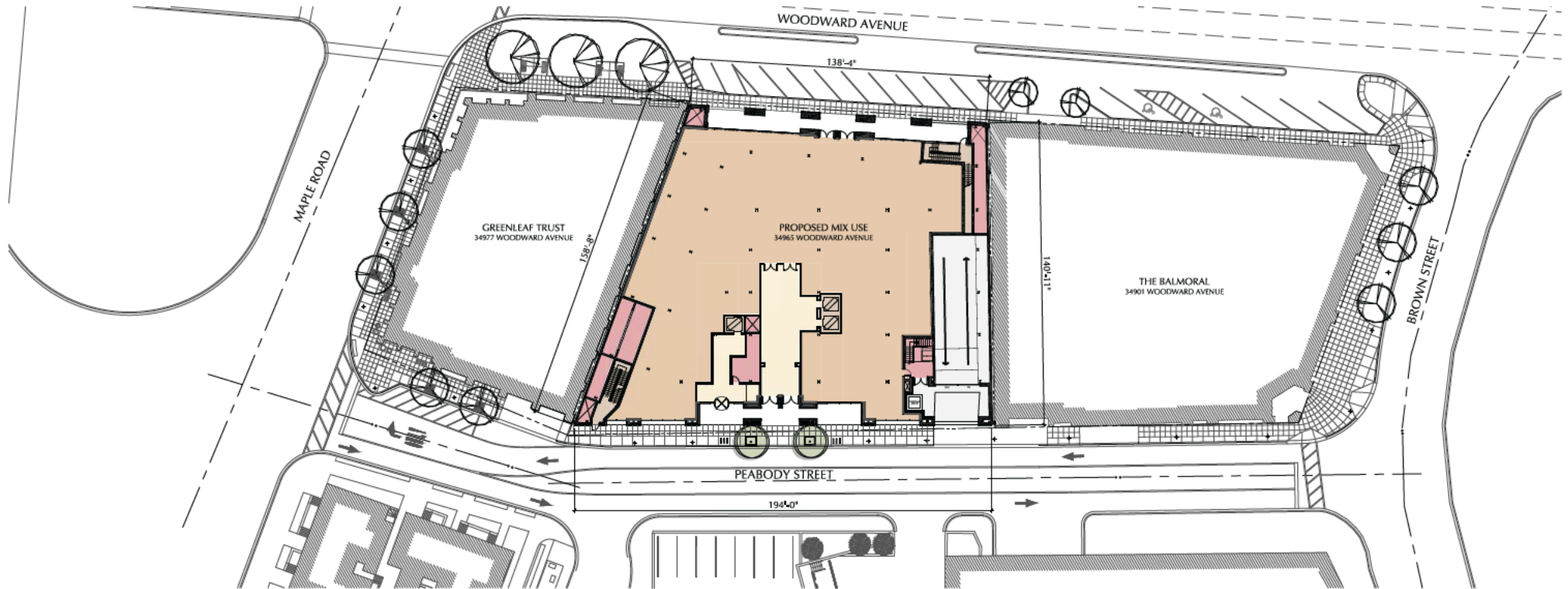


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Occupancy Areas

Occupancy	Location in Building	Net Usable Area
Office	Levels 2, 3	44,285 SF
Commercial	Level 4	18,605 SF
Retail / Office	Level 1	14,855 SF
Residential	Levels 4 + 5	17,465 SF

Parking Tabulation

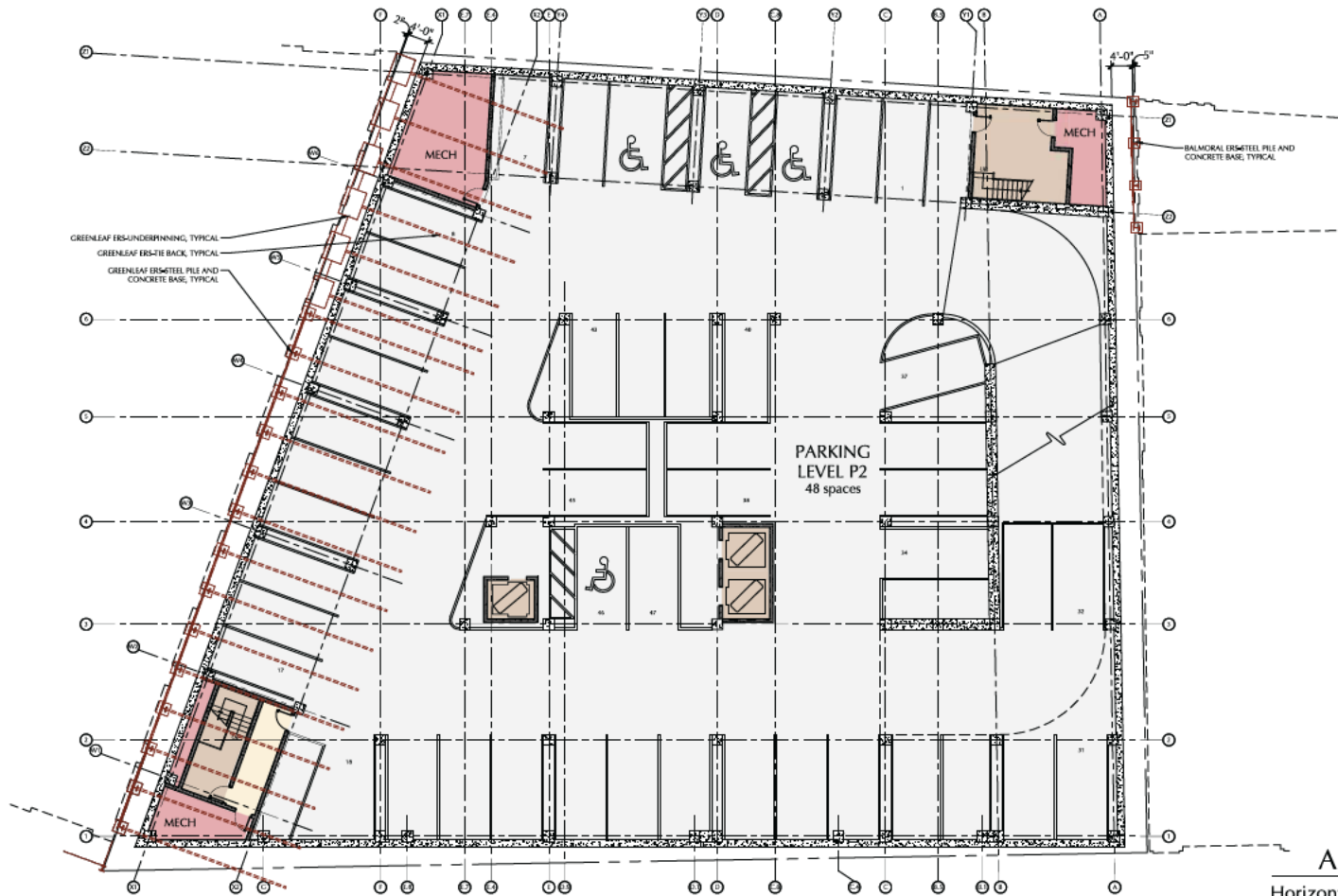
Residential		Required	Provided
Apartments	1.5 spaces / Apartment		
	10 Apartments x 1.5	15 spaces	15 spaces
Total		15 spaces	90 spaces
Total with 11 street parking spaces			101 spaces



