



A2.07 OFFICE FLOORS 4-6 / RESIDENTIAL FLOORS 4-6

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30 MAY 2006  
SCALE: 1"=40'-0"

SQUARE 54



A2.06 OFFICE FLOOR 3 / RESIDENTIAL FLOORS 4-8

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30 MAY 2006  
SCALE: 1"=40'-0"

SQUARE 54



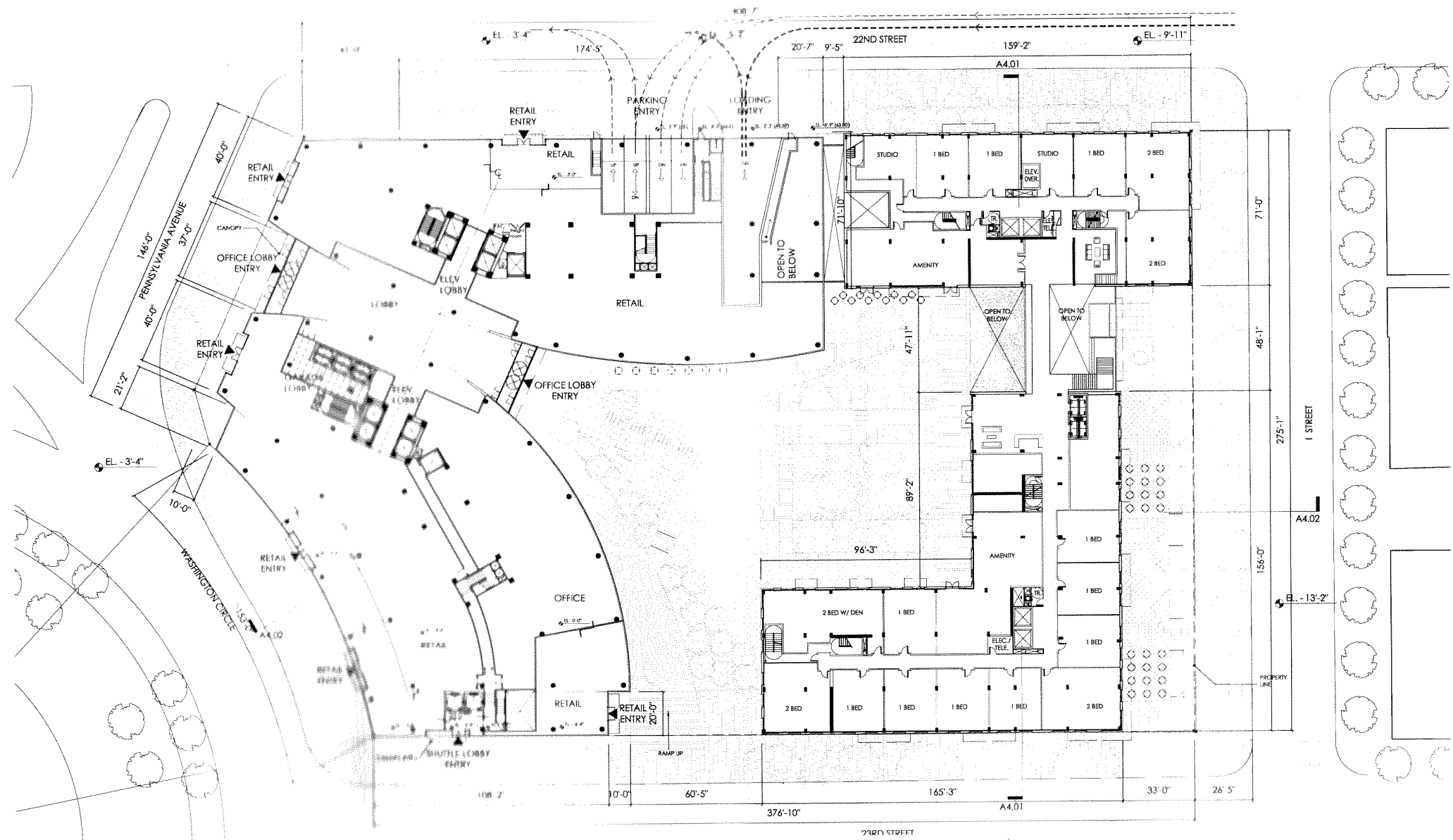
A2.05 OFFICE FLOOR 2 / RESIDENTIAL FLOOR 2

