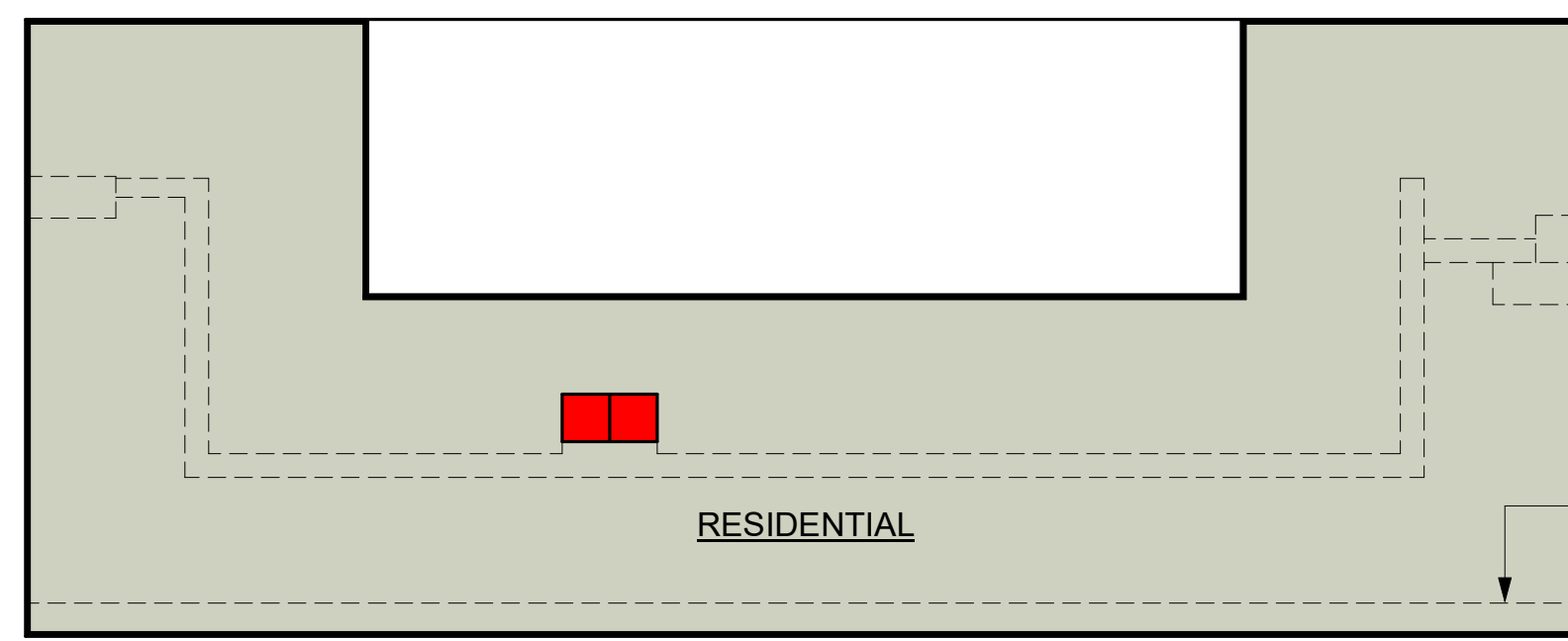
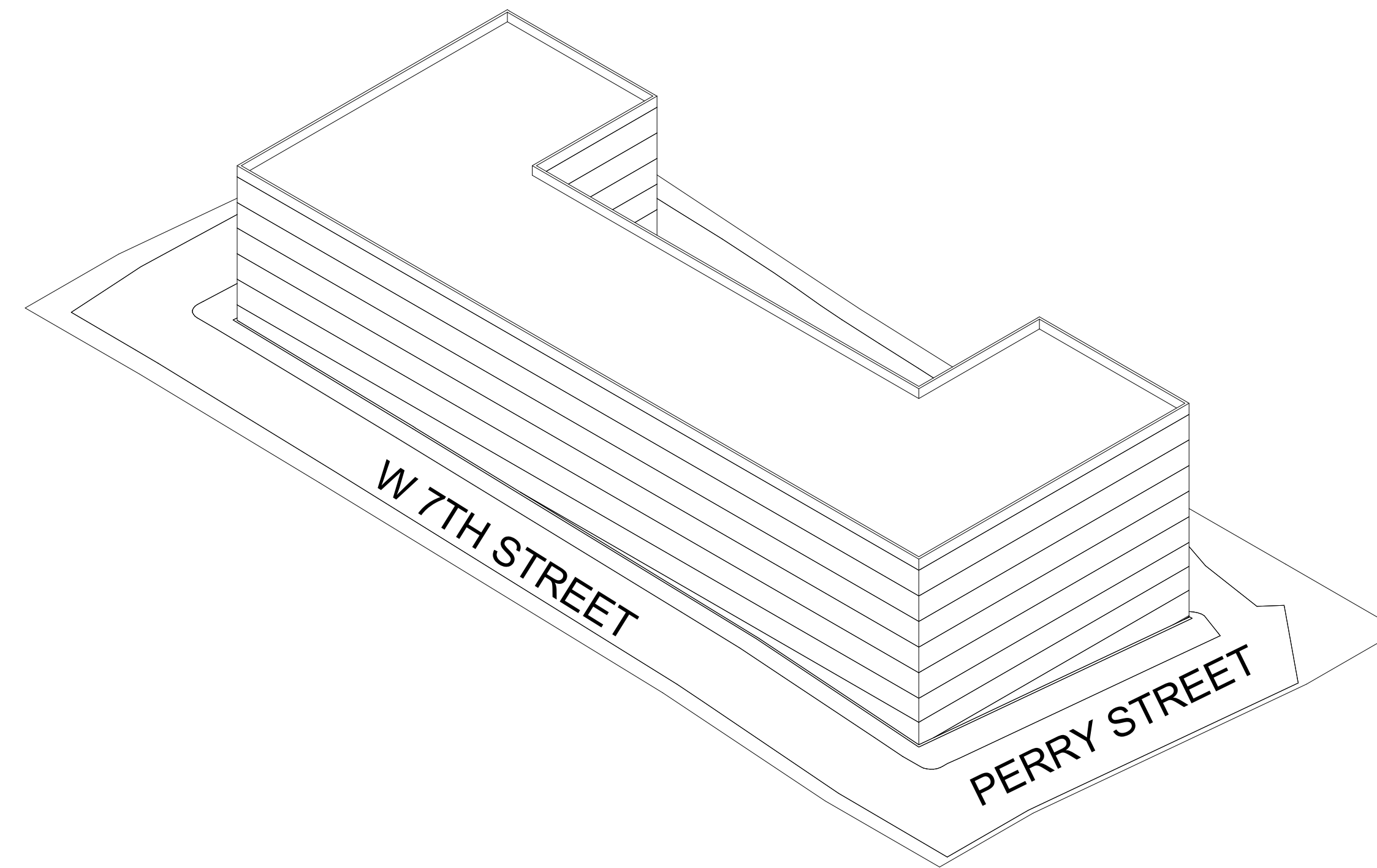
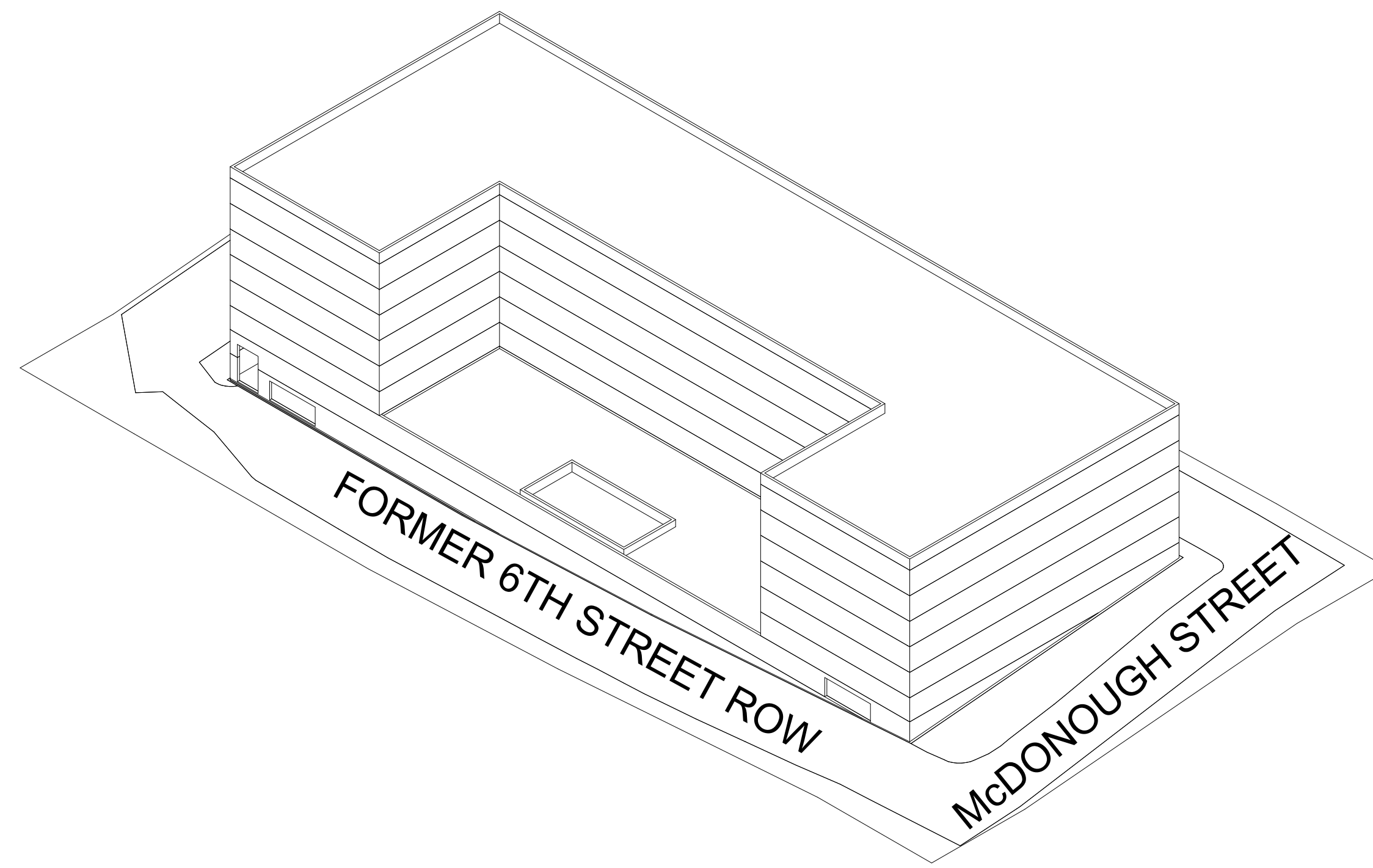
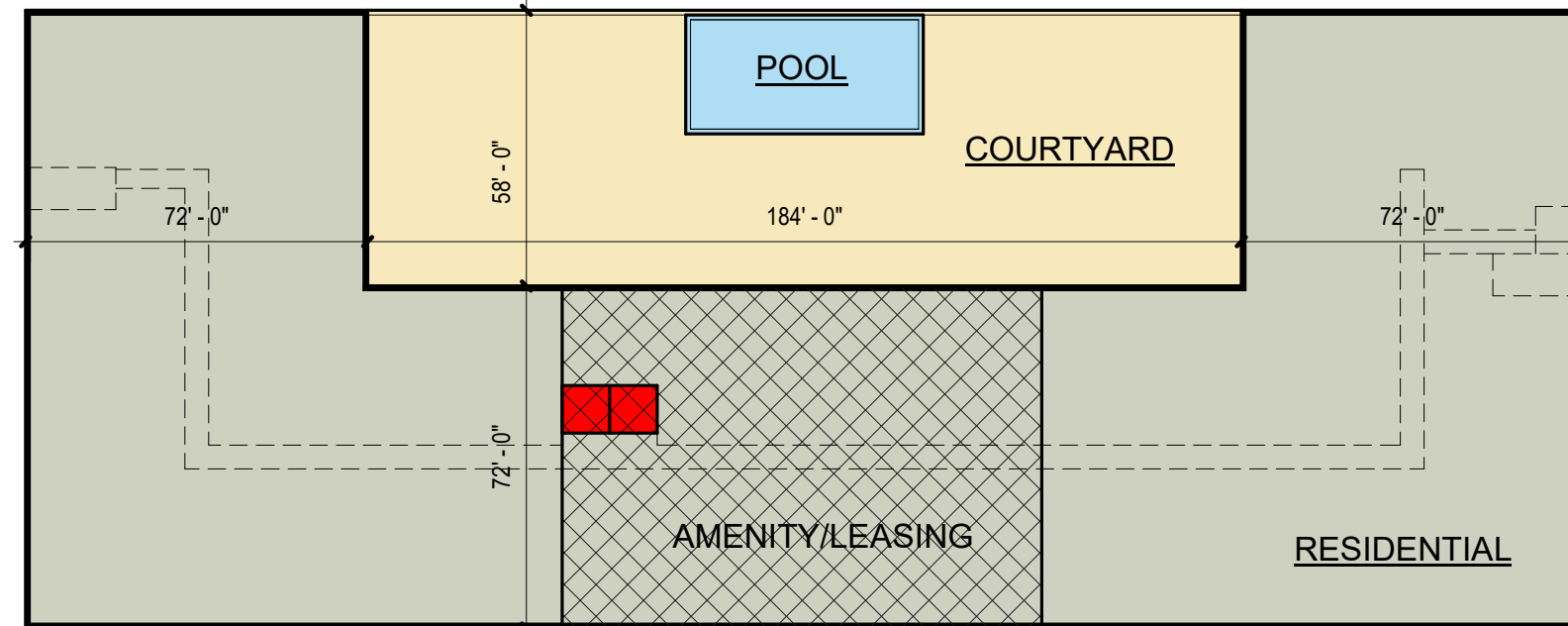


DENSITY SUMMARY

