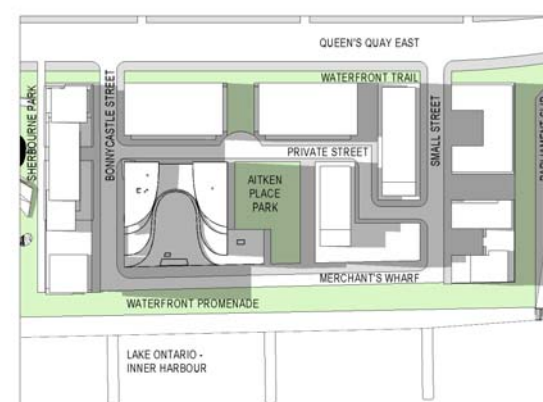
[7 of 10] [March 21, 2010 - 15:18]



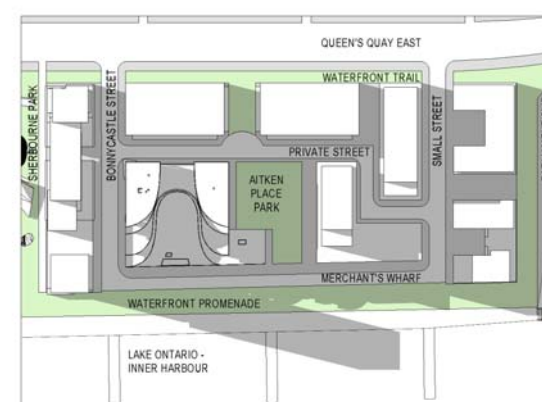
[8 of 10] [March 21, 2010 - 16:18]



[9 of 10] [March 21, 2010 - 17:18]

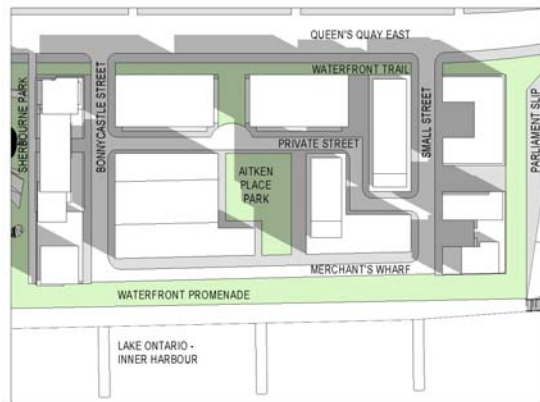


[10 of 10] [March 21, 2010 - 18:18]

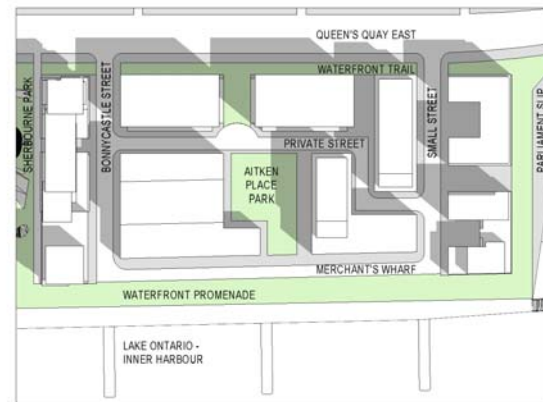


PROPOSED MASS

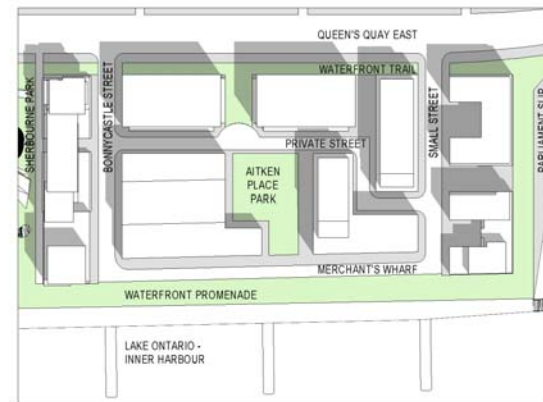
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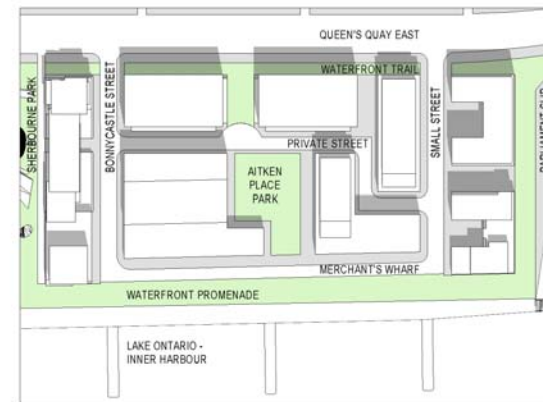
[2 of 10] [June 21, 2010 - 10:18]



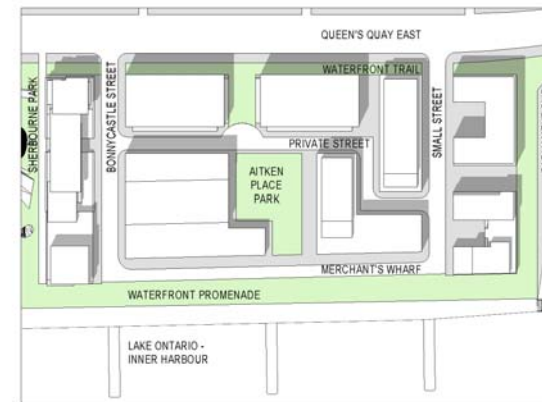
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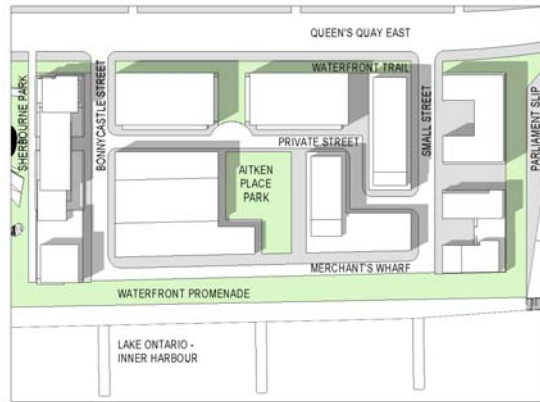
[4 of 10] [June 21, 2010 - 12:18]



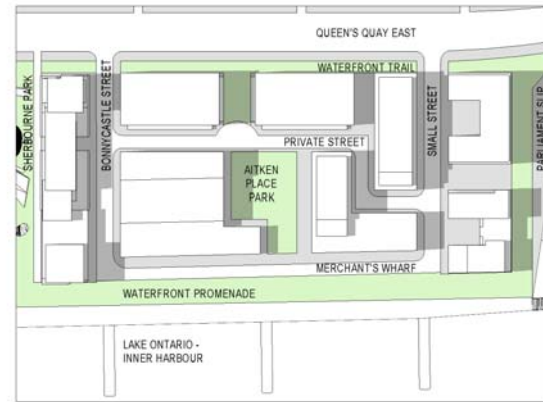
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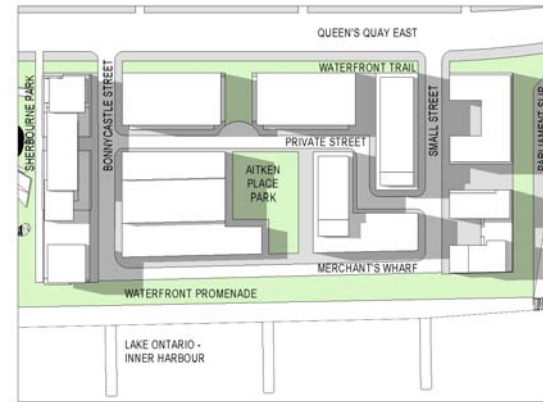
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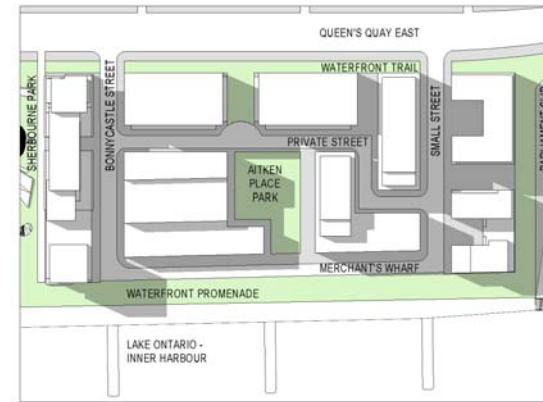
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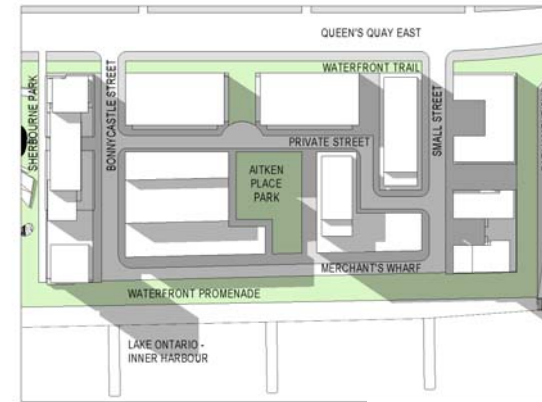
[8 of 10] [June 21, 2010 - 16:18]



[9 of 10] [June 21, 2010 - 17:18]

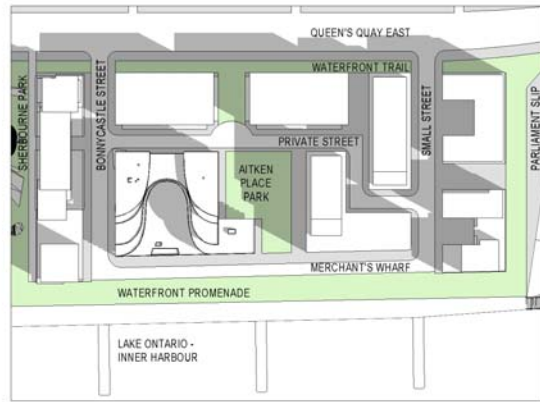


[10 of 10] [June 21, 2010 - 18:18]

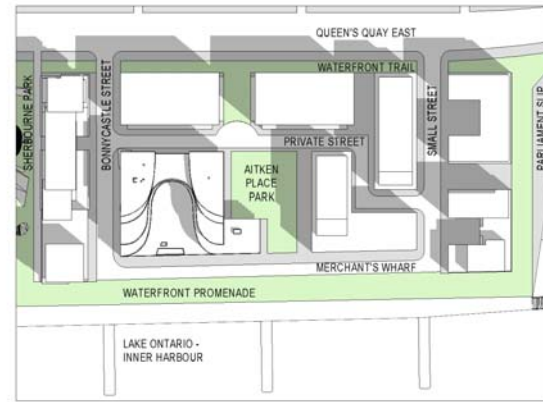


ZONING MASS

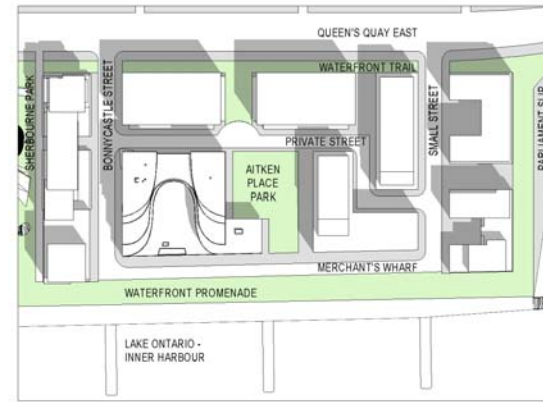
[1 of 10] [June 21, 2010 - 09:18]



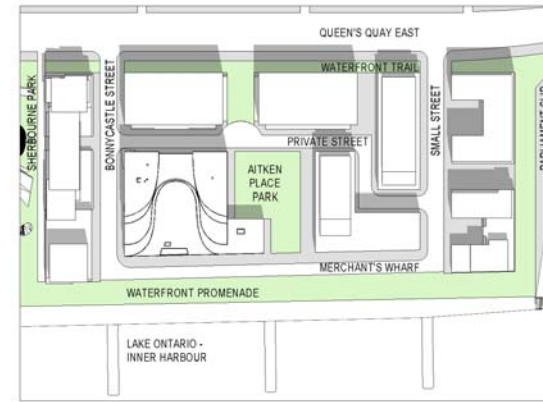
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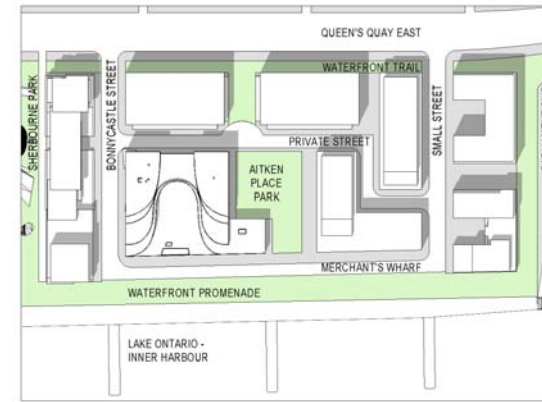
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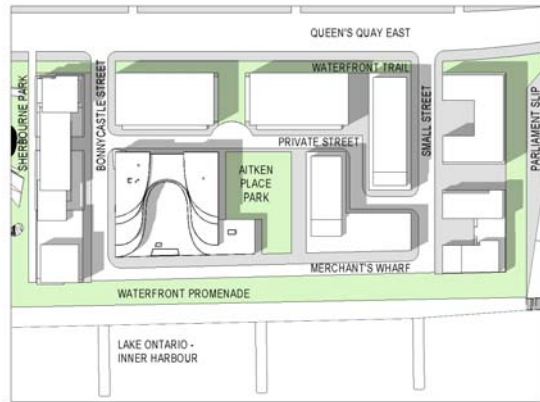
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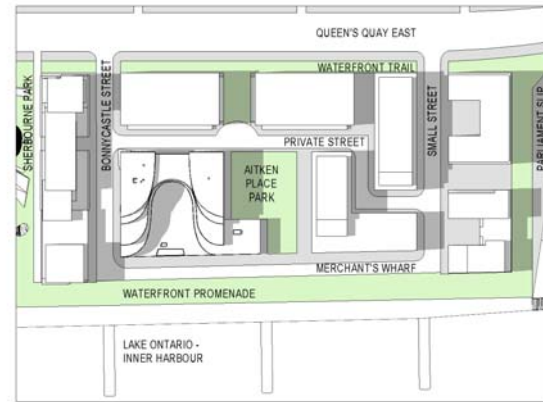
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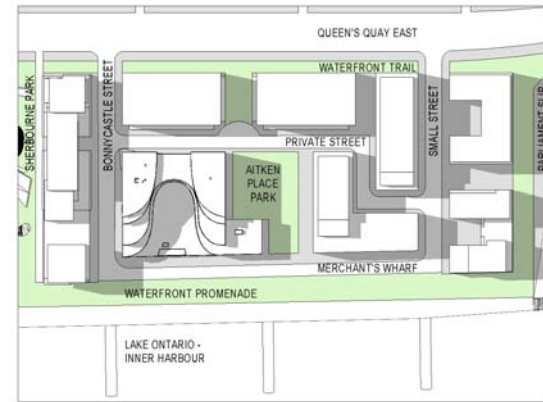
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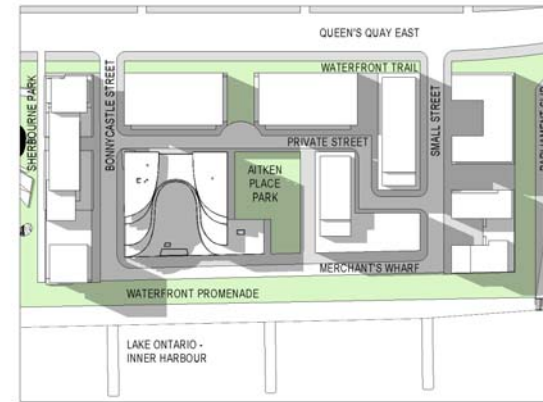
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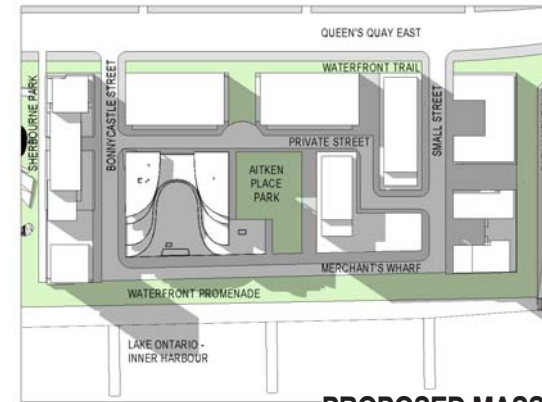
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[9 of 10] [June 21, 2010 - 17:18]

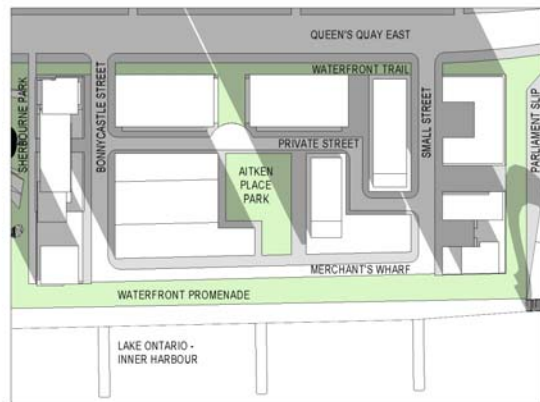


[10 of 10] [June 21, 2010 - 18:18]

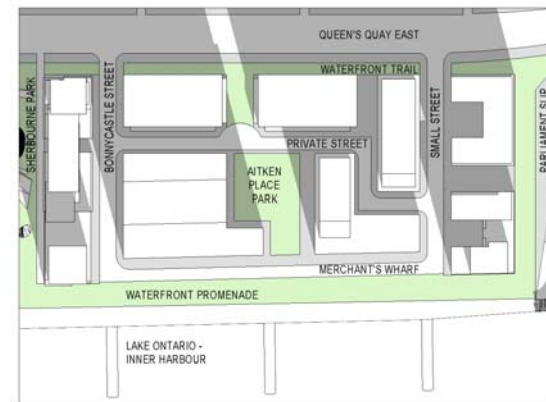


PROPOSED MASS

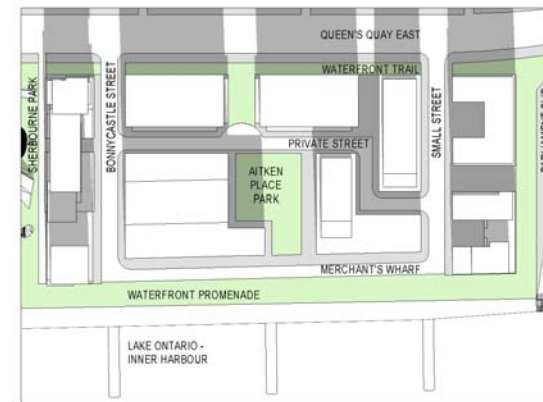
[1 of 10] [December 21, 2010 - 09:18]



