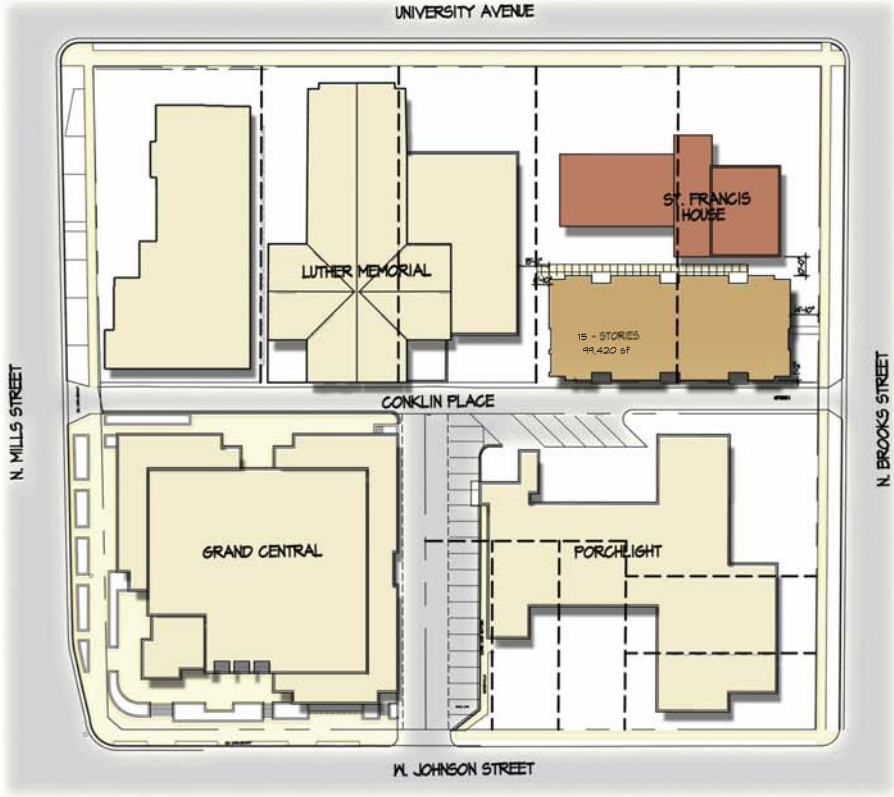


N. Mills St.

W. Johnson St.





Site Plan



### 1001 University



Aerial View



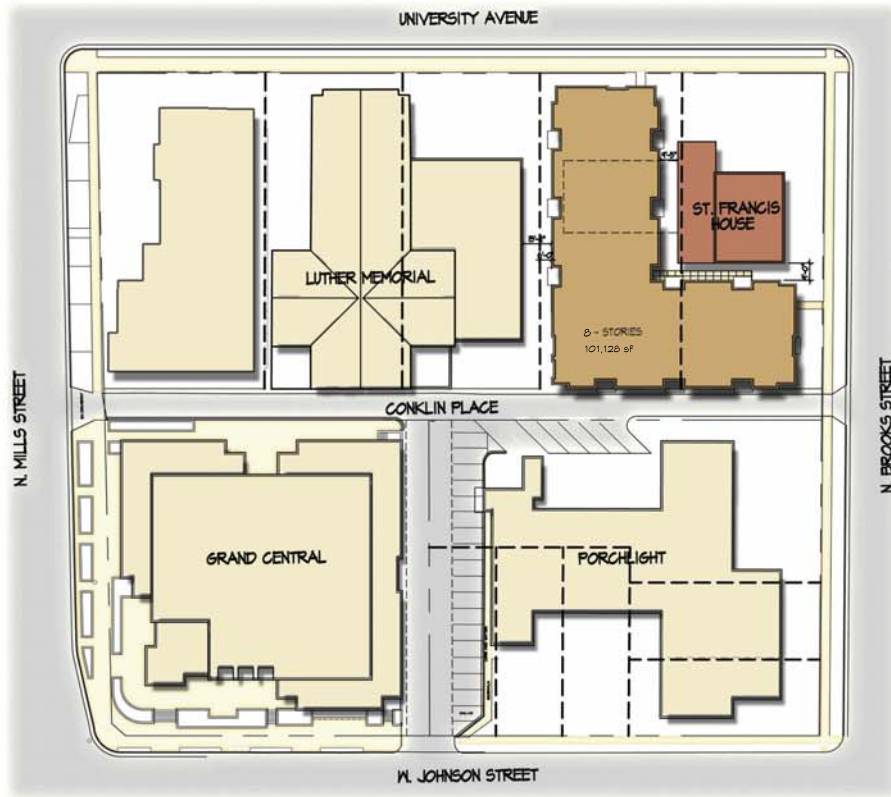
a

Street View



## 1001 University





Site Plan



## 1001 University



Aerial View



b

Street View



## 1001 University





Site Plan