Building Calculations

Location	Spaces / Units	Net Usable Area	Gross Area
Parking Level P2	48 Parking spaces	22,425 SF	23,700 SF
Parking Level P1	42 Parking spaces	22,405 SF	23,700 SF
Level 1	11 Street Parking	20,070 SF	21,510 SF
Level 2	-	22,735 SF	23,790 SF
Level 3	-	23,530 SF	24,530 SF
Level 4	1 Apartments	22,960 SF	24,245 SF
Level 5	9 Apartments	18,705 SF	20,435 SF
Total	-	152,880 SF	161,910 SF
Total Site Area			25,215 SF

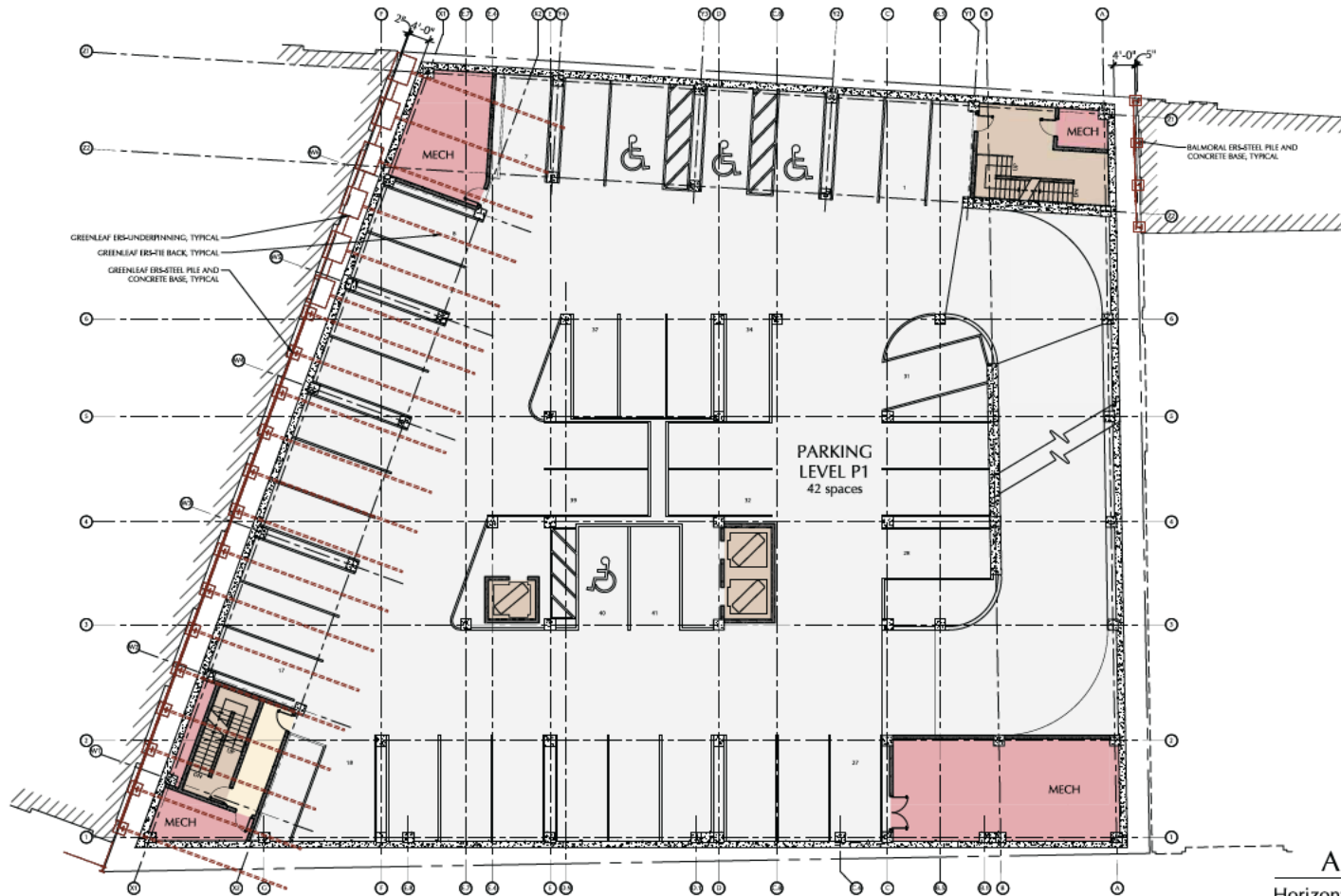
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Area Calculations

Horizontal Circulation	120 SF
Vertical Circulation	700 SF
Mech. / Storage	710 SF
Parking	20,895 SF
Net Usable Area	22,425 SF
Gross Area	23,700 SF

PARKING LEVEL P2 - 48 spaces

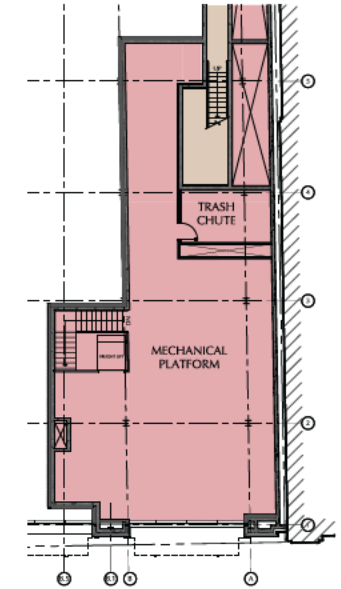
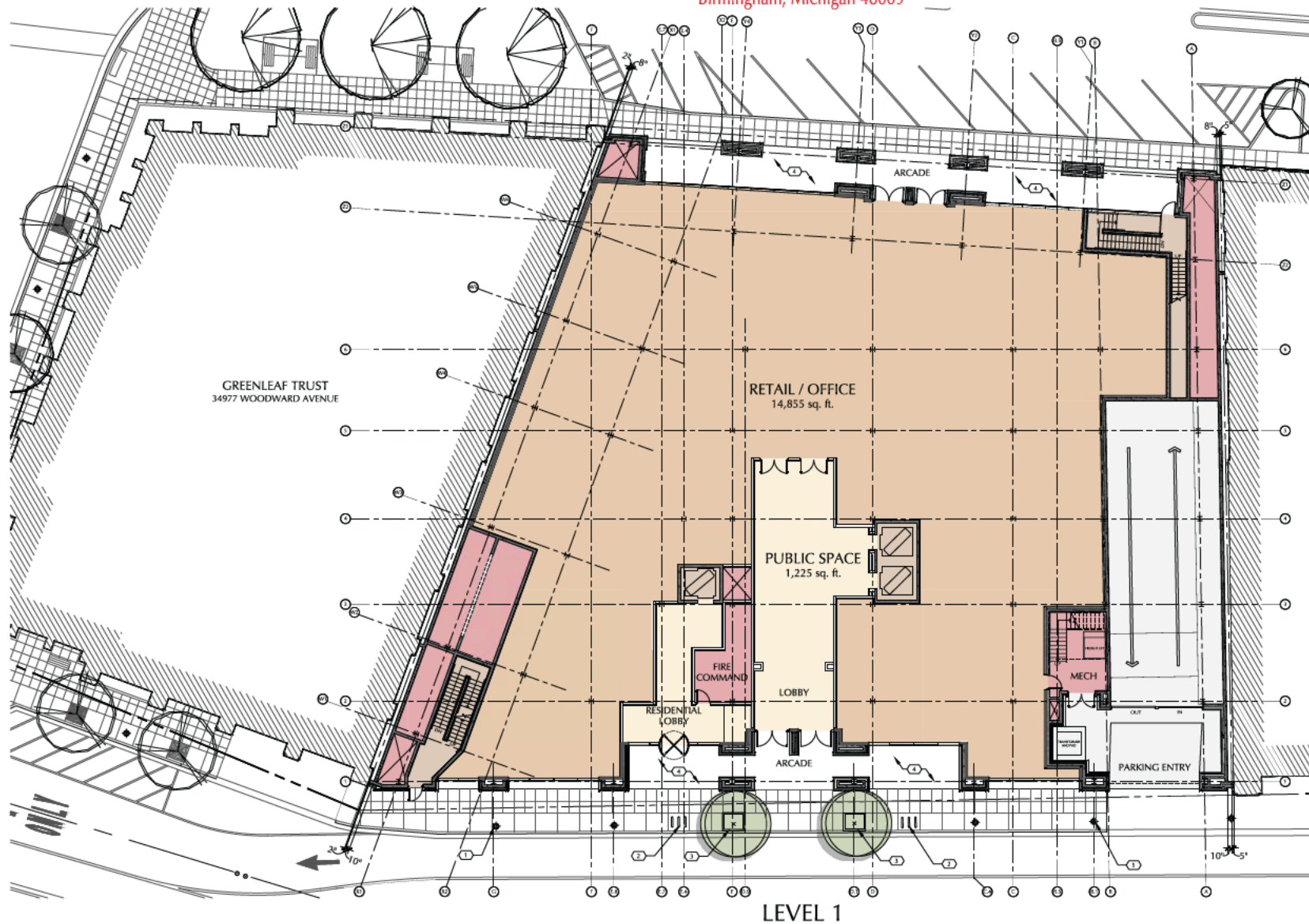


Area Calculations

Horizontal Circulation	120 SF
Vertical Circulation	795 SF
Mech. / Storage	1,475 SF
Parking	20,015 SF
Net Usable Area	22,405 SF
Gross Area	23,700 SF

PARKING LEVEL P1 - 42 spaces

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MECH. PLATFORM

Notes:

- ① Pedestrian lamp post
- ② Bike rack
- ③ Tree bed with metal grating
- ④ Exposed aggregate concrete

Area Calculations

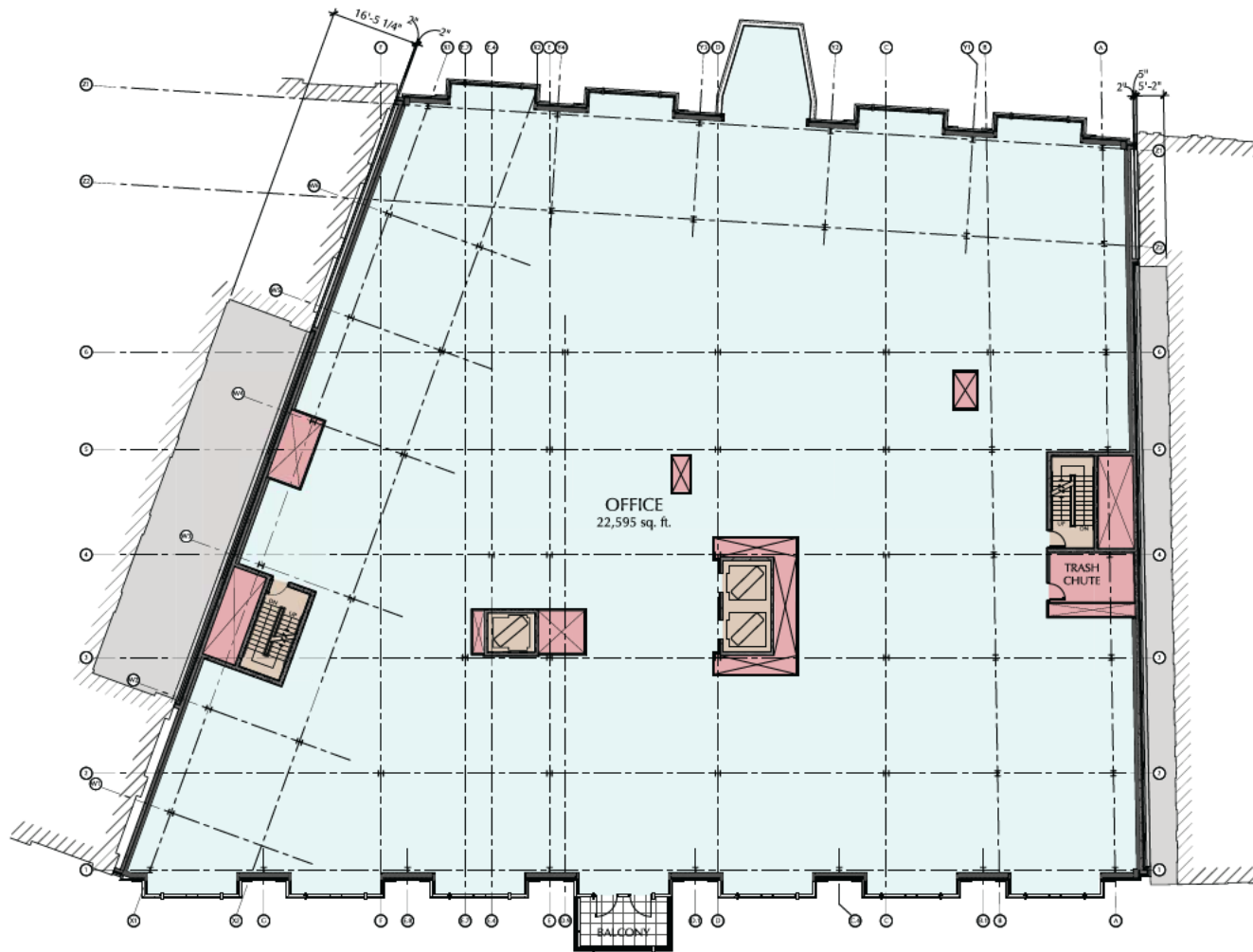
Retail / Office	14,855 SF
Horizontal Circulation	1,710 SF
Vertical Circulation	730 SF
Mech. / Storage	595 SF
Parking	2,180 SF
Net Usable Area	20,070 SF
Gross Area	21,510 SF
Arcade Area	1,910 SF

SCALE: 1" = 20'-0"



Office	21,690 SF
Vertical Circulation	575 SF
Mech. / Storage	470 SF
Net Usable Area	22,735 SF
Gross Area	23,790 SF

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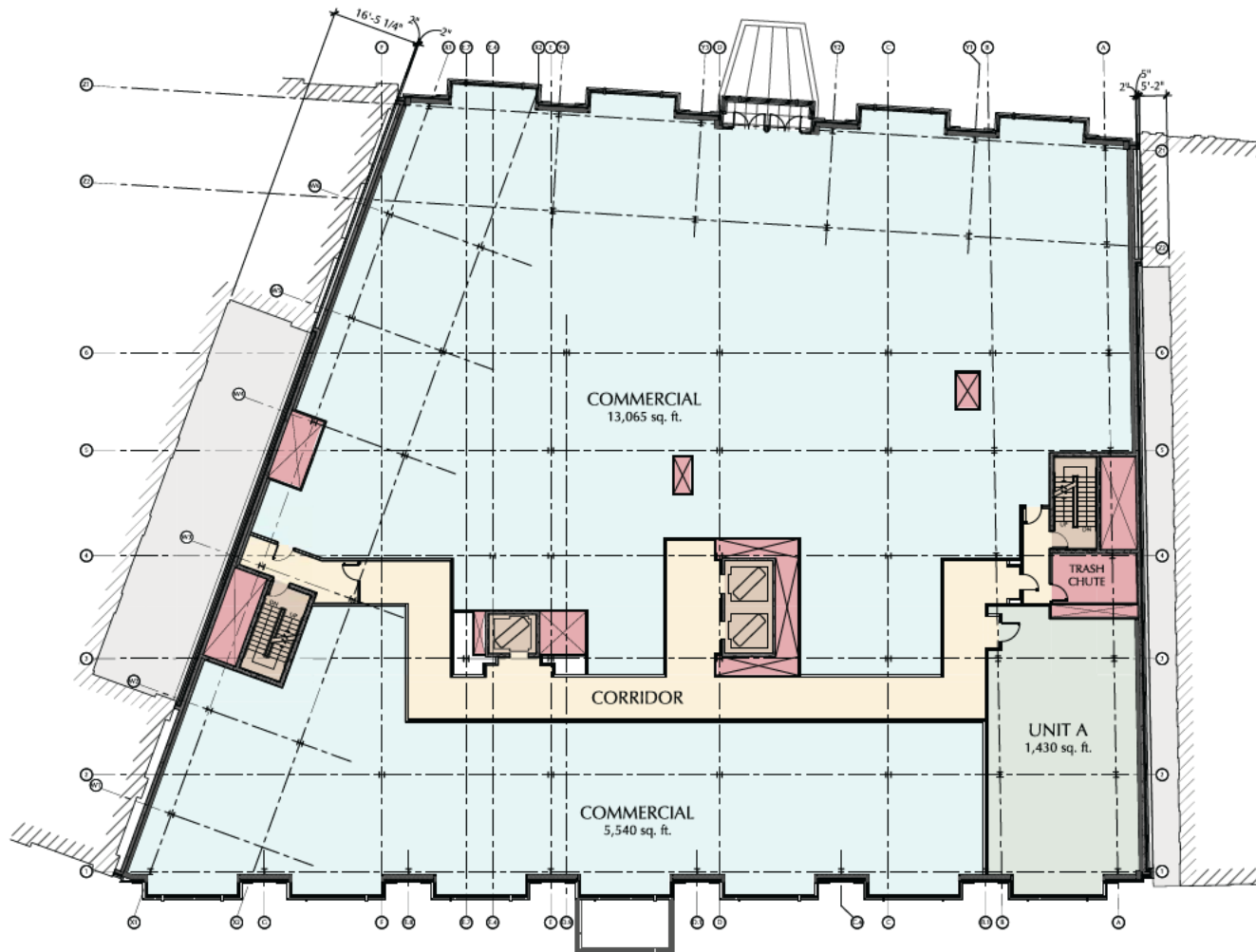


LEVEL 3

Area Calculations

Office	22,595 SF
Vertical Circulation	515 SF
Mech. / Storage	470 SF
Net Usable Area	23,580 SF
Gross Area	24,530 SF
Balcony	160 SF

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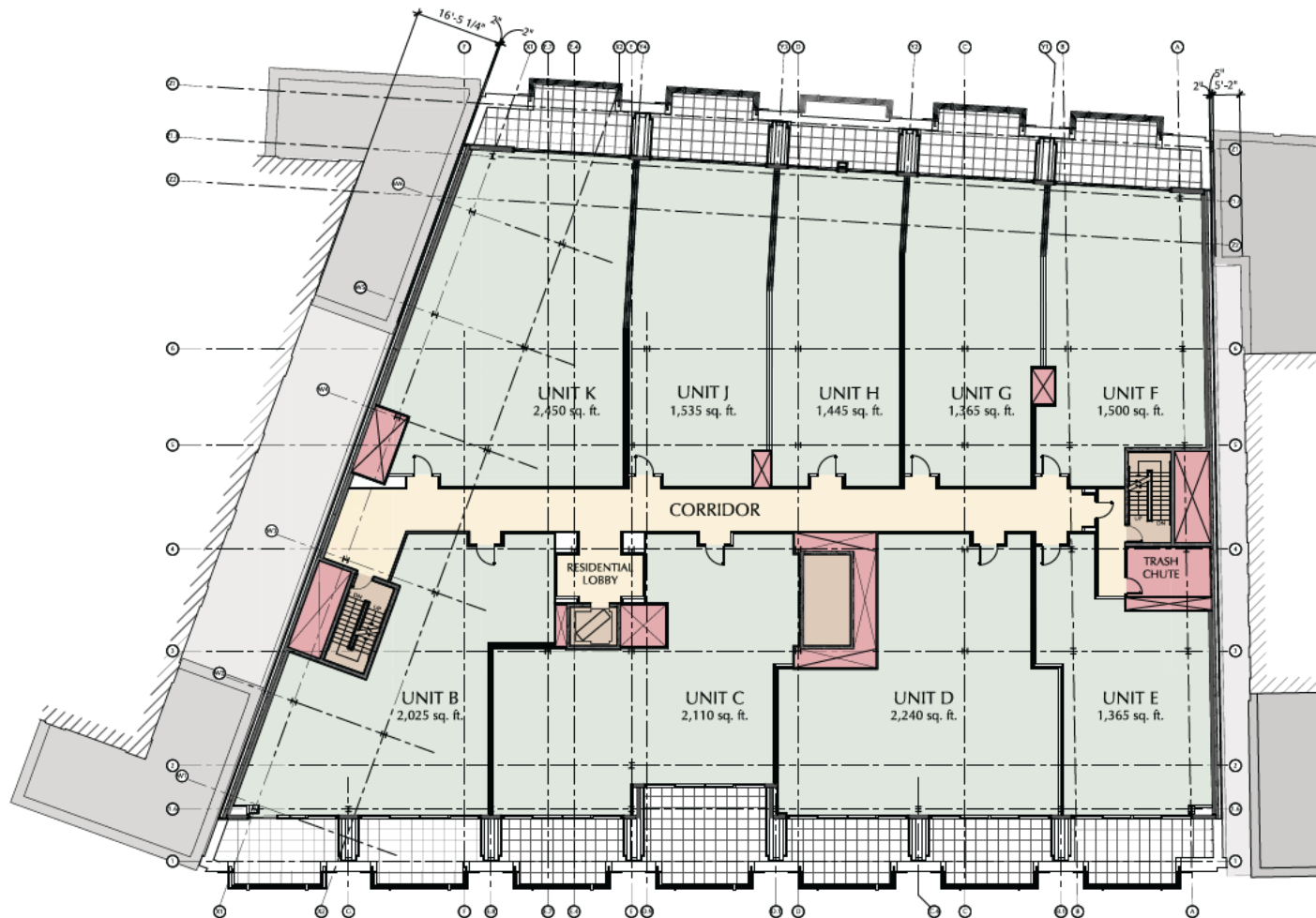
LEVEL 4

Area Calculations

Commercial	18,605 SF
Residential	1,430 SF
Horizontal Circulation	1,680 SF
Vertical Circulation	515 SF
Mech. / Storage	470 SF
Net Usable Area	22,960 SF
Gross Area	24,245 SF
Balcony	80 SF

SCALE: 1" = 20'-0"

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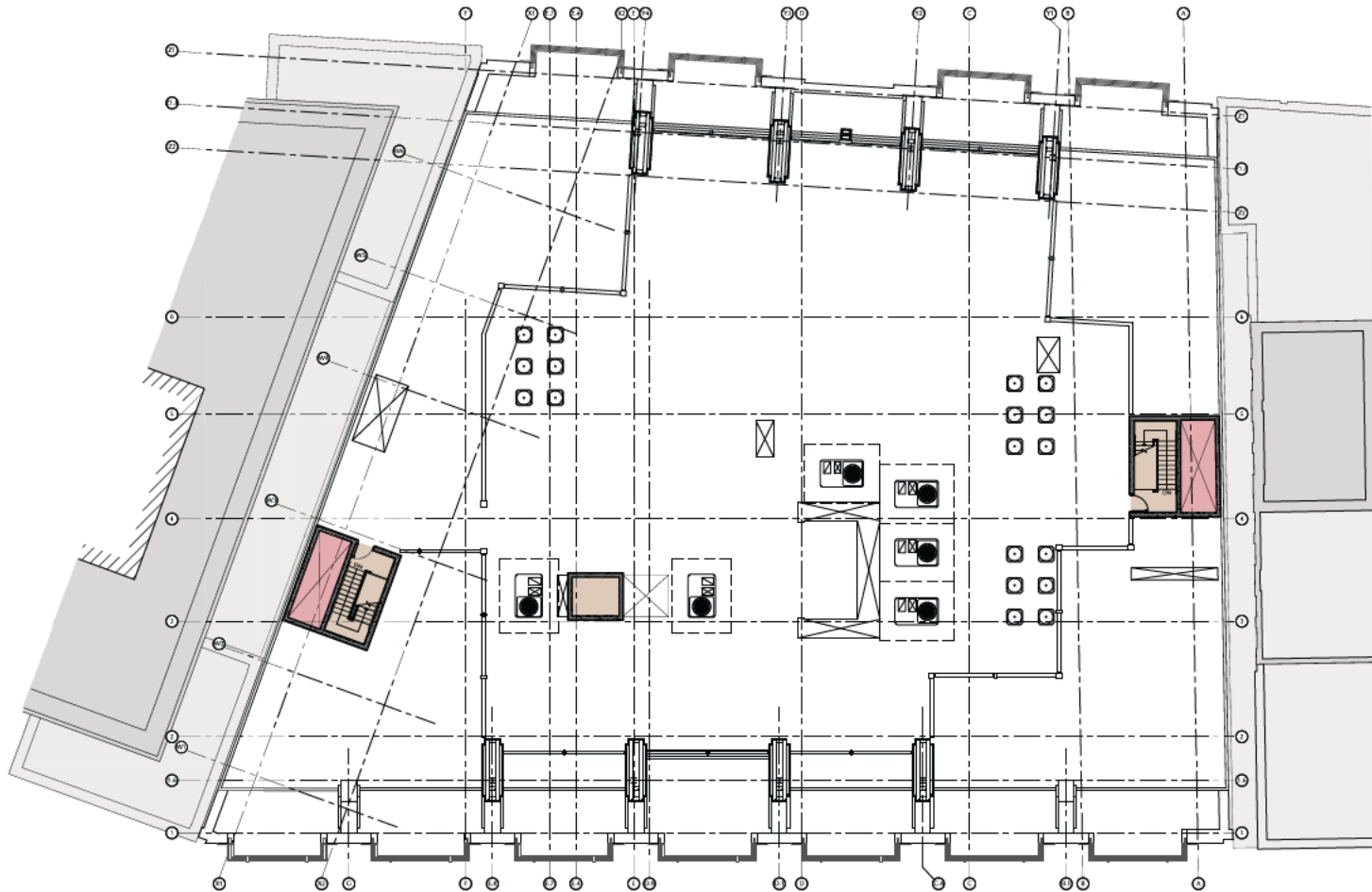
LEVEL 5

Area Calculations

Residential	16,035 SF
Horizontal Circulation	1,685 SF
Vertical Circulation	515 SF
Mech. / Storage	470 SF
Net Usable Area	18,705 SF
Gross Area	20,435 SF
Exterior Terrace	3,395 SF

SCALE: 1" = 20'-0"

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ROOF LEVEL

SCALE: 1" = 20'-0"

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SD.8

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STREETSCAPE ELEVATIONS

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1ST LEVEL GLAZING = 71%
UPPER LEVEL GLAZING = 34%



1ST LEVEL GLAZING = 70%
UPPER LEVEL GLAZING = 35%

FRONT ELEVATIONS

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SCALE: 1" = 20'-0"

SD.10

MECH. ROOF LINE
80'-0"

ROOF LEVEL
70'-0"

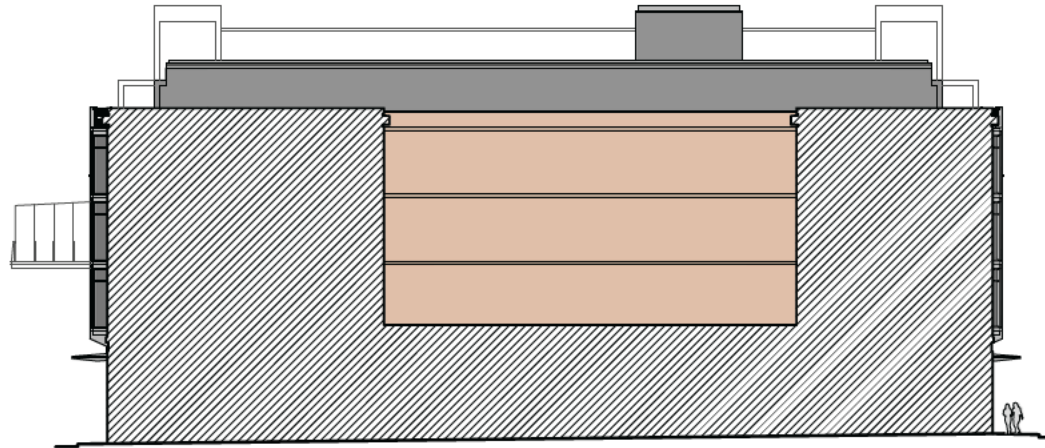
LEVEL 5
58'-0"

LEVEL 4
46'-0"

LEVEL 3
34'-0"

LEVEL 2
22'-0"

LEVEL 1
0'-0"



MECH. ROOF LINE
80'-0"

ROOF LEVEL
70'-0"

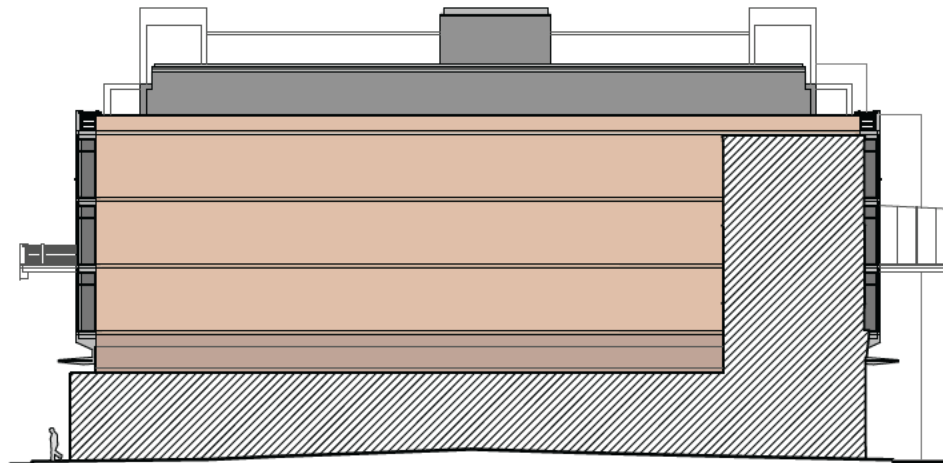
LEVEL 5
58'-0"

LEVEL 4
46'-0"

LEVEL 3
34'-0"

LEVEL 2
22'-0"

LEVEL 1
0'-0"



SIDE ELEVATIONS

SCALE: 1" = 20'-0"

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METAL COMPOSITE PANELS

DECORATIVE STAINLESS
STEEL METAL GRATE

CAST STONE CORNICE

STAINLESS STEEL CANOPY
OVER TERRACES

SLIDING GLASS DOOR
AND WINDOW SYSTEM

STONE CAP

POWDER COATED INFILL
RAILS WITH STAINLESS
STEEL GUARDRAIL

BUTT GLAZED CORNER

STEEL WINDOW AND
DOOR SYSTEM

INSET STONE BANDING

STEEL FIN DETAIL

ANODIZED ALUMINUM
CHANNEL

STAINLESS STEEL BAR
DETAIL

MASONRY VENEER

STONE PANELS

METAL LOUVERS

GLASS CANOPY

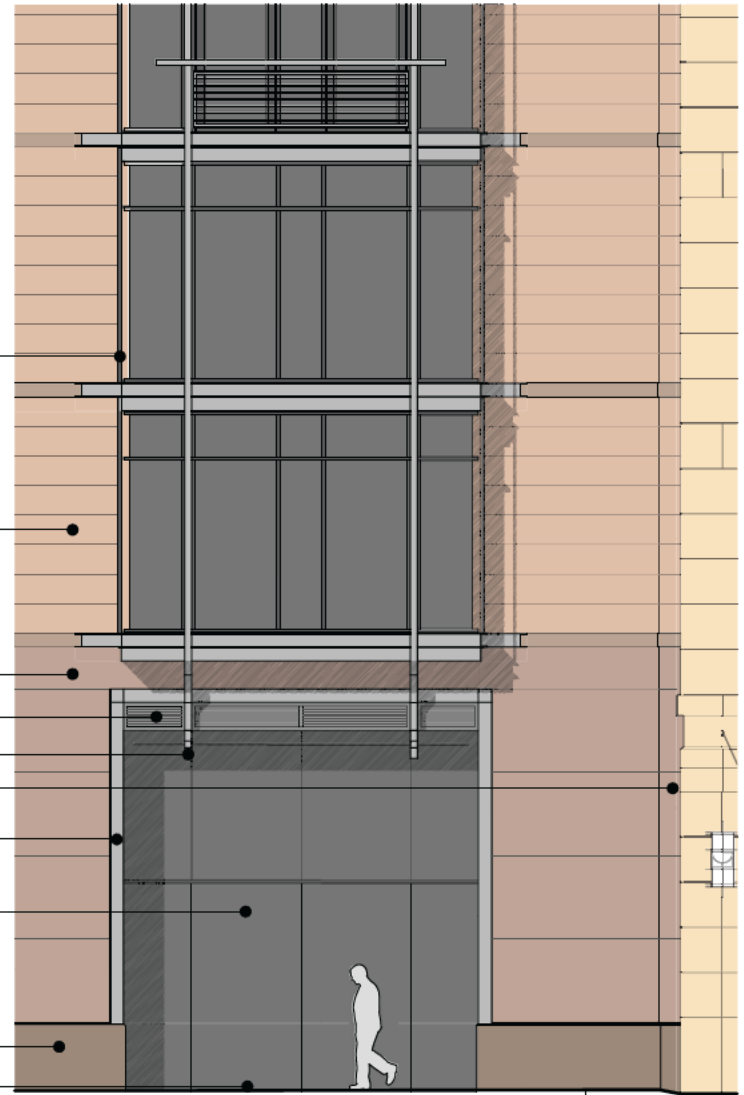
INFILL STONE TO MEET
ADJACENT BUILDINGS

ANODIZED ALUMINUM
CHANNEL SURROUND

CLEAR STRUCTURAL BUTT
GLAZED WINDOW SYSTEM

SOLID STONE BASE DETAIL

ARCADE



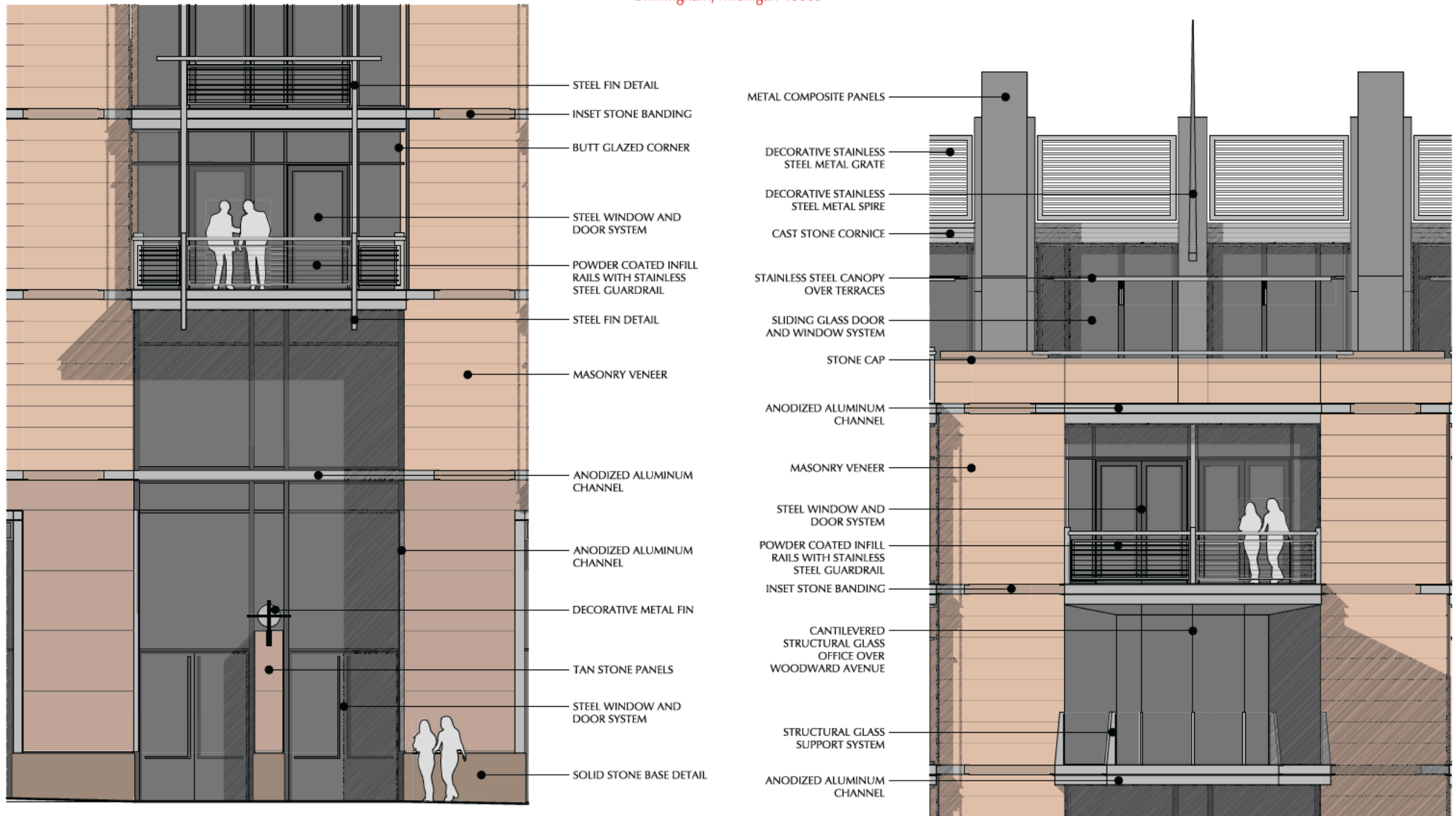
ENLARGED ELEVATION VIEWS

SCALE: 3/16" = 1'-0"

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SD.12

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ENLARGED ELEVATION VIEWS

SCALE: 3/16" = 1'-0"

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SD.13

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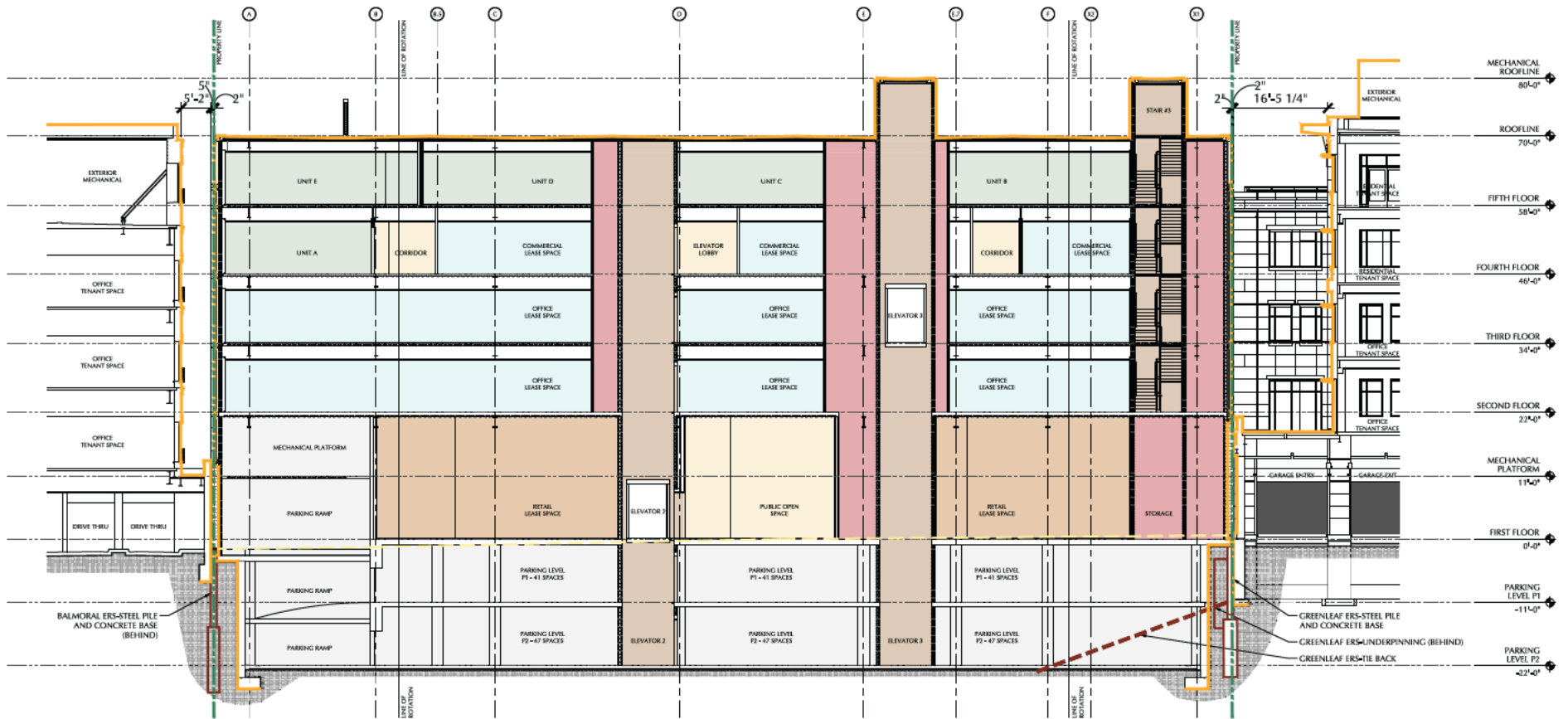
KEY: ADJACENT BUILDINGS
PEABODY REDEVELOPMENT PROPOSAL

ELEVATION DIAGRAMS

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SCALE: 1" = 20'-0"

SD.14



SECTION DIAGRAM

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WOODWARD RENDER

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PEABODY RENDER

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CANOPY DETAIL



CANTILEVERED GLASS STRUCTURE



ALUMINUM BAR GRATING



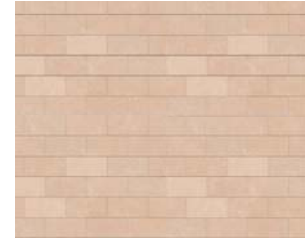
AIROLITE LOUVERS



STRUCTURAL GLAZING WITH GLASS FINIS



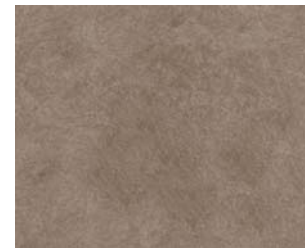
STAINLESS STEEL RAILING SYSTEM



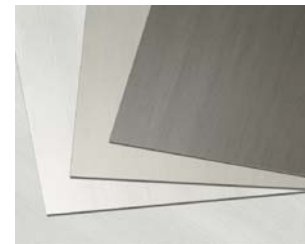
MASONRY VENEER



STONE PANELS



SOLID BASE STONE



METAL PANEL SYSTEM



ZINC STOREFRONT SYSTEM



GLASS REVOLVING DOOR SYSTEM

MATERIAL SAMPLES

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EXISTING CONDITIONS

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EXISTING CONDITIONS



EXISTING CONDITIONS

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EXISTING CONDITIONS

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EXISTING CONDITIONS