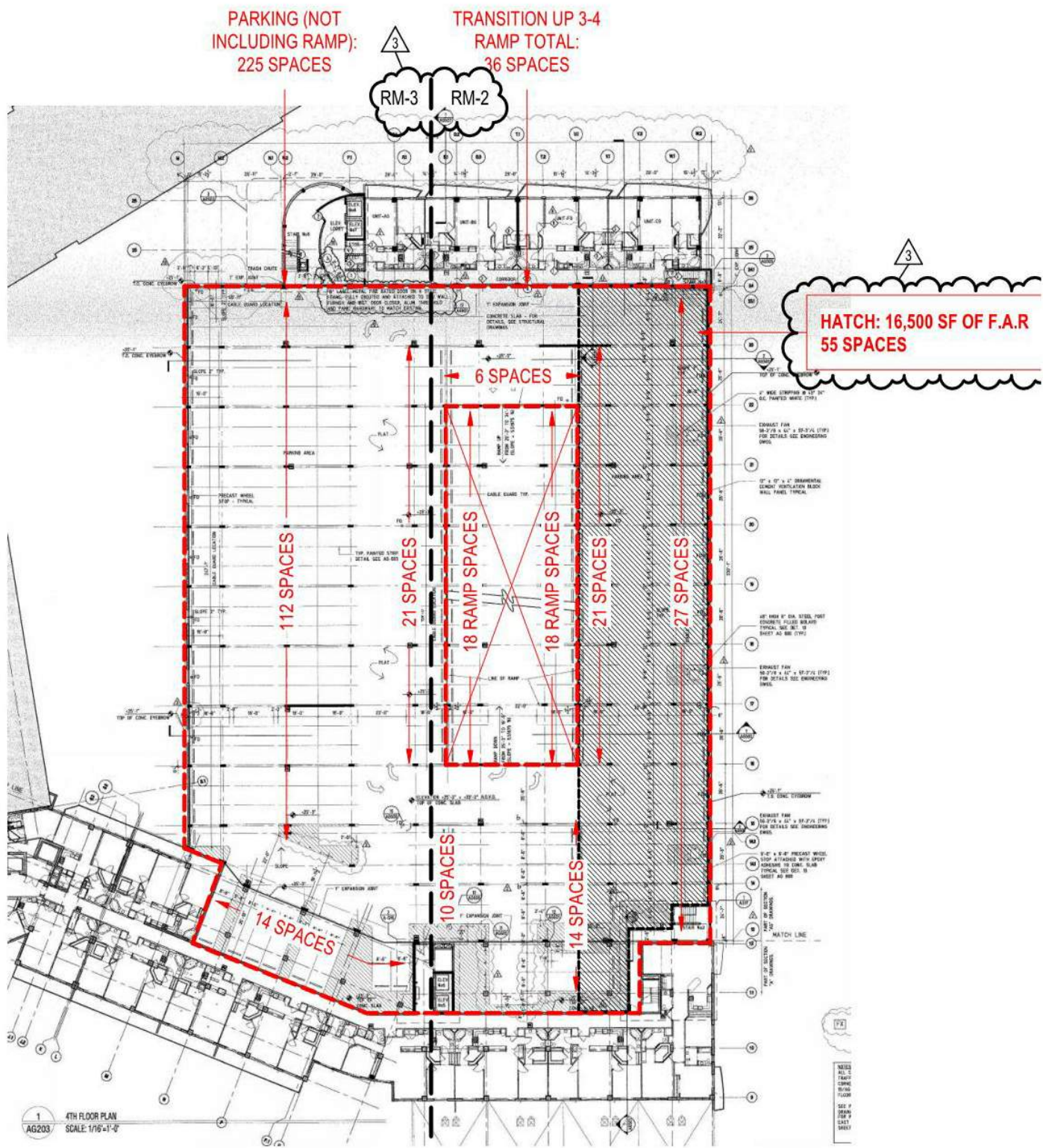
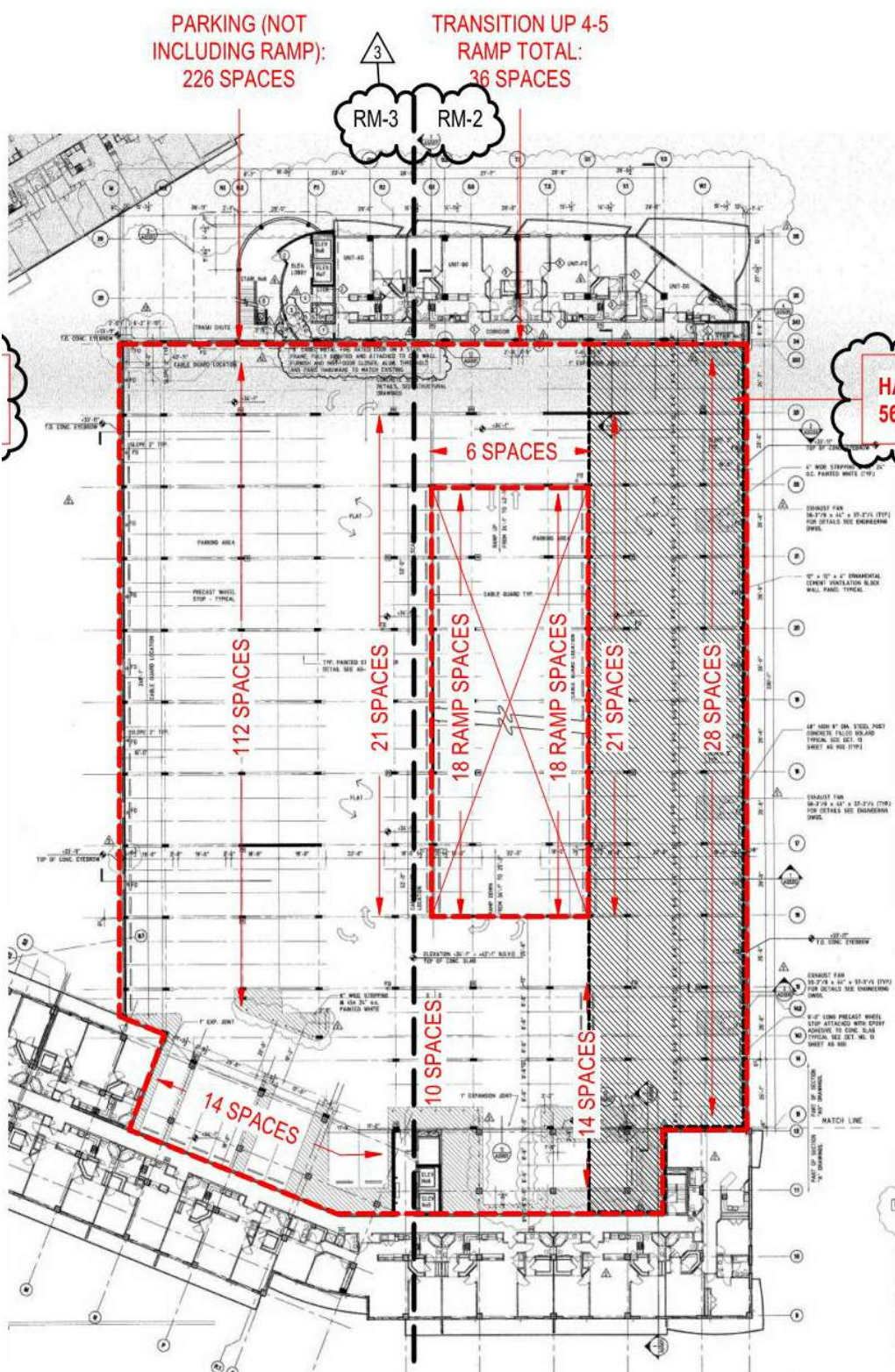


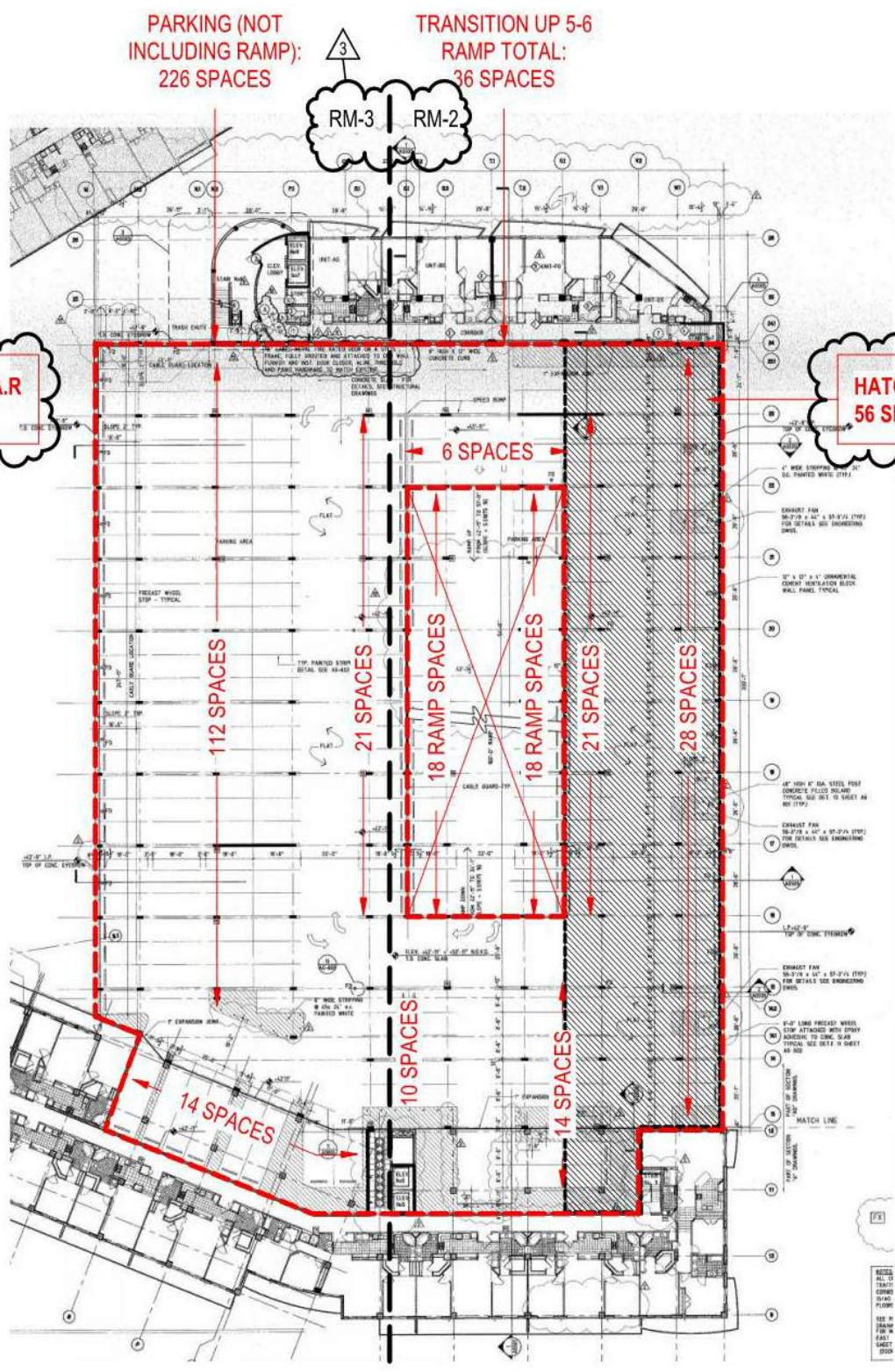
PHASE 3&4 PARKING DIAGRAM - PREVIOUSLY APPROVED



