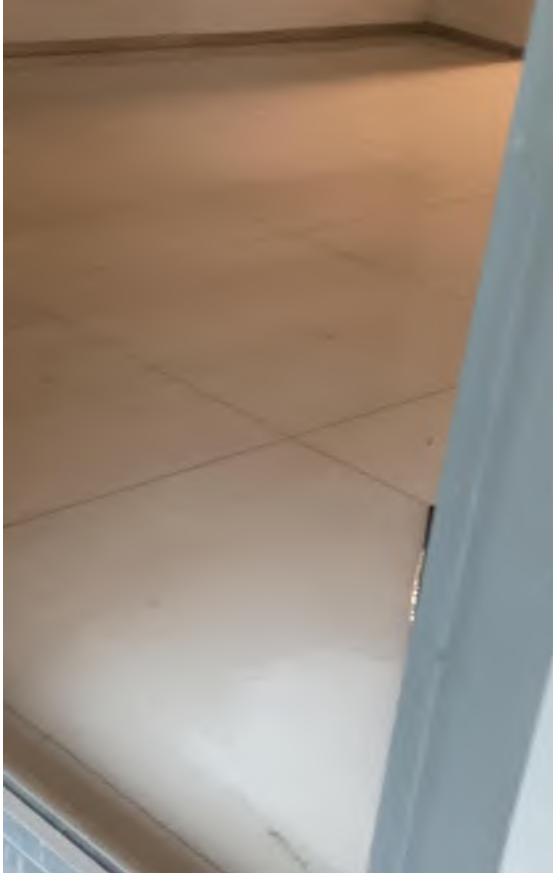


## Flooding and Drainage Issues



**Flooding and Drainage - flooding inside Elevate commercial unit,  
flooding inside main electrical room (far left image with foam)**



**Main Electrical Rooms for South Tower exposed to flooding because of poor drainage**





**Vegetation and Dog Park close proximity to commercial units - dog urine and excrement smell, overwhelming amount of pests and mosquitos (and rat traps), deteriorating pathway**

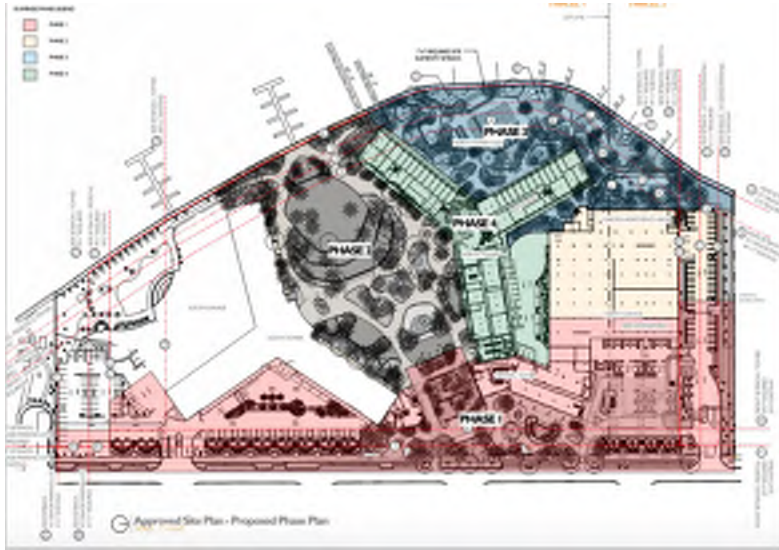


**East vs West “Walkway” to commercial units. Clearly the pathway to the east commercial units by dog park is obstructed by vegetation, whereas the pathway to the west commercial units was constructed with no vegetation obstruction.**





Proposed drawings are modified over time, without being presented to South Tower board. Image in bottom left is what was presented to the South Tower board, does not acknowledge south tower commercial units on the eastern side of the south tower entrance. The drawings presented to the board also do not include the dog park or walkway to the commercial units in the south tower. The bottom right image shows up to date drawings showing how the project was modified to include a dog park in front of South Tower commercial units as well as other central area modifications and a small north/center tower dog park. North/Center Tower dog park is much smaller than South Tower dog park, even though North and Center Towers have three times the amount of residents than South Tower. Bottom right image shows newly modified circled area of a possible pathway fix, however, it looks like it will be very narrow unlike the pathway to the western commercial units.



**Vegetation visually obstructing commercial units in south tower by dog park - dog park encompasses entire south eastern wing of central courtyard, reference project drawings in next slide. Pathway in right image developed over time by service workers, delivery personnel, fire men, residents (contains lighting obstructions, holes in the ground, treacherous path)**





**Vegetation visually obstructing commercial units in south tower by dog park. Dog park proposed in project drawings for north tower is much smaller and is supposed to cater to three times the amount of residents, please reference project drawings in pdf attachment.**





**New construction blocked ingress to south tower and commercial units. Because of this, there are now only a few extremely long distance options for wheelchair access and commercial access for wheeled loading/offloading, options shown in following slides.**



**Option 1, forced to go through south tower parking lot to access pool ramp, which is used to access south tower lobby for wheelchair ramp, continued next slide**

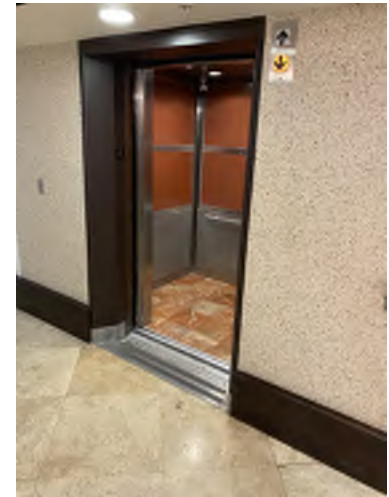
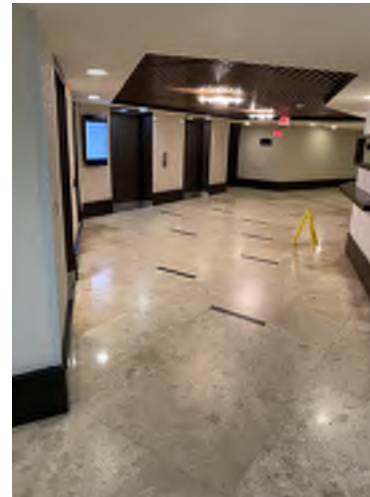
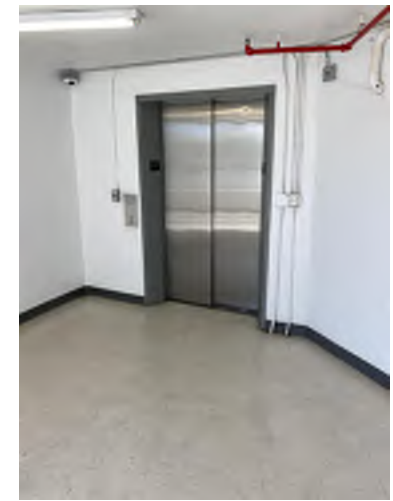




**Option 1, forced to go through south tower parking lot to access pool ramp, which is used to access south tower lobby for wheelchair ramp**

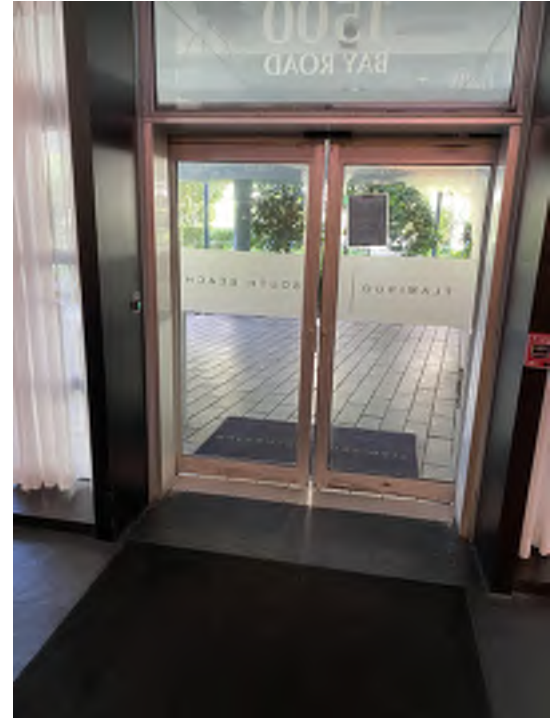


**Option 2, use south tower service elevator to take to 2nd floor and use main residential elevator to take to lobby for wheelchair ramp, continued next slide**





**Option 2, use south tower service elevator to take to 2nd floor and use main residential elevator to take to lobby for wheelchair ramp**



**Option 3:  
Access from  
14th St.,  
outside of  
property by  
use of  
boardwalk.**





**Option 4:  
Must enter into  
valet drop off  
zone for  
wheeled  
access and  
double back to  
main pathway  
to main  
entrance. Note  
steps blocking  
path.**

