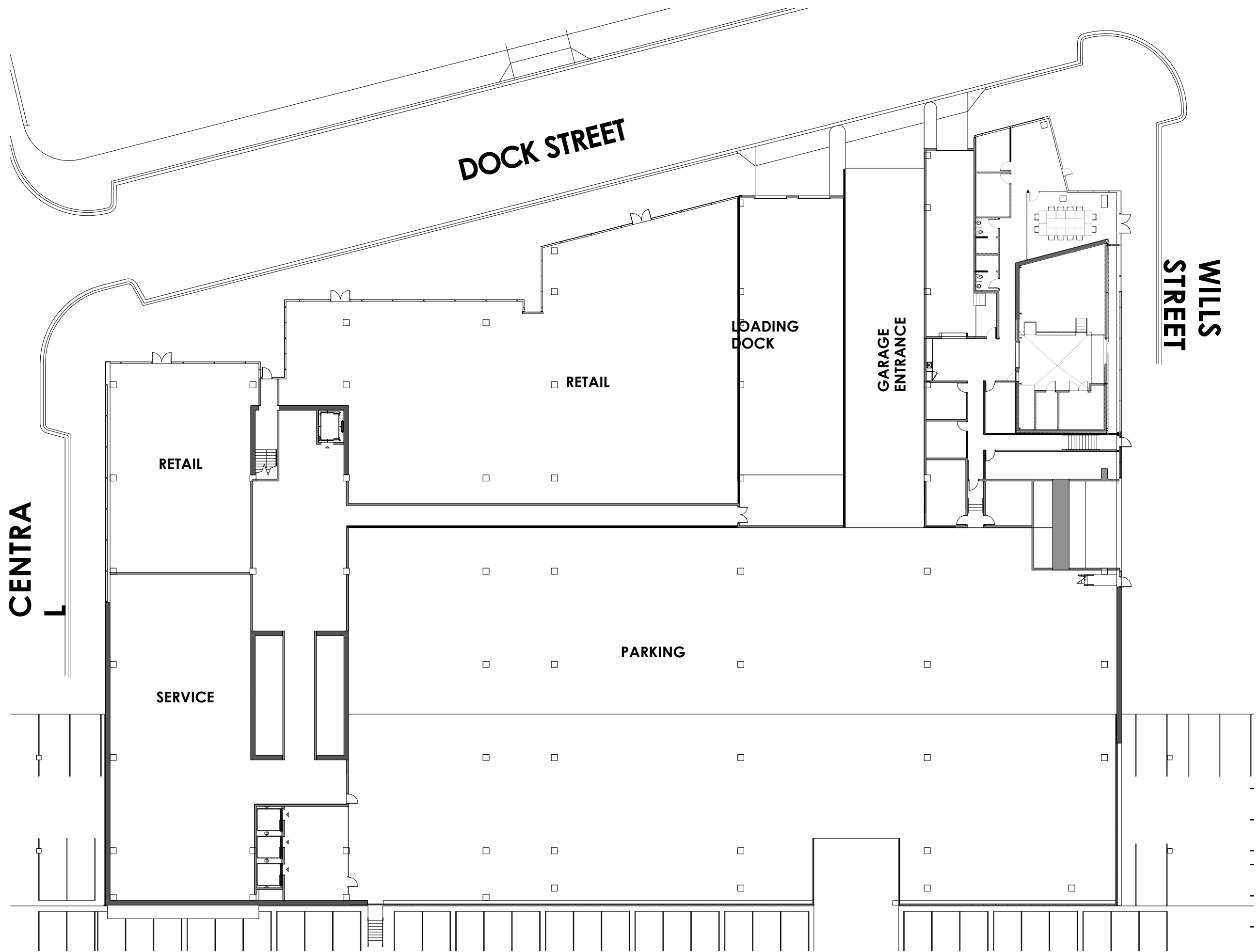


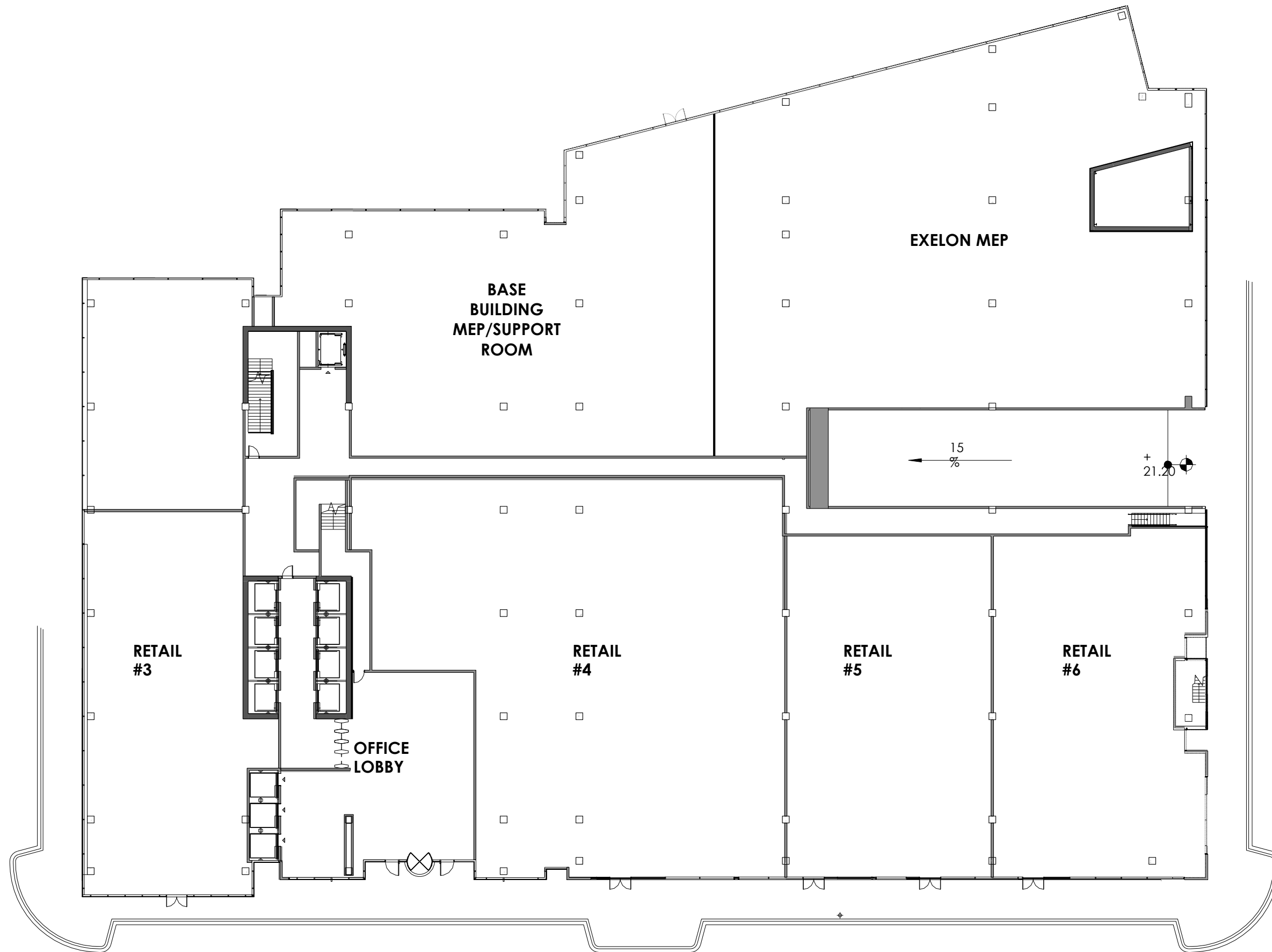
Exelon Office Tower & Residential Plans

February 14, 2013

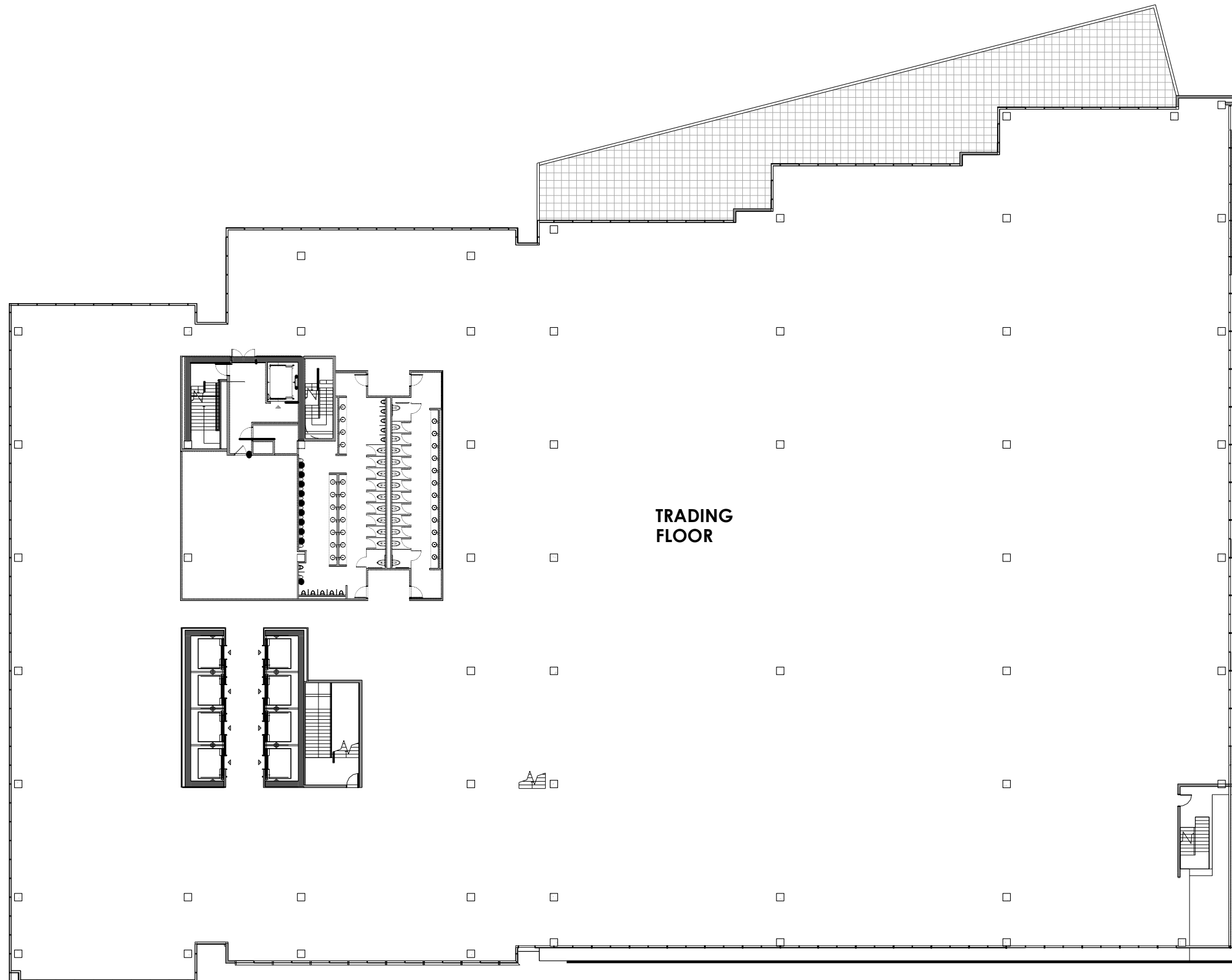




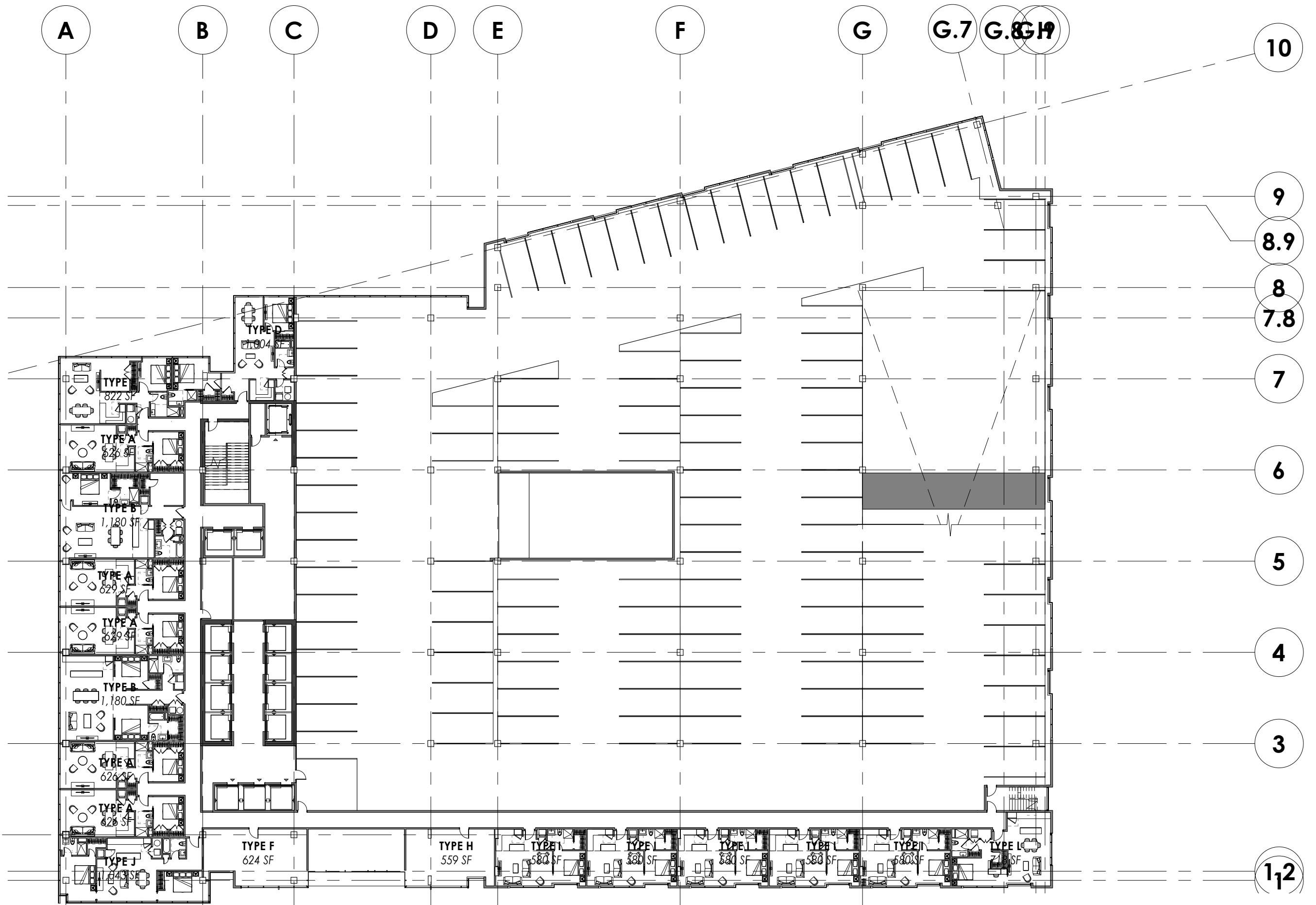
PLAN – LEVEL 1



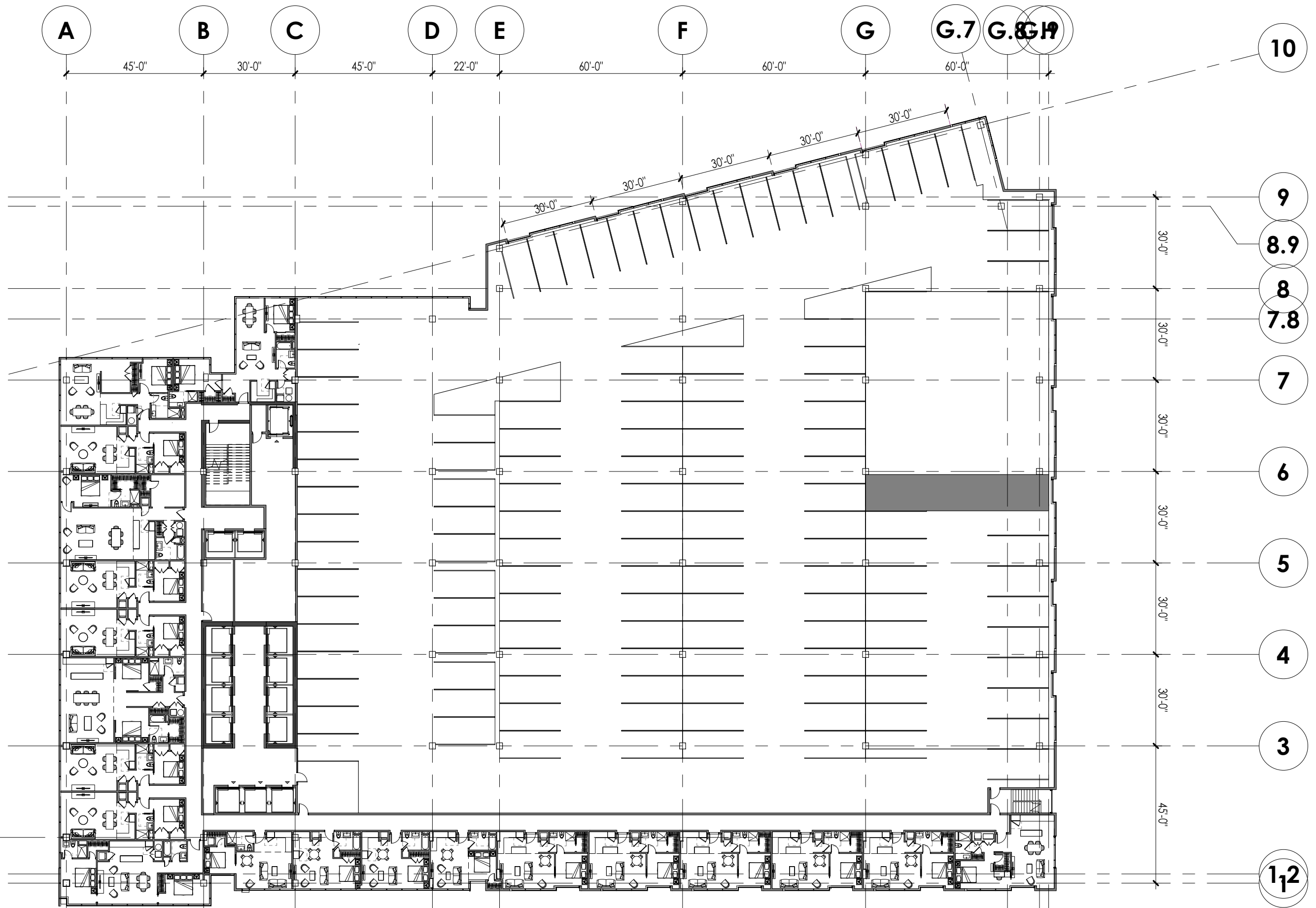
PLAN - LEVEL 2



PLAN – LEVEL 9

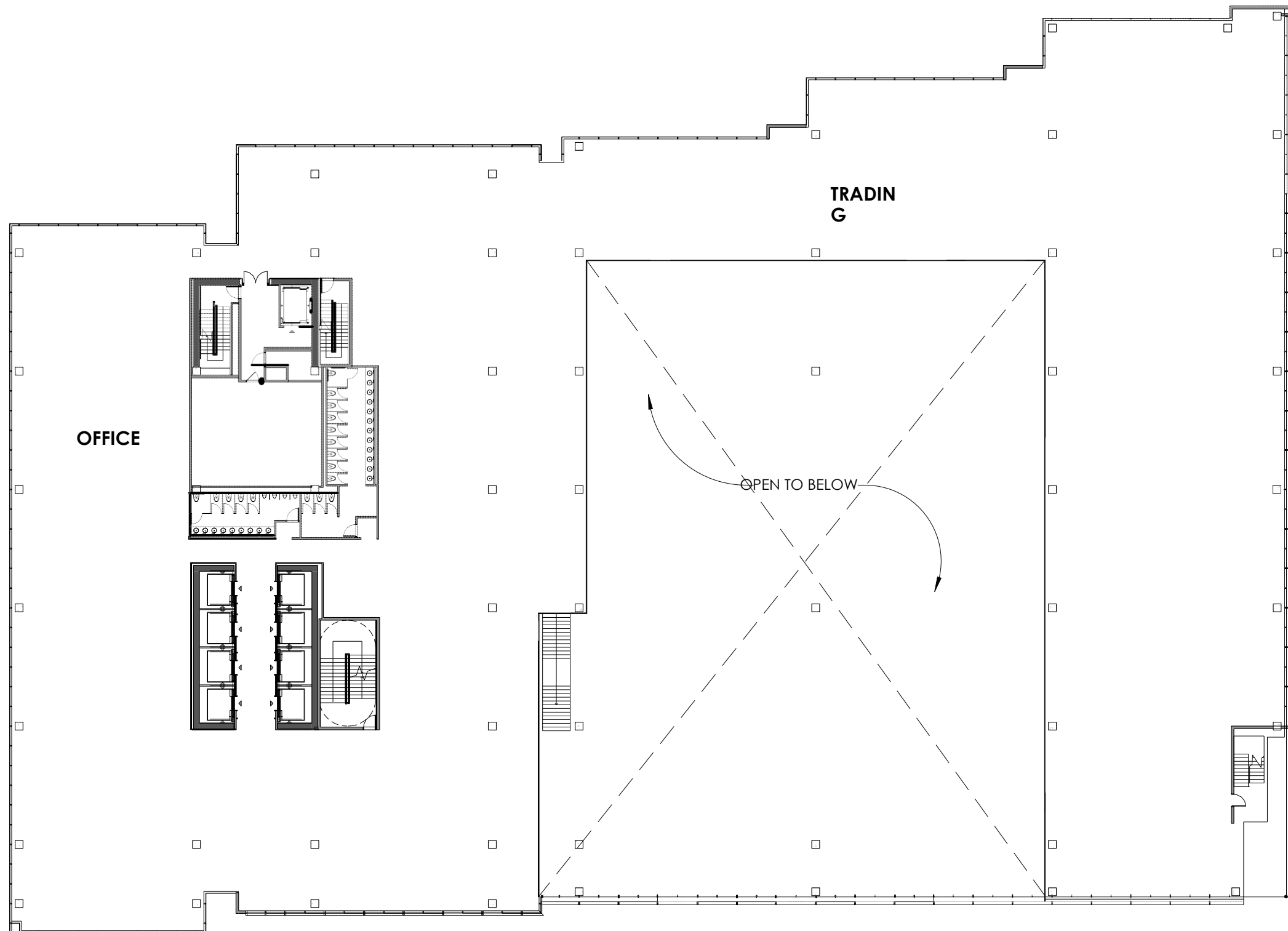


PLAN - LEVEL 3