GARAGE - LEVEL 4
TOTAL: EXISTING 261 PARKING SPACES

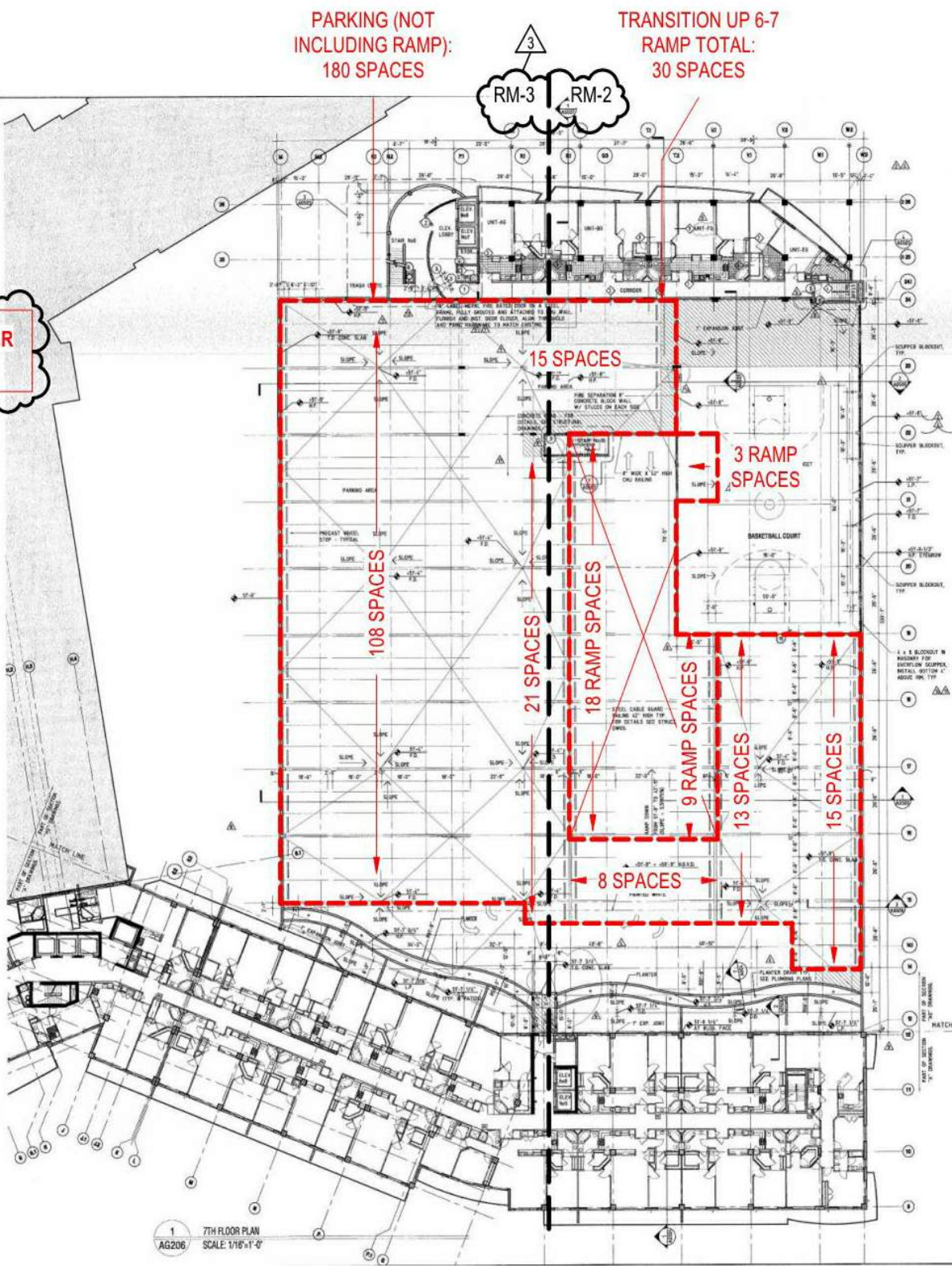


GARAGE - LEVEL 5
TOTAL: EXISTING 262 PARKING SPACES

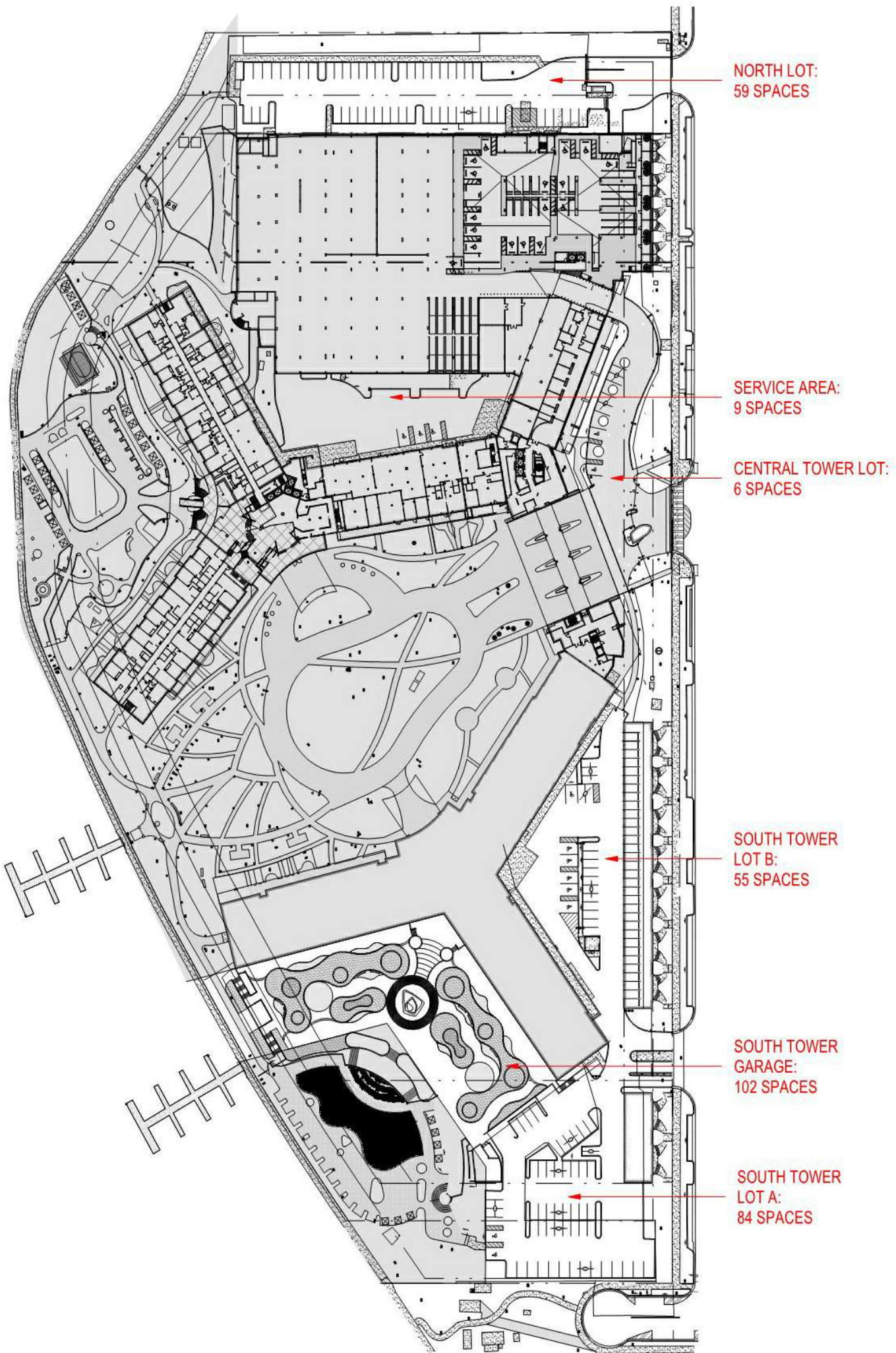


GARAGE - LEVEL 6
TOTAL: EXISTING 262 PARKING SPACES

TOTAL OVERALL SITE PARKING SPACES: 2,032 SPACES
TOTAL GARAGE PARKING SPACES: 1,717 SPACES
- AREA OF SURPLUS PARKING IN RM-2 (408 SPACES = 91,000 SF OF F.A.R. INCLUDING DRIVE AISLES)
- PARKING SPACES CONVERTED TO SCOOTER PARKING