## 1001 University





Aerial View



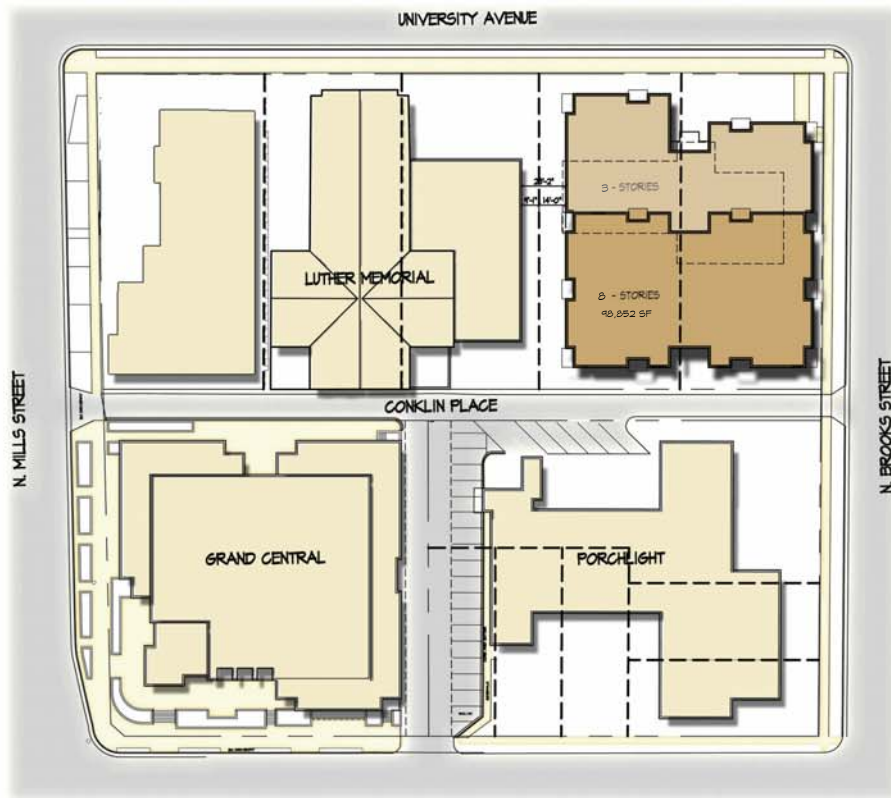
Street View



## 1001 University







Site Plan



## 1001 University



Aerial View



d

Street View



## 1001 University



May 18, 2011

Knothe & Bruce Architects

© 2010 Knothe & Bruce Architects LLC