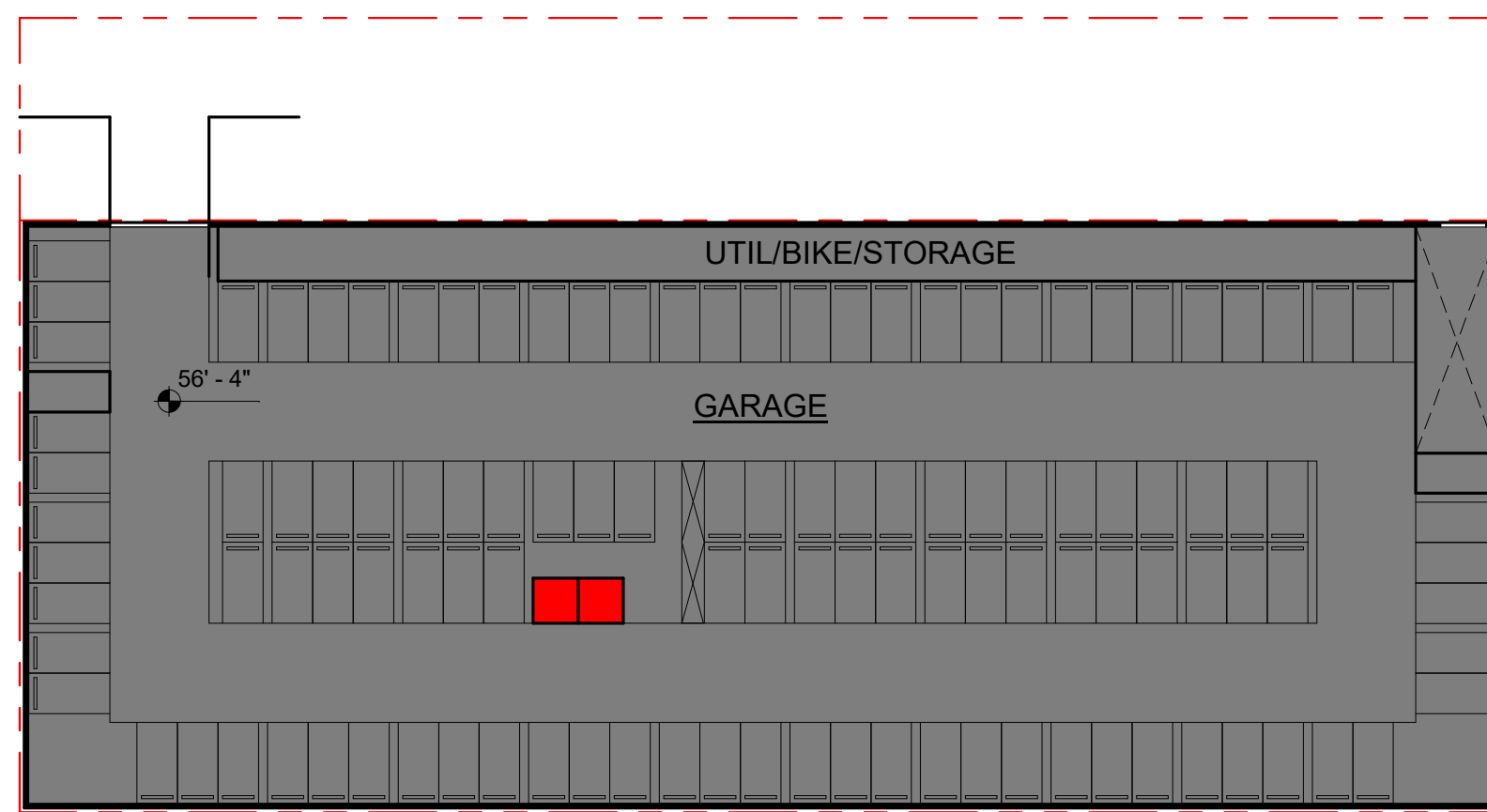
CURRENT ZONING	:	B7
REZONE TO	:	N/A
LOT SIZE	:	58,225 SF/1.34 ACRES
FAR MAX	:	6.0
FAR MAX SF	:	349,350
PARKING REQUIRED	:	N/A
OPEN SPACE RATIO REQ'D:	:	0.08