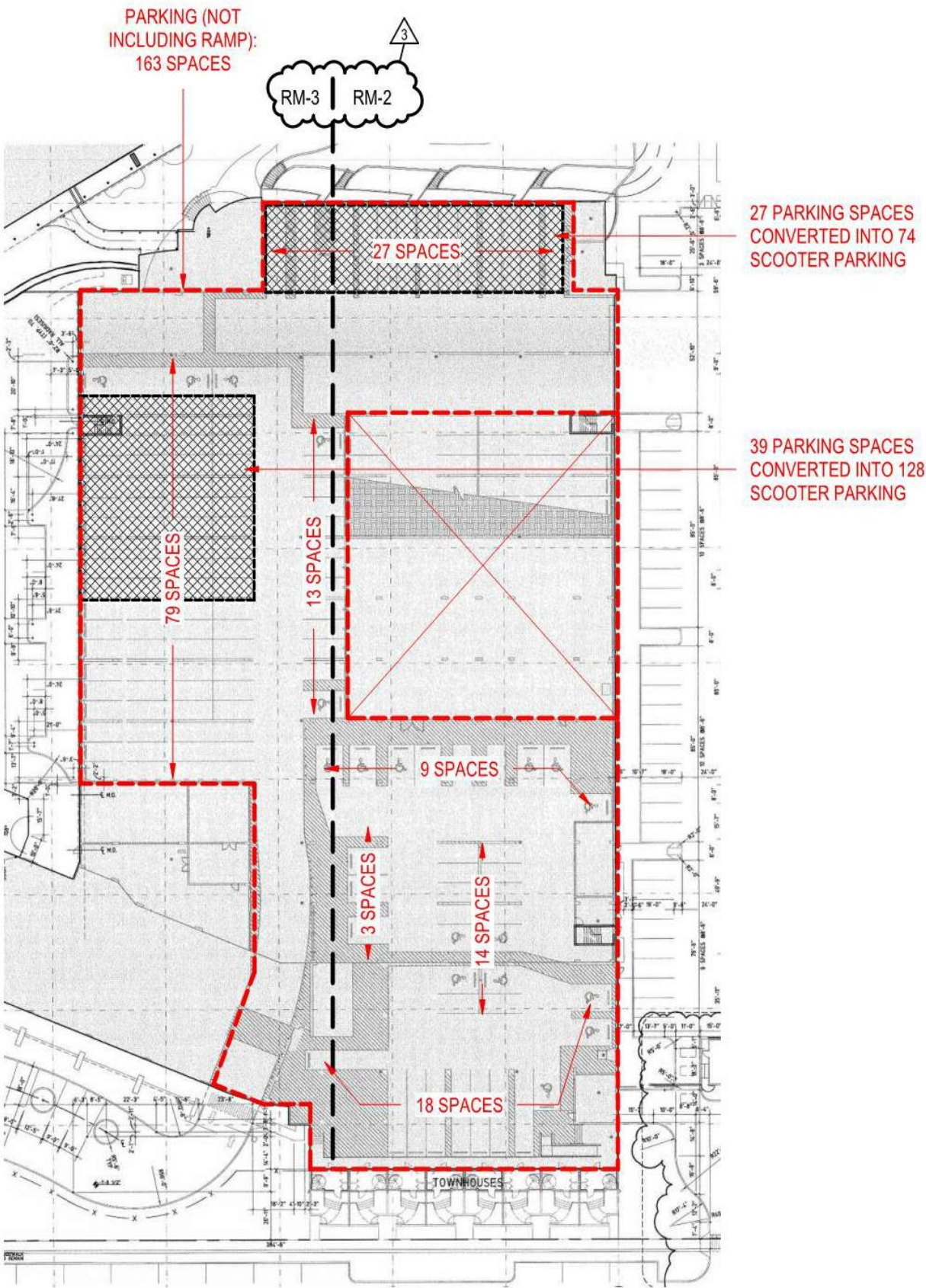


GARAGE - LEVEL 7
TOTAL: EXISTING 210 PARKING SPACES TO BE REMOVED FROM ROOF DECK



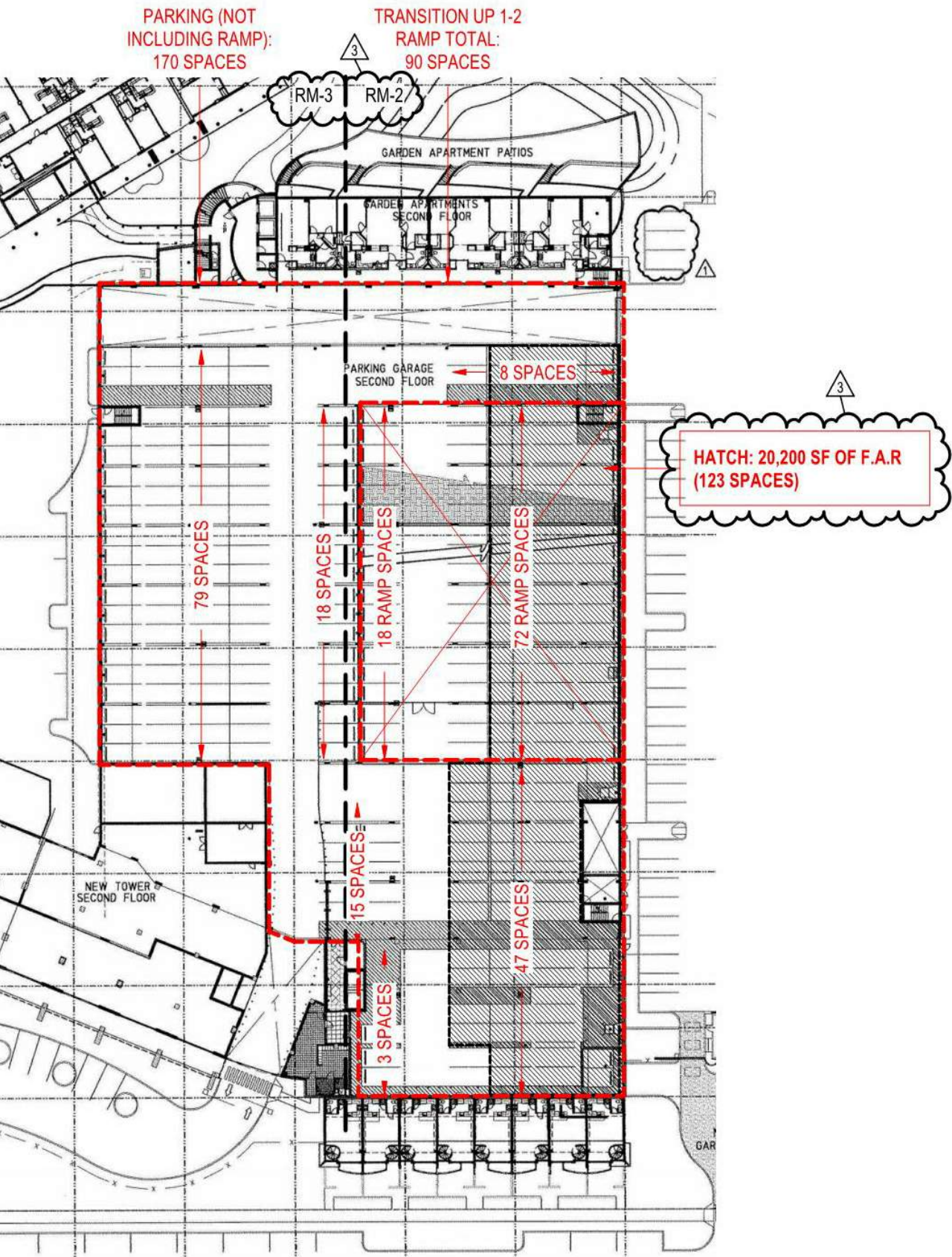
SITE PARKING - GROUND LEVEL

213 TOTAL EXISTING SITE PARKING SPACES
102 EXISTING SOUTH GARAGE PARKING SPACES



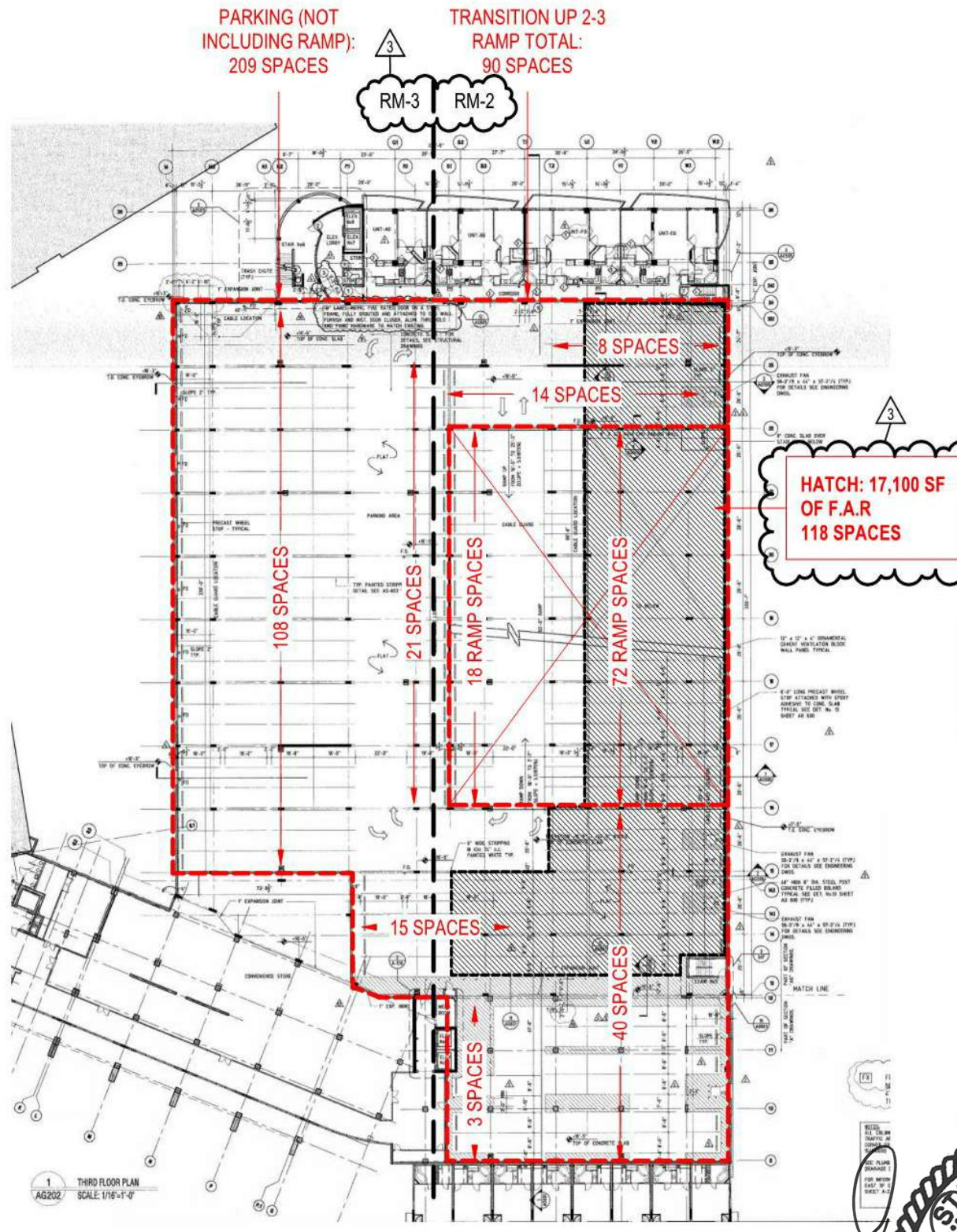
GARAGE - GROUND LEVEL

TOTAL: EXISTING 163 PARKING SPACES



GARAGE - LEVEL 2

TOTAL: EXISTING 260 PARKING SPACES



GARAGE - LEVEL 3

TOTAL: EXISTING 299 PARKING SPACES

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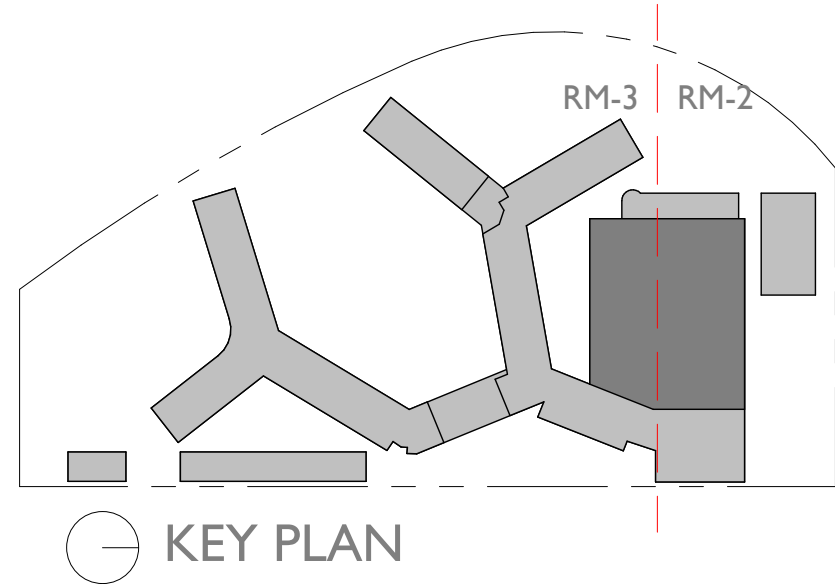
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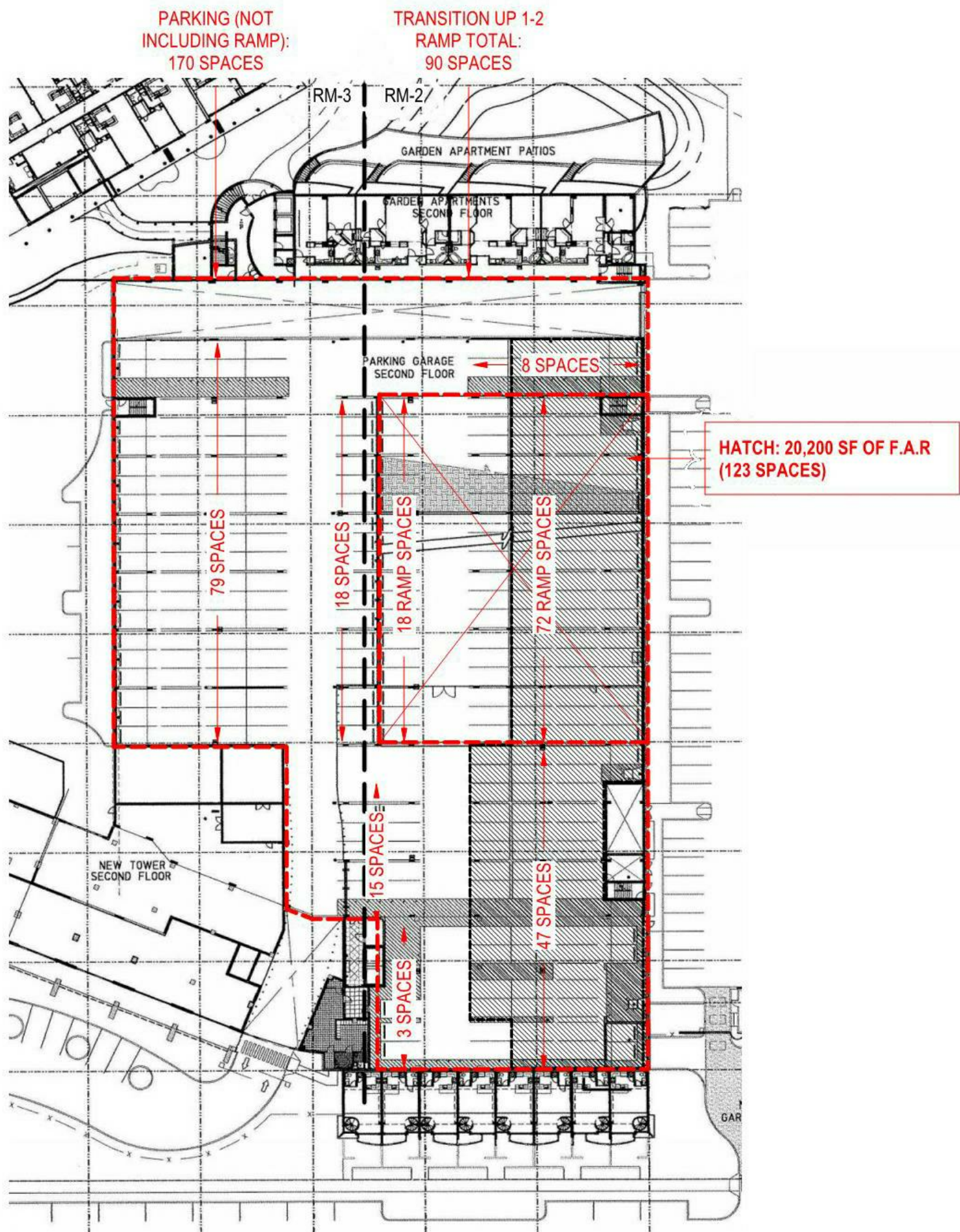
PHASE 5 SURPLUS PARKING DIAGRAM - PROPOSED

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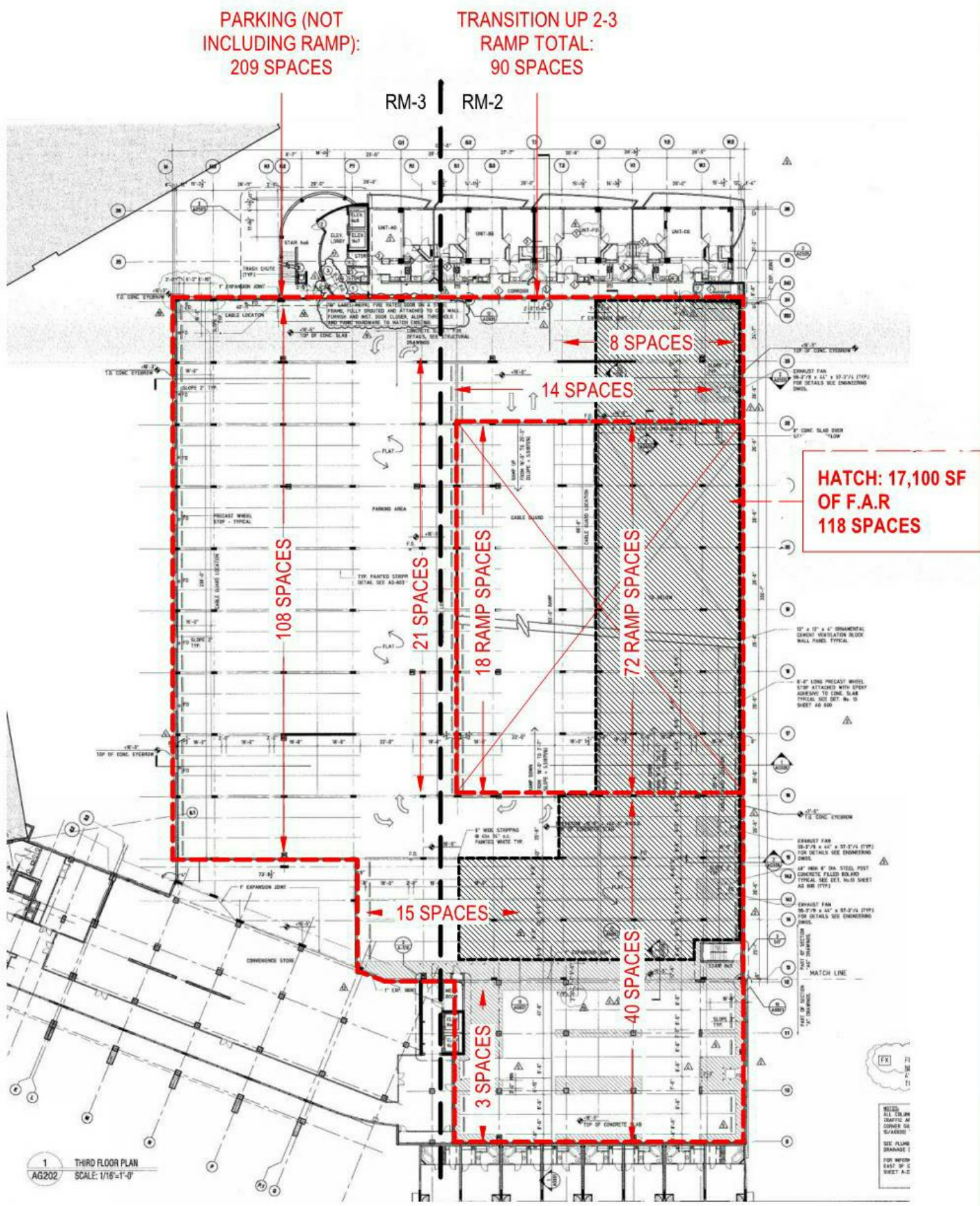
PHASE 5 TOTAL OF 357 SPACES OF SURPLUS PARKING ON RM-2:

NO GROUND LEVEL SURPLUS PARKING
 123 SPACES ON LEVEL 2 = 20,200SF OF FAR
 118 SPACES ON LEVEL 3 = 17,100SF OF FAR
 NO SURPLUS PARKING LEVEL 4-6
 116 SPACES ON LEVEL 7 ROOF NOT ENCLOSED AND NOT COUNTED AS FAR