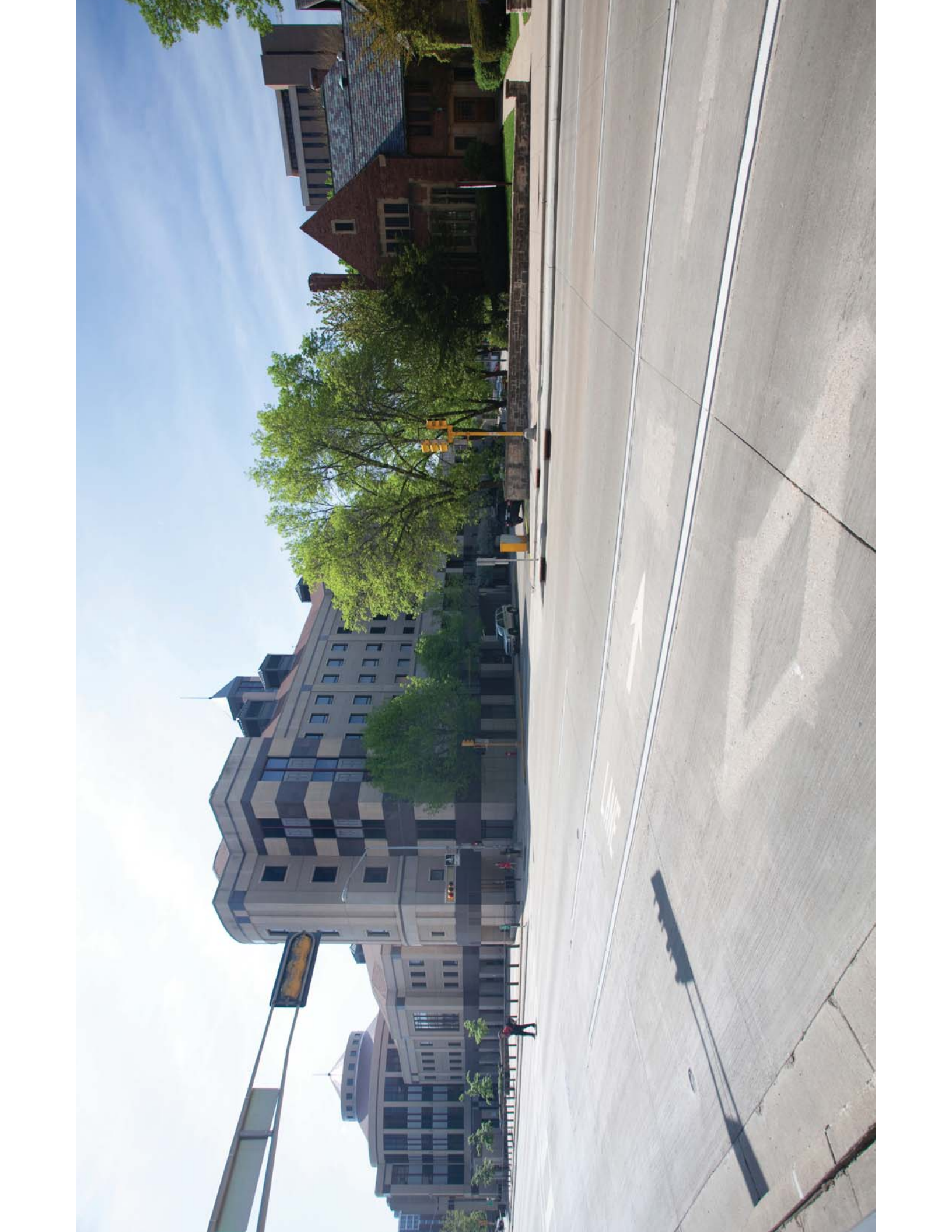








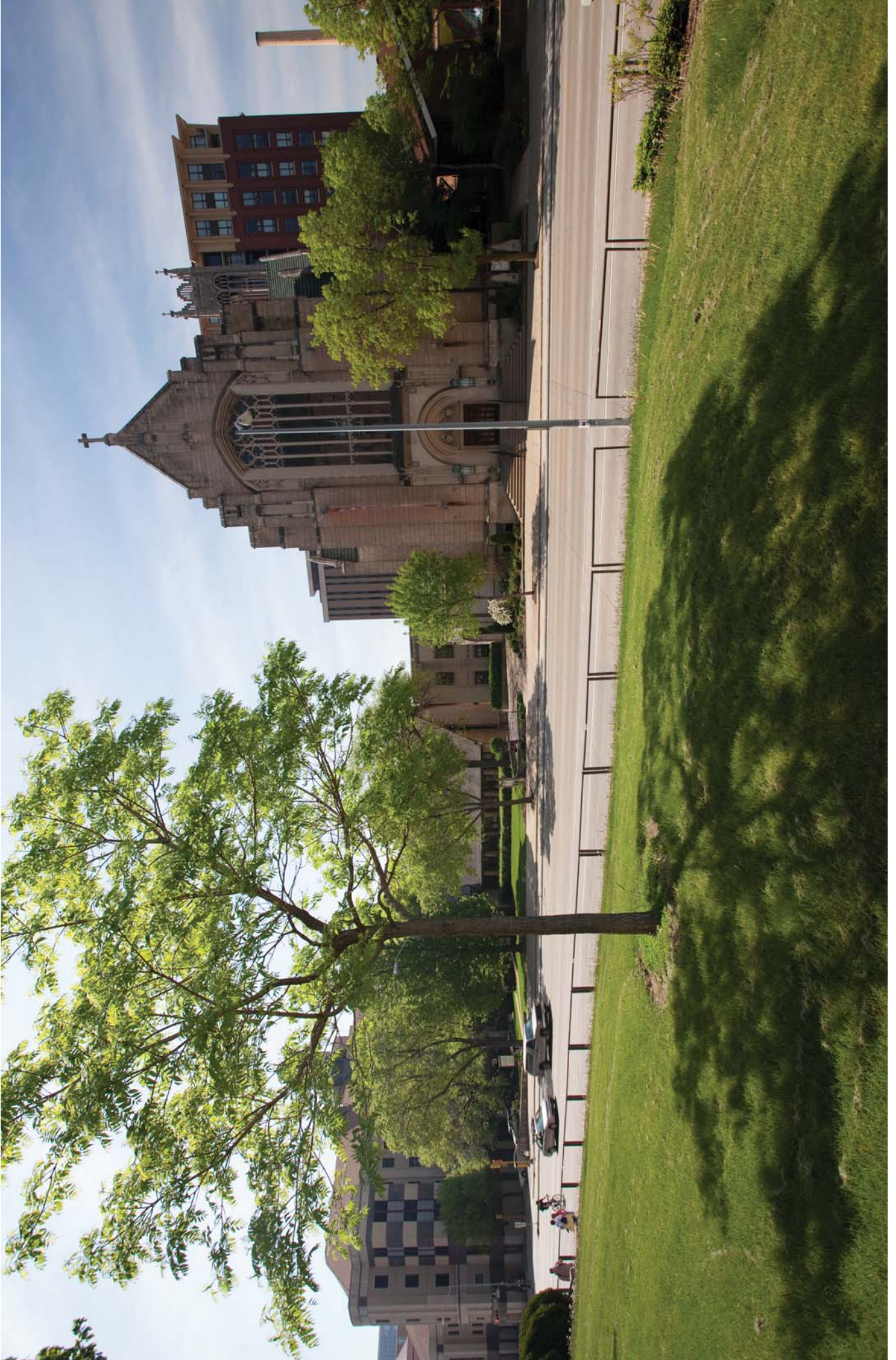




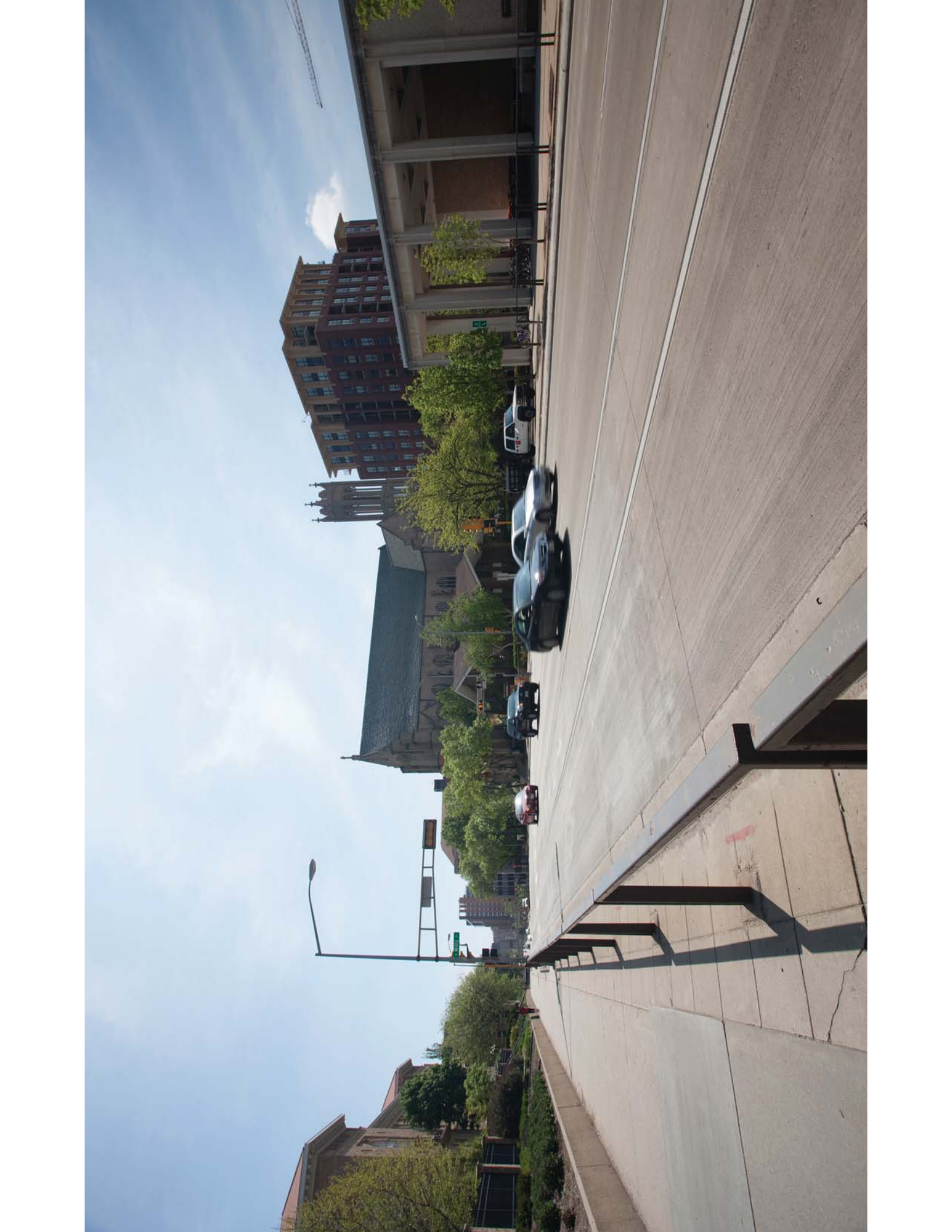




















Proposed Visibility

Existing Visibility

Radius to Grand Central

Church Tower

St. Francis Development  
**Aerial-Church Tower  
 View Lines & Setbacks**