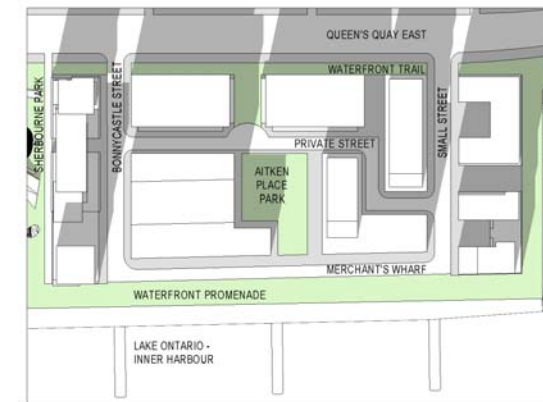
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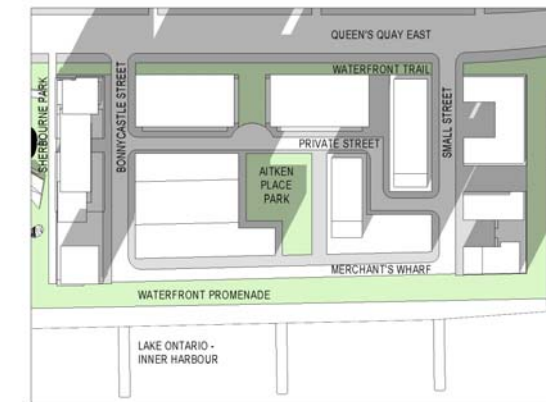
[3 of 10] [December 21, 2010 - 11:18]



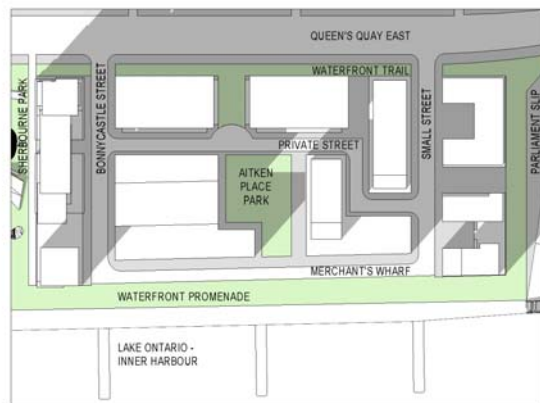
[4 of 10] [December 21, 2010 - 12:18]



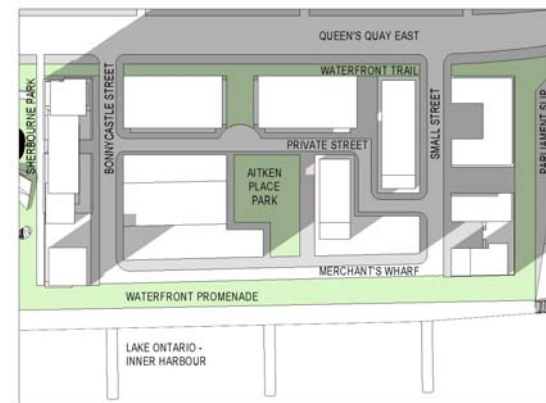
[5 of 10] [December 21, 2010 - 13:18]



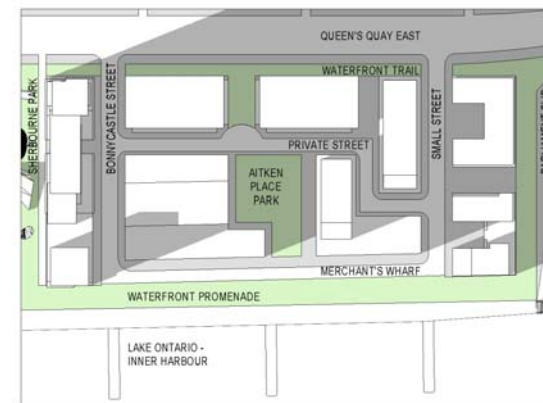
[6 of 10] [December 21, 2010 - 14:18]



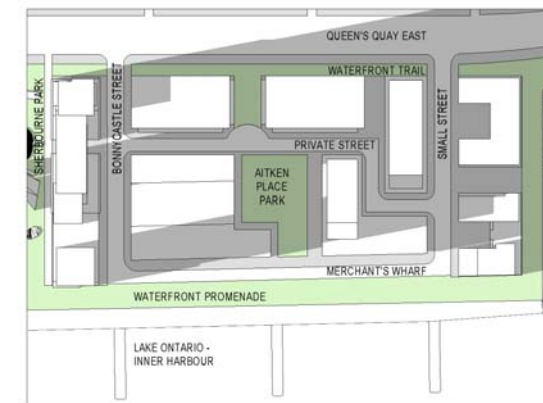
[7 of 10] [December 21, 2010 - 15:18]



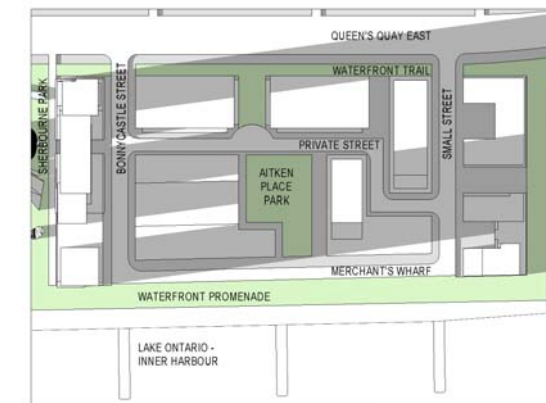
[8 of 10] [December 21, 2010 - 16:18]



[9 of 10] [December 21, 2010 - 17:18]

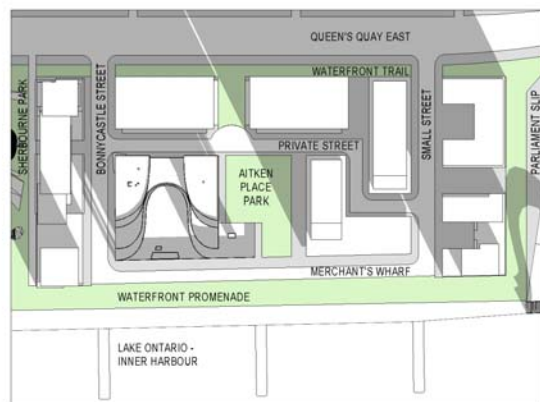


[10 of 10] [December 21, 2010 - 18:18]

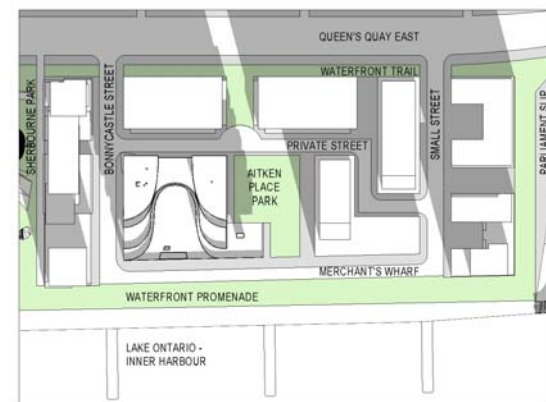


ZONING MASS

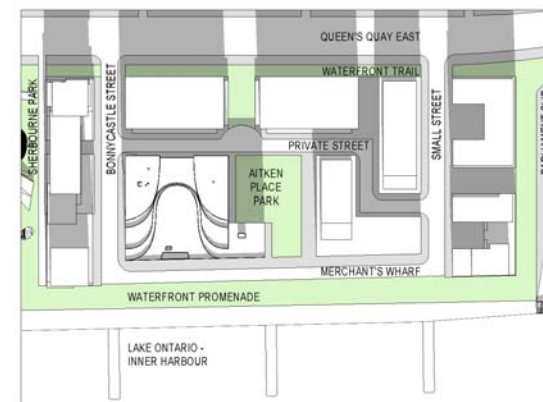
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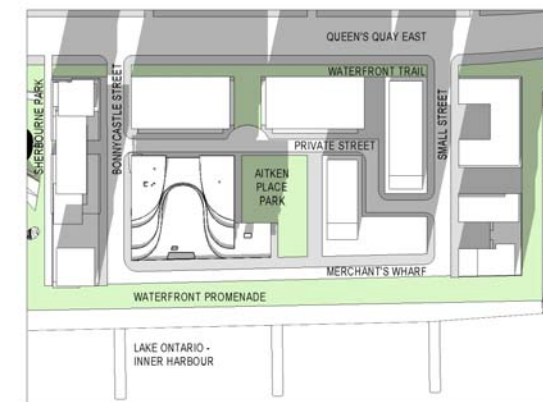
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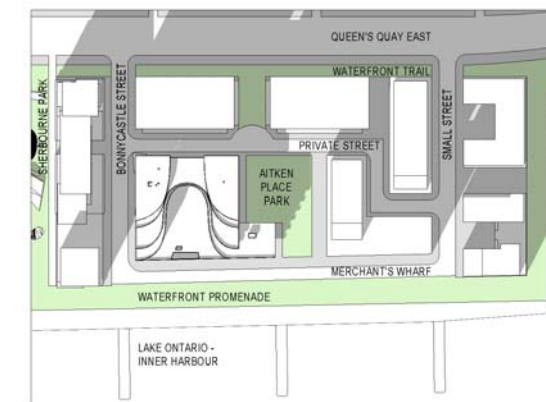
[3 of 10] [December 21, 2010 - 11:18]



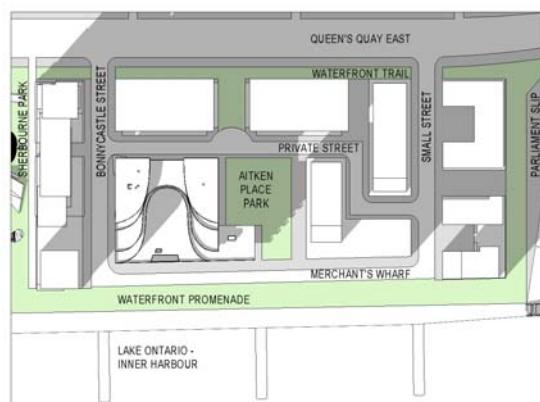
[4 of 10] [December 21, 2010 - 12:18]



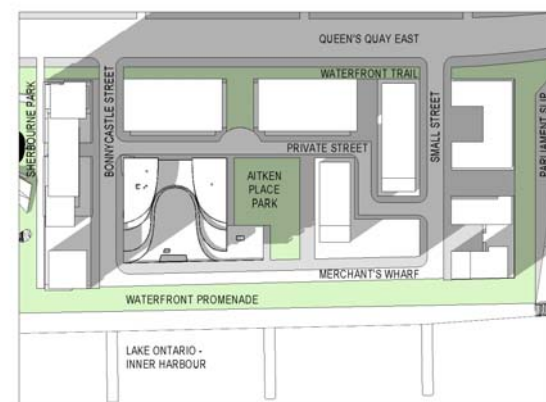
[5 of 10] [December 21, 2010 - 13:18]



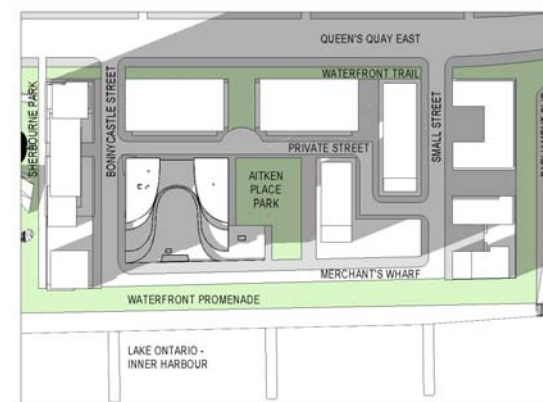
[6 of 10] [December 21, 2010 - 14:18]



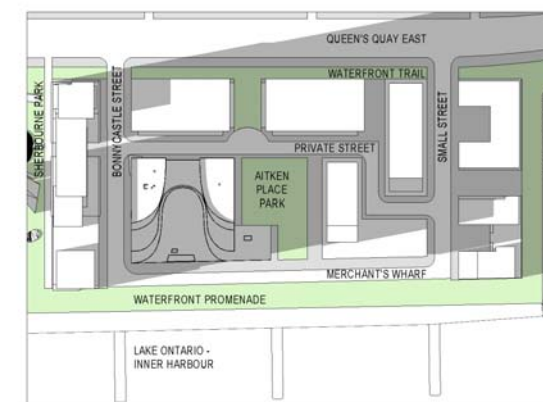
[7 of 10] [December 21, 2010 - 15:18]



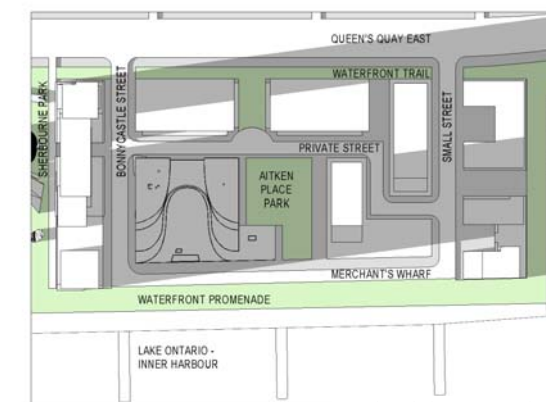
[8 of 10] [December 21, 2010 - 16:18]



[9 of 10] [December 21, 2010 - 17:18]



[10 of 10] [December 21, 2010 - 18:18]

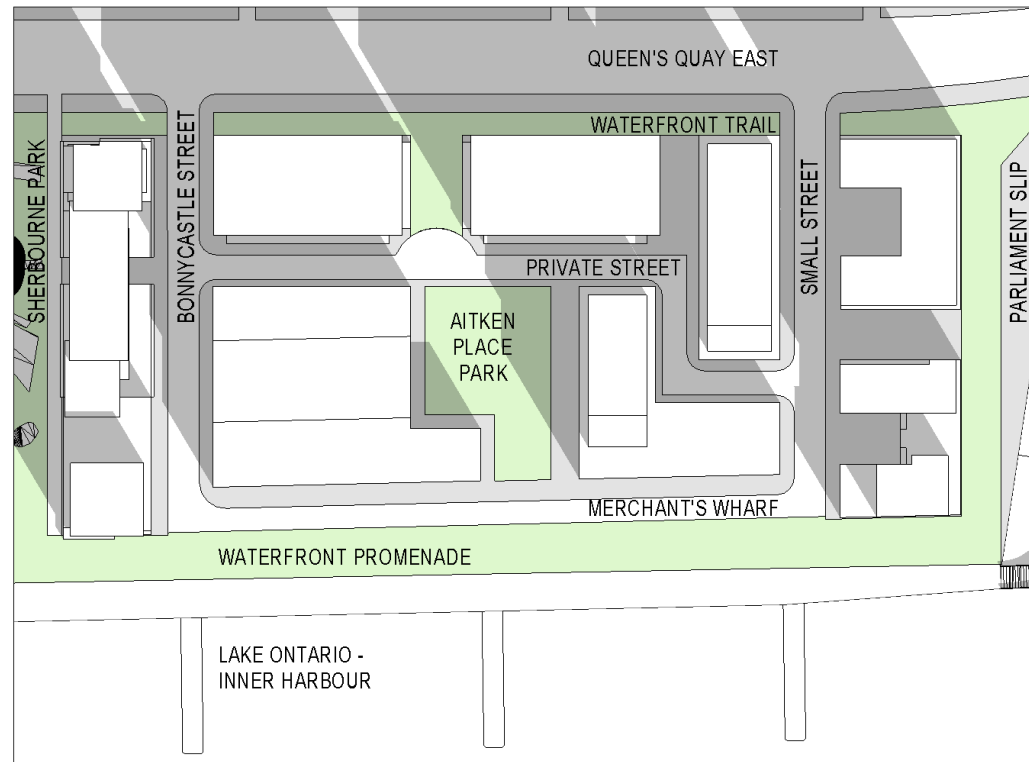


PROPOSED MASS

ZONING MASS

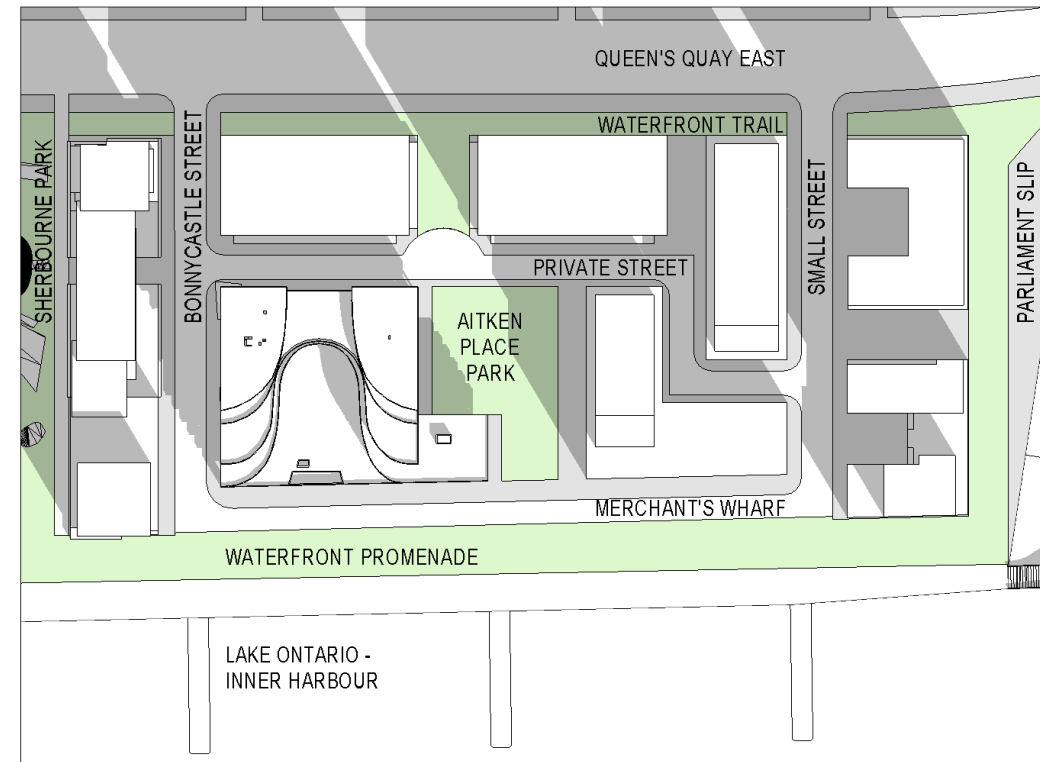
NOTE: ALLOWED 5 M MECHANICAL PENTHOUSE IS EXCLUDED FROM ZONING MASS FOR SUN / SHADOW STUDY