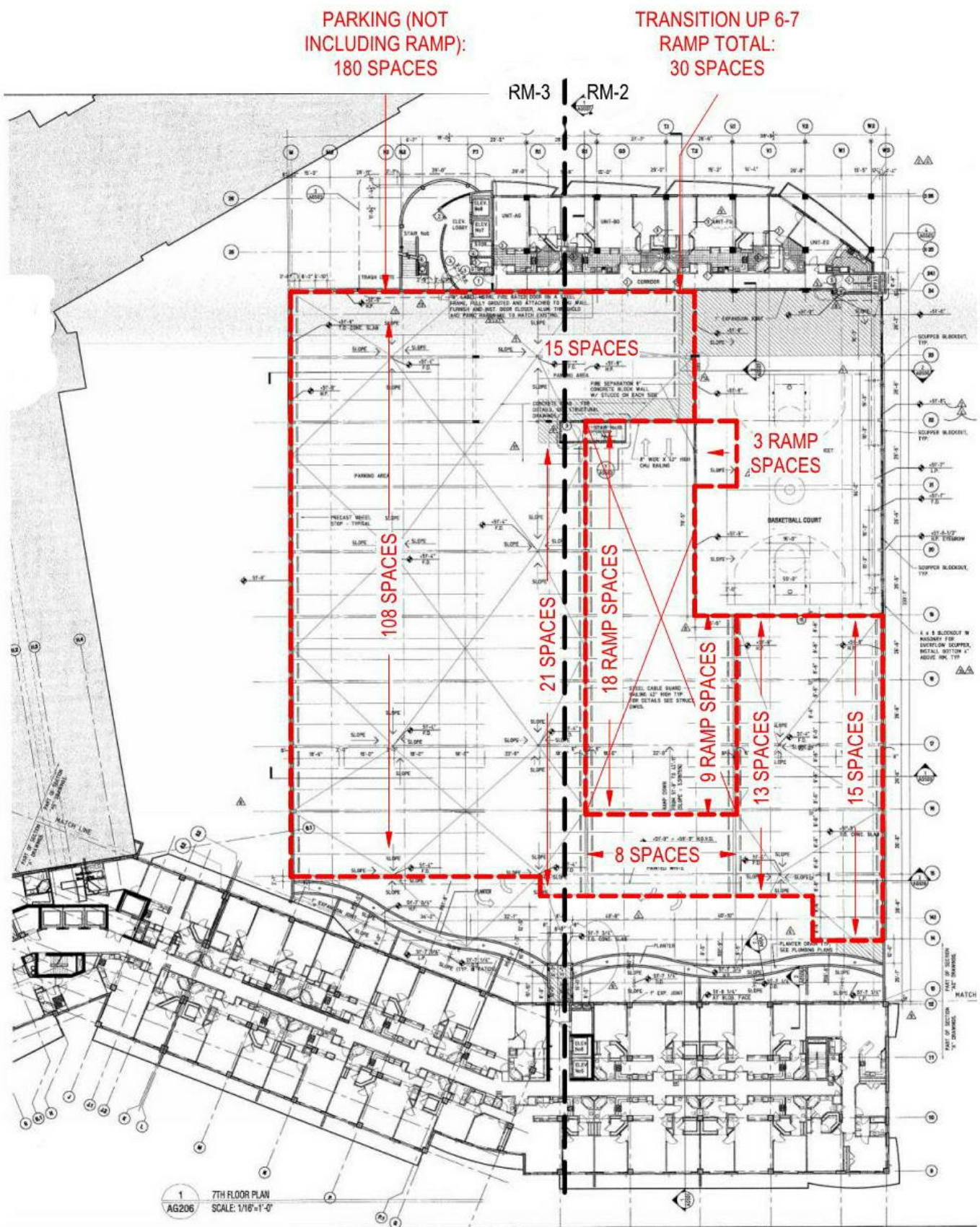
TOTAL ENCLOSED SURPLUS PARKING FAR ADDED TO RM-2 = 37,300SF



GARAGE - LEVEL 2
TOTAL: EXISTING 260 PARKING SPACES



GARAGE - LEVEL 3
TOTAL: EXISTING 299 PARKING SPACES



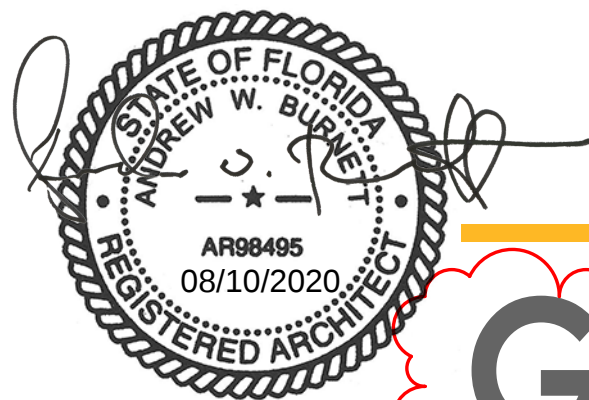
GARAGE - LEVEL 7
TOTAL: EXISTING 210 PARKING SPACES TO BE REMOVED FROM ROOF DECK



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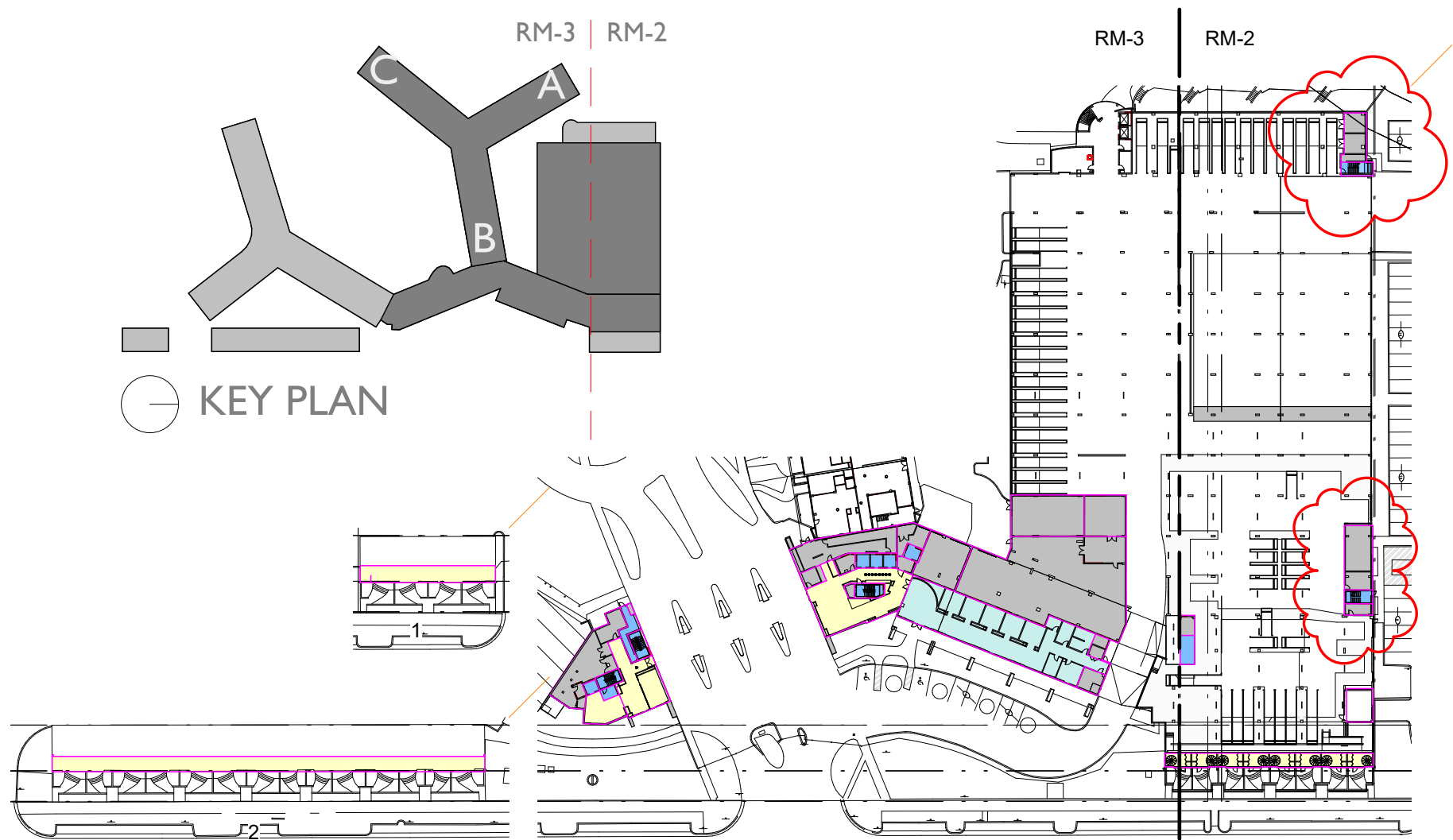
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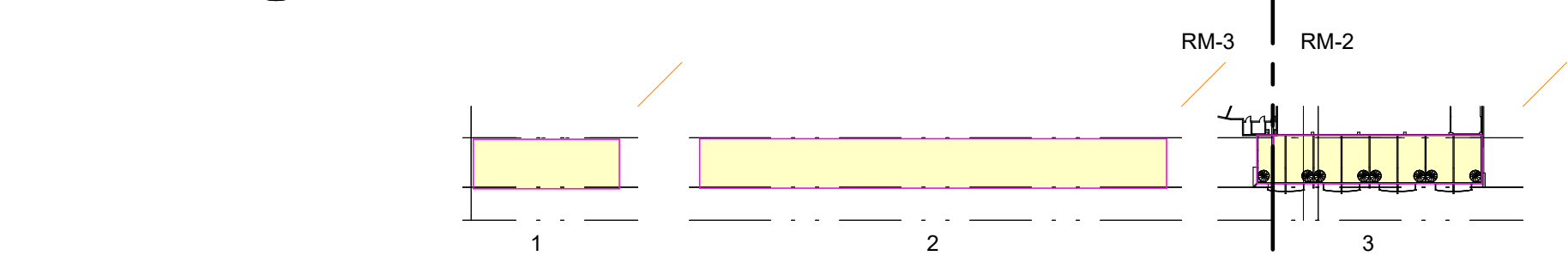
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Scale:
 Note: When printed on 11 x 17 paper scale is halved