GROSS SF: 16,882 SF

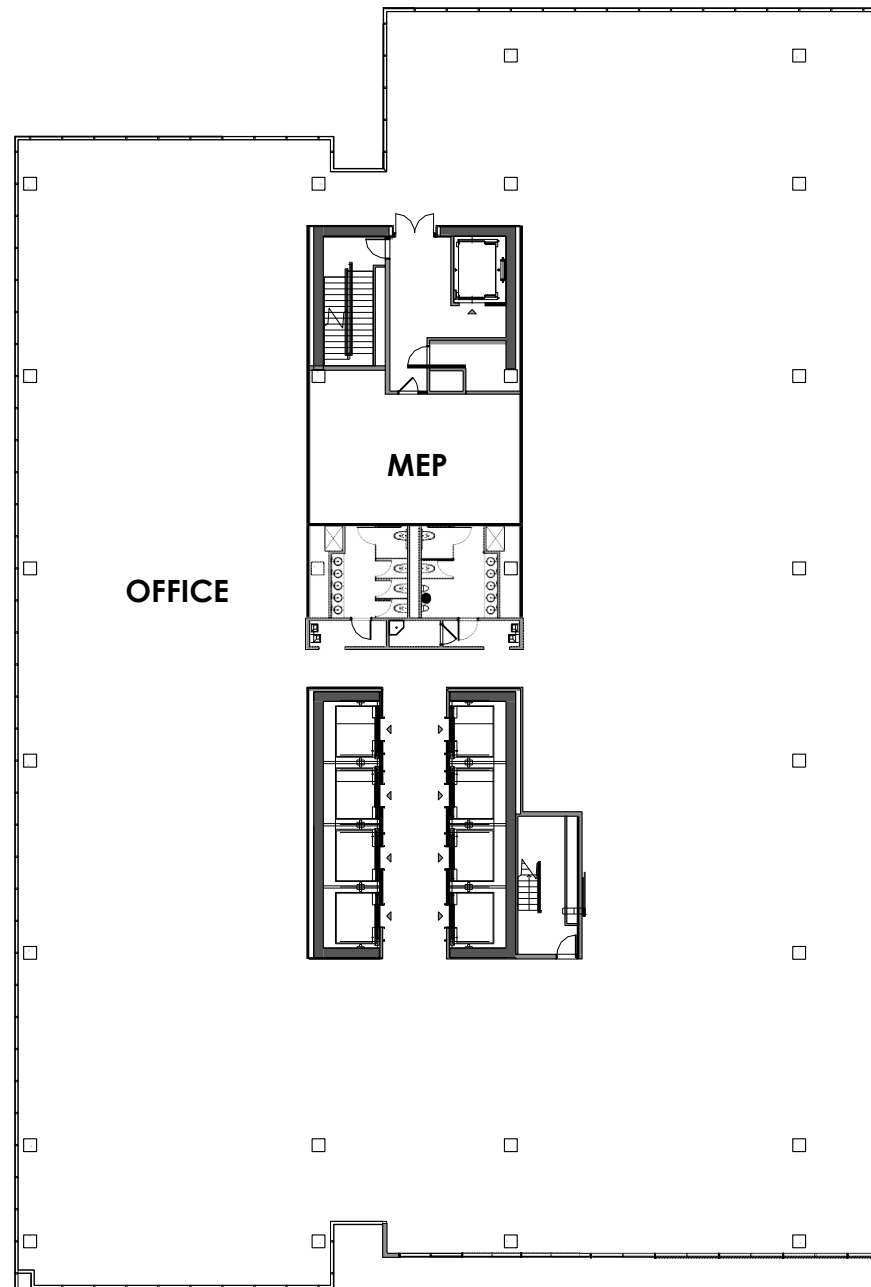
PLAN - LEVELS 4-8



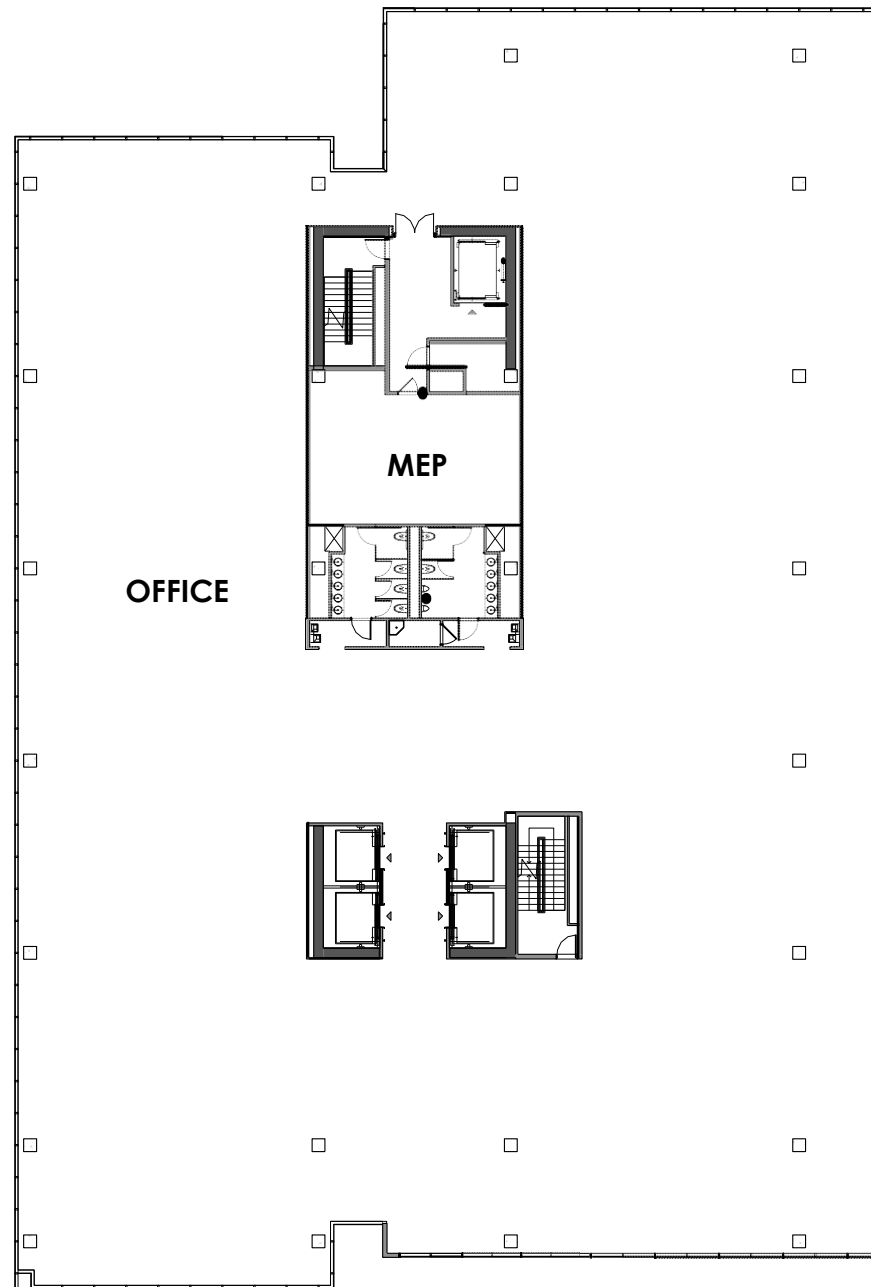
PLAN – LEVEL 10



PLAN – LEVEL 11



PLAN – LEVELS 12-19



PLAN – LEVELS 20-25

Exelon at Harbor Point

Program and Area Summary 24 story building with Apartments

Site	70,530 sf													
Building	Floor #	Office / Trading	Retail	Residential		Base bldg Service & MEP	Exelon Service & MEP	Transfer Station	Parking	Total	Parking spaces	Floor to floor height	Elevation	Population
				GSF	# Units	GSF	GSF	GSF						
Penthouse roof	25						8714			8,714		30	330	360
Mech penthouse	24						12,525			12,525		18	312	
Office	23	25,345								25,350		13.5	298.5	
Office	22	25,345								25,350		13.5	285	
Office	21	25,345								25,350		13.5	271.5	
Office	20	25,345								25,350		13.5	258	
Office	19	25,345								25,350		13.5	244.5	
Office	18	25,345								25,350		13.5	231	
Office	17	25,345								25,350		13.5	217.5	
Office	16	25,345								25,350		13.5	204	
Office	15	25,345								25,350		13.5	190.5	
Office	14	25,345								25,350		13.5	177	
Office	13	25,345								25,350		13.5	163.5	
Office	12	25,350								25,350		13.5	150	
Conference Center	11	25,350					6,600			31,950		14.5	135.5	
Trading/Office	10	44,777								44,777		13.5	122	
Trading	9	64,220								64,220		16	106	
Parking/Residential	8			16,500	20	2,849			42,600	61,949	131	10	96	
Parking/Residential	7			16,500	20	2,199			50,800	69,499	152	10	86	
Parking/Residential	6			16,500	20	2,199			50,800	69,499	152	10	76	
Parking/Residential	5			16,500	20	2,199			50,800	69,499	152	10	66	
Parking/Residential	4			16,500	20	2,099			45,000	63,599	152	10	56	
Parking/Residential	3			16,000	18	2,688			50,211	68,899	91	10	46	
Lobby/Retail/BOH	2	4,320	29,551			43,348	14,133		3,663	65,464		18	28	
Retail/Parking/BOH	1		13,758	2,000		25,572		7,272	34,565	69,409	88	12	16	
		442,812	43,309	100,500	118	110,992	14,133	7,272	328,439	995,489	GSF	918 spaces	344 Feet	