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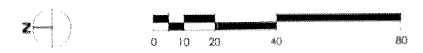
30 MAY 2004  
SCALE: 1"=40'-0"

SQUARE 54



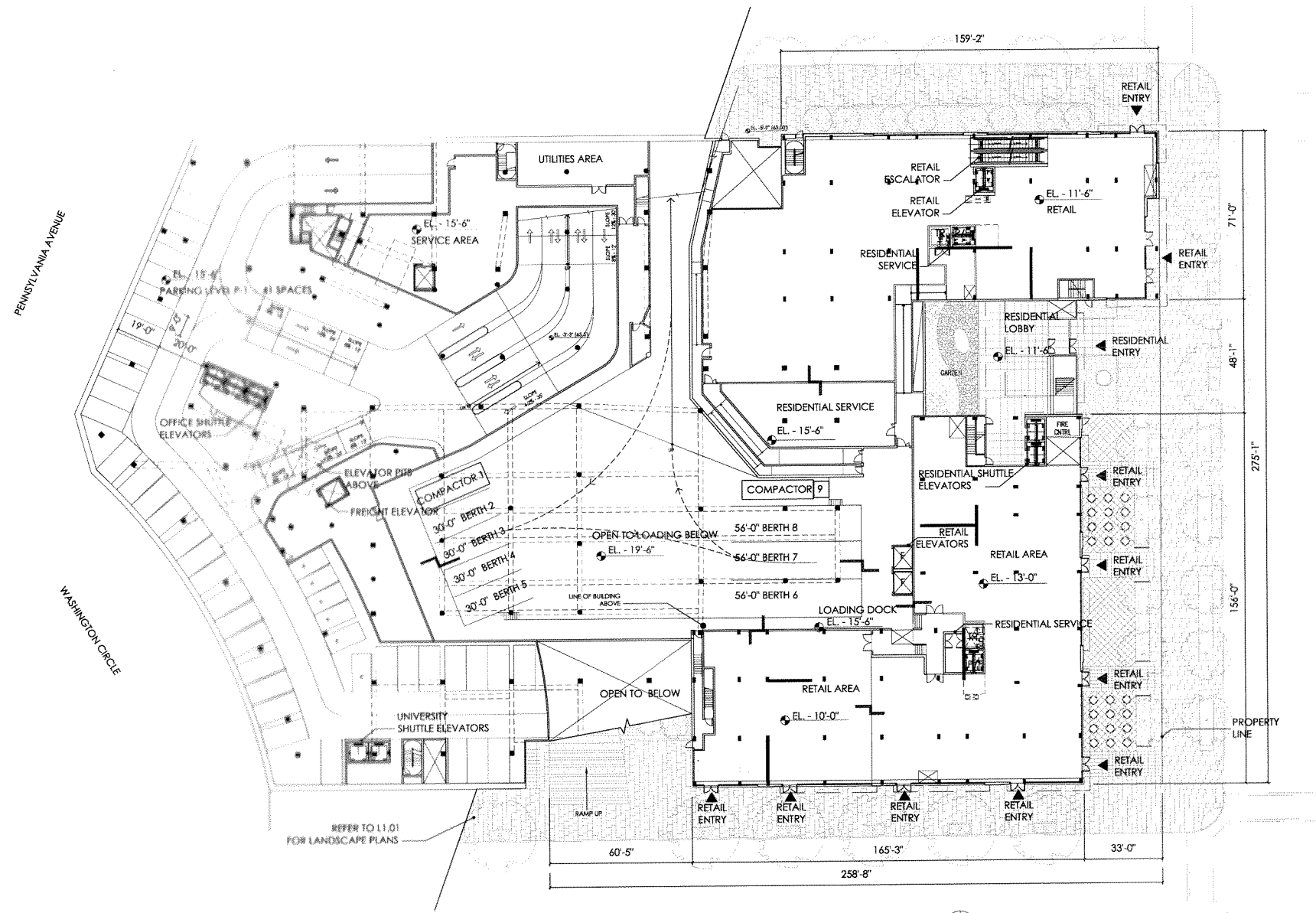
A2.04 OFFICE FLOOR 1 / RESIDENTIAL FLOOR

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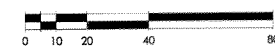
30 MAY 2006  
SCALE: 1" = 40'

SQUARE 54