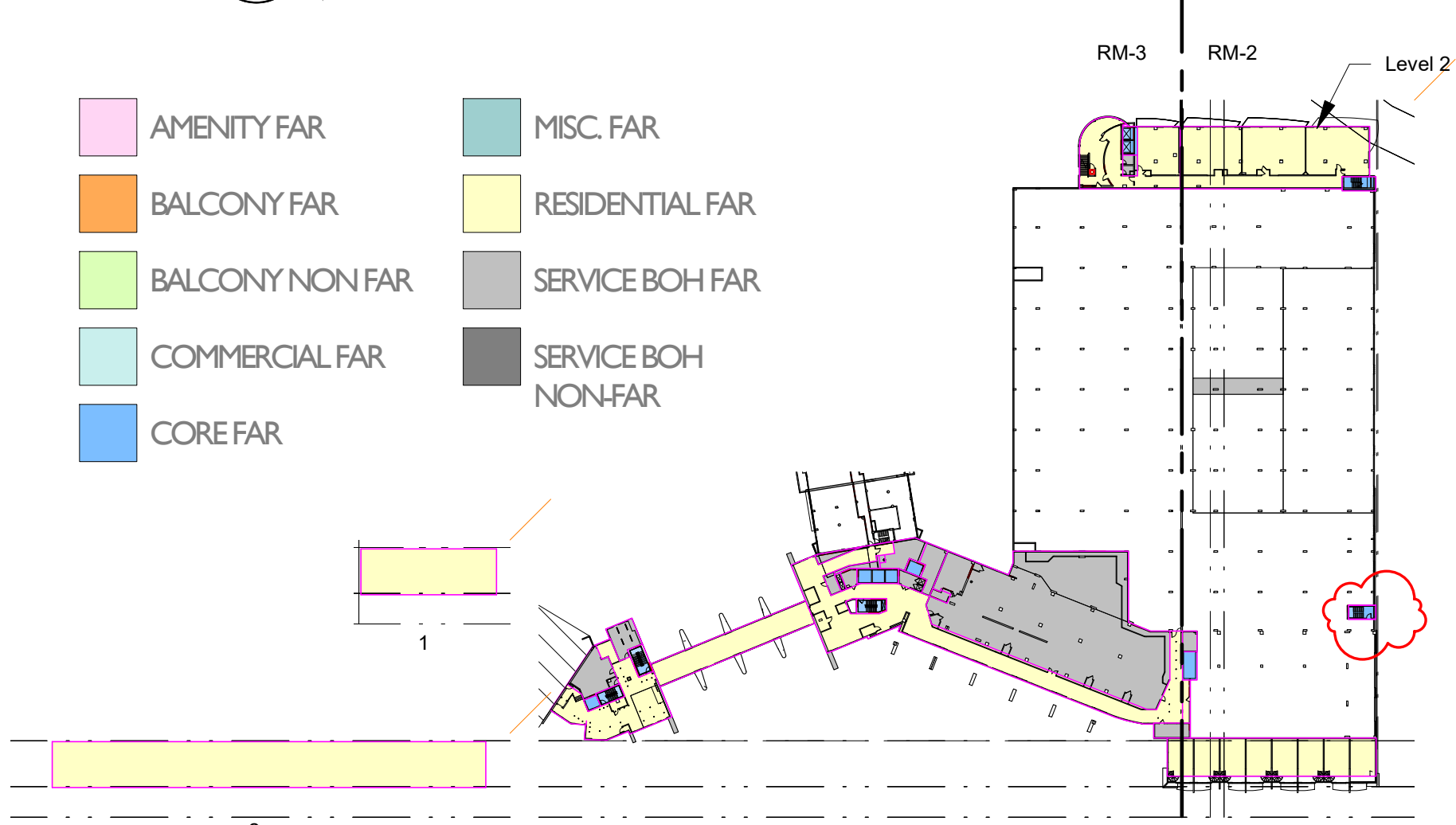
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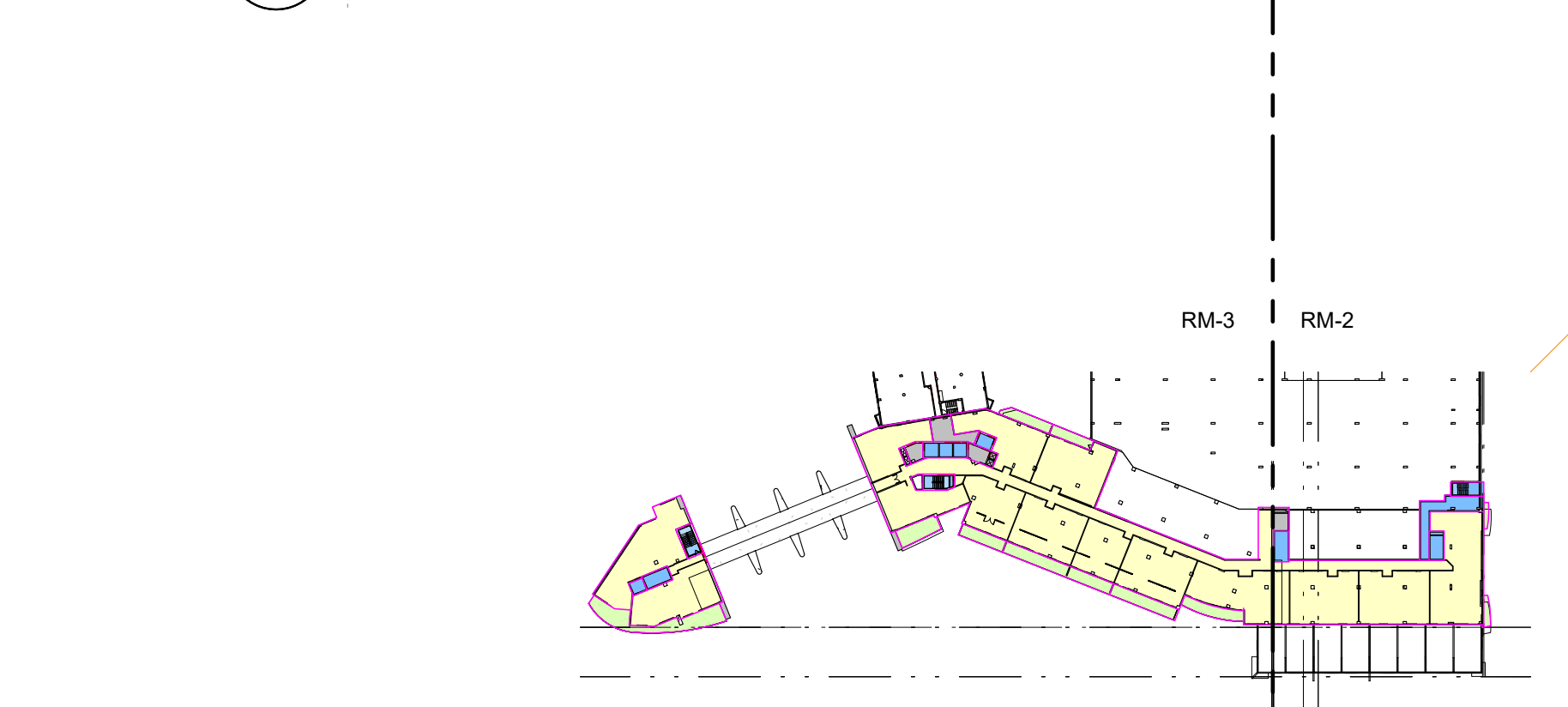
Level 1 - Existing



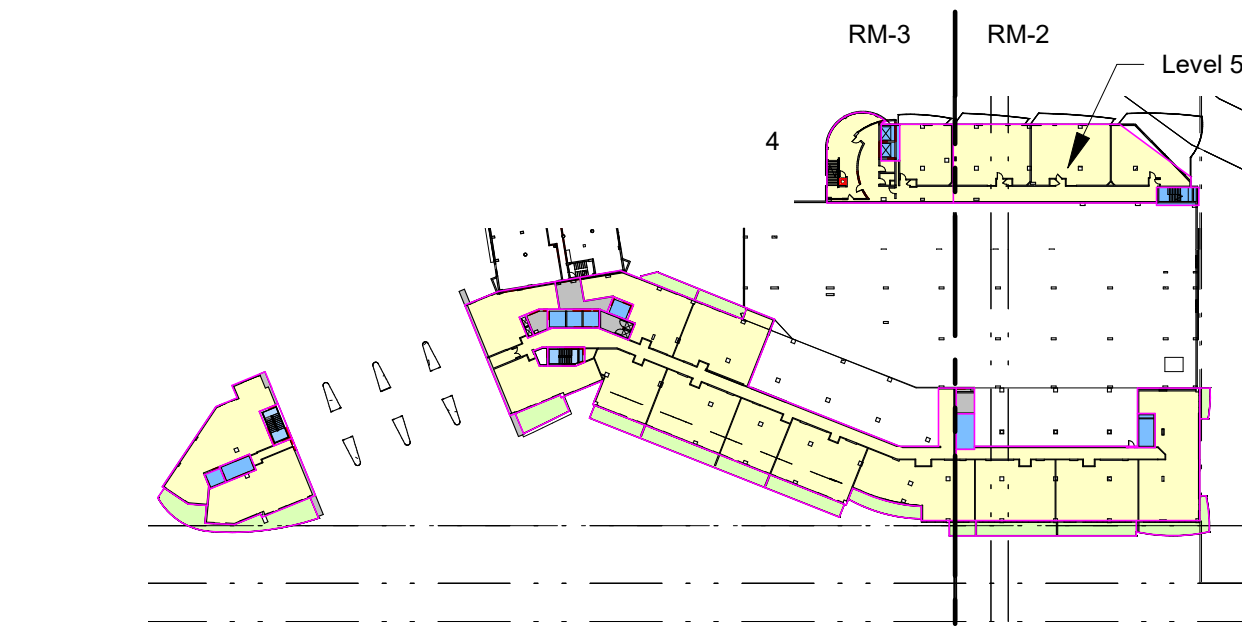
Level 2 - Existing (Town Houses)