OPEN SPACE SF REQ'D	:	4,658
LEVEL 08 (IIIA)	:	32,000
LEVEL 07 (IIIA)	:	32,000
LEVEL 06 (IIIA)	:	32,000
LEVEL 05 (IIIA)	:	32,000
LEVEL 04 (IIIA)	:	32,000
LEVEL 03 (IA)	:	32,000
LEVEL 02 (PARKING)	:	42,600
LEVEL 01 (PARKING)	:	42,600
TOTAL GSF	:	277,200
FAR GSF (EXCL PRKG)	:	192,000
FAR PROVIDED	:	3.30
GROSS RESIDENTIAL	:	186,000
AMENITY GSF	:	6,000
GROSS PARKING	:	85,200
EFFICIENCY	:	.85
NET RESIDENTIAL	:	158,100
AVG SF/DU	:	750
NUMBER OF DU	:	211 +/-
PARKING PROVIDED	:	229 +/-
PARKING RATIO PROV	:	1.09 +/-
OPEN SPACE PROV	:	9,000 +/-
OPEN SPACE RATIO	:	.15



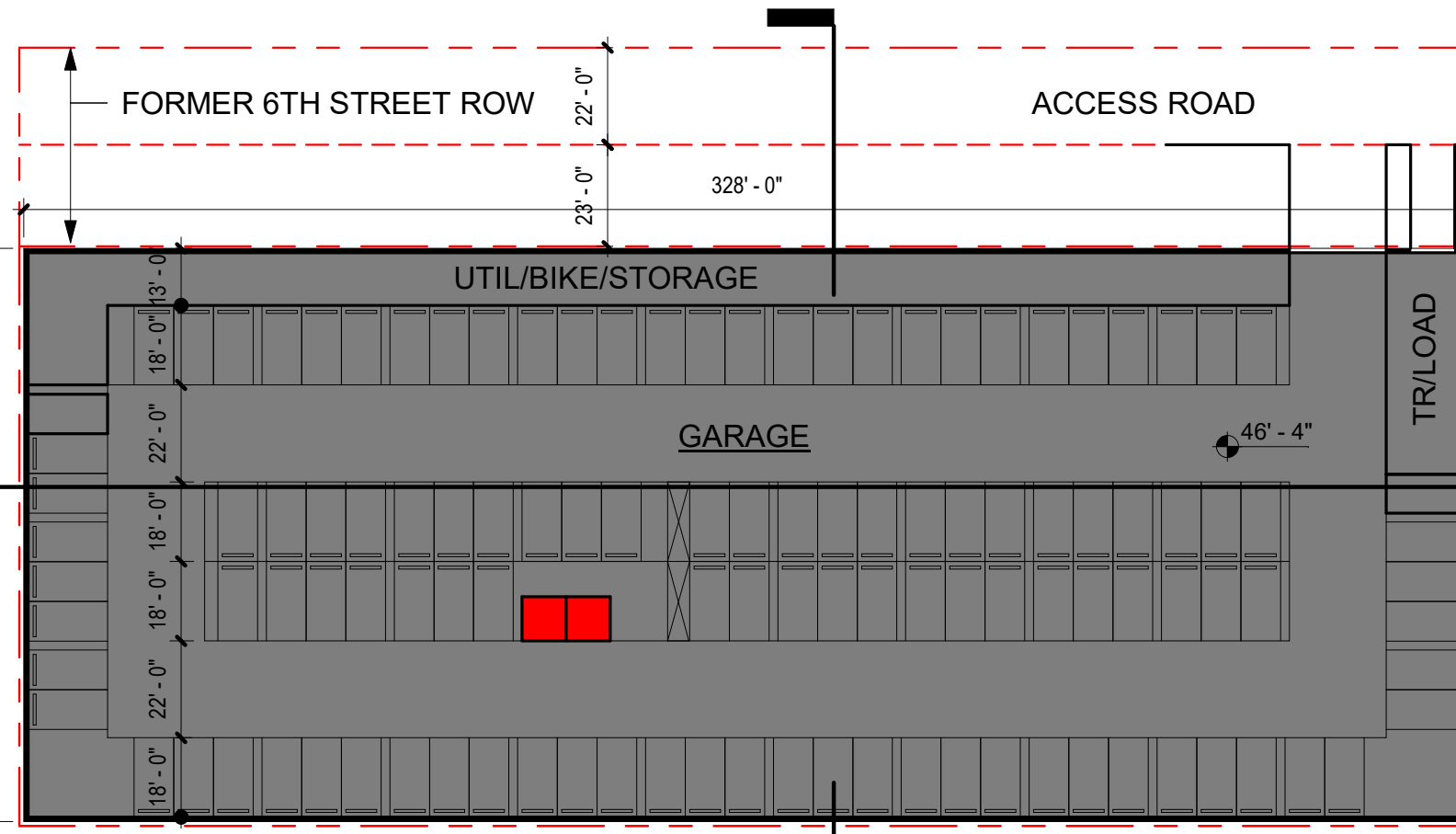
4 CONCEPT A - LEVEL 4 (5-8 SIM)
1" = 40'-0"



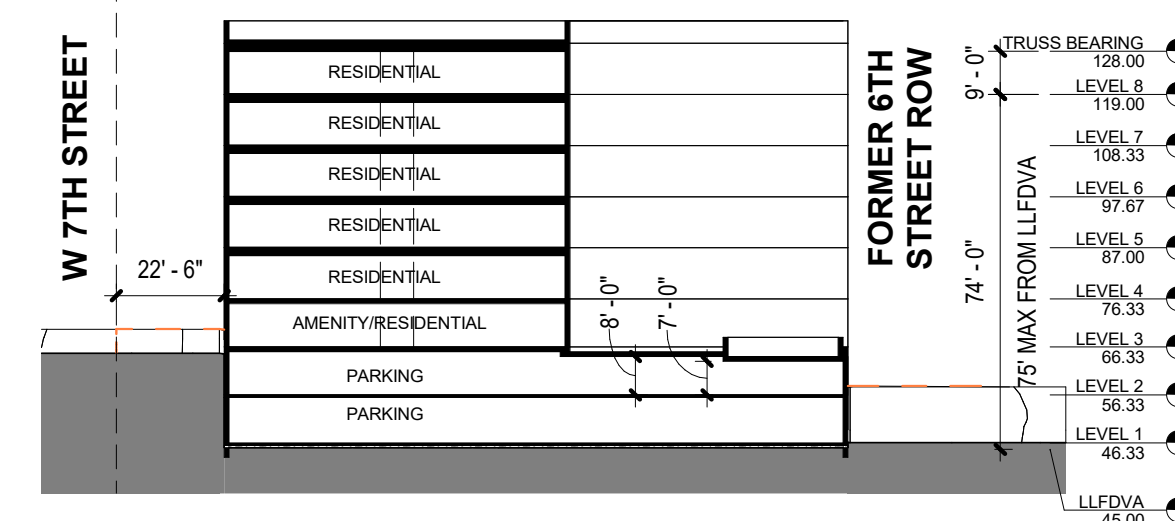
3 CONCEPT A - LEVEL 3
1" = 40'-0"