Project # 1037

UNIVERSITY AVENUE

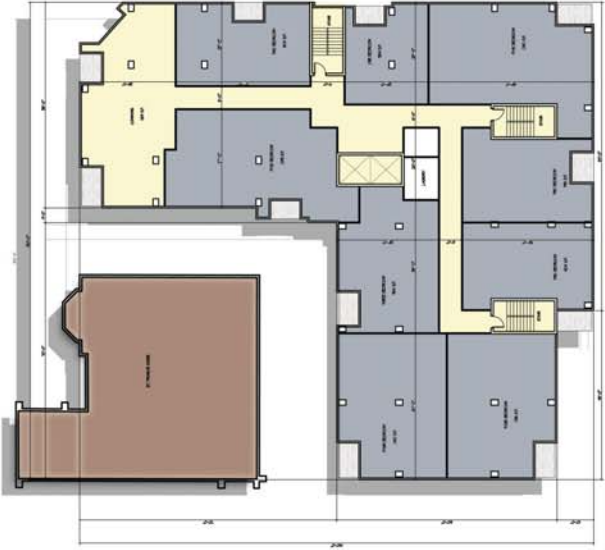


St. Francis Development  
**Landscape Plan**

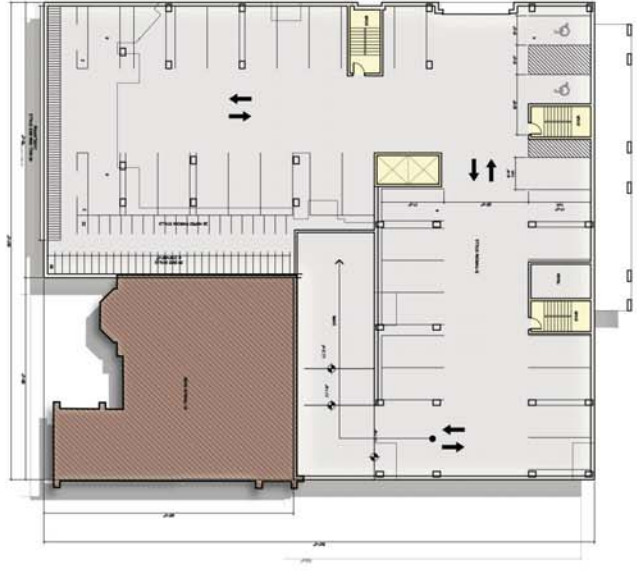
May 25, 2011  
 Project # 1037

St. Francis Development  
**Floor Plan**

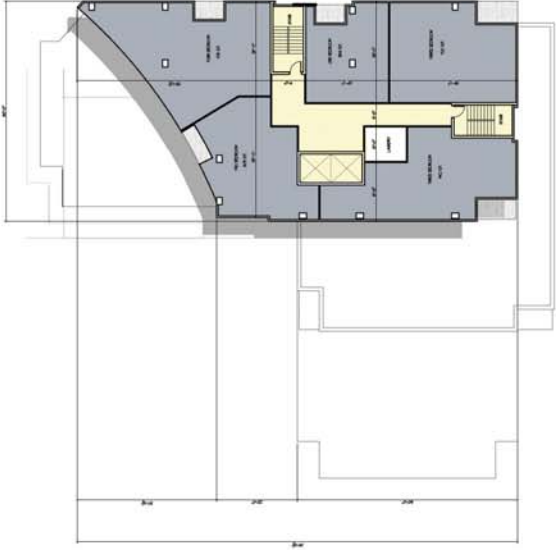