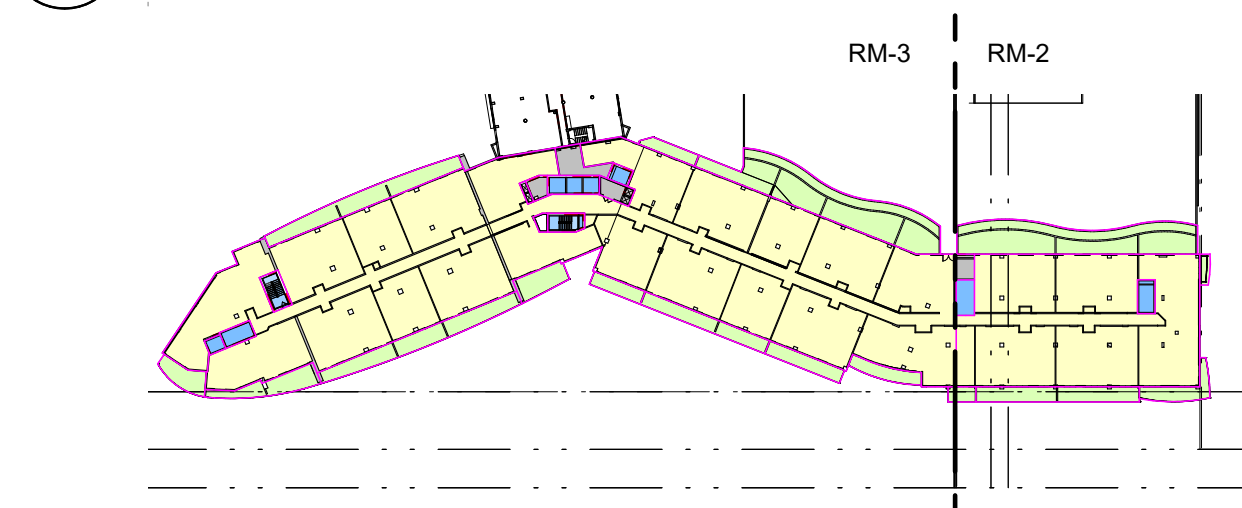
Level 3 - Existing



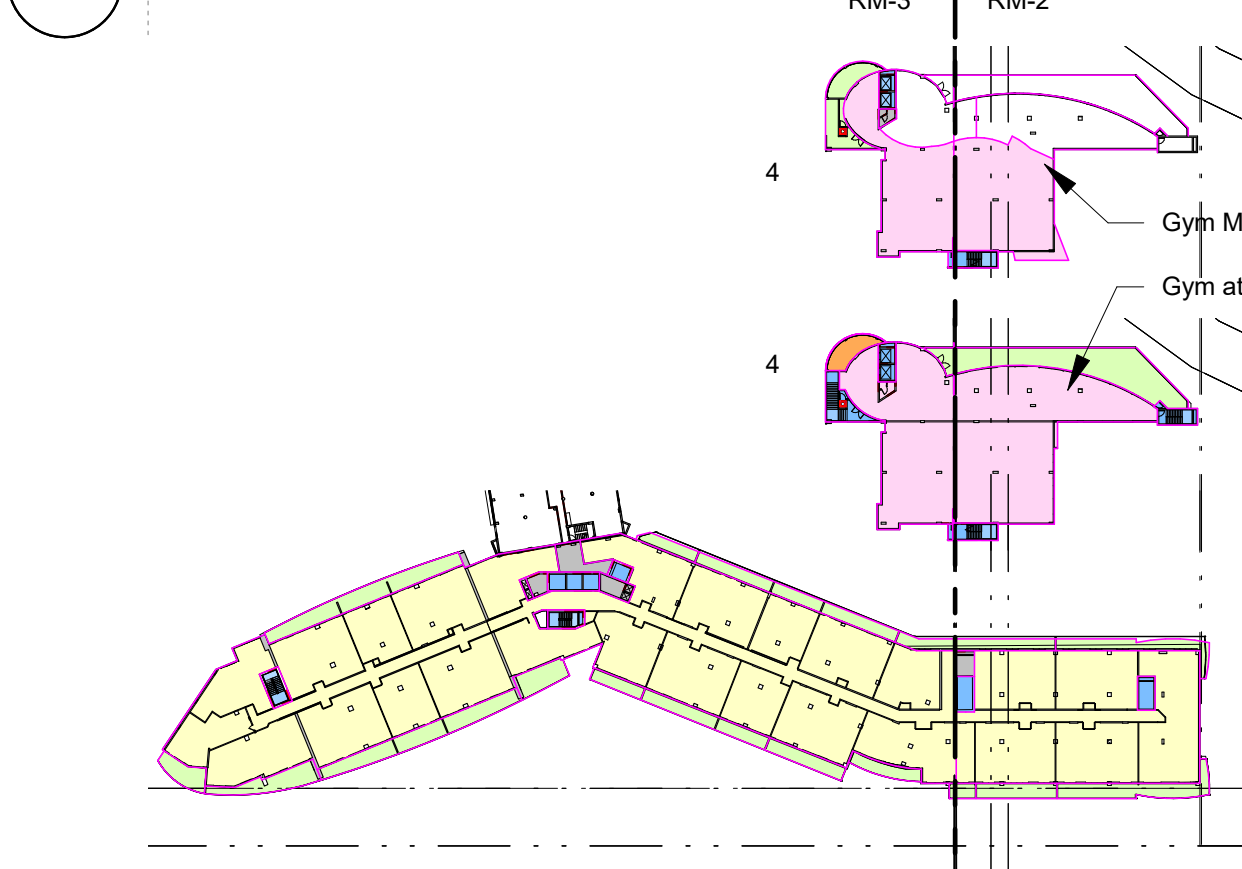
Level 4 - Existing



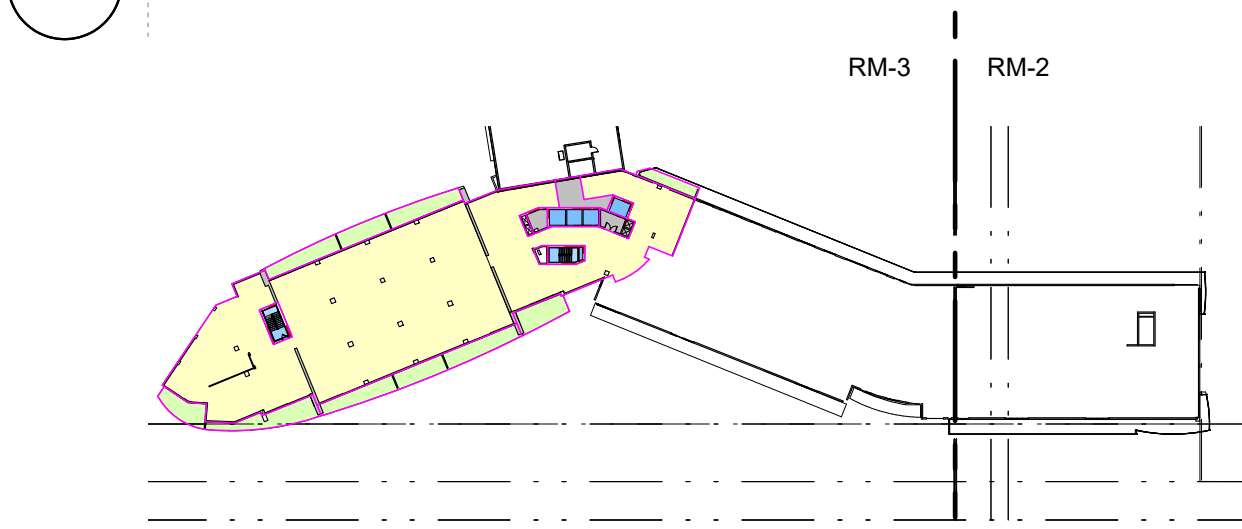
Level 5-6 - Existing



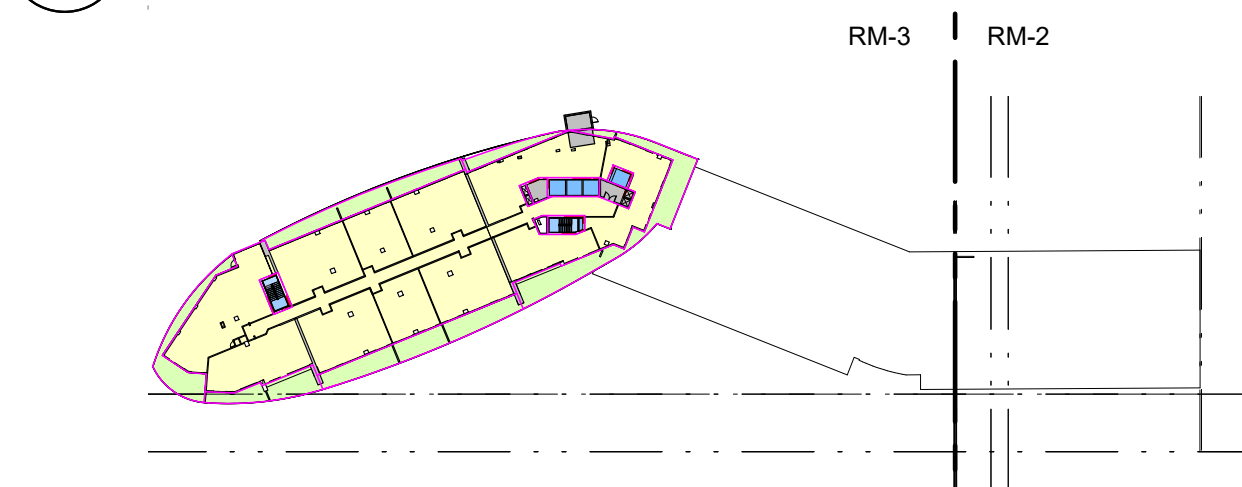
Level 7 - Existing



Level 8-15 - Existing



Level 16 - Existing



Level 17-32 - Existing

ZONING ANALYSIS FAR - CENTRAL TOWER OVERVIEW - EXISTING

FAR - CENTRAL TOWER - EXISTING RM-2			
FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREAS
Central Tower - Level 1			
CORE FAR	541 SF	1	541 SF
RESIDENTIAL FAR	1,265 SF	1	1,265 SF
SERVICE BOH FAR	1,540 SF	1	1,540 SF
	3,346 SF		3,346 SF
Town House - Level 2			
RESIDENTIAL FAR	3,715 SF	1	3,715 SF
	3,715 SF		3,715 SF
Central Tower - Level 3 & Garden Apartments Level 2 - 4			
CORE FAR	337 SF	1	337 SF
CORE FAR	205 SF	3	615 SF
RESIDENTIAL FAR	3,297 SF	1	3,297 SF
RESIDENTIAL FAR	4,915 SF	3	14,745 SF
SERVICE BOH FAR	178 SF	1	178 SF
	8,932 SF		19,173 SF
Central Tower - Level 4			
CORE FAR	1,016 SF	1	1,016 SF
RESIDENTIAL FAR	5,802 SF	1	5,802 SF
SERVICE BOH FAR	138 SF	1	138 SF
	6,955 SF		6,955 SF

FAR - CENTRAL TOWER - EXISTING RM-2			
FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREAS
Central Tower - Level 5 - 6 & Garden Apartments Level 5 - 7			
CORE FAR	337 SF	2	675 SF
CORE FAR	205 SF	3	615 SF
RESIDENTIAL FAR	5,716 SF	2	11,431 SF
RESIDENTIAL FAR	4,419 SF	3	13,257 SF
SERVICE BOH FAR	127 SF	2	255 SF
	10,805 SF		26,233 SF
Central Tower - Level 7			
CORE FAR	337 SF	1	337 SF
RESIDENTIAL FAR	8,303 SF	1	8,303 SF
SERVICE BOH FAR	127 SF	1	127 SF
	8,768 SF		8,768 SF
Central Tower - Level 8 - 15 & Garden Apartments Gym Level			
AMENITY FAR	5,366 SF	1	5,366 SF
CORE FAR	414 SF	1	414 SF
CORE FAR	337 SF	8	2,699 SF
RESIDENTIAL FAR	8,303 SF	8	66,424 SF
SERVICE BOH FAR	127 SF	8	1,020 SF
	14,547 SF		75,922 SF
Garden Apartments Gym Mezzanine			
AMENITY FAR	3,108 SF	1	3,108 SF
CORE FAR	216 SF	1	216 SF
	3,324 SF		3,324 SF
TOTAL RM-2	60,392 SF		147,436 SF

1999 PERMIT: 88,833 SF

FAR - CENTRAL TOWER - EXISTING RM-3			
FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREAS
Central Tower - Level 1			
COMMERCIAL FAR	4,042 SF	1	4,042 SF
CORE FAR	1,288 SF	1	1,288 SF
RESIDENTIAL FAR	7,251 SF	1	7,251 SF
SERVICE BOH FAR	12,108 SF	1	12,108 SF
	24,689 SF		24,689 SF
Town House - Level 2			
RESIDENTIAL FAR	11,463 SF	1	11,463 SF
	11,463 SF		11,463 SF
Central Tower - Level 3 & Garden Apartments Level 2 - 4			
CORE FAR	982 SF	1	982 SF
CORE FAR	181 SF	3	543 SF
RESIDENTIAL FAR	21,080 SF	1	21,080 SF
RESIDENTIAL FAR	2,476 SF	3	7,428 SF
SERVICE BOH FAR	12,830 SF	1	12,830 SF
SERVICE BOH FAR	132 SF	3	395 SF
	37,681 SF		43,259 SF
Central Tower - Level 4			
CORE FAR	977 SF	1	977 SF
RESIDENTIAL FAR	16,084 SF	1	16,084 SF
SERVICE BOH FAR	570 SF	1	570 SF
	17,631 SF		17,631 SF
Central Tower - Level 5 - 6 & Garden Apartments Level 5 - 7			
CORE FAR	977 SF	2	1,954 SF
CORE FAR	184 SF	3	553 SF
RESIDENTIAL FAR	16,055 SF	2	32,110 SF
RESIDENTIAL FAR	2,614 SF	3	7,842 SF
SERVICE BOH FAR	570 SF	2	1,140 SF
	20,400 SF		43,599 SF
Central Tower - Level 7			
CORE FAR	977 SF	1	977 SF
RESIDENTIAL FAR	26,758 SF	1	26,758 SF
SERVICE BOH FAR	570 SF	1	570 SF
	28,305 SF		28,305 SF

FAR - CENTRAL TOWER - EXISTING RM-3			
FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREAS
Central Tower - Level 8 - 15 & Garden Apartments Gym Level			
AMENITY FAR	3,854 SF	1	3,854 SF
BALCONY FAR	290 SF	1	290 SF
CORE FAR	578 SF	1	578 SF
CORE FAR	754 SF	8	6,035 SF
RESIDENTIAL FAR	26,983 SF	8	215,861 SF
SERVICE BOH FAR	570 SF	8	4,562 SF
	33,030 SF		231,181 SF
Garden Apartments Gym Mezzanine			
AMENITY FAR	2,724 SF	1	2,724 SF
CORE FAR	204 SF	1	204 SF
SERVICE BOH FAR	71 SF	1	71 SF
	2,998 SF		2,998 SF
Central Tower - Level 16			
CORE FAR	754 SF	1	754 SF
RESIDENTIAL FAR	15,486 SF	1	15,486 SF
SERVICE BOH FAR	570 SF	1	570 SF
	16,810 SF		16,810 SF
Central Tower - Level 17 - 32			
CORE FAR	754 SF	16	12,071 SF
RESIDENTIAL FAR	15,602 SF	16	249,634 SF
SERVICE BOH FAR	286 SF	16	4,571 SF
	16,642 SF		266,275 SF
TOTAL RM-3	209,651 SF		686,212 SF

1999 PERMIT: 693,594 SF

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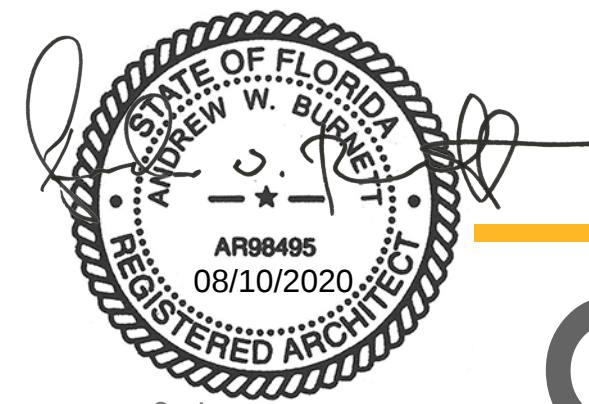