[2 of 10] [March 21, 2010 - 10:18]

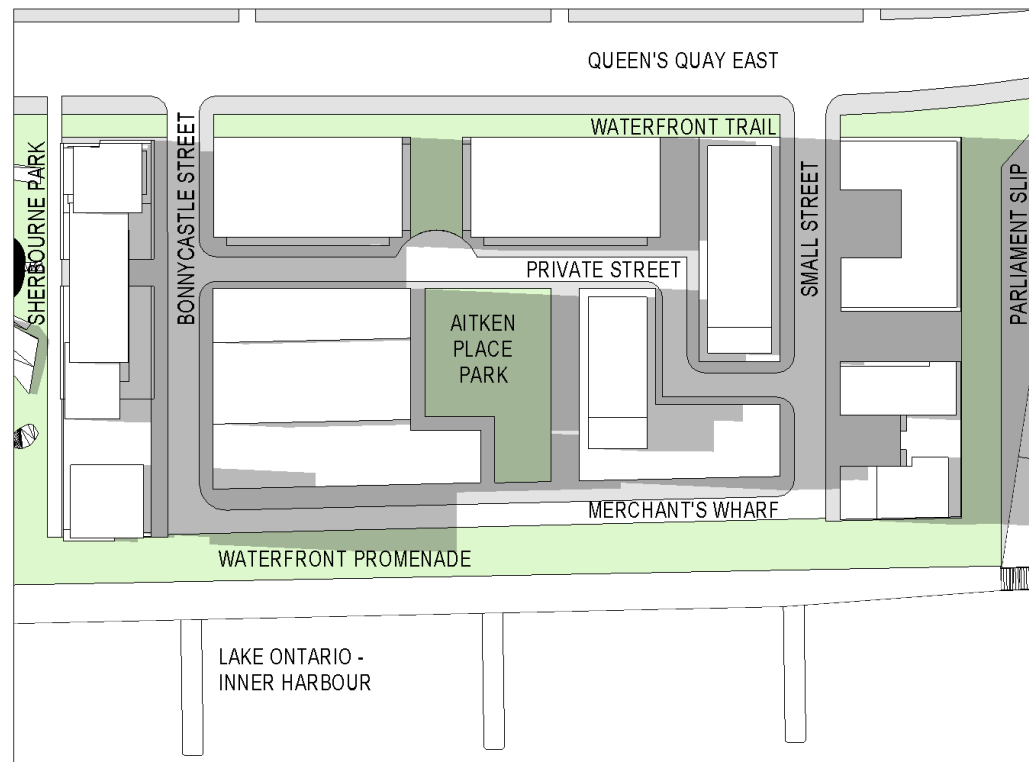


PROPOSED MASS

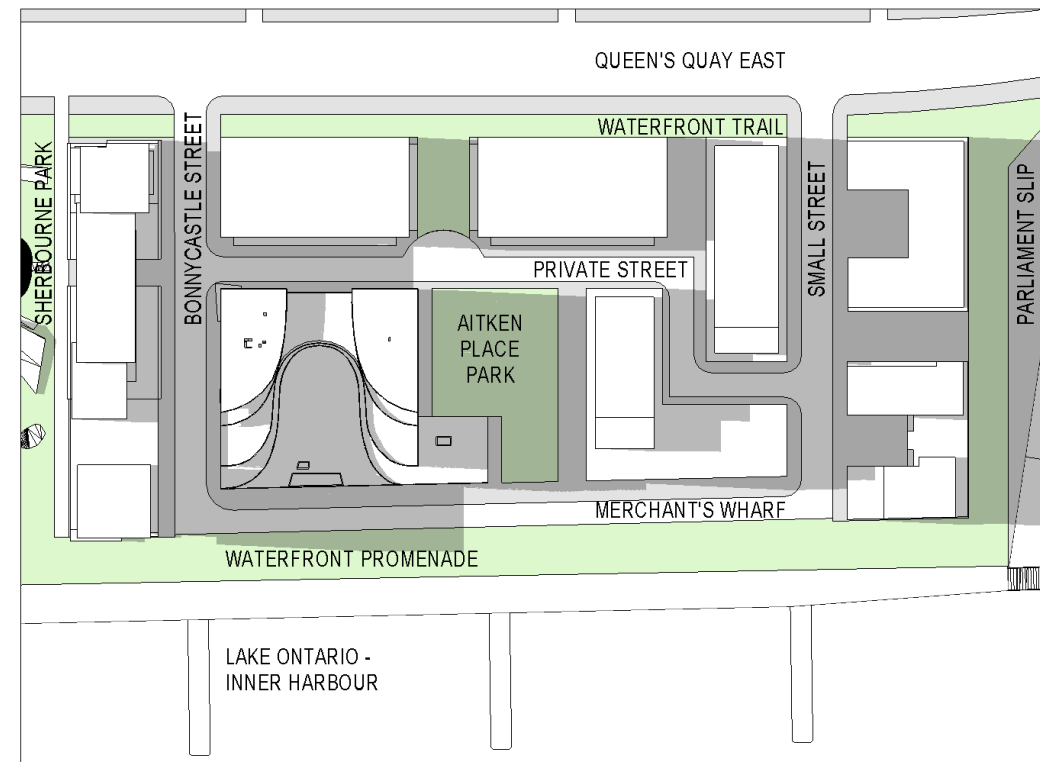
[2 of 10] [March 21, 2010 - 10:18]



[9 of 10] [March 21, 2010 - 17:18]



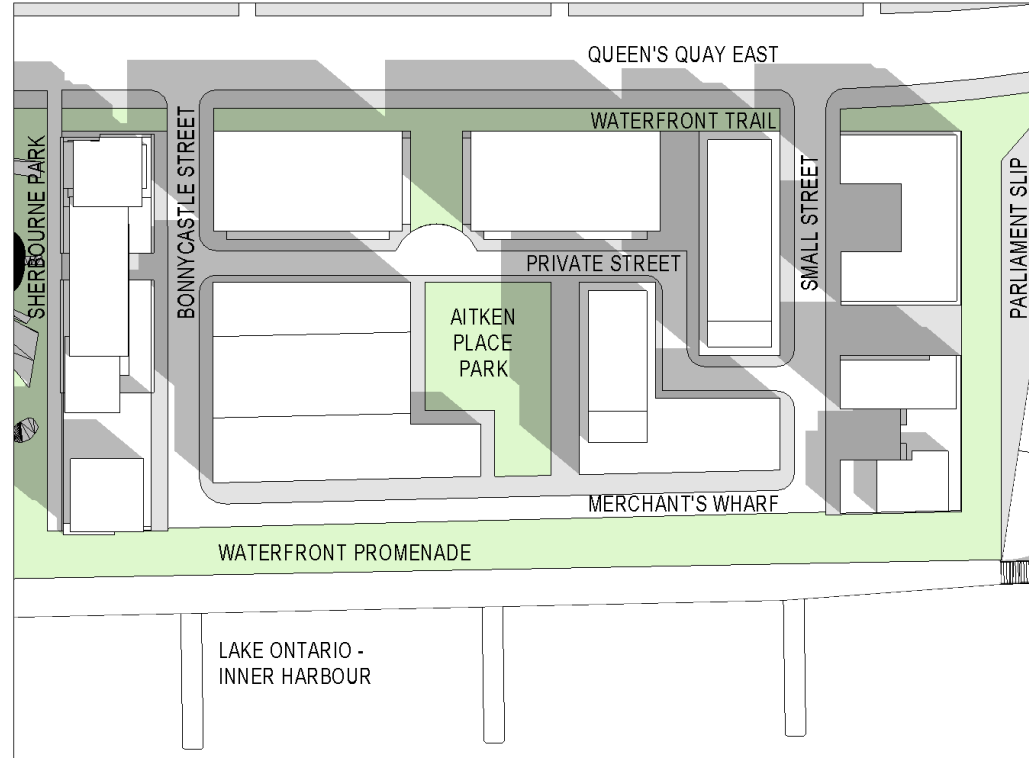
[9 of 10] [March 21, 2010 - 17:18]



ZONING MASS

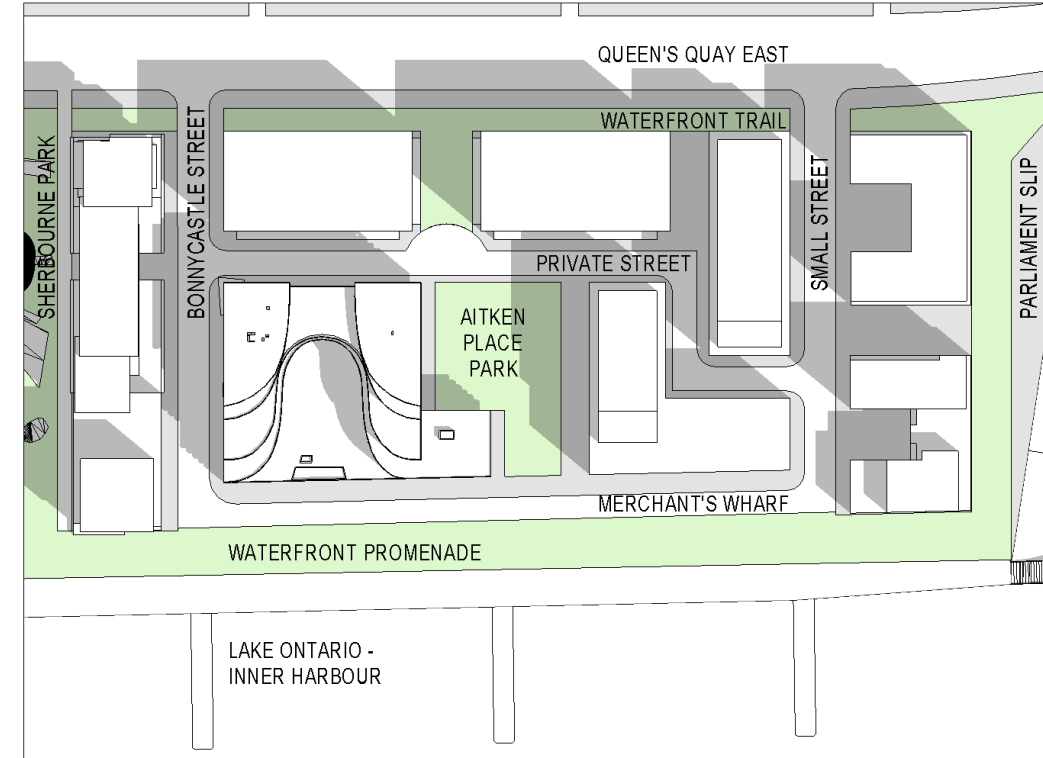
NOTE: ALLOWED 5 M MECHANICAL PENTHOUSE IS EXCLUDED FROM ZONING MASS FOR SUN / SHADOW STUDY

[2 of 10] [June 21, 2010 - 10:18]

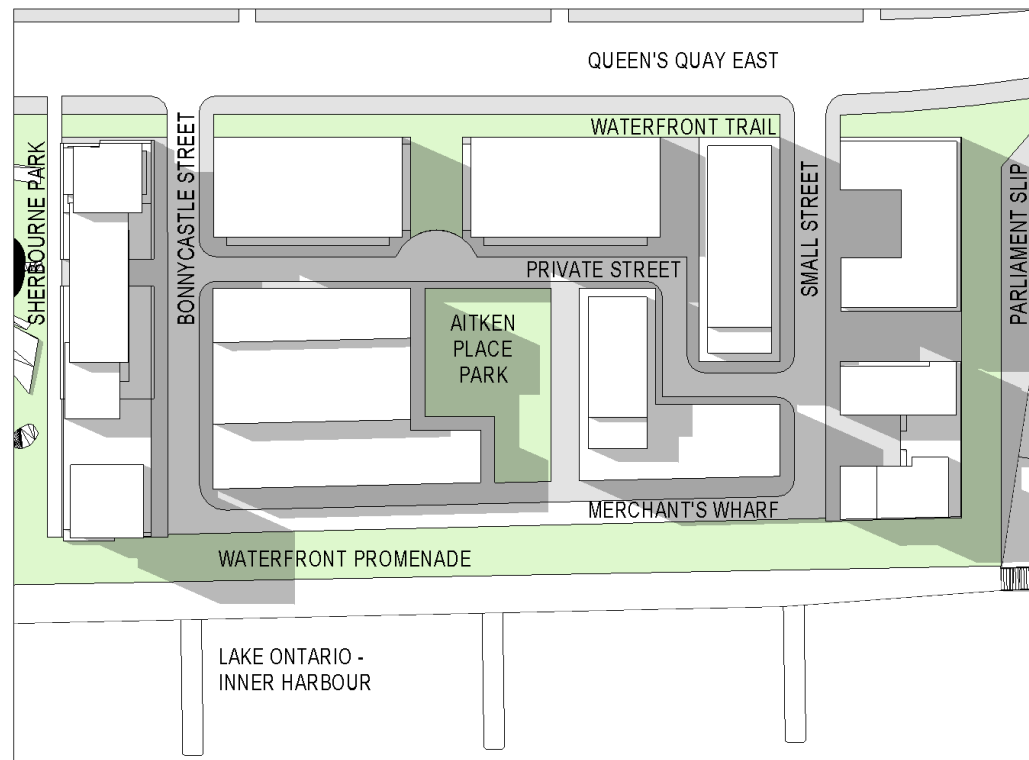


PROPOSED MASS

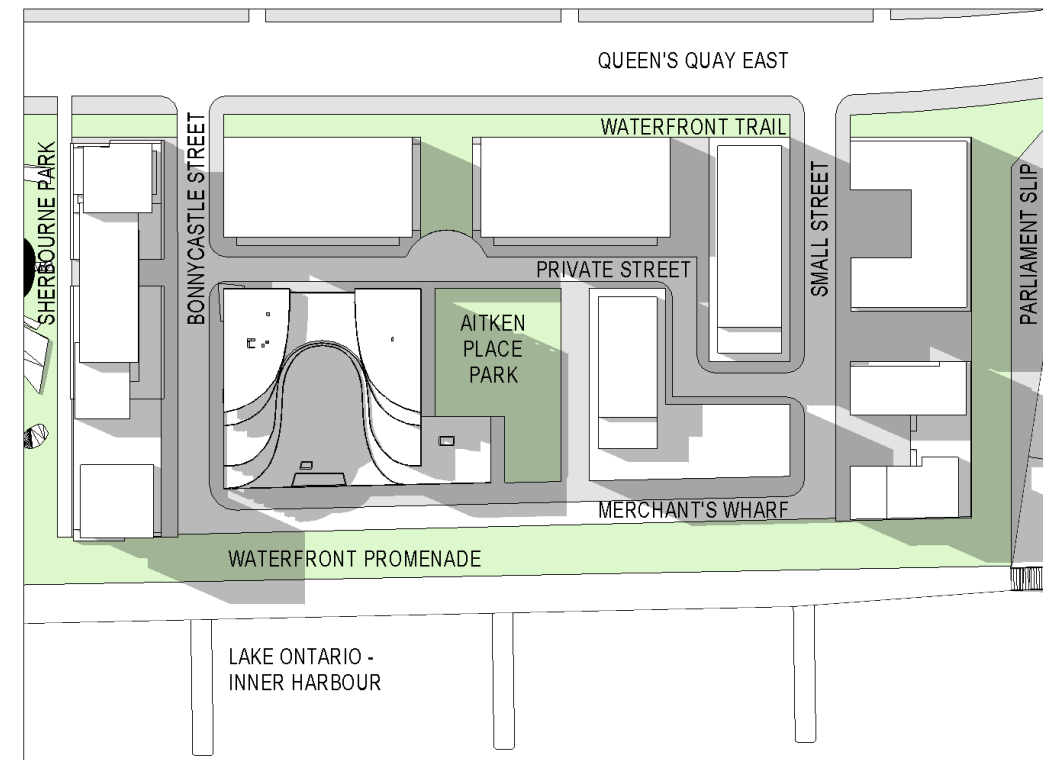
[2 of 10] [June 21, 2010 - 10:18]



[9 of 10] [June 21, 2010 - 17:18]



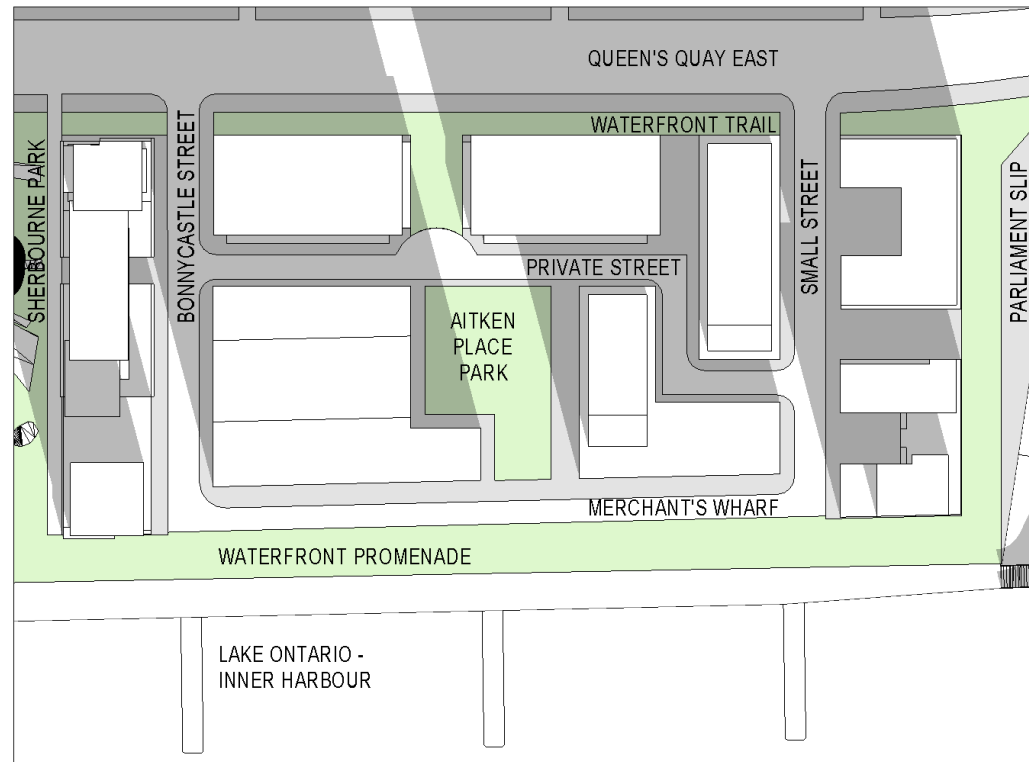
[9 of 10] [June 21, 2010 - 17:18]



