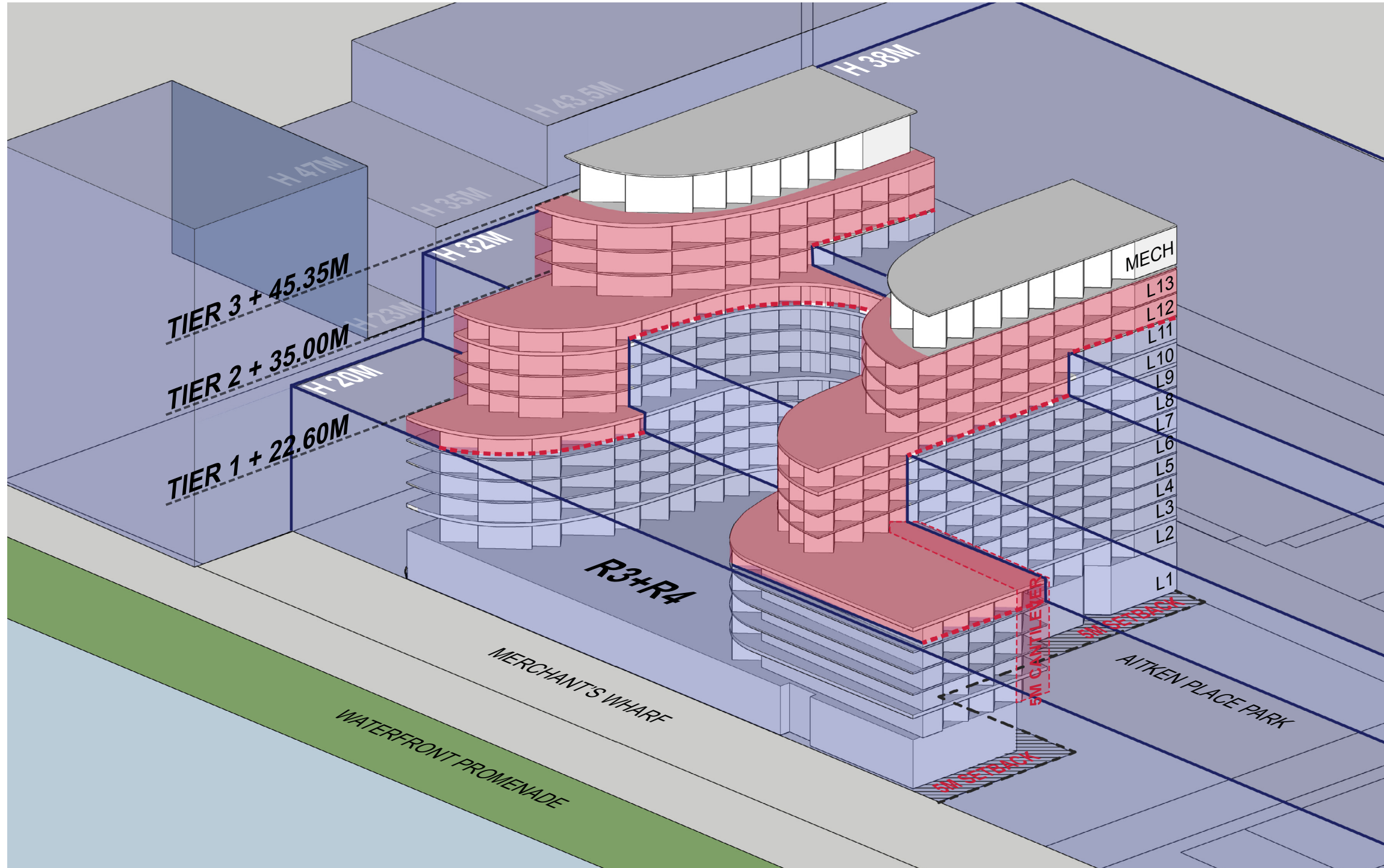


ZONING AXONOMETRIC + PROPOSED BUILDING:



HEIGHT VARIANCES:

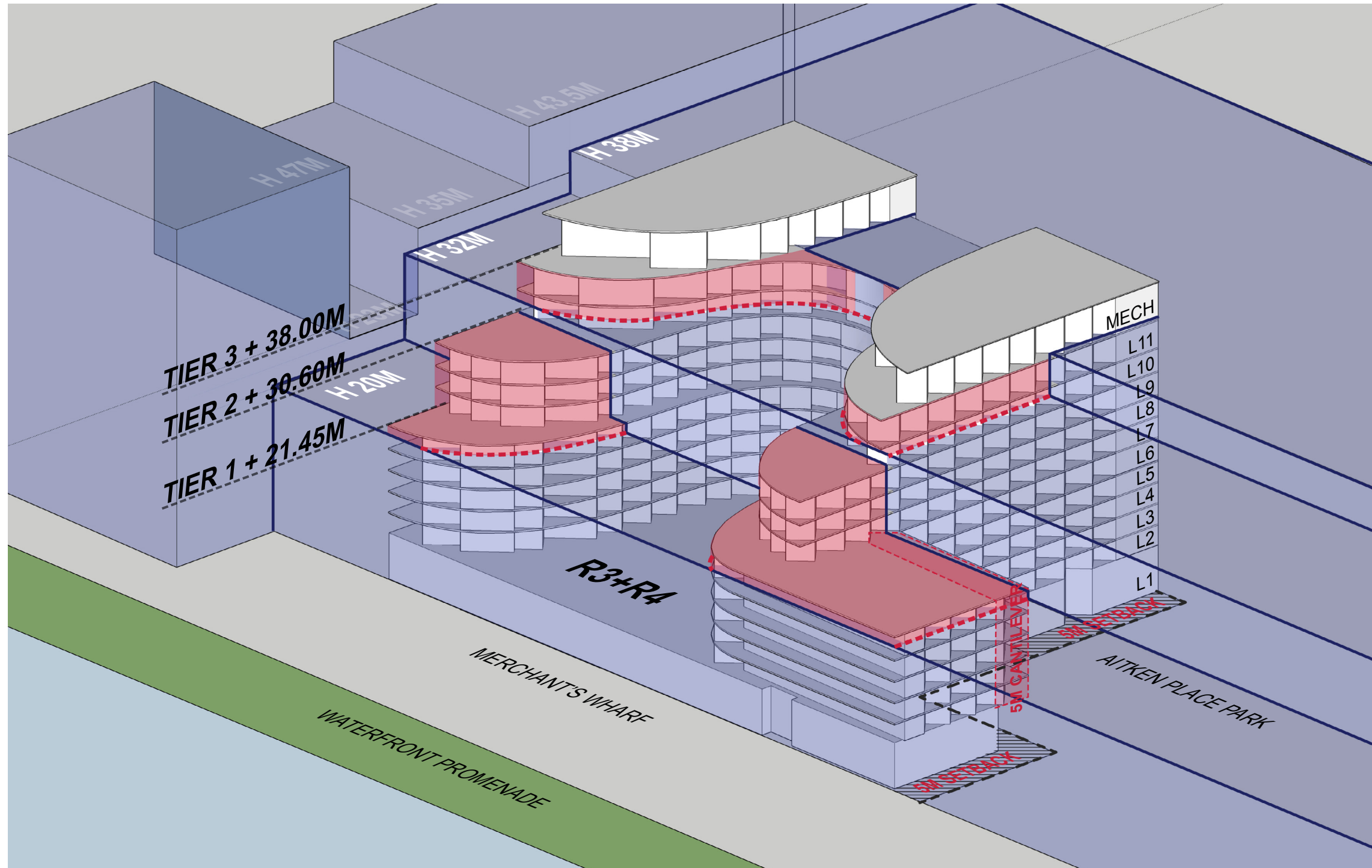
	TIER 1	TIER 2	TIER 3
H 38M ZONE			+7.35 M
H 32M ZONE		+3.00 M	+13.35 M
H 20M ZONE	+2.60 M	+15.00 M	+25.35 M

AREA CALCULATIONS:

	AREA (SQUARE METERS / SQUARE FEET)
TOTAL GFA:	38,106 SM / 410,168 SF
TOTAL SALABLE AREA:	21,579 SM / 232,275 SF

DESIGN SCHEME B: 06/13 DESIGN (CURRENT PROPOSAL)

ZONING AXONOMETRIC + PROPOSED BUILDING:



HEIGHT VARIANCES:

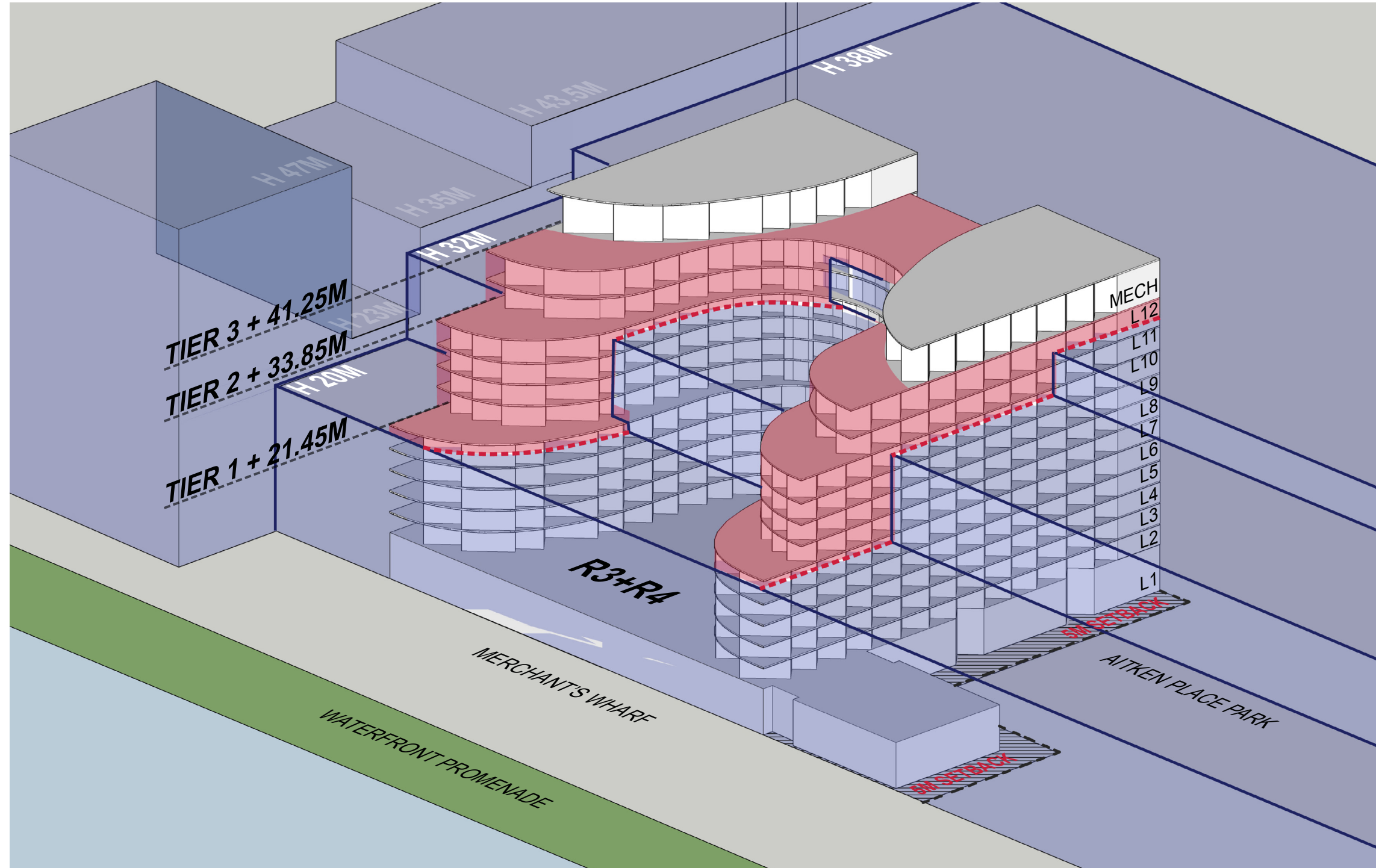
	TIER 1	TIER 2	TIER 3
H 38M ZONE			
H 32M ZONE			+6.00 M
H 20M ZONE	+1.45 M	+10.60 M	+18.00 M

AREA CALCULATIONS:

	AREA (SQUARE METERS / SQUARE FEET)
TOTAL GFA:	34,008 SM / 366,063 SF
TOTAL SALABLE AREA:	18,926 SM / 203,717 SF

DESIGN SCHEME J: 06/13 DESIGN, RETAIL DOGLEG, EXTRA 9TH FLOOR, STRETCHED 10TH/11TH FLOORS

ZONING AXONOMETRIC + PROPOSED BUILDING:



HEIGHT VARIANCES:

	TIER 1	TIER 2	TIER 3
H 38M ZONE			+3.25 M
H 32M ZONE		+1.85 M	+9.25 M
H 20M ZONE	+1.45 M	+13.85 M	+21.25 M

AREA CALCULATIONS:

	AREA (SQ.M / SQ.FT)	DIFFERENCE (FROM DESIGN 06/13/2014)
TOTAL GFA:	34,402 SM / 370,306 SF	394 SM / 4,243 SF
TOTAL SALABLE AREA :	19,054 SM / 205,095 SF	128 SM / 1,378 SF

AREA CALCULATION SUMMARY: SCHEMES A, B, J

Proposed Levels by Scheme							Scheme A - 4/24 Design						Scheme B - 6/13 Design (current proposal)						Scheme J - Scheme E, with one story retail at dogleg					
A + F	D + E	C	G	H1	H2	B	Condo	GFA	Rental	GFA	Total	GFA	Condo	GFA	Rental	GFA	Total	GFA	Condo	GFA	Rental	GFA	Total	GFA
PH.2							761	8,191	174	1,873	1,348	14,510							761	8,191	174	1,873	1,348	14,510
PH.1	PH.2	PH.2	PH.2	PH.2	PH.2		1,625	17,491			1,625	17,491							2,166	23,315			2,166	23,315
12	PH.1	PH.1	PH.1	PH.1	PH.1	12/PH.2	1,625	17,491			1,625	17,491							2,166	23,315			2,166	23,315
11	11	11	11	11	11	11/PH.1	1,625	17,491			1,625	17,491							2,554	27,491			2,554	27,491
10	10	10	10	10	10	10	2,554	27,491			2,554	27,491							1,786	19,224	777	8,359	2,554	27,491
9	9	9	9	9	9	9	1,786	19,224	777	8,359	2,554	27,491							1,786	19,224	777	8,359	2,554	27,491
8	8	8	8	8	8	8	1,786	19,224	777	8,359	2,554	27,491							1,786	19,224	777	8,359	2,554	27,491
7	7	7	7	7	7	7	1,786	19,224	777	8,359	2,554	27,491							1,786	19,224	777	8,359	2,554	27,491
6	6	6	6	6	6	6	2,628	28,288	777	8,359	3,410	36,705							2,138	23,013	777	8,359	2,920	31,431
5	5	5	5	5	5	5	2,628	28,288	777	8,359	3,410	36,705							2,138	23,013	777	8,359	2,920	31,431
4	4	4	4	4	4	4	2,628	28,288	777	8,359	3,410	36,705							2,138	23,013	777	8,359	2,920	31,431
3	3	3	3	3	3	3	2,362	25,424	777	8,359	3,145	33,852							1,873	20,161	777	8,359	2,655	28,578
2	2	2	2	2	2	2	2,372	25,532	777	8,359	3,154	33,949							1,882	20,258	777	8,359	2,664	28,675
1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	145	1,562	90	969	90	969							145	1,562	90	969	295	3,176
1	1	1	1	1	1	1	678	7,298	137	1,476	5,048	54,336							867	9,335	137	1,476	4,132	44,480
Totals							26,989	290,507	6,614	71,190	38,106	410,168	23,791	256,088	6,614	71,190	34,008	366,063	24,186	260,339	6,614	71,190	34,402	370,306

Proposed Levels by Scheme							Design Scheme A - 4/24 Design						Design Scheme B - 6/13 Design (current proposal)						Scheme J - Scheme E, with one story retail at dogleg						
A + F	D + E	C	G	H1	H2	B	Condo	TSA	Rental	TLA	Retail	TLA	Condo	TSA	Rental	TLA	Retail	TLA	Condo	TSA	Rental	TLA	Retail	TLA	
PH.2							411	4,424											411	4,424					
PH.1	PH.2	PH.2	PH.2	PH.2	PH.2		1,344	14,467												1,834	19,741				
12	PH.1	PH.1	PH.1	PH.1	PH.1	12/PH.2	1,344	14,467												1,834	19,741				
11	11	11	11	11	11	11/PH.1	1,344	14,467												2,167	23,325				
10	10	10	10	10	10	10	2,167	23,325												1,478	15,909	644	6,933		
9	9	9	9	9	9	9	1,478	15,909	644	6,933									1,478	15,909	644	6,933			
8	8	8	8	8	8	8	1,478	15,909	644	6,933									1,478	15,909	644	6,933			
7	7	7	7	7	7	7	1,443	15,532	644	6,933									1,443	15,532	644	6,933			
6	6	6	6	6	6	6	2,241	24,122	644	6,933									1,808	19,461	644	6,933			
5	5	5	5	5	5	5	2,241	24,122	644	6,933									1,808	19,461	644	6,933			
4	4	4	4	4	4	4	2,241	24,122	644	6,933									1,808	19,461	644	6,933			
3	3	3	3	3	3	3	1,975	21,259	644	6,933									1,543	16,609	644	6,933			
2	2	2	2	2	2	2	1,872	20,150	644	6,933									1,442	15,522	644	6,933			
1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ																			
1	1	1	1	1	1	1					3,066	33,002												3,066	33,002
Totals							21,579	232,275	5,153	55,464	3,066	33,002	18,926	203,717	5,153	55,464	3,066	33,002	19,054	205,095	5,153	55,464	3,066	33,002	

NOTE: GFA is currently including mechanical spaces