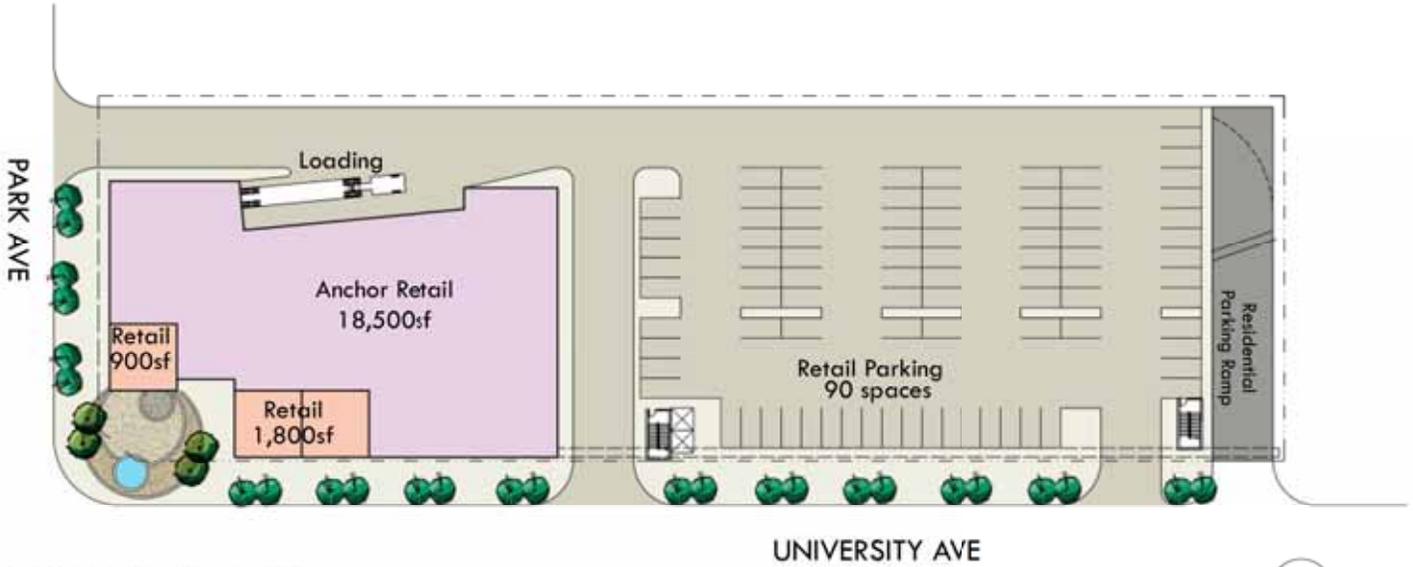






**SITE PLAN**



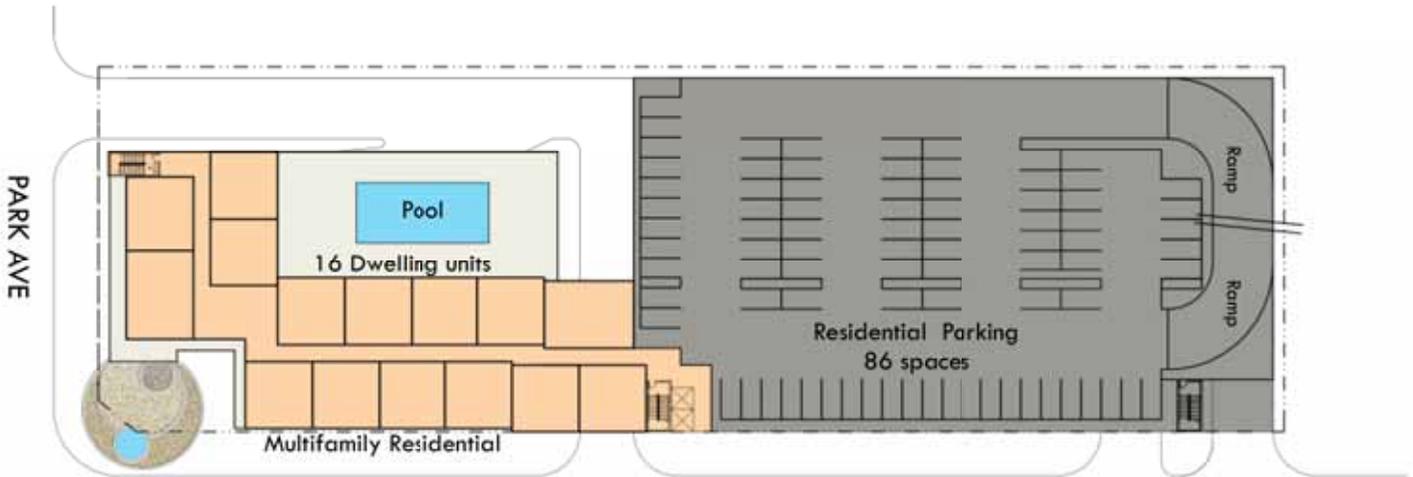


LEVEL 1 PLAN +0'-0"



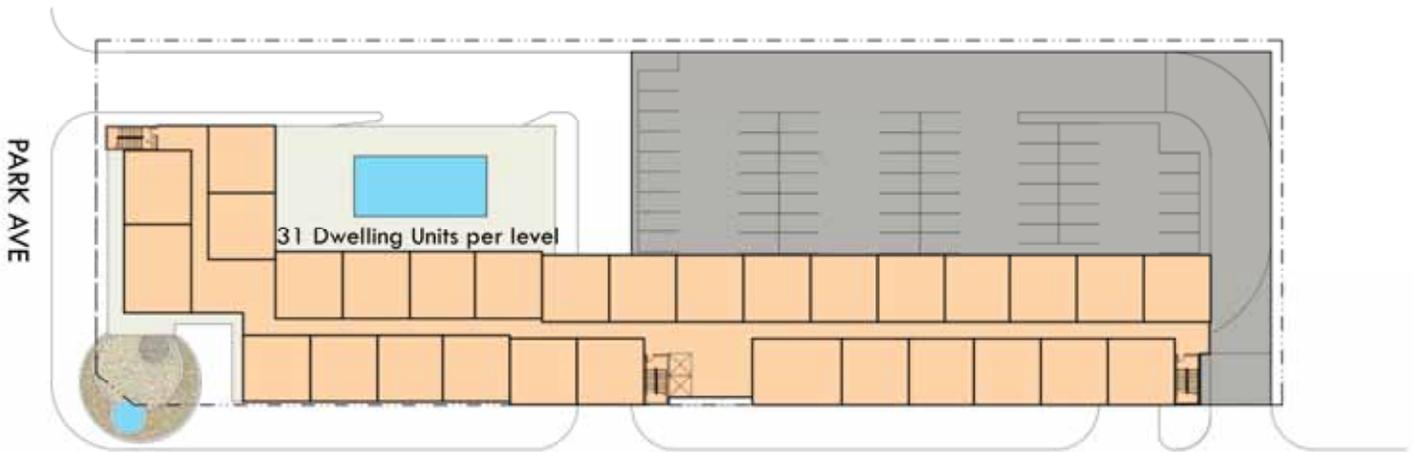
LEVEL 1.5 PLAN +12'-0"





LEVEL 2 PLAN +22'-0"

UNIVERSITY AVE



LEVEL 3 & 4 PLAN +32'-0" & +42'-0"

UNIVERSITY AVE





**SECTION**

**PROGRAM**

L01	RETAIL PARKING	21,200 SF 90 SPACES
L01.5	PARKING	89 SPACES
L02	RESIDENTIAL PARKING	16 UNITS 86 SPACES
L03	RESIDENTIAL	31 UNITS
L04	RESIDENTIAL	31 UNITS
<b>TOTALS</b>	<b>RETAIL</b> <b>RESIDENTIAL</b> <b>PARKING RETAIL</b> <b>PARKING RESIDENTIAL</b> <b>TOTAL</b>	<b>21,200 SF</b> <b>84,240 SF (78 UNITS)</b> <b>90 SPACES</b> <b>175 SPACES</b> <b>265 SPACES</b>