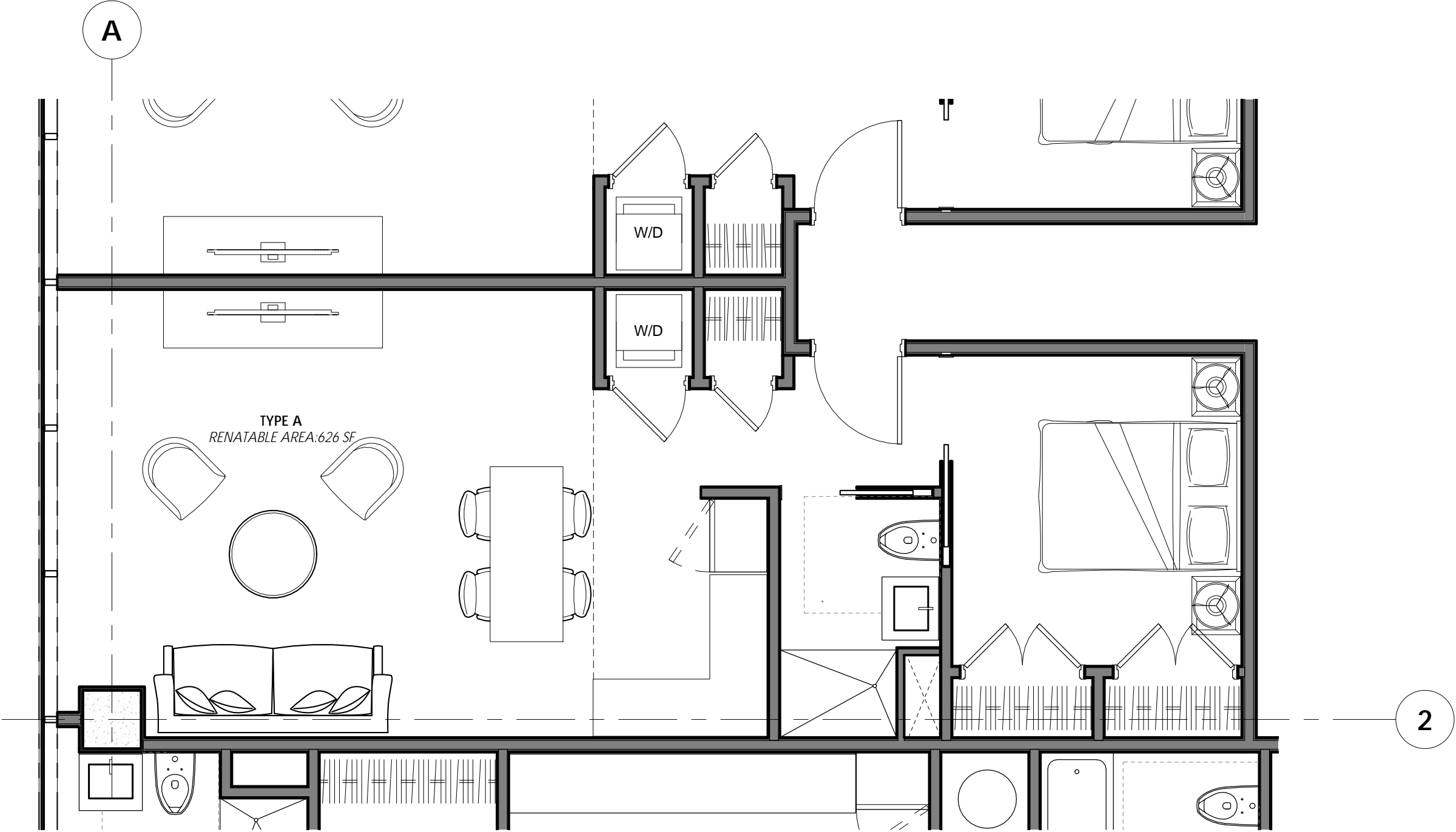
Exelon Building

Residential Unit Area Analysis

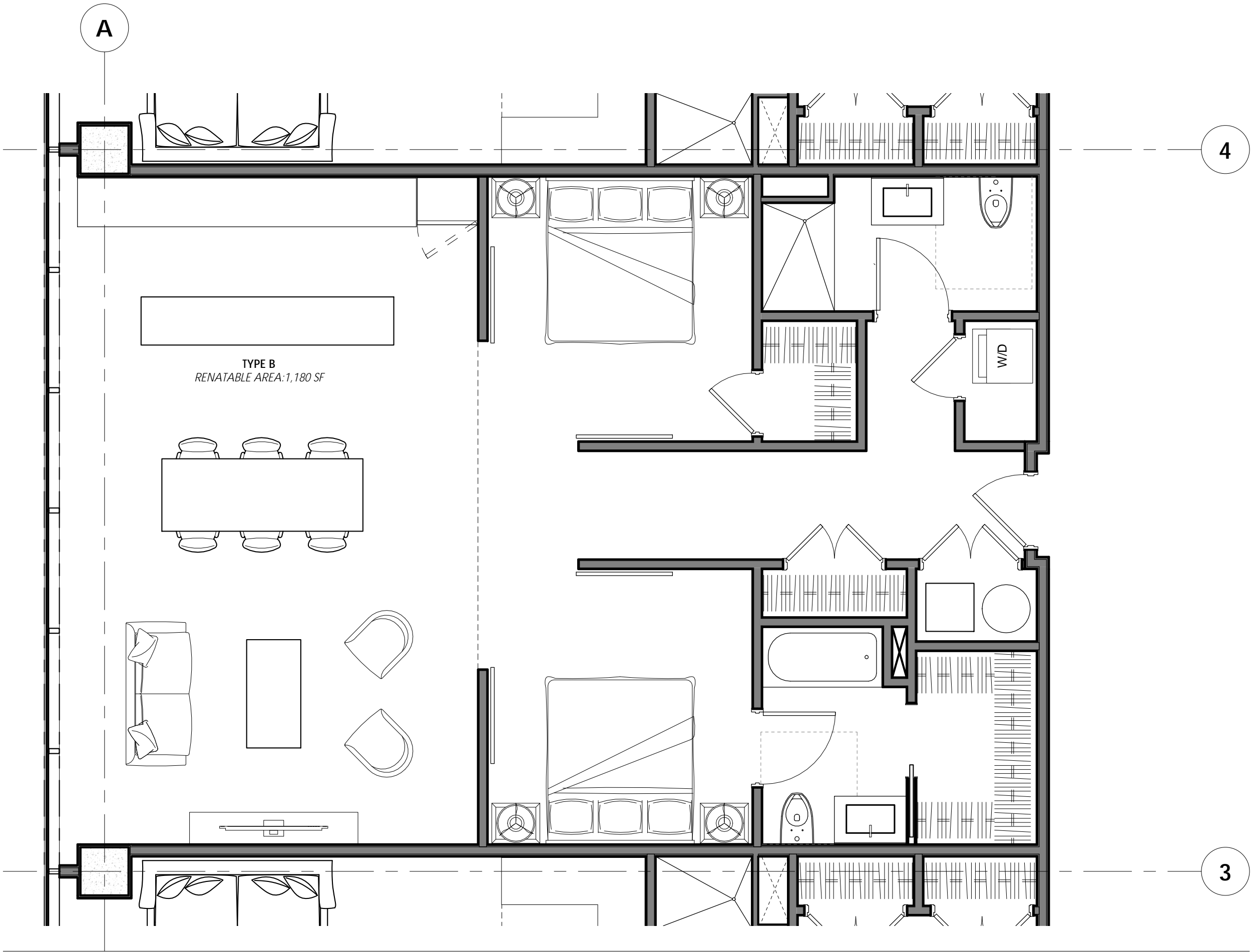
February 14, 2013

	Type A Studio	Type B 2 Bdrm	Type C Studio	Type D 2 Bdrm	Type E 1 Bd/den	Type F 1 Bdrm	Type G Studio	Type H Studio	Type I 1 Bdrm	Type J 2 Bdrm	Type K 1 bdrm	Type L 1 Bdrm	Total Units	RSF	GSF
RSF	626	1180	523	1004	822	624	447	425	553	1043	576	718			
1st flr															600
3rd flr	5	2		1	1	1			5	1	1	1	18	12,418	16,000
4th flr	5	2	1	1	1		2	1	5	1		1	20	13,161	16,500
5th flr	5	2	1	1	1		2	1	5	1		1	20	13,161	16,500
6th flr	5	2	1	1	1		2	1	5	1		1	20	13,161	16,500
7th flr	5	2	1	1	1		2	1	5	1		1	20	13,161	16,500
8th flr	5	2	1	1	1		2	1	5	1		1	20	13,161	16,500
TOTAL	30	12	5	6	6	1	10	5	30	6	1	6	118	65,805	99,100

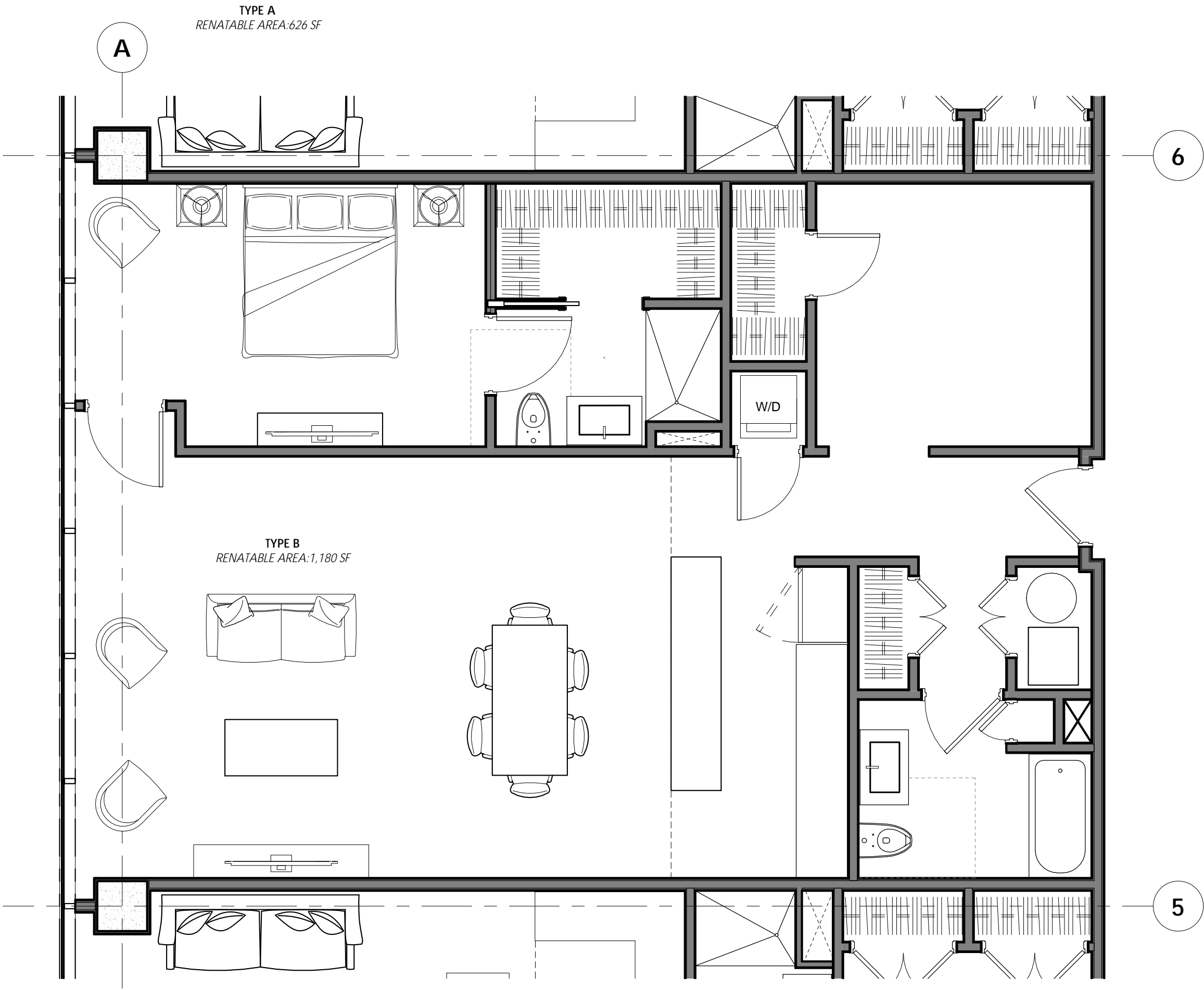
Studios	50	42%
1 bdrm	44	37%
1 bd/Den	6	5%
2 bdrm	18	15%
	118	



TYPE J
RENATABLE AREA: 1,043 SF



EXELON
BLDG &
PLAZA
GARAGE



2/7/13
SCALE: 1/4" = 1'-0"

0 2' 4'

BHC
Beatty Harvey Coco
Architects

APT TYPE - B ALT

TYPE - B
ALT