May 11, 2011  
Project # 1037



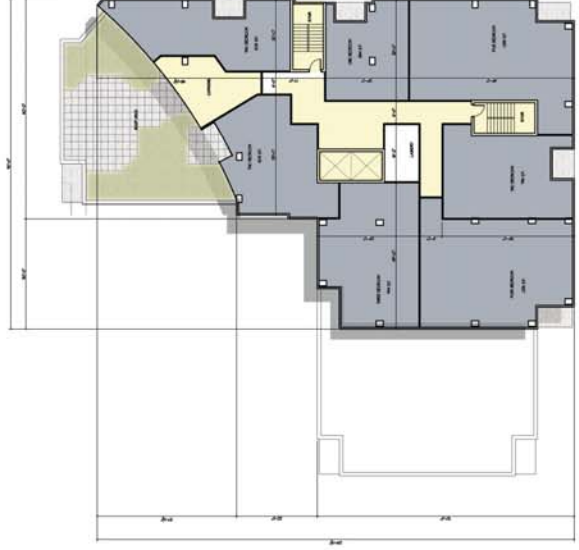
First Floor Plan



Typical Basement Plan



Typical Ninth-Twelfth Floor Plan



Typical Fifth-Eighth Floor Plan

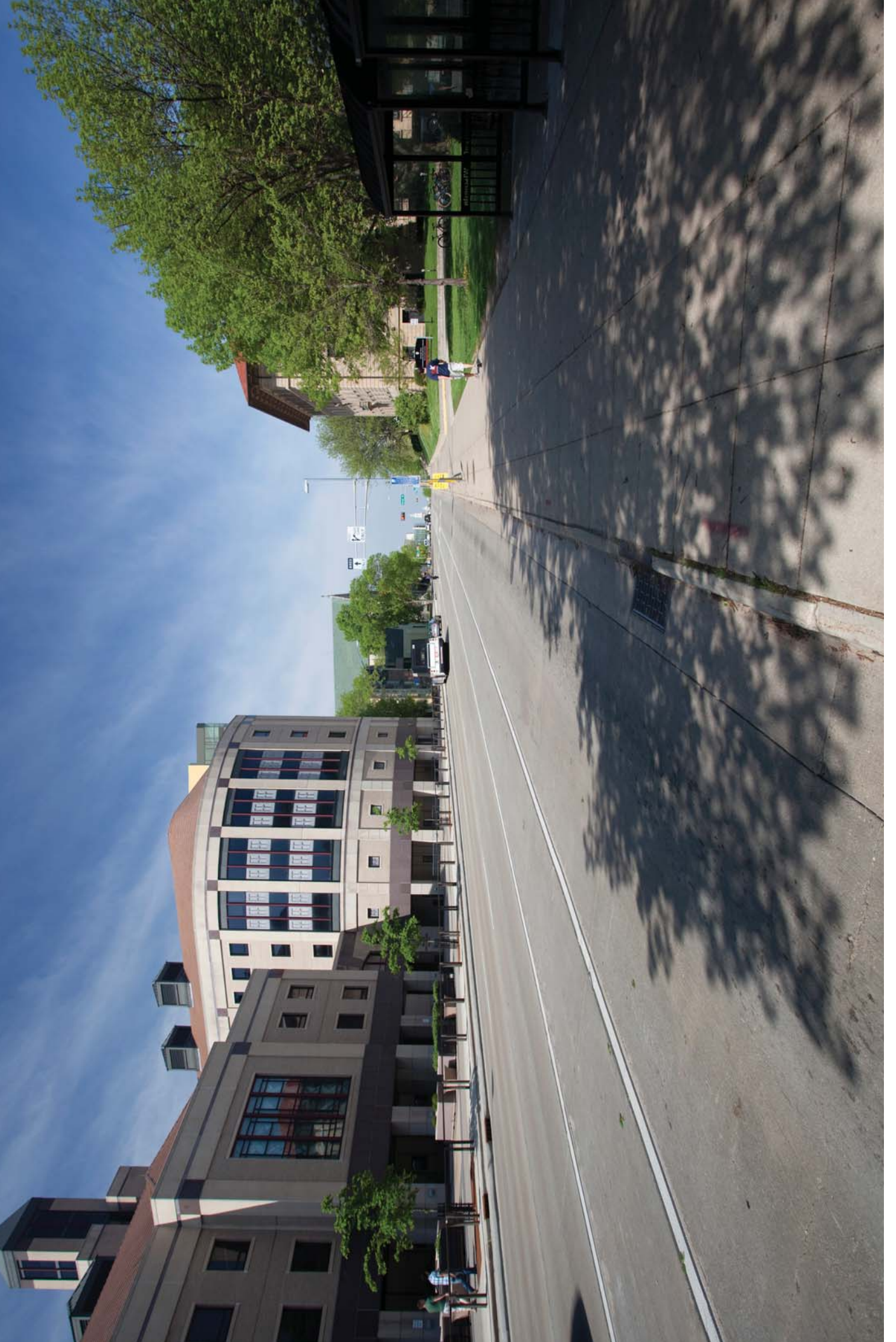




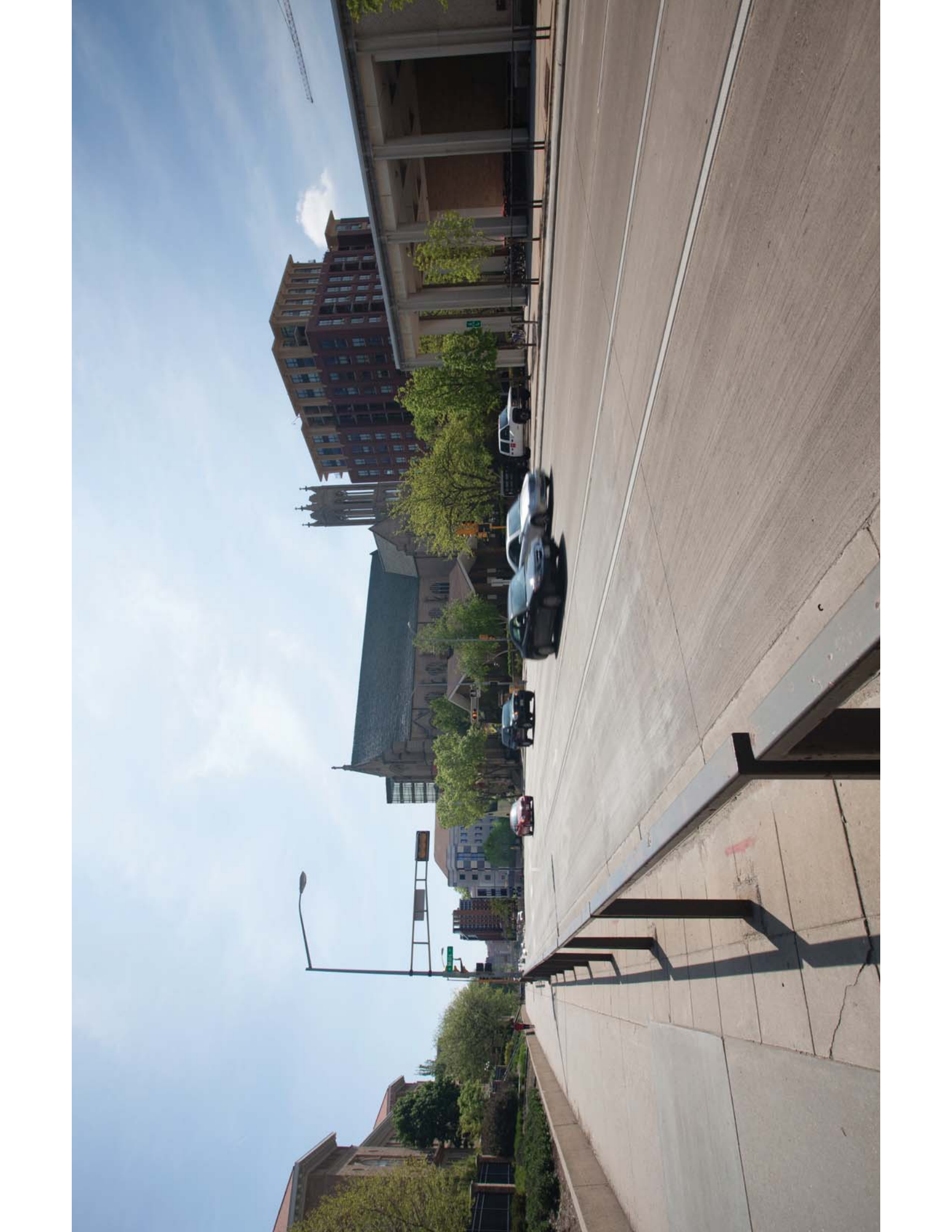
University Ave. Street Elevation



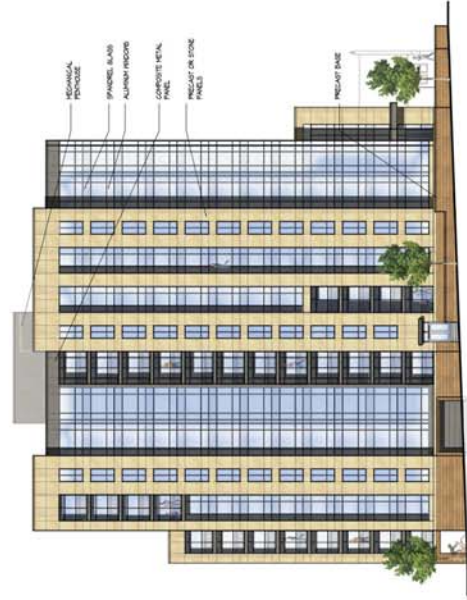
Brooks Street Elevation







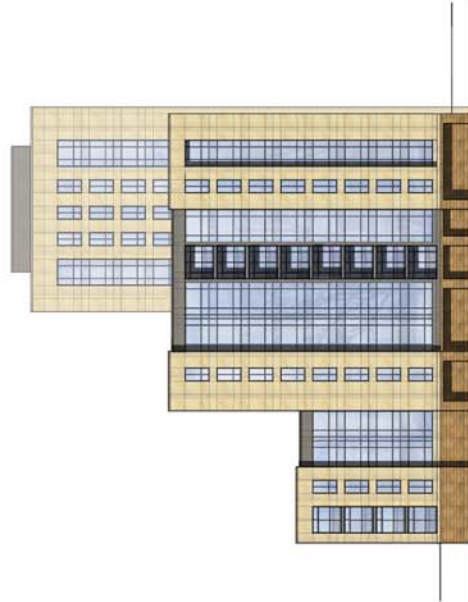




Brooks Street Elevation



University Elevation



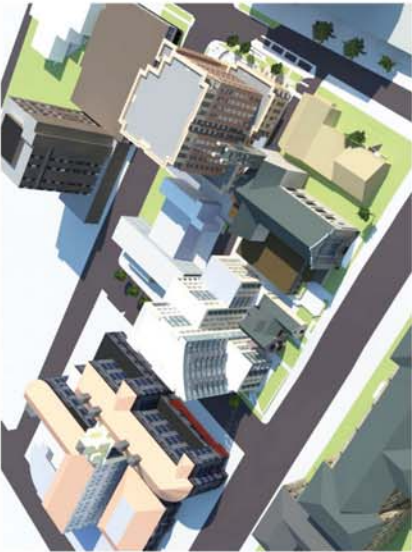
Conklin Elevation



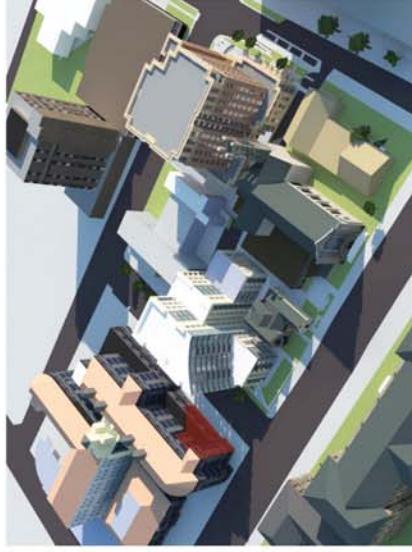
West Elevation

St. Francis Development  
**Concept Elevations**

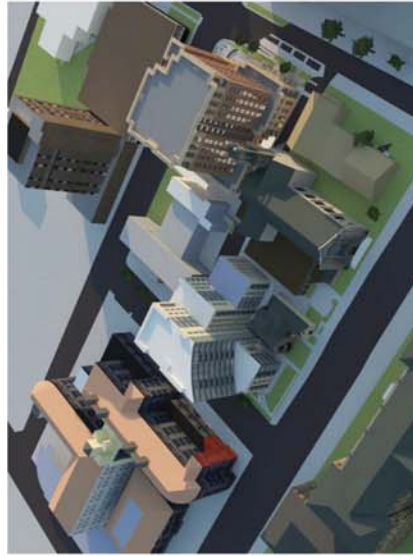
May 11, 2011  
 Project # 1037



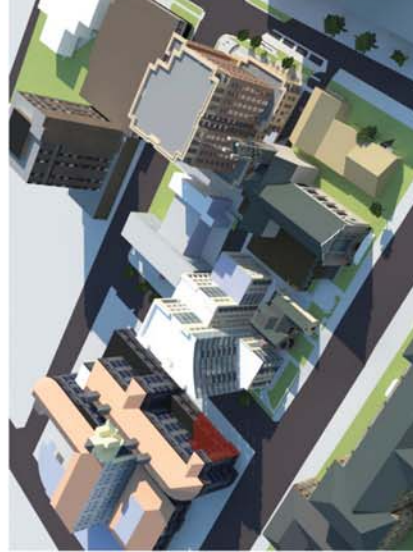
SUMMER SOLSTICE -3 PM



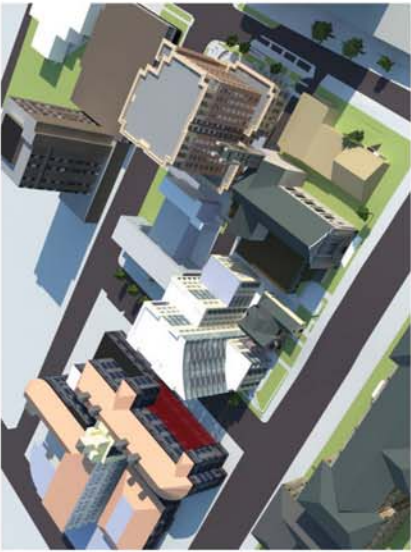
AUTUMNAL EQUINOX -3 PM



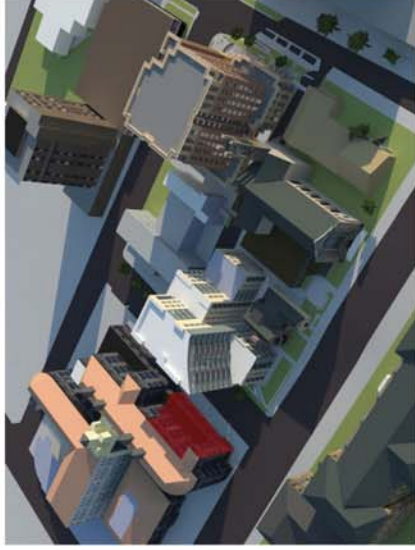
WINTER SOLSTICE -3 PM



VERNAL EQUINOX -3 PM



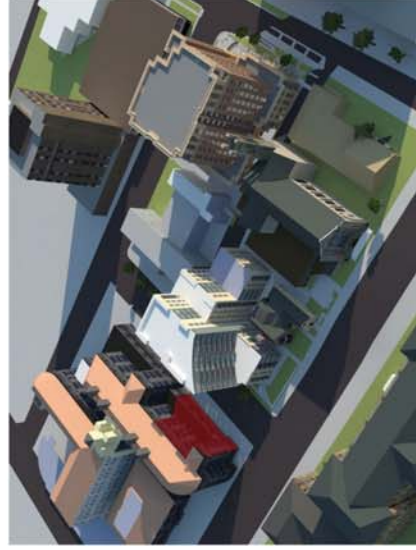
SUMMER SOLSTICE -4 PM



AUTUMNAL EQUINOX -4 PM



WINTER SOLSTICE -4 PM



VERNAL EQUINOX -4 PM



St. Francis Development  
**Sun Study**

Project # 1037







1001 University  
Walk Around

Project # 1037