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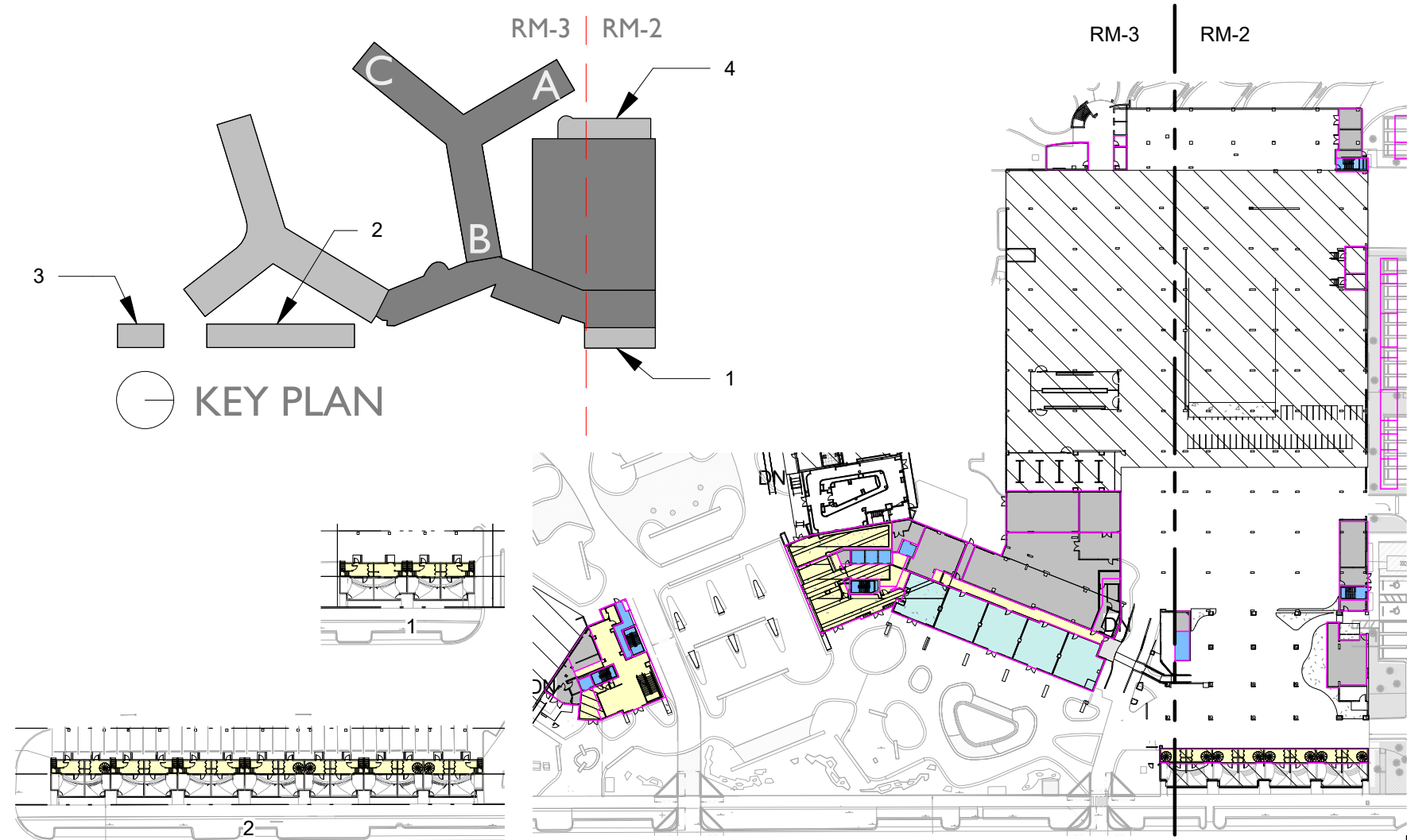
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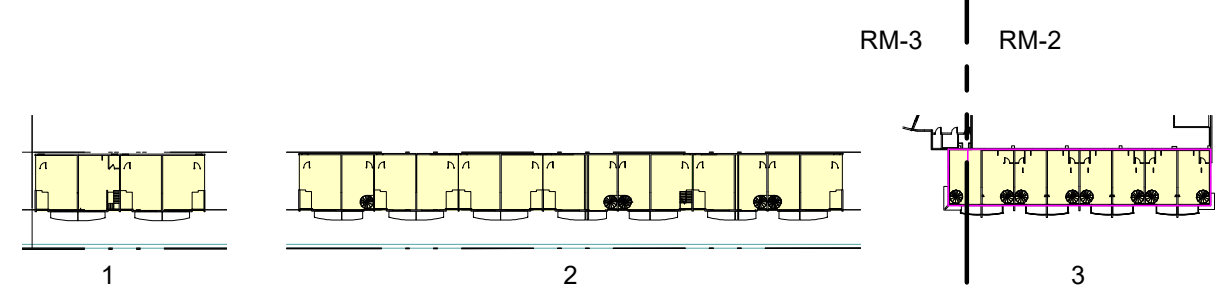
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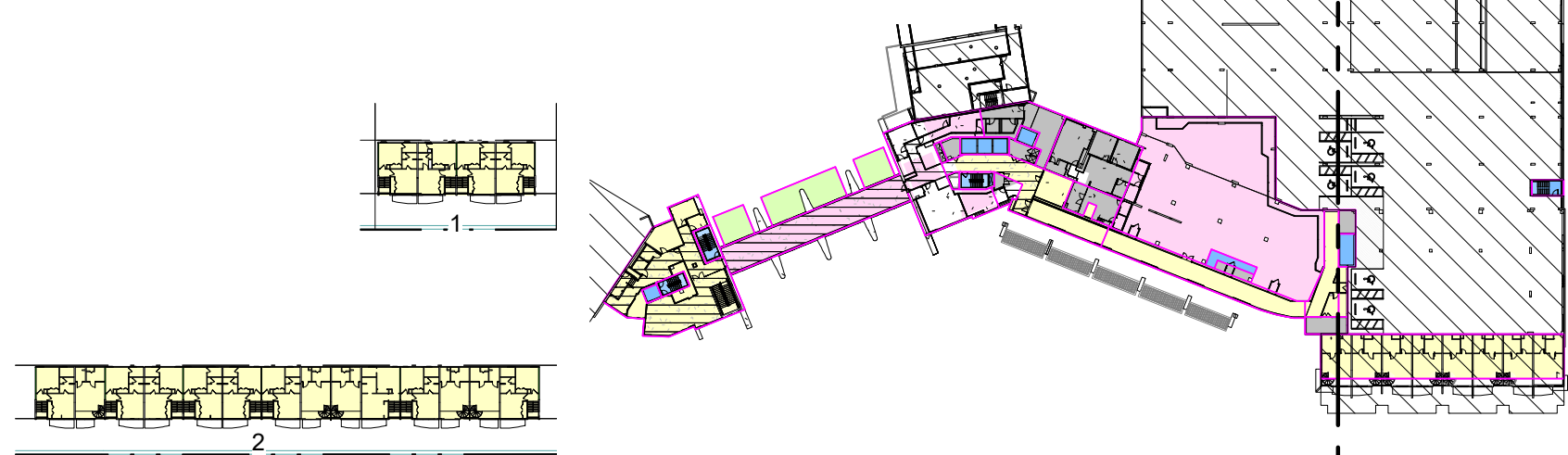
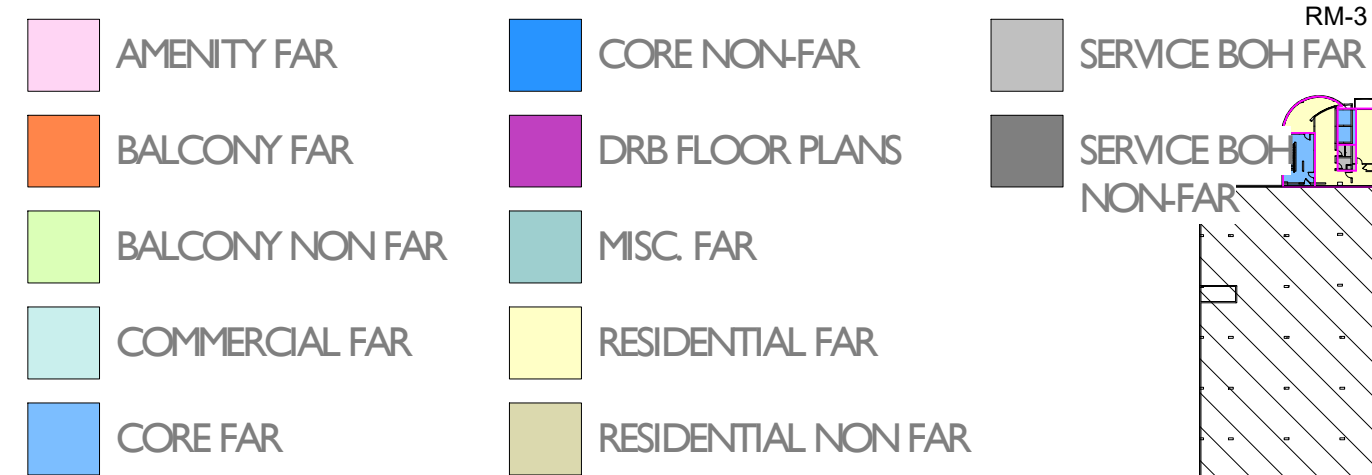
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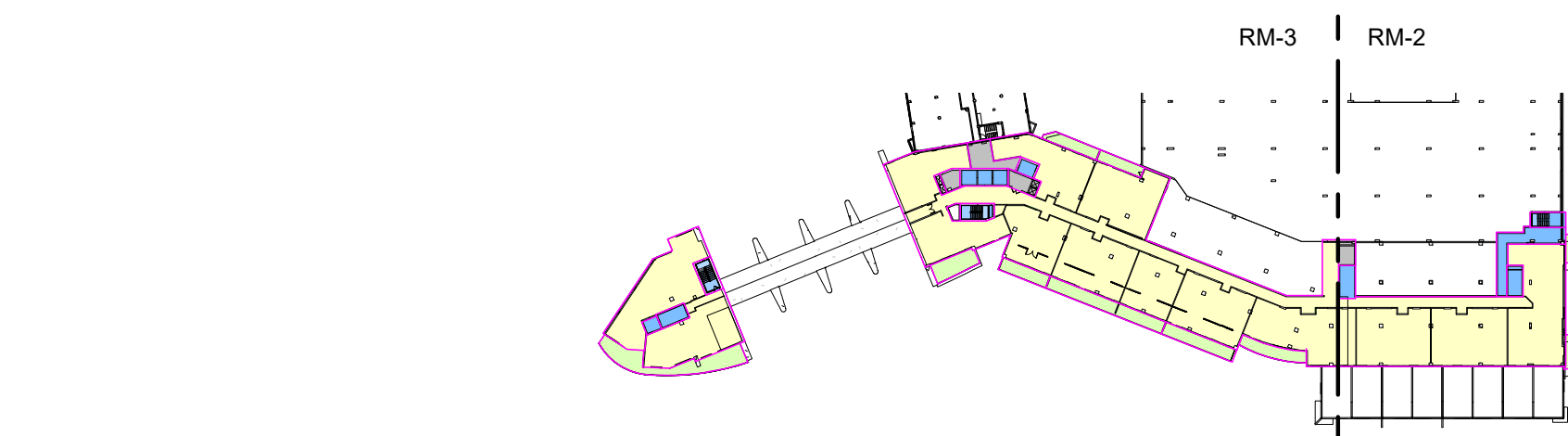
Level 1 - Proposed



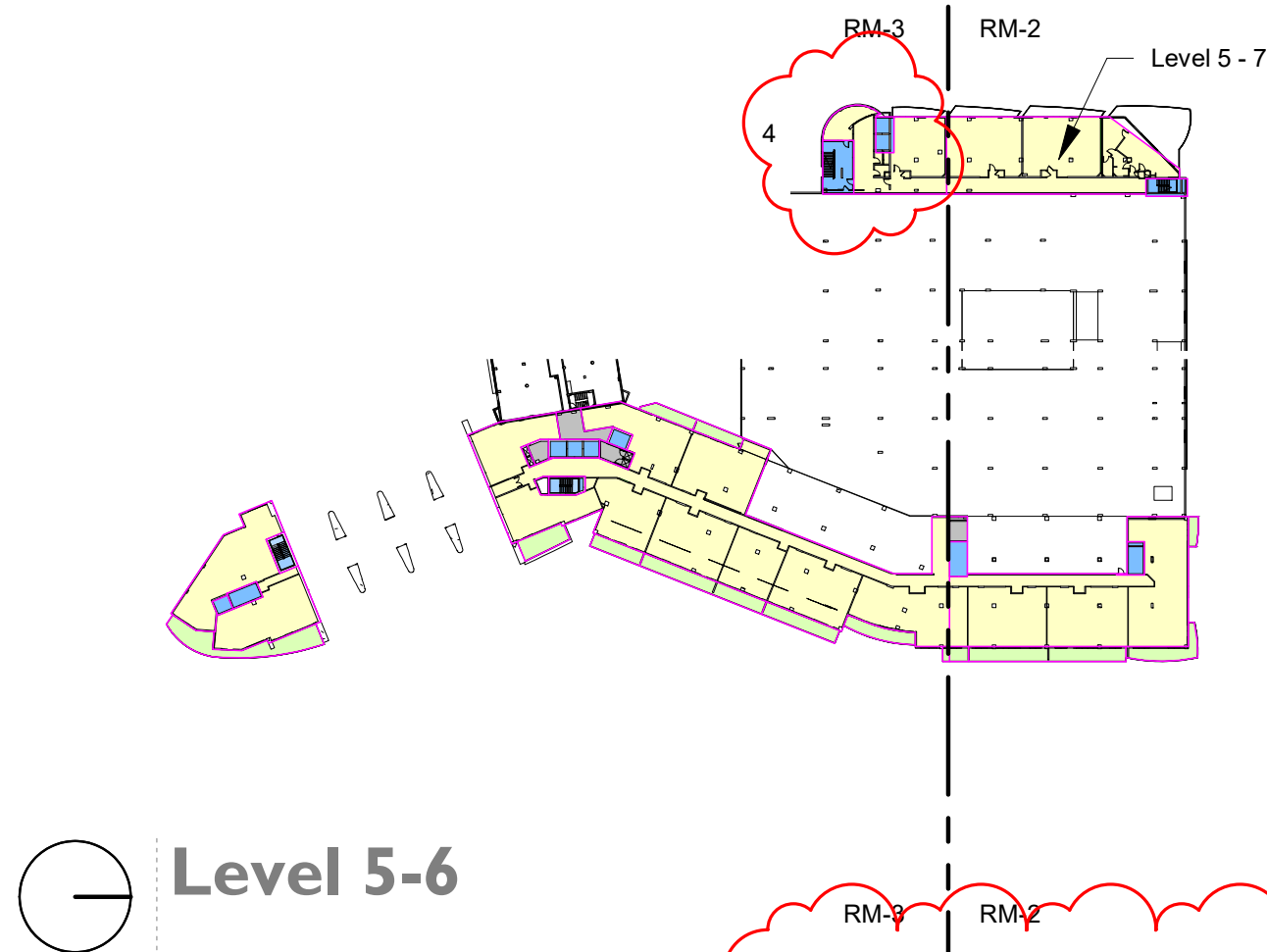
Level 2 Town Houses



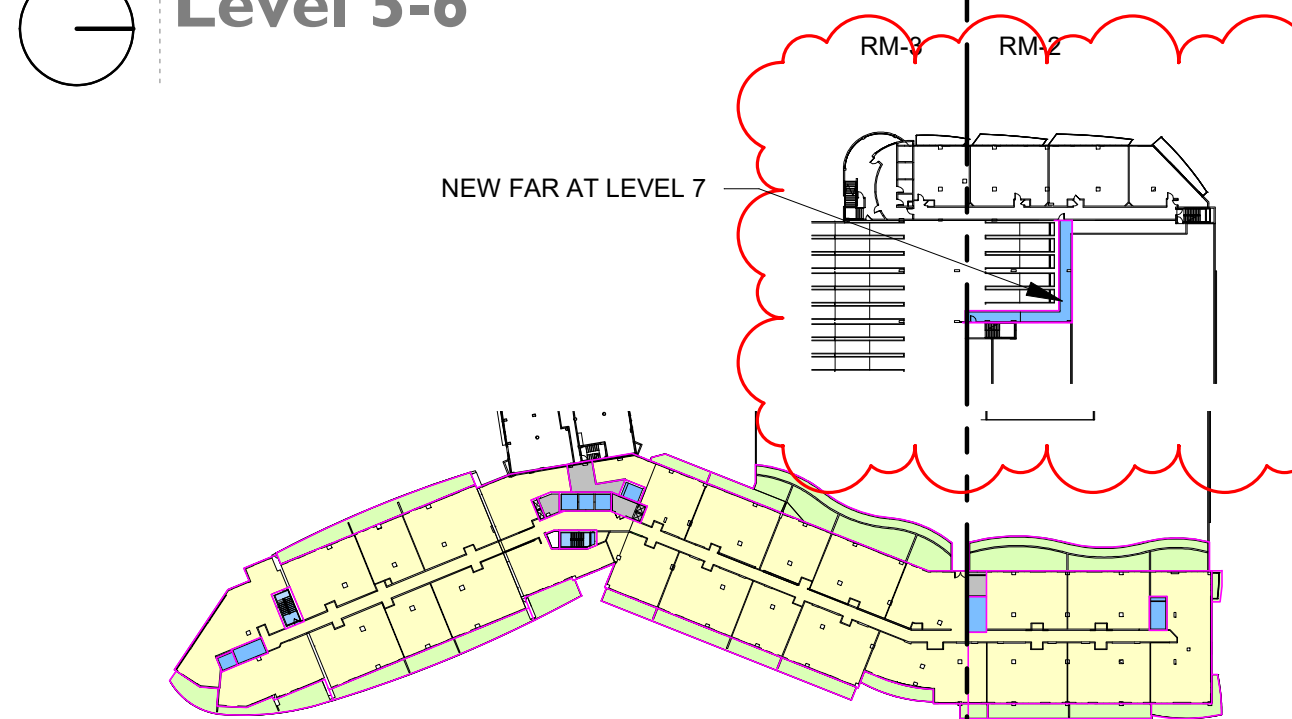
Level 3 - Proposed



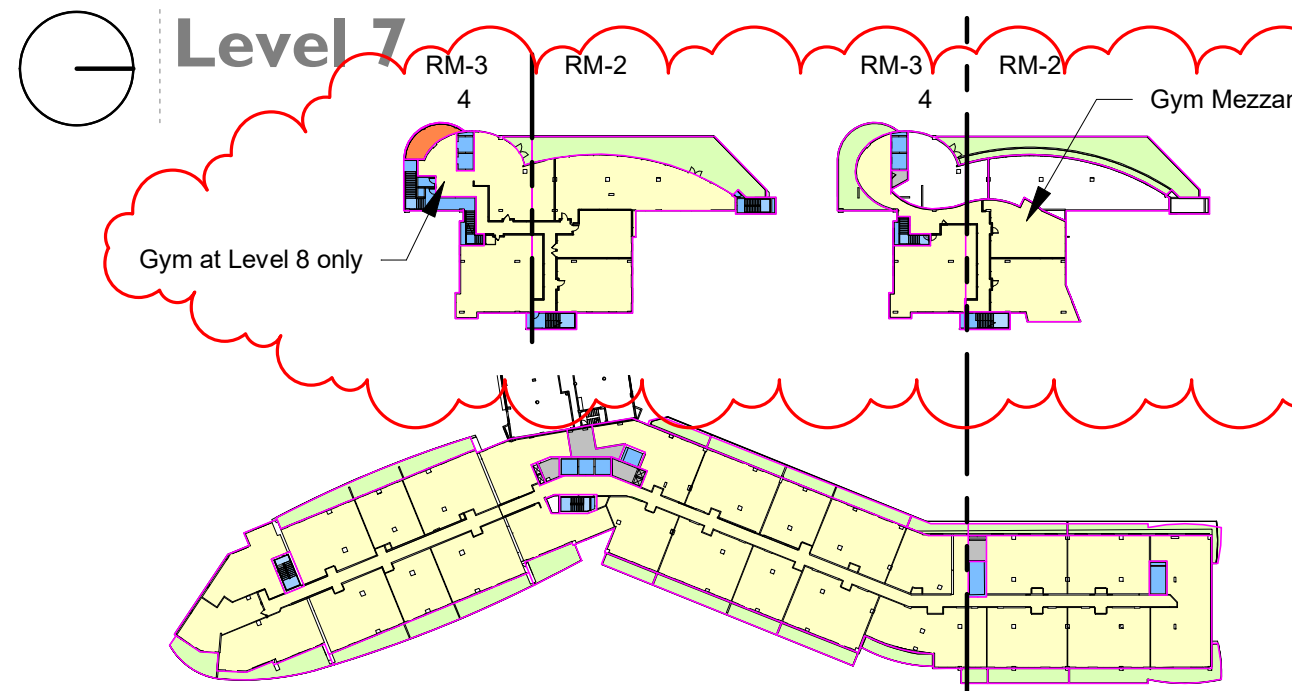
Level 4



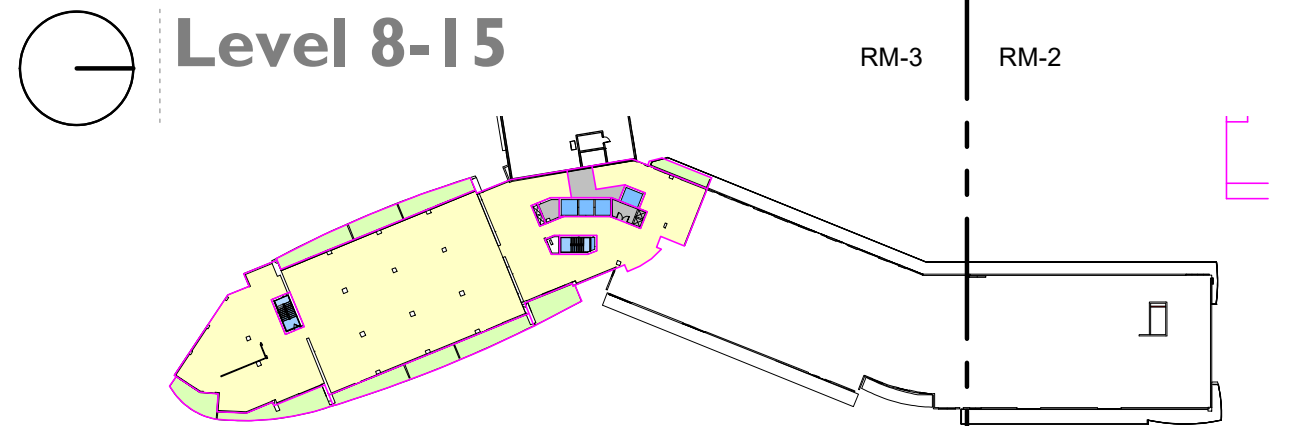
Level 5-6



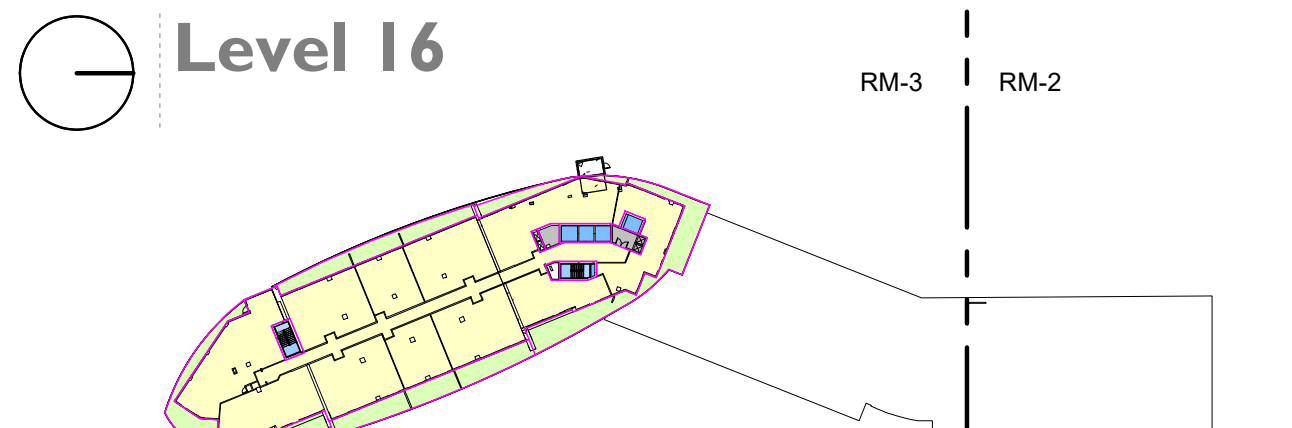
Level 7



Level 8-15



Level 16



LEVEL 17-32

ZONING ANALYSIS FAR - CENTRAL TOWER OVERVIEW - PROPOSED

FAR - CENTRAL TOWER - PROPOSED RM-2			
FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREA
Central Tower - Level 1			
CORE FAR	541 SF	1	541 SF
RESIDENTIAL FAR	1,265 SF	1	1,265 SF
SERVICE BOH FAR	2,430 SF	1	2,430 SF
	4,236 SF		4,236 SF
Town House - Level 2			
RESIDENTIAL FAR	3,715 SF	1	3,715 SF
	3,715 SF		3,715 SF
Central Tower - Level 3 & Garden Apartments Level 2 - 4			
CORE FAR	337 SF	1	337 SF
CORE FAR	205 SF	3	615 SF
RESIDENTIAL FAR	3,297 SF	1	3,297 SF
RESIDENTIAL FAR	4,915 SF	3	14,745 SF
SERVICE BOH FAR	178 SF	1	178 SF
	8,932 SF		19,173 SF
Central Tower - Level 4			
CORE FAR	1,016 SF	1	1,016 SF
RESIDENTIAL FAR	5,802 SF	1	5,802 SF
SERVICE BOH FAR	138 SF	1	138 SF
	6,955 SF		6,955 SF

FAR - CENTRAL TOWER - PROPOSED RM-2			
FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREA
Central Tower - Level 5 - 6 & Garden Apartments Level 5 - 7			
CORE FAR	337 SF	2	675 SF
CORE FAR	205 SF	3	615 SF
RESIDENTIAL FAR	5,716 SF	2	11,431 SF
RESIDENTIAL FAR	4,419 SF	3	13,257 SF
SERVICE BOH FAR	127 SF	2	255 SF
	10,805 SF		26,233 SF
Central Tower - Level 7, NEW FAR IN LEVEL 7, RM-2: 675 SF			
CORE FAR	1,012 SF		1,012 SF
RESIDENTIAL FAR	8,303 SF	1	8,303 SF
SERVICE BOH FAR	127 SF	1	127 SF
	9,443 SF		9,443 SF
Central Tower - Level 8 - 15 & Garden Apartments Gym Level			
CORE FAR	414 SF	1	414 SF
CORE FAR	337 SF	8	2,699 SF
RESIDENTIAL FAR	5,366 SF	1	5,366 SF
RESIDENTIAL FAR	8,303 SF	8	66,424 SF
SERVICE BOH FAR	127 SF	8	1,020 SF
	14,547 SF		75,922 SF
Garden Apartments -Level 9 (Gym Mezzanine)			
CORE FAR	216 SF	1	216 SF
RESIDENTIAL FAR	3,108 SF	1	3,108 SF
	3,324 SF		3,324 SF
RM-2	61,957 SF		1149,001 SF

1999 PERMIT: 88,833 SF

Surplus parking RM-2 (Phase 5) 37,300 sf
Total RM-2 with Surplus parking 186,301 sf

FAR - CENTRAL TOWER - PROPOSED RM-3			
FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREA
Central Tower - Level 1			
COMMERCIAL FAR	4,128 SF	1	4,128 SF
CORE FAR	1,204 SF	1	1,204 SF
RESIDENTIAL FAR	10,098 SF	1	10,098 SF
SERVICE BOH FAR	9,259 SF	1	9,259 SF
	24,689 SF		24,689 SF
Town House - Level 2			
RESIDENTIAL FAR	11,463 SF	1	11,463 SF
	11,463 SF		11,463 SF
Central Tower - Level 3 & Garden Apartments Level 2 - 4			
AMENITY FAR	11,824 SF	1	11,824 SF
CORE FAR	1,142 SF	1	1,142 SF
CORE FAR	647 SF	3	1,940 SF
RESIDENTIAL FAR	18,356 SF	1	18,356 SF
RESIDENTIAL FAR	2,010 SF	3	6,031 SF
SERVICE BOH FAR	3,571 SF	1	3,571 SF
SERVICE BOH FAR	132 SF	3	395 SF
	37,681 SF		43,259 SF
Central Tower - Level 4			
CORE FAR	977 SF	1	977 SF
RESIDENTIAL FAR	16,084 SF	1	16,084 SF
SERVICE BOH FAR	570 SF	1	570 SF
	17,631 SF		17,631 SF
Central Tower - Level 5 - 6 & Garden Apartments Level 5 - 7			
CORE FAR	977 SF	2	1,954 SF
CORE FAR	652 SF	3	1,956 SF
RESIDENTIAL FAR	16,055 SF	2	32,110 SF
RESIDENTIAL FAR	2,146 SF	3	6,439 SF
SERVICE BOH FAR	570 SF	2	1,140 SF
	20,400 SF		43,599 SF

FAR - CENTRAL TOWER - PROPOSED RM-3			
FAR AREAS	AREA PER FLOOR	NUMBER OF FLOORS	TOTAL AREA
Central Tower - Level 7			
CORE FAR	977 SF	1	977 SF
RESIDENTIAL FAR	26,758 SF	1	26,758 SF
SERVICE BOH FAR	570 SF	1	570 SF
	28,305 SF		28,305 SF
Central Tower - Level 8 - 15 & Garden Apartments - Level 8 (Gym Level)			
BALCONY FAR	290 SF	1	290 SF
CORE FAR	907 SF	1	907 SF
CORE FAR	754 SF	8	6,035 SF
RESIDENTIAL FAR	3,525 SF	1	3,525 SF
RESIDENTIAL FAR	26,983 SF	8	215,861 SF
SERVICE BOH FAR	570 SF	8	4,562 SF
	33,030 SF		231,181 SF
Garden Apartments -Level 9 (Gym Mezzanine)			
CORE FAR	399 SF	1	399 SF
RESIDENTIAL FAR	2,528 SF	1	2,528 SF
SERVICE BOH FAR	71 SF	1	71 SF
	2,998 SF		2,998 SF
Central Tower - Level 16			
CORE FAR	754 SF	1	754 SF
RESIDENTIAL FAR	15,486 SF	1	15,486 SF
SERVICE BOH FAR	570 SF	1	570 SF
	16,810 SF		16,810 SF
Central Tower - Level 17 - 32			
CORE FAR	754 SF	16	12,071 SF
RESIDENTIAL FAR	15,602 SF	16	249,634 SF
SERVICE BOH FAR	286 SF	16	4,571 SF
	16,642 SF		266,275 SF
TOTAL RM-3	209,651 SF		686,211 SF

1999 PERMIT: 693,594 SF

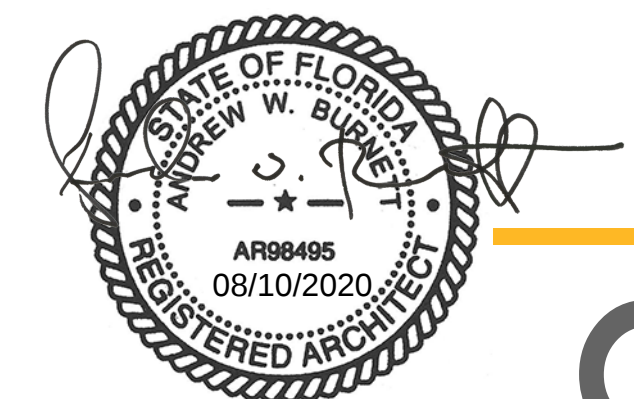


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