



1/C.0 - VIEW FROM THE INTERSECTION OF BROADWAY AND IRVING



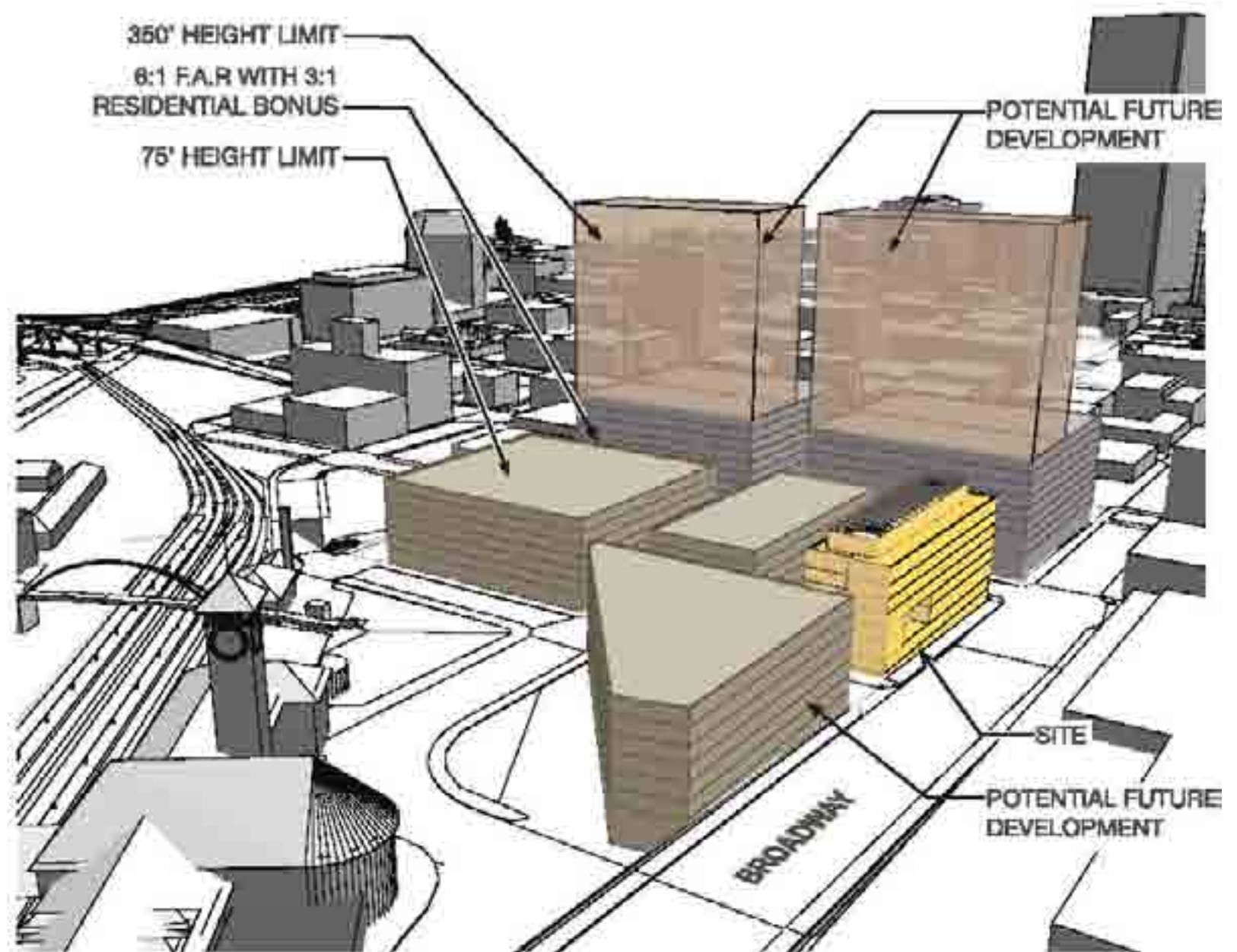




1/C.4 - FLOOR AREA RATIOS MAP



2/C.4 - MAXIMUM BUILDING HEIGHTS MAP



3/C.4 - FAR / BUILDING HEIGHT DIAGRAM

<b>FAR CALCULATIONS</b>	SITE AREA	20,000 SF
	F.A.R.	6:1
	ALLOWABLE AREA	120,000 SF
TOTAL PROPOSED AREA		106,668 SF

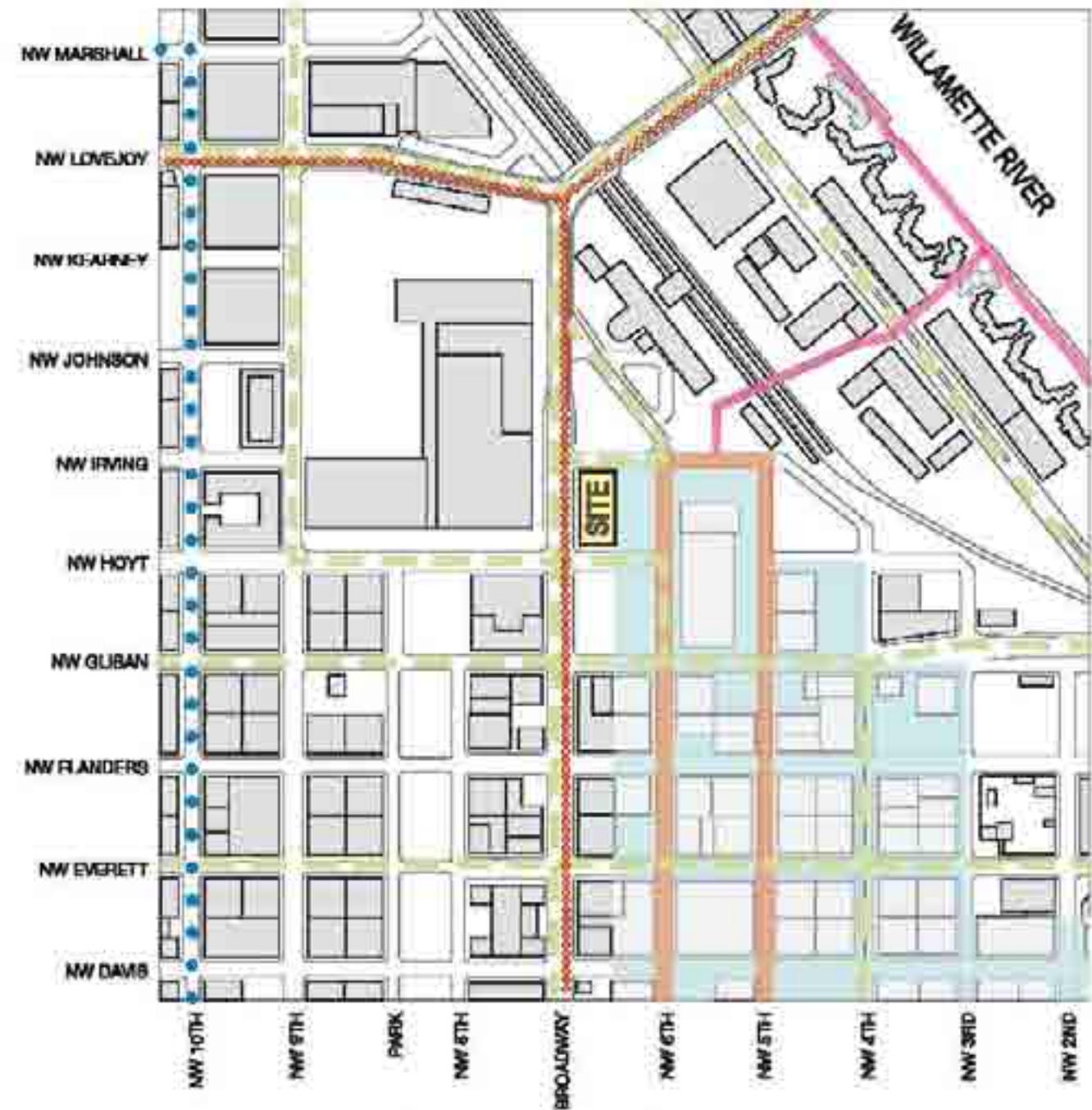
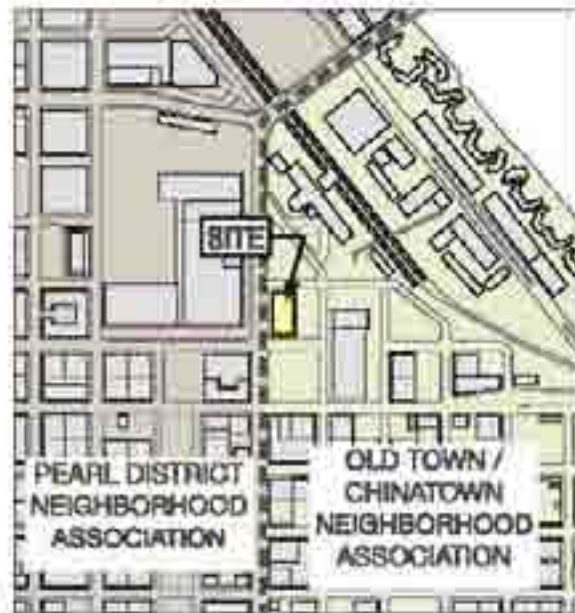




1/C.5 - ZONING MAP



2/C.5 - NEIGHBORHOOD ASSOCIATIONS



3/C.5 - TRANSPORTATION MAP







1/C.6 - BIRD'S EYE VIEW FROM THE SOUTH





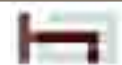


1/C.7 - VIEW FROM THE BROADWAY BRIDGE





1/C.8 - VIEW OF THE NORTHWEST CORNER







1/C.10 - VIEW FROM THE INTERSECTION OF BROADWAY AND HOYT





1/C.11 - VIEW OF THE SOUTHWEST CORNER







1/C.12 - VIEW OF THE SOUTHWEST CORNER







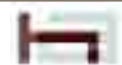
1/C.13 - VIEW FROM 6TH AVE LOOKING NORTH







1/C.14 - VIEW OF NORTHEAST CORNER FROM UNION STATION







1/C.16 - NIGHT VIEW FROM INTERSECTION OF BROADWAY AND IRVING