ZONING MASS

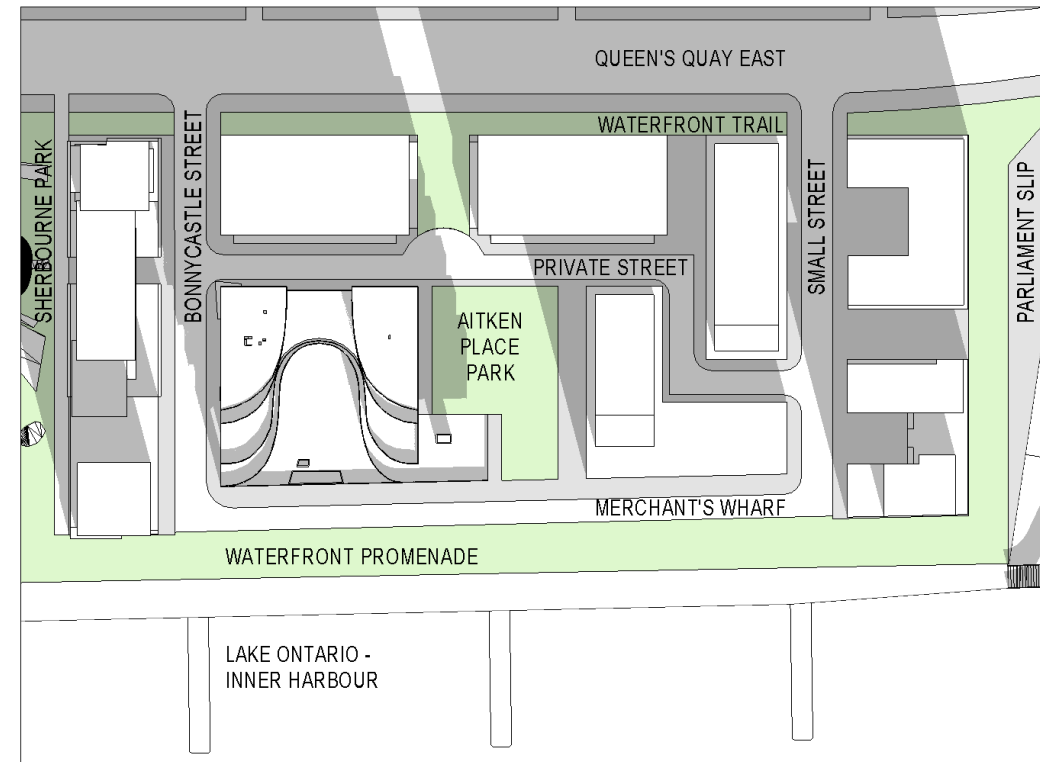
NOTE: ALLOWED 5 M MECHANICAL PENTHOUSE IS EXCLUDED FROM ZONING MASS FOR SUN / SHADOW STUDY

[2 of 10] [December 21, 2010 - 10:18]

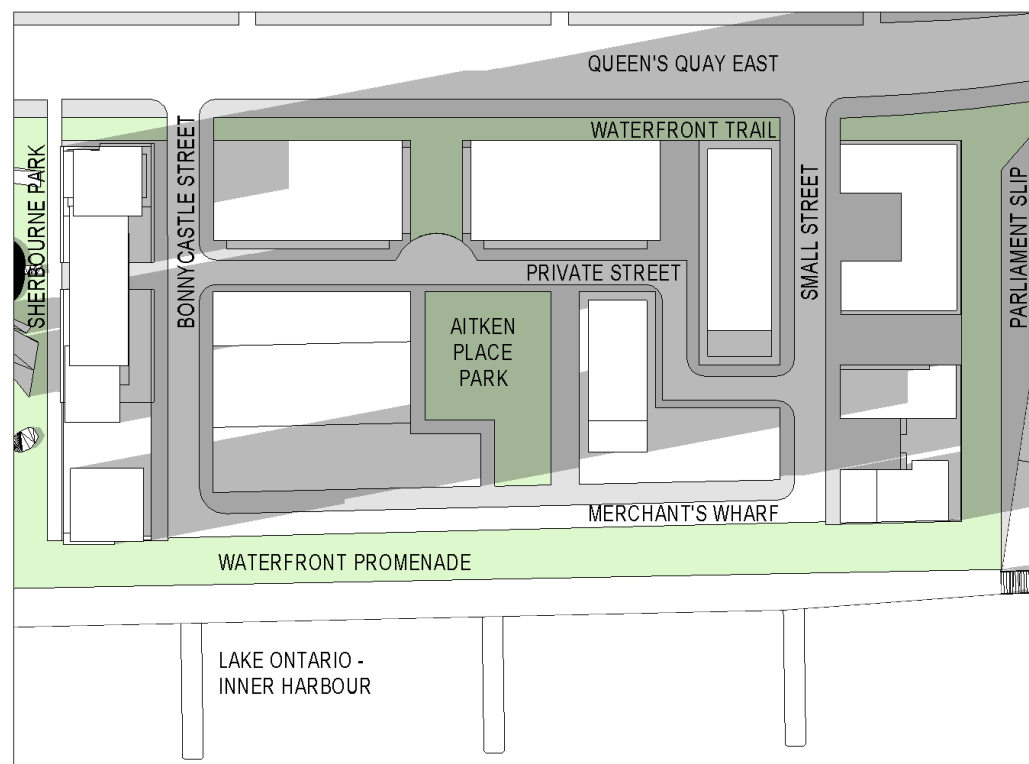


PROPOSED MASS

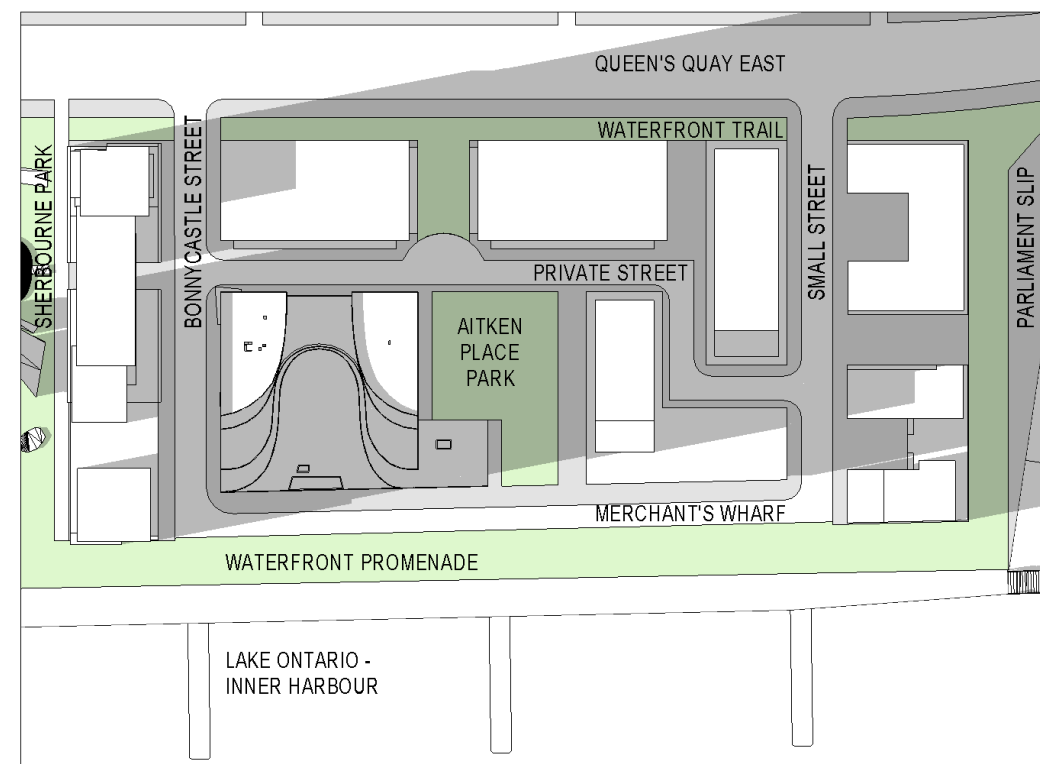
[2 of 10] [December 21, 2010 - 10:18]



[9 of 10] [December 21, 2010 - 17:18]

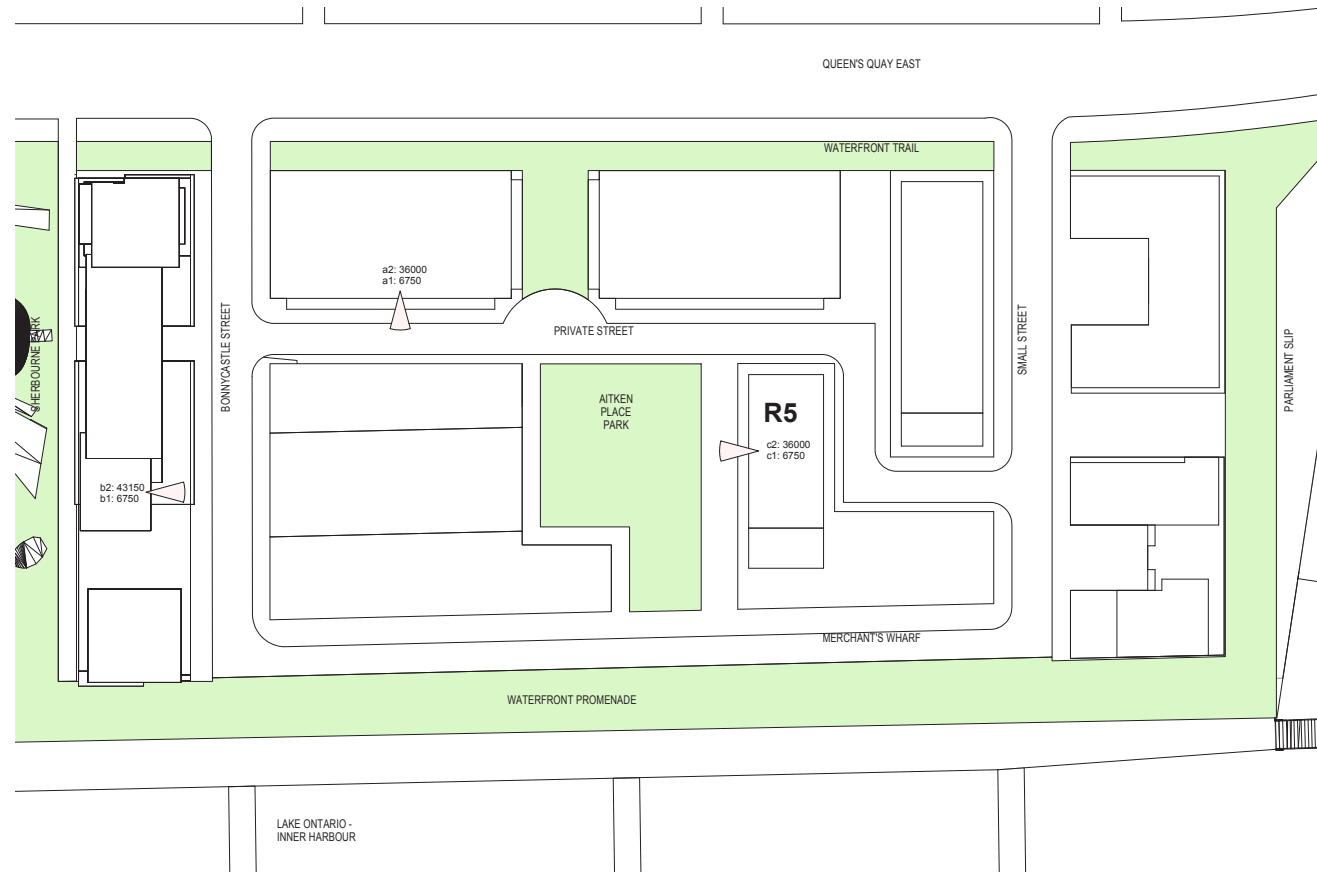


[9 of 10] [December 21, 2010 - 17:18]



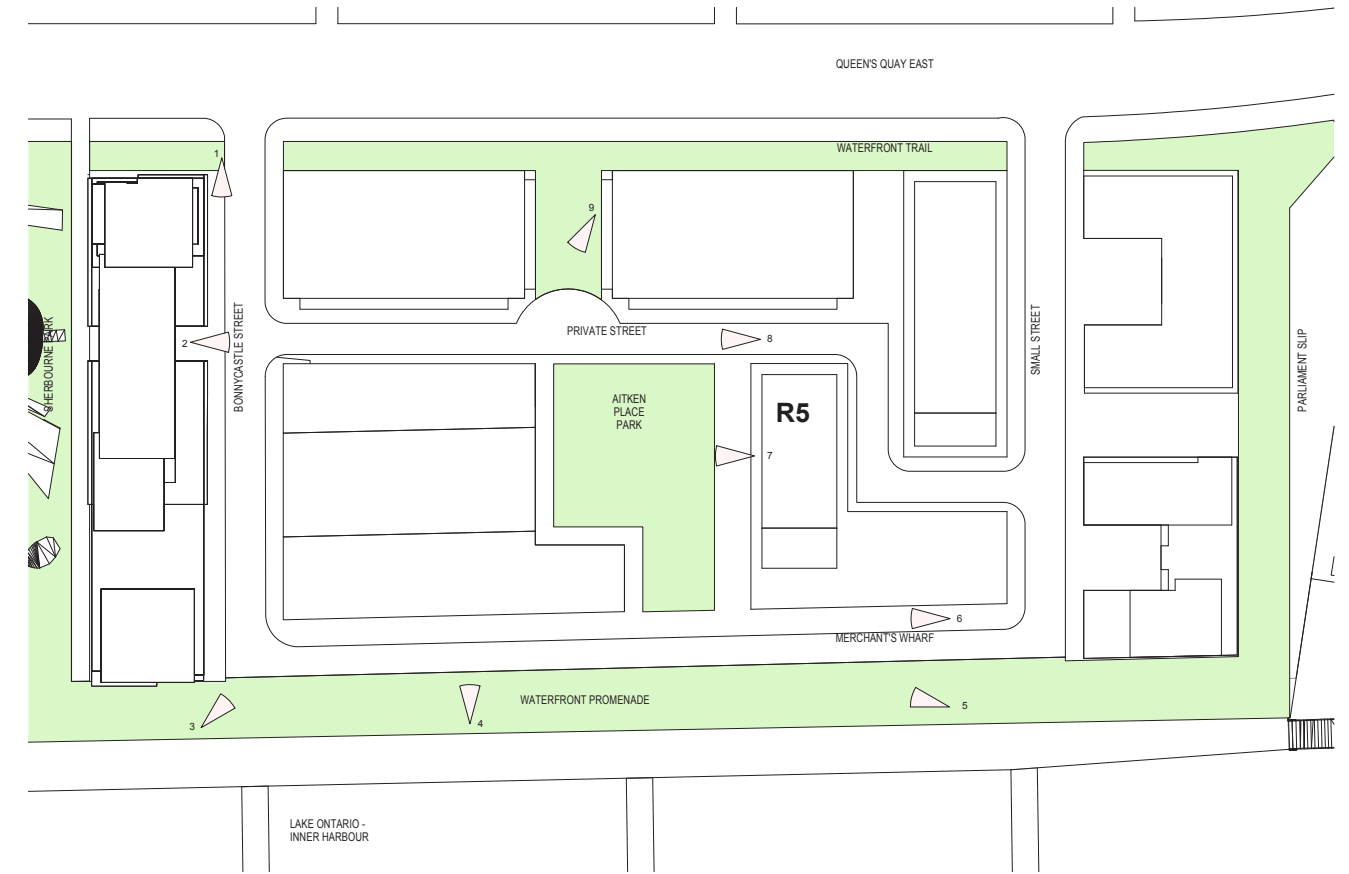
KEY PLAN: BUILDING LEVELS*

* X1 VIEWS TAKEN FROM LOWEST OFFICE OR APARTMENT
 X2 VIEWS TAKEN FROM HIGHEST OFFICE OR APARTMENT



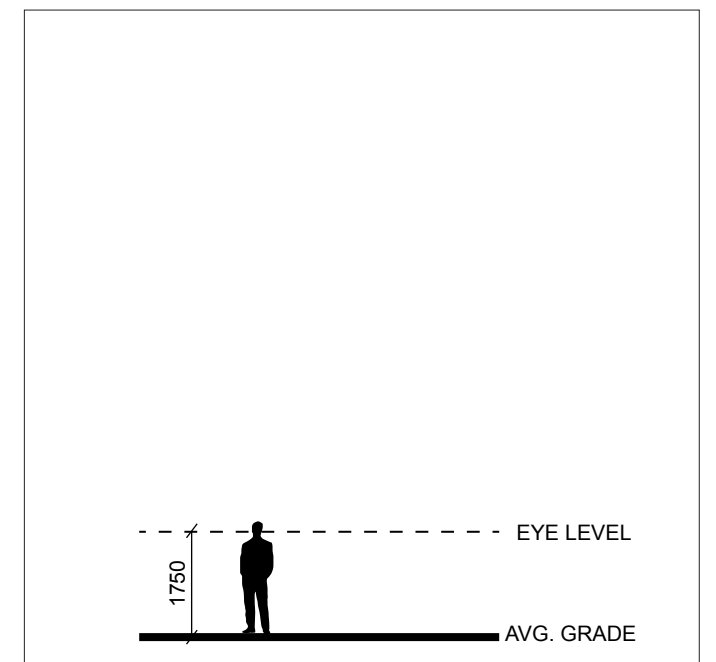
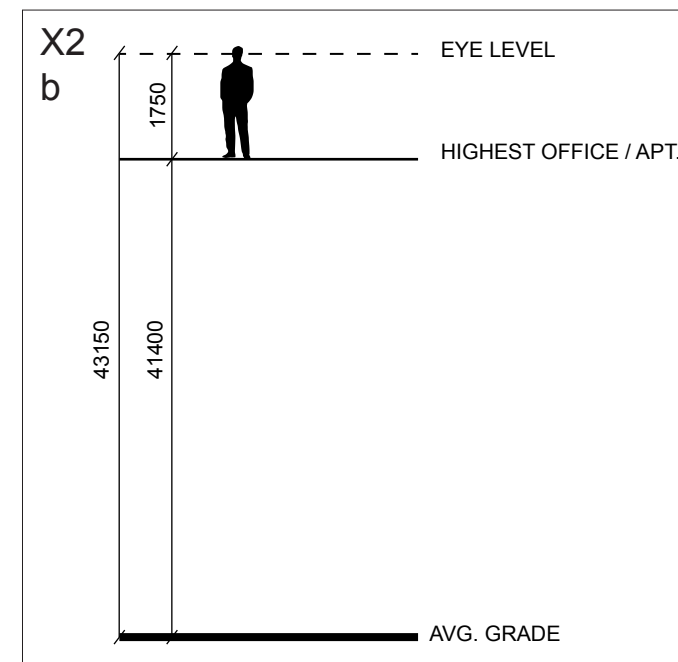
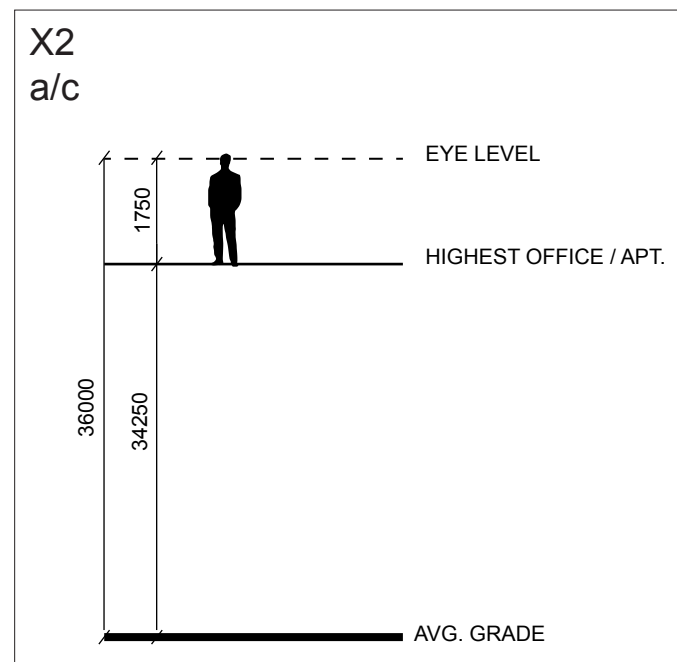
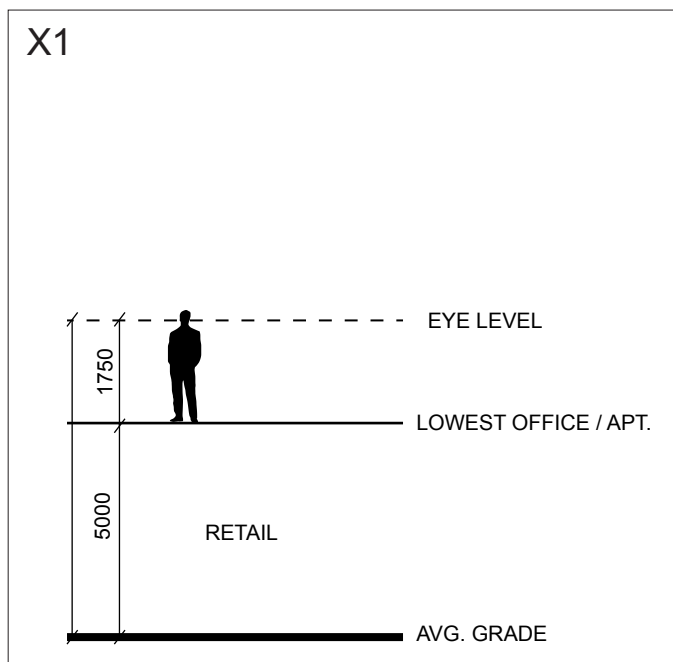
KEY PLAN: GRADE LEVELS**

** ALL VIEWS TAKEN FROM 1750 ABOVE GROUND PLANE



VIEW KEY PLAN_BUILDING LEVELS | 1
 1 : 2000 PS.04

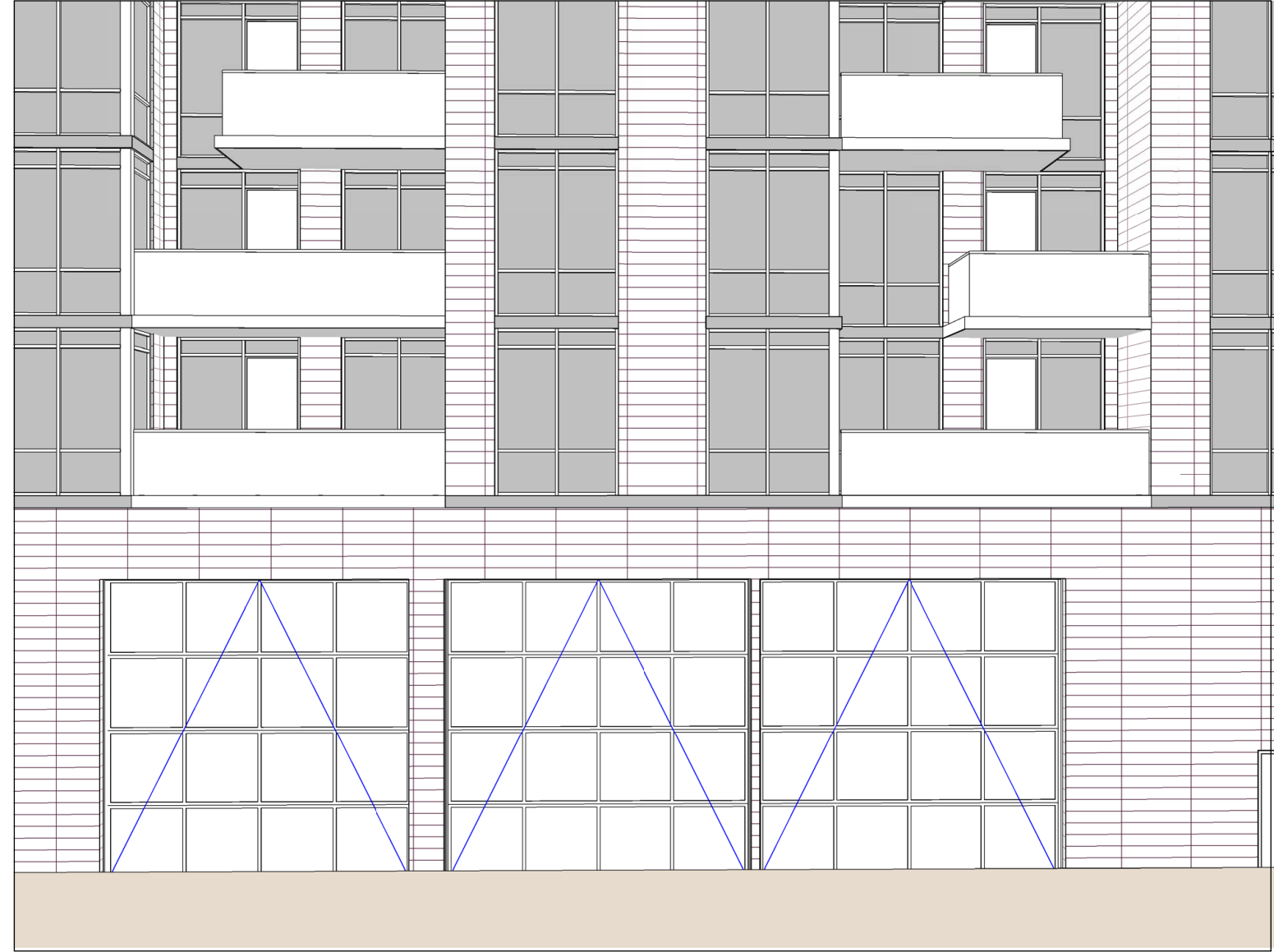
VIEW KEY PLAN_GRADE LEVEL | 2
 1 : 2000 PS.04



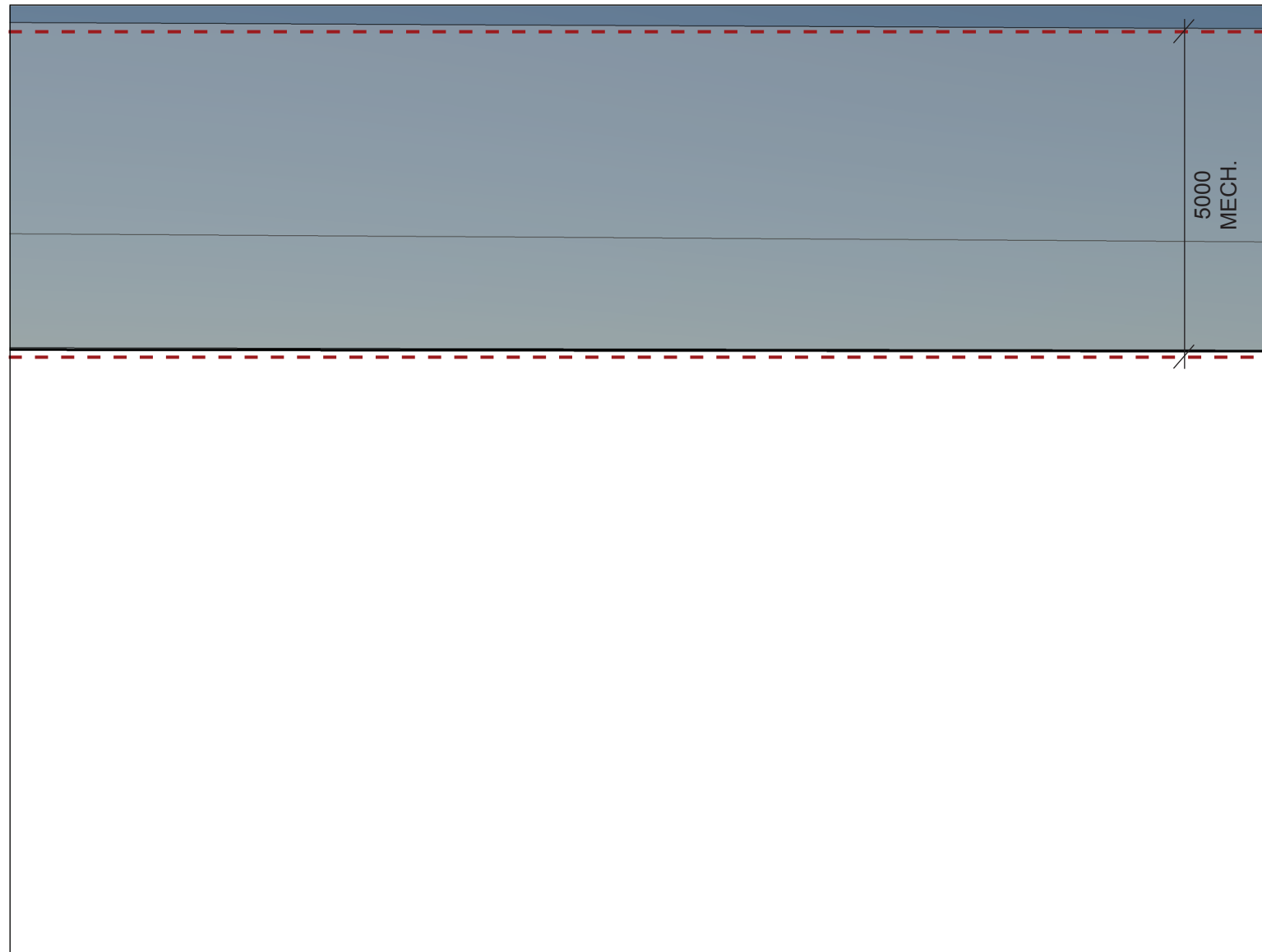
ZONING MASS



PROPOSED MASS



ZONING MASS



PROPOSED MASS



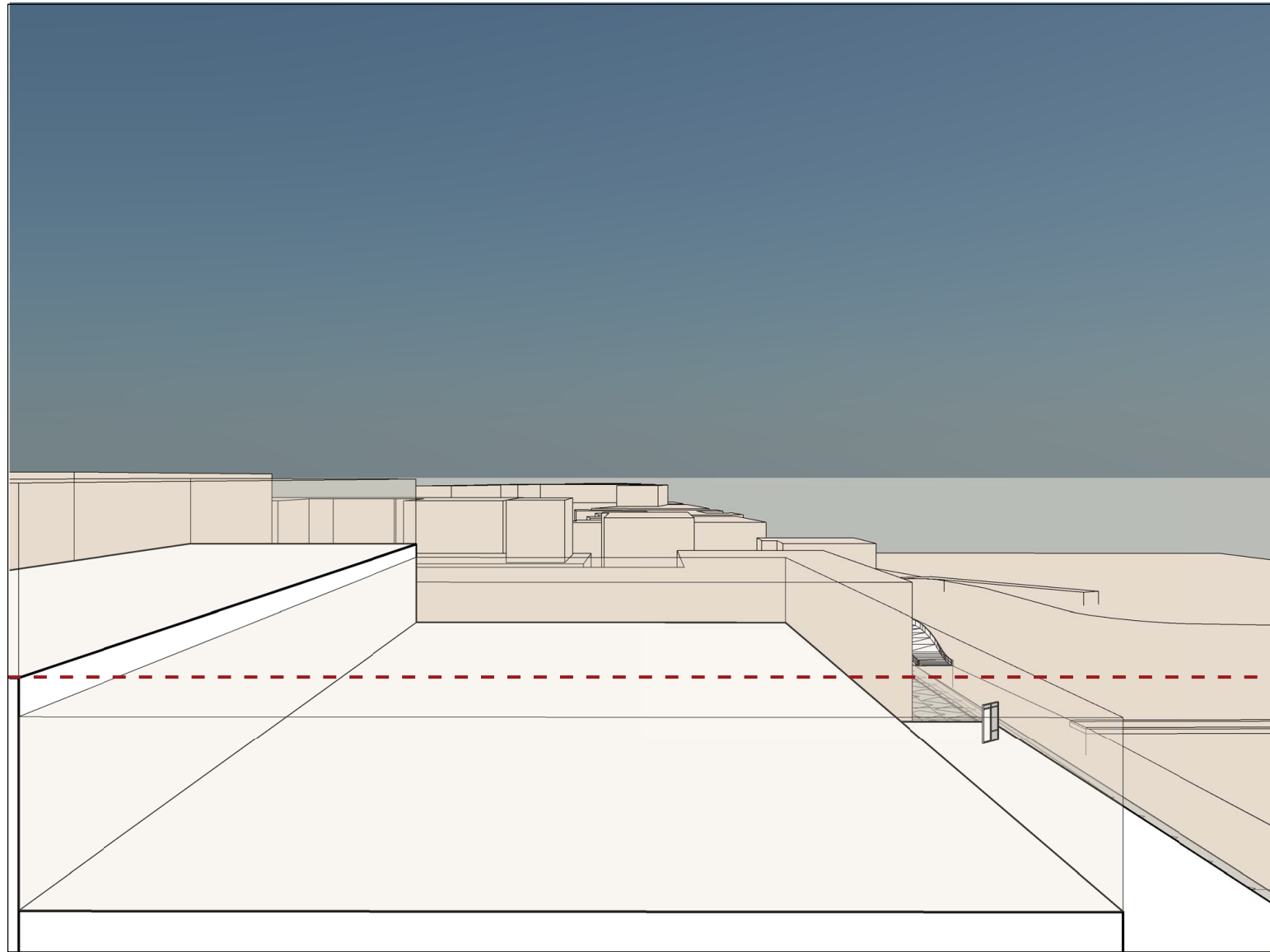
ZONING MASS



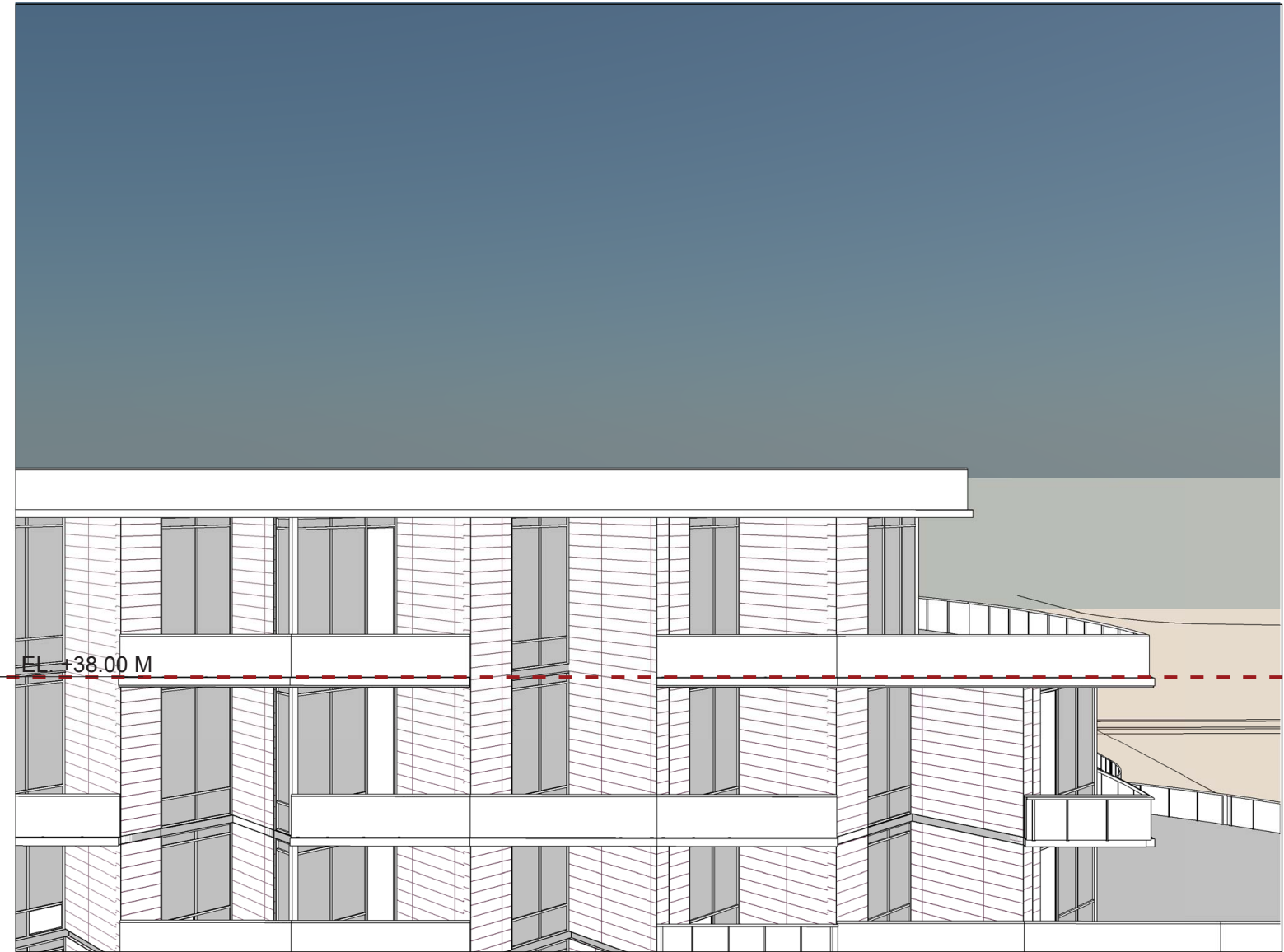
PROPOSED MASS



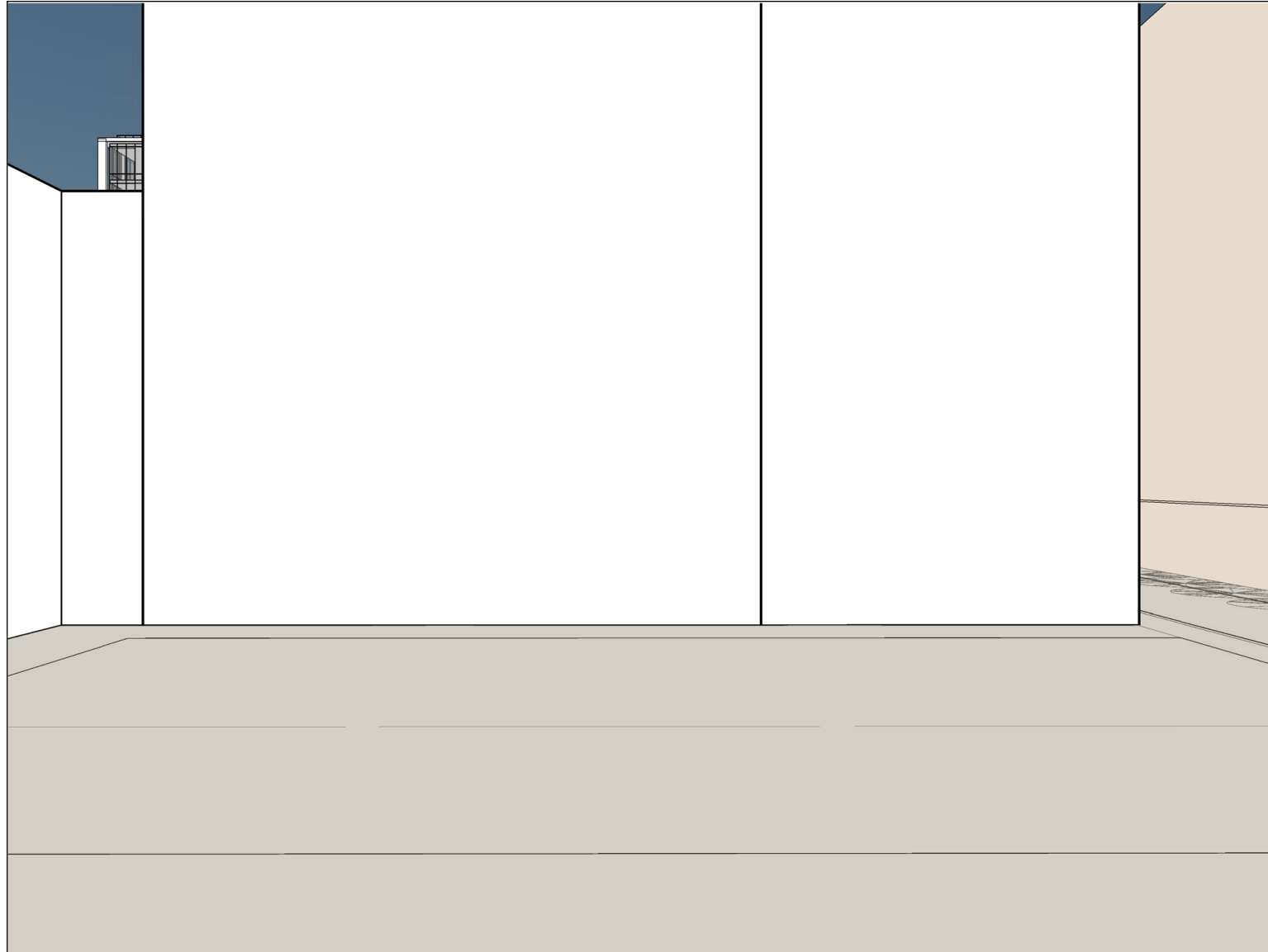
ZONING MASS



PROPOSED MASS



ZONING MASS

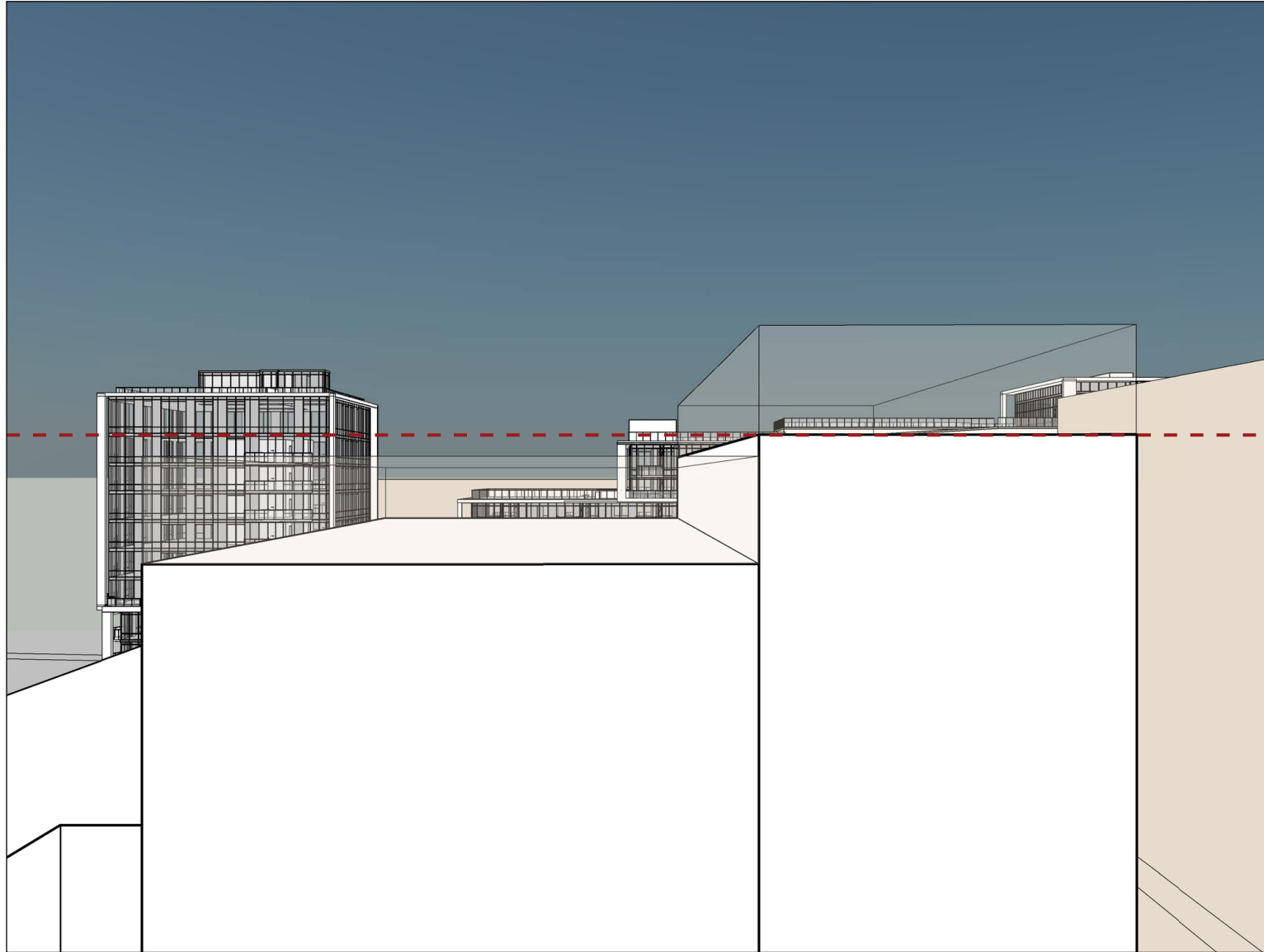


PROPOSED MASS



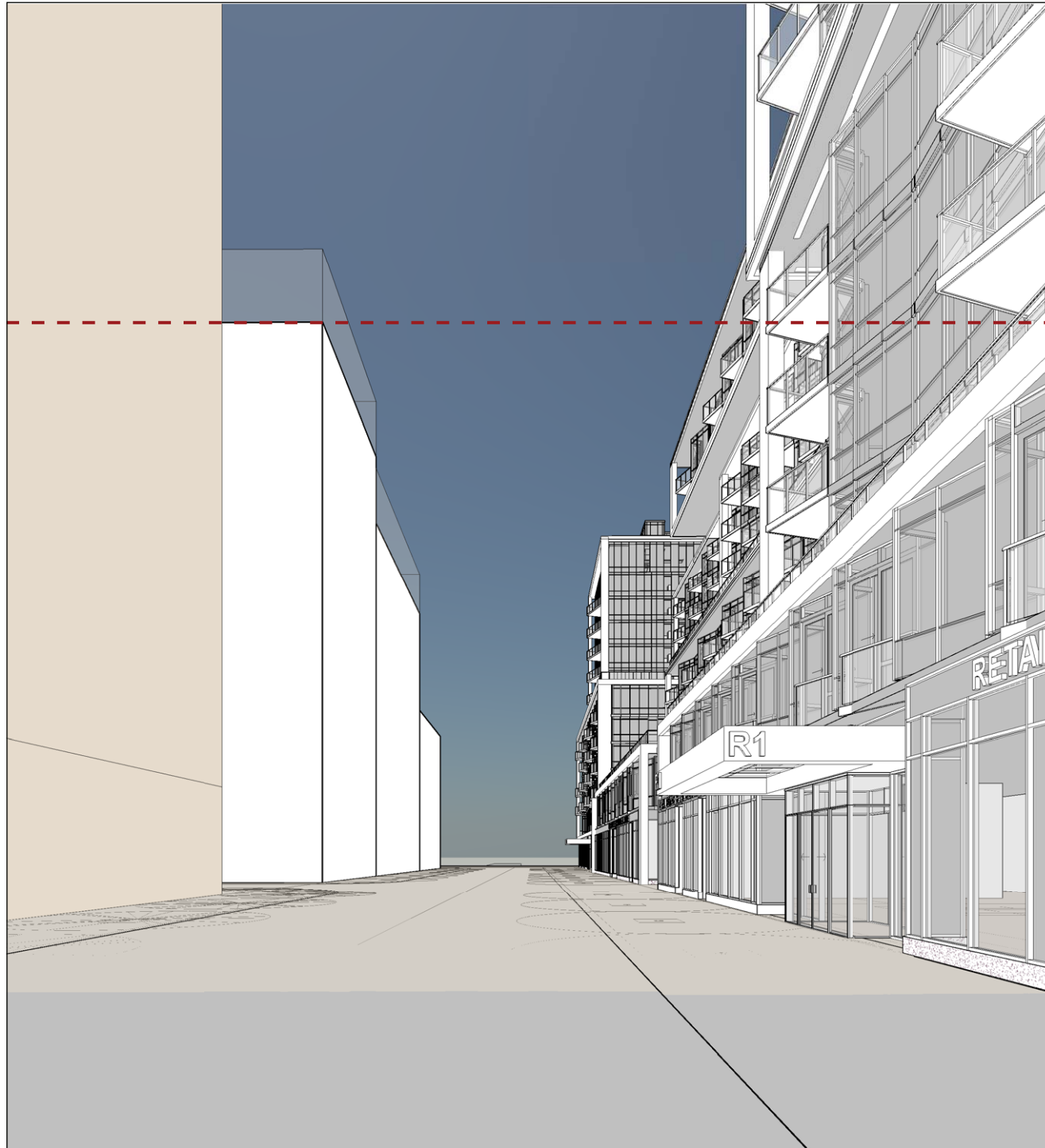
ZONING MASS

PROPOSED MASS

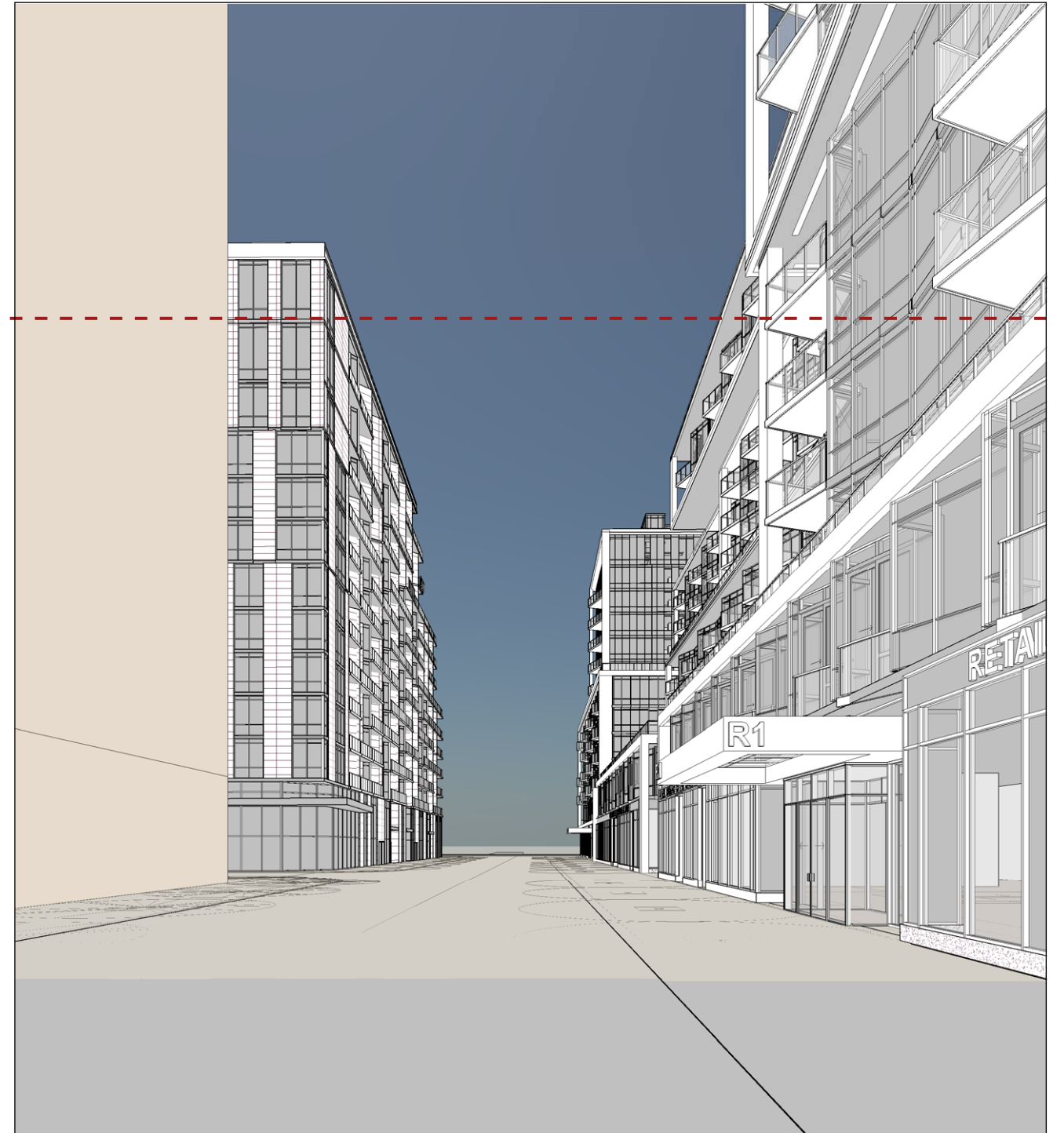


ZONING MASS

PROPOSED MASS

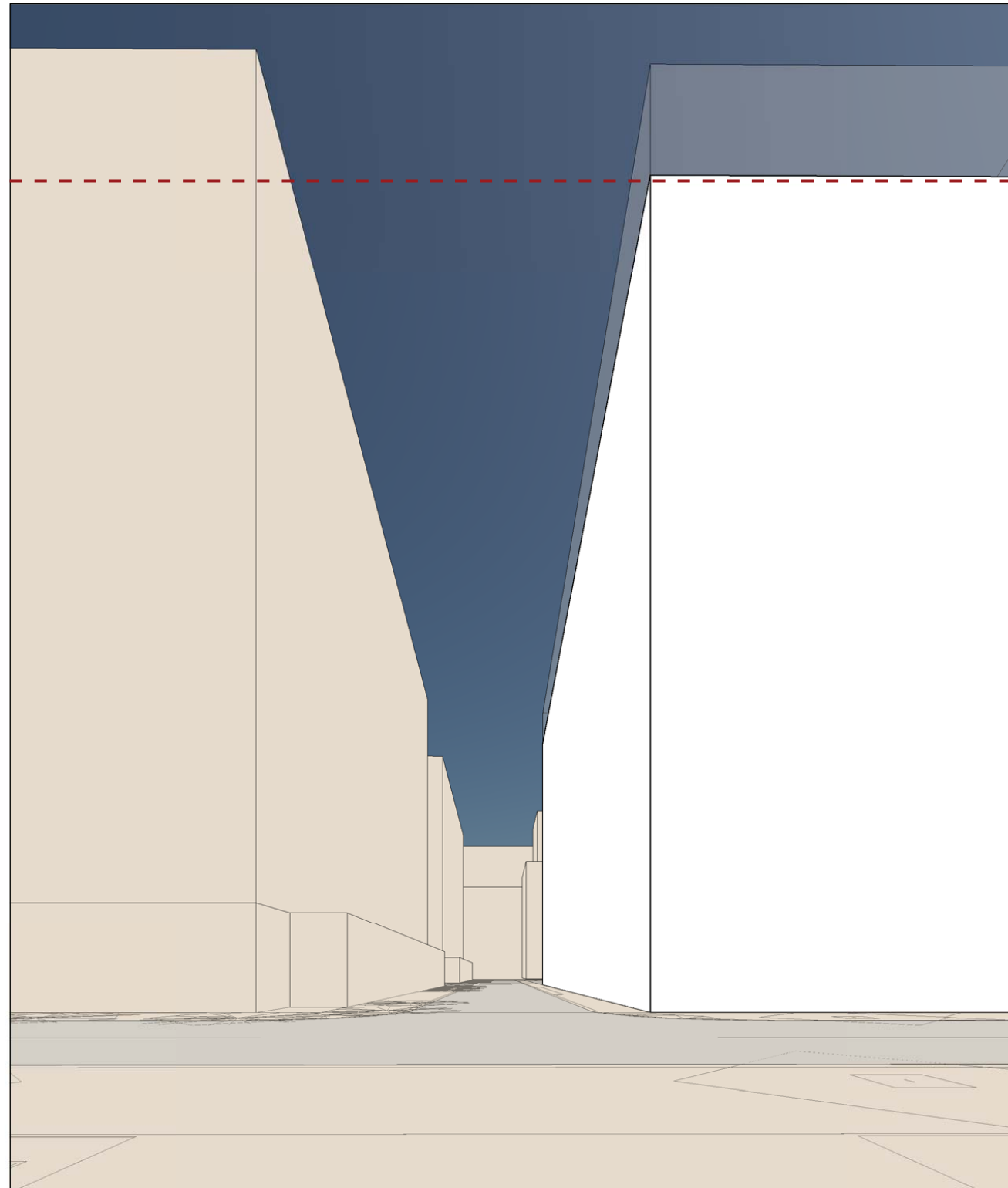


EL. +38.00 M

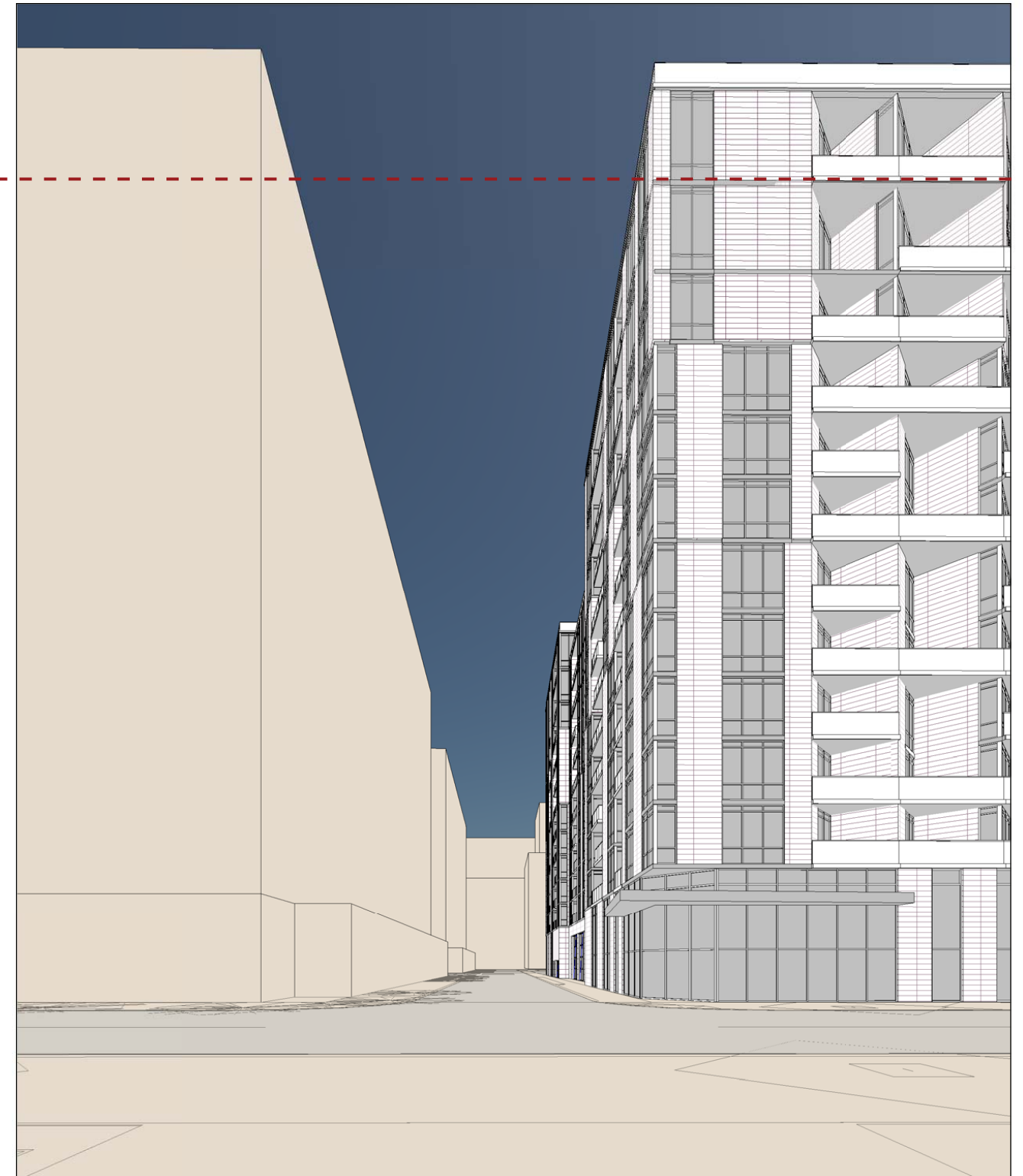


ZONING MASS

PROPOSED MASS



EL. +38.00 M



ZONING MASS



PROPOSED MASS



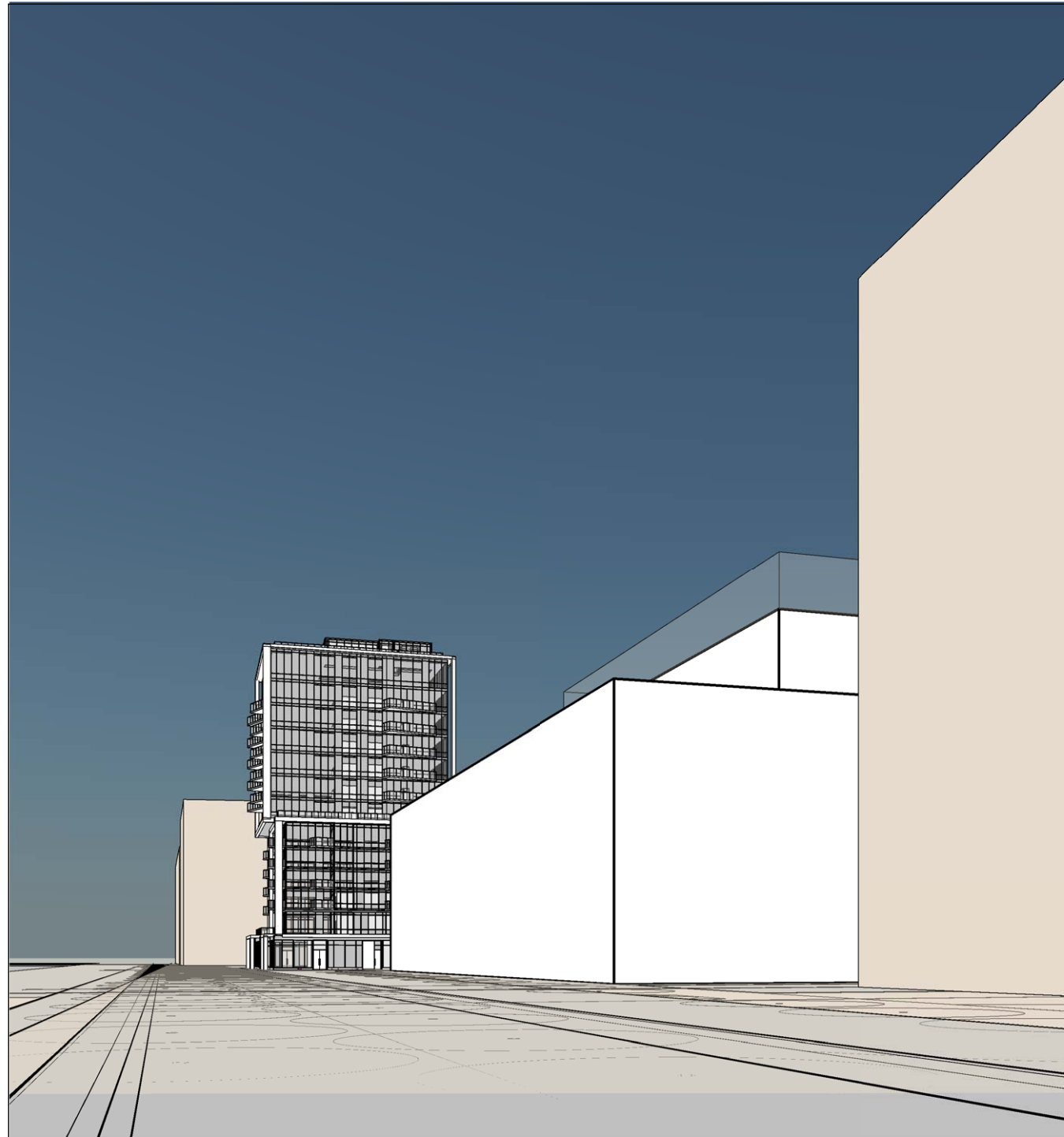
ZONING MASS



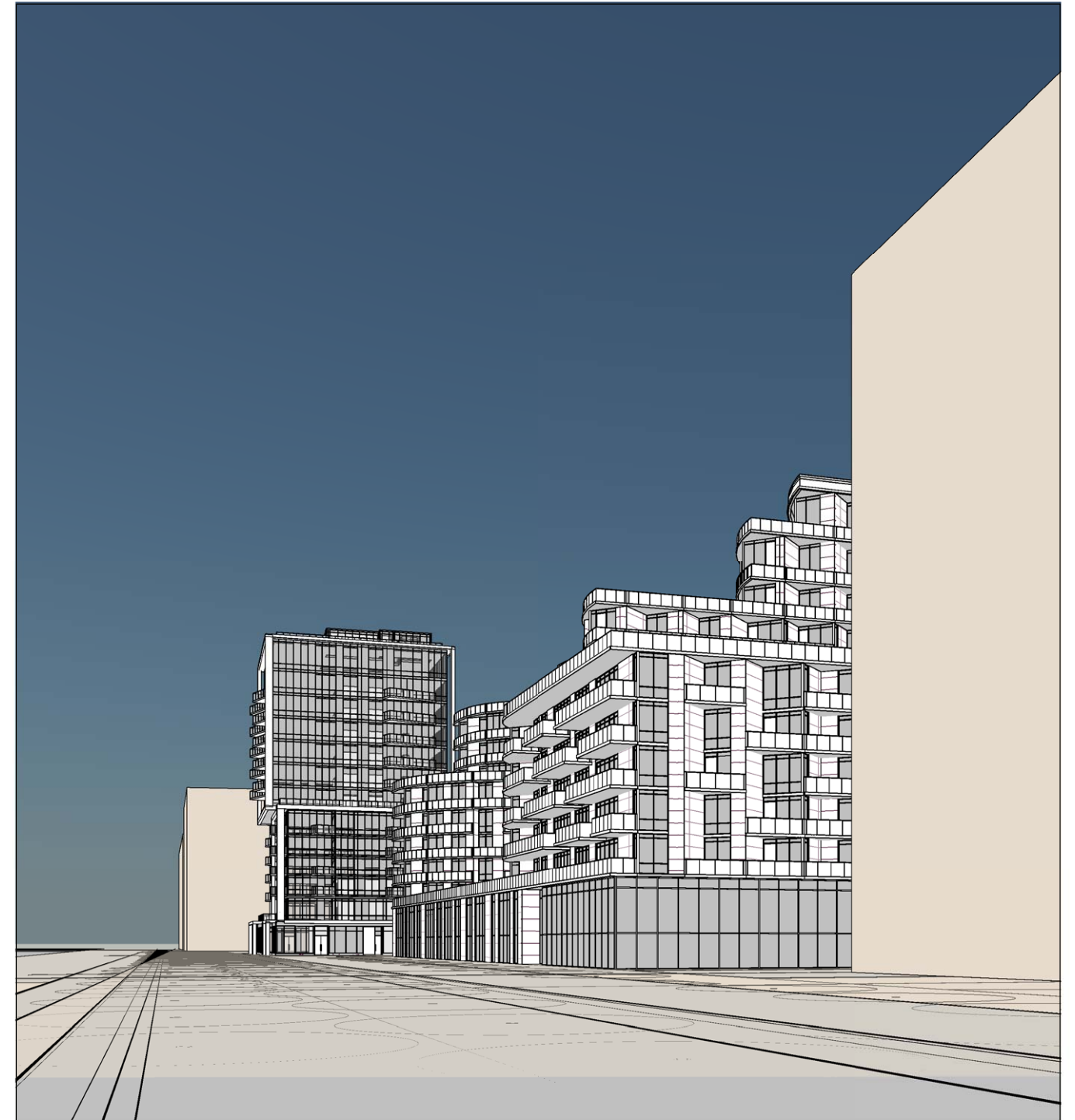
PROPOSED MASS



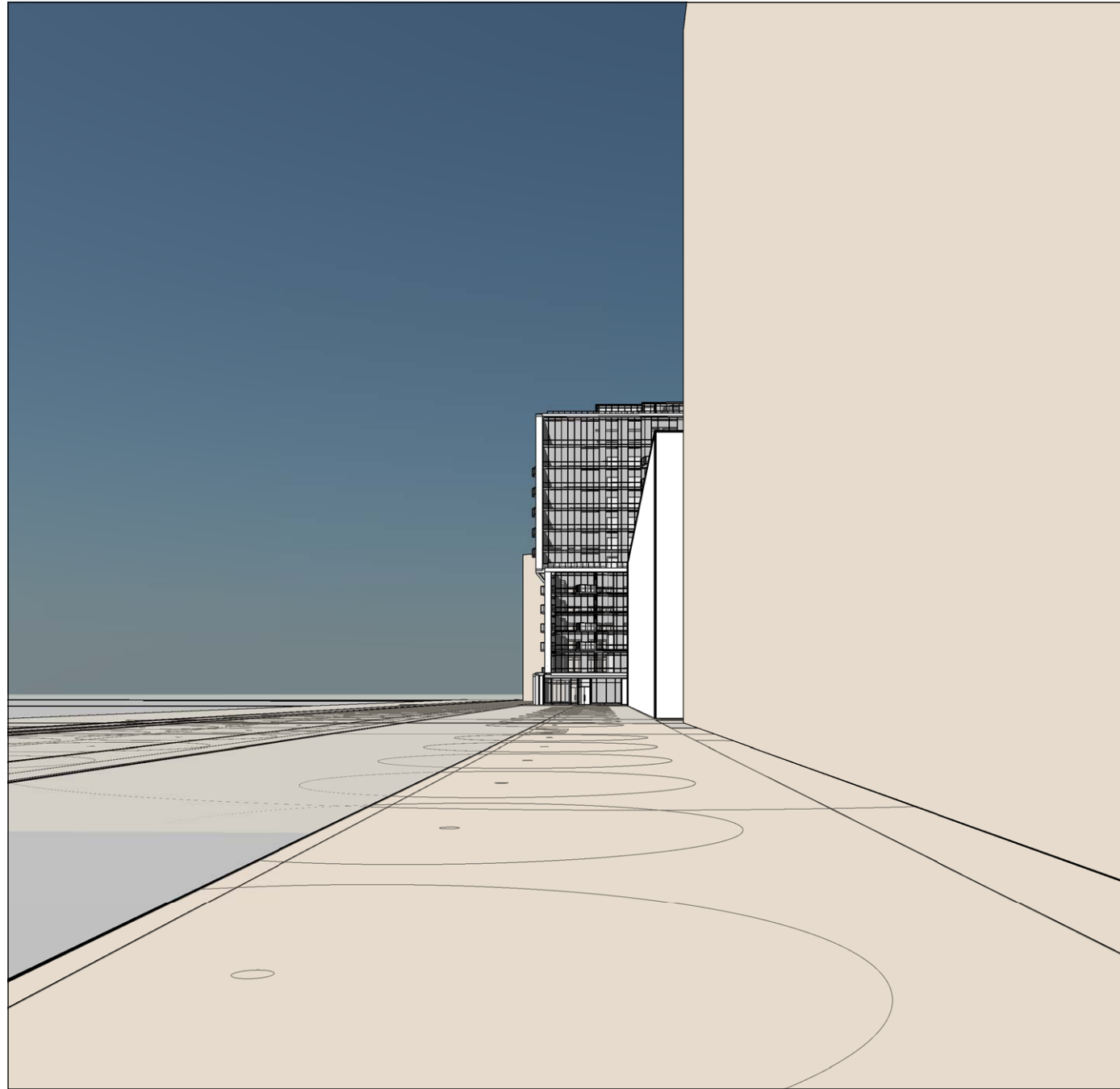
ZONING MASS



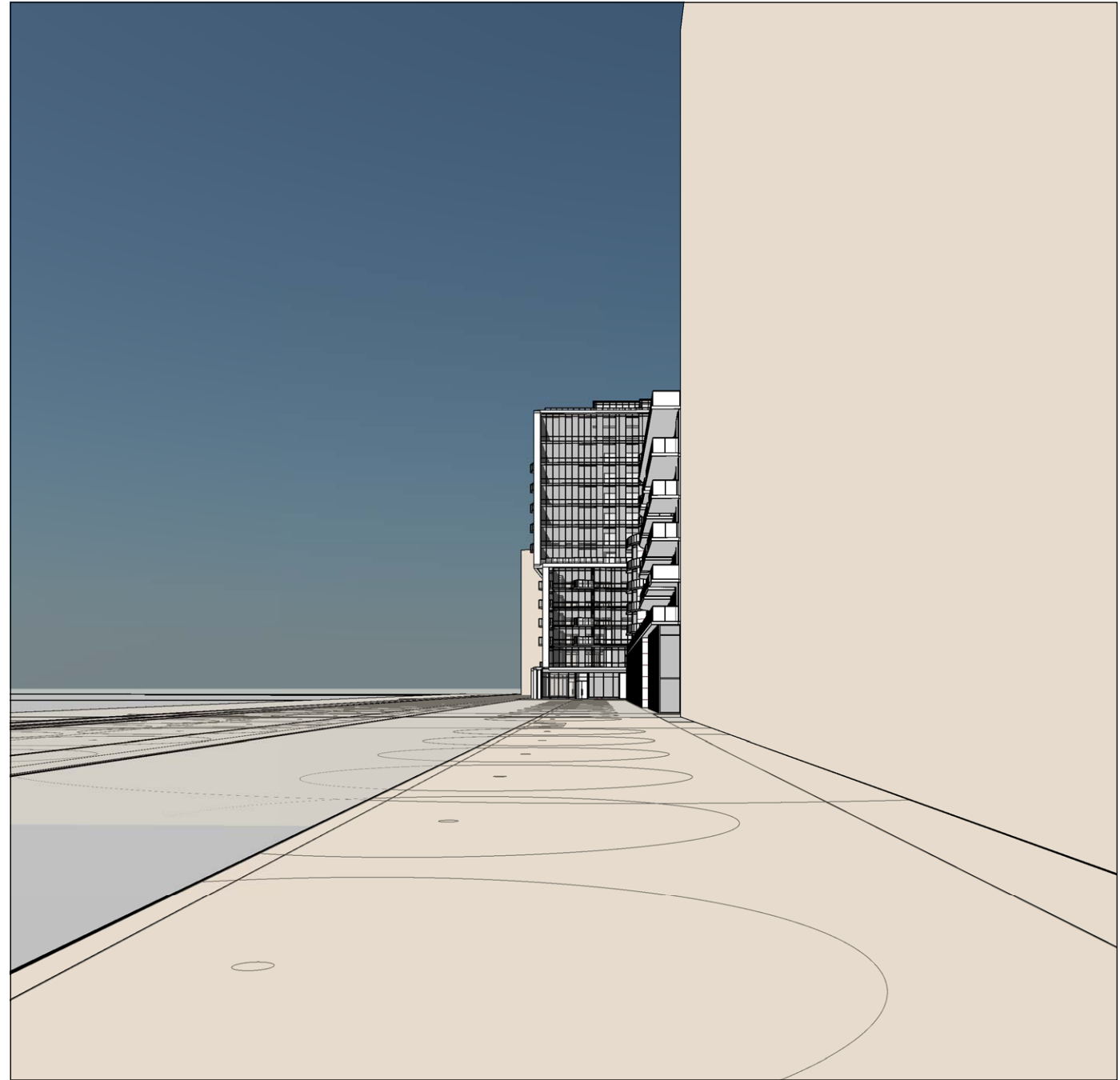
PROPOSED MASS



ZONING MASS

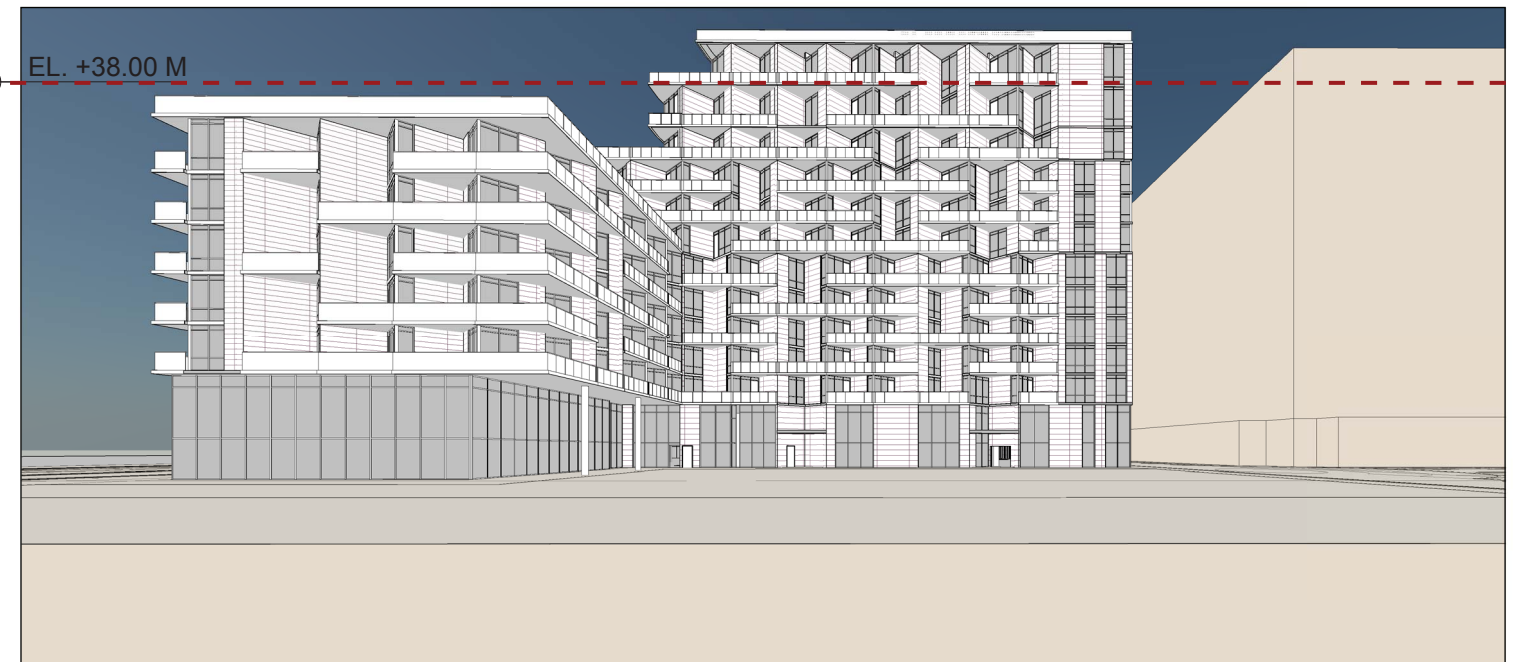
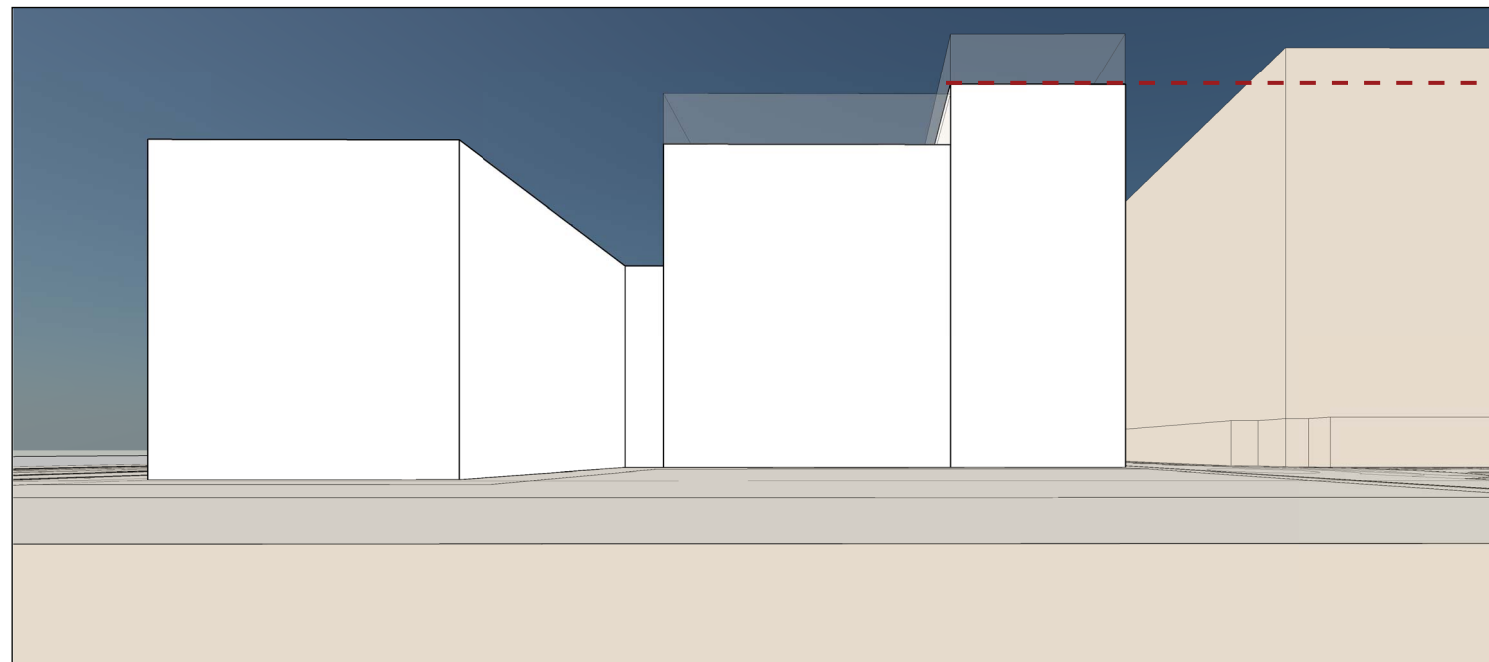


PROPOSED MASS

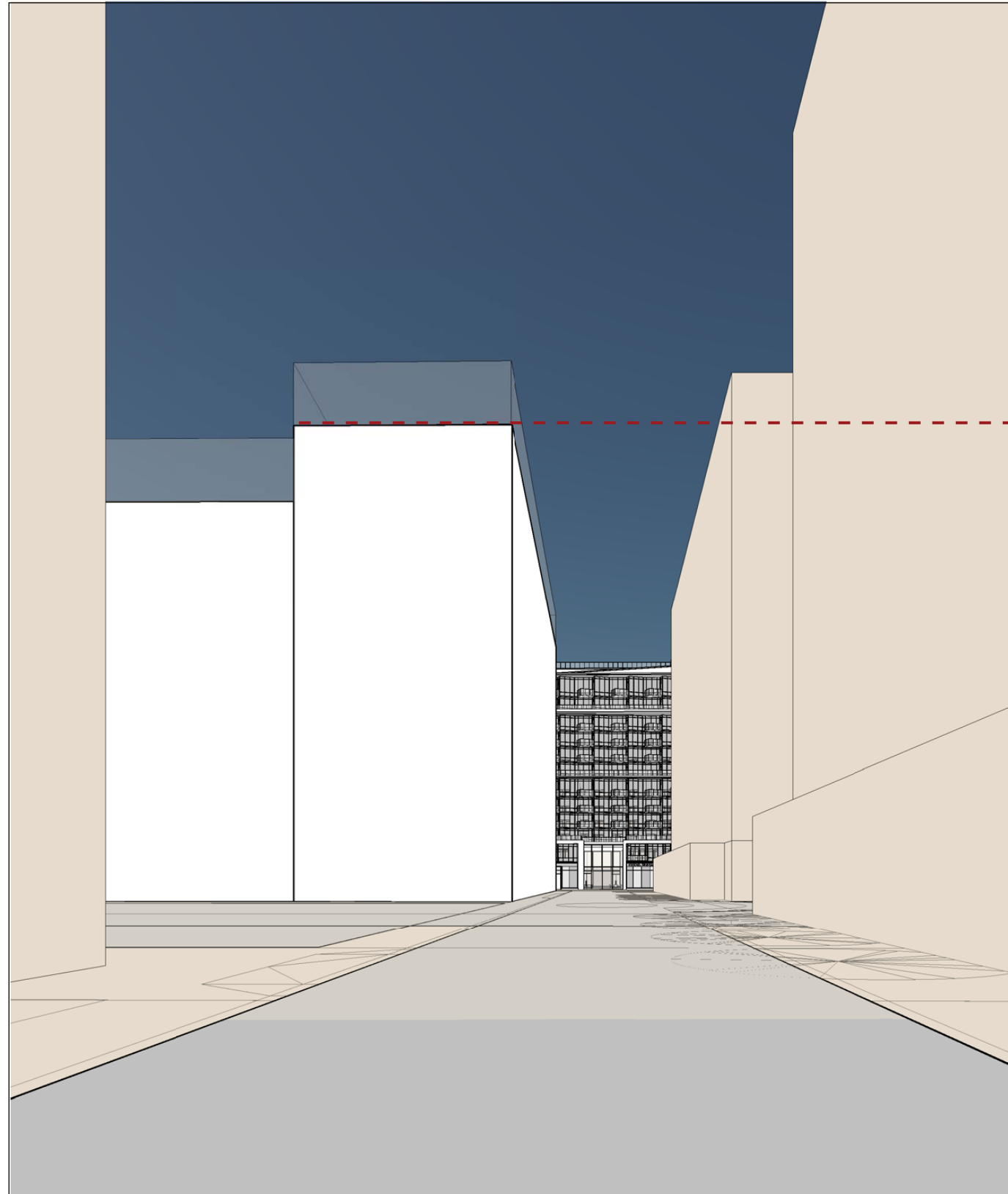


ZONING MASS

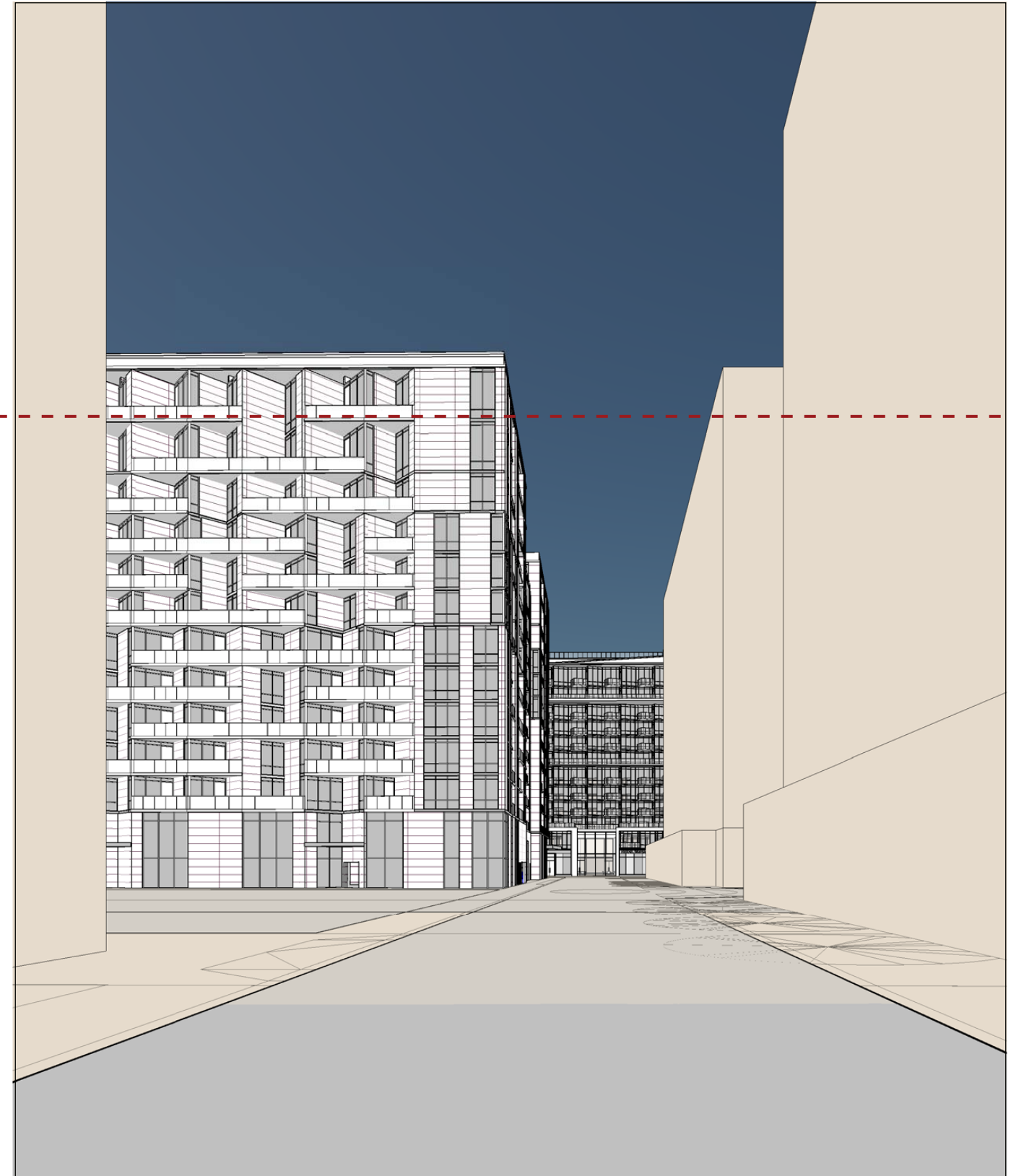
PROPOSED MASS



ZONING MASS

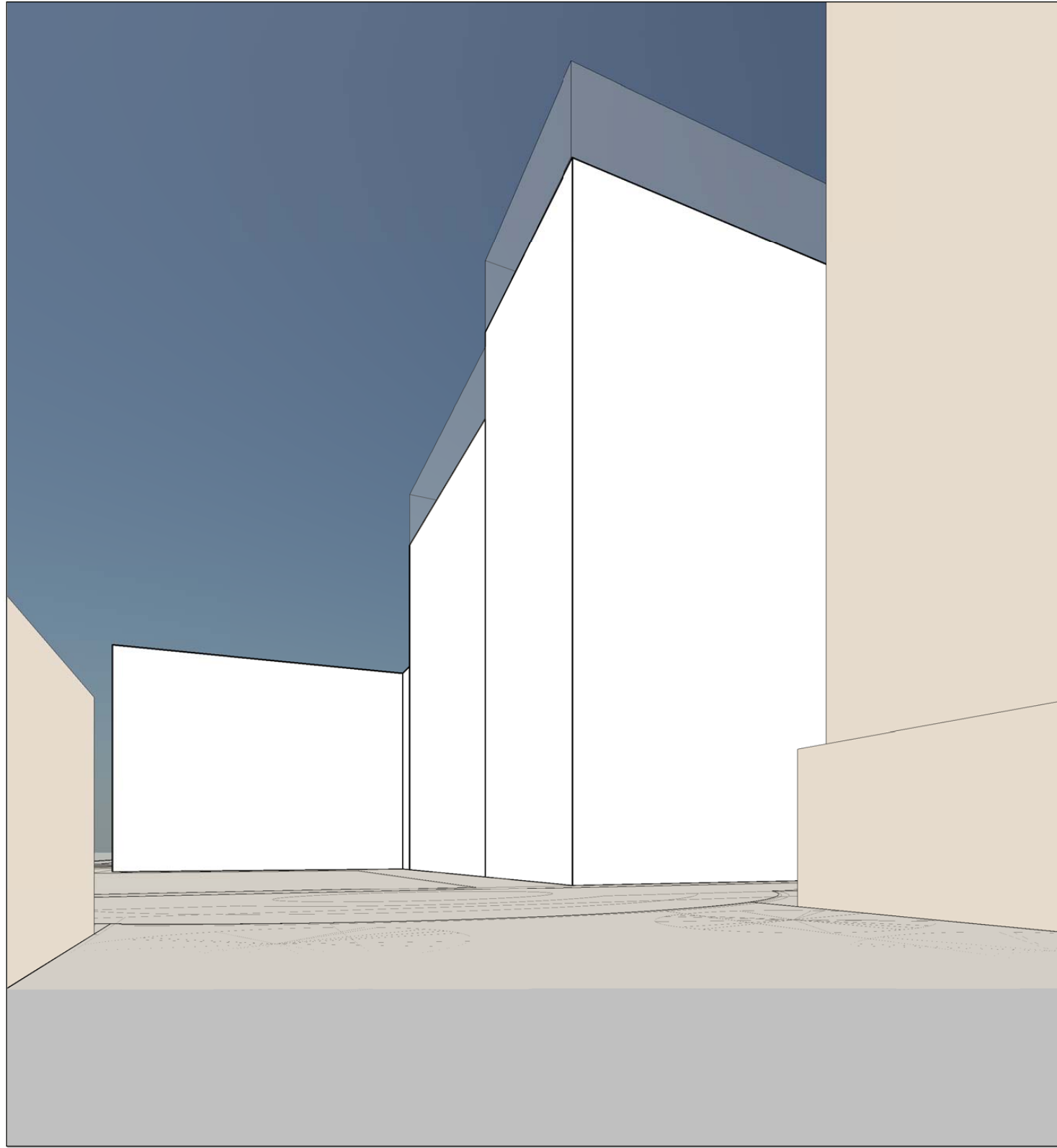


PROPOSED MASS



EL. +38.00 M

ZONING MASS



PROPOSED MASS