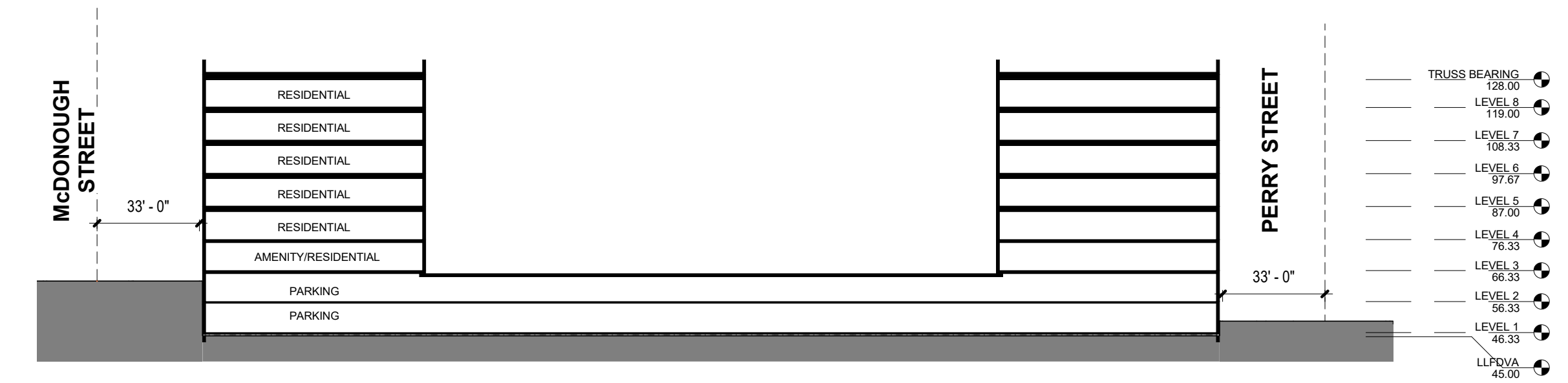
2 CONCEPT A - LEVEL 2
1" = 40'-0"



1 CONCEPT A - LEVEL 1
1" = 40'-0"



5 AXIAL SECTION
1" = 40'-0"



6 LONGITUDINAL SECTION
1" = 40'-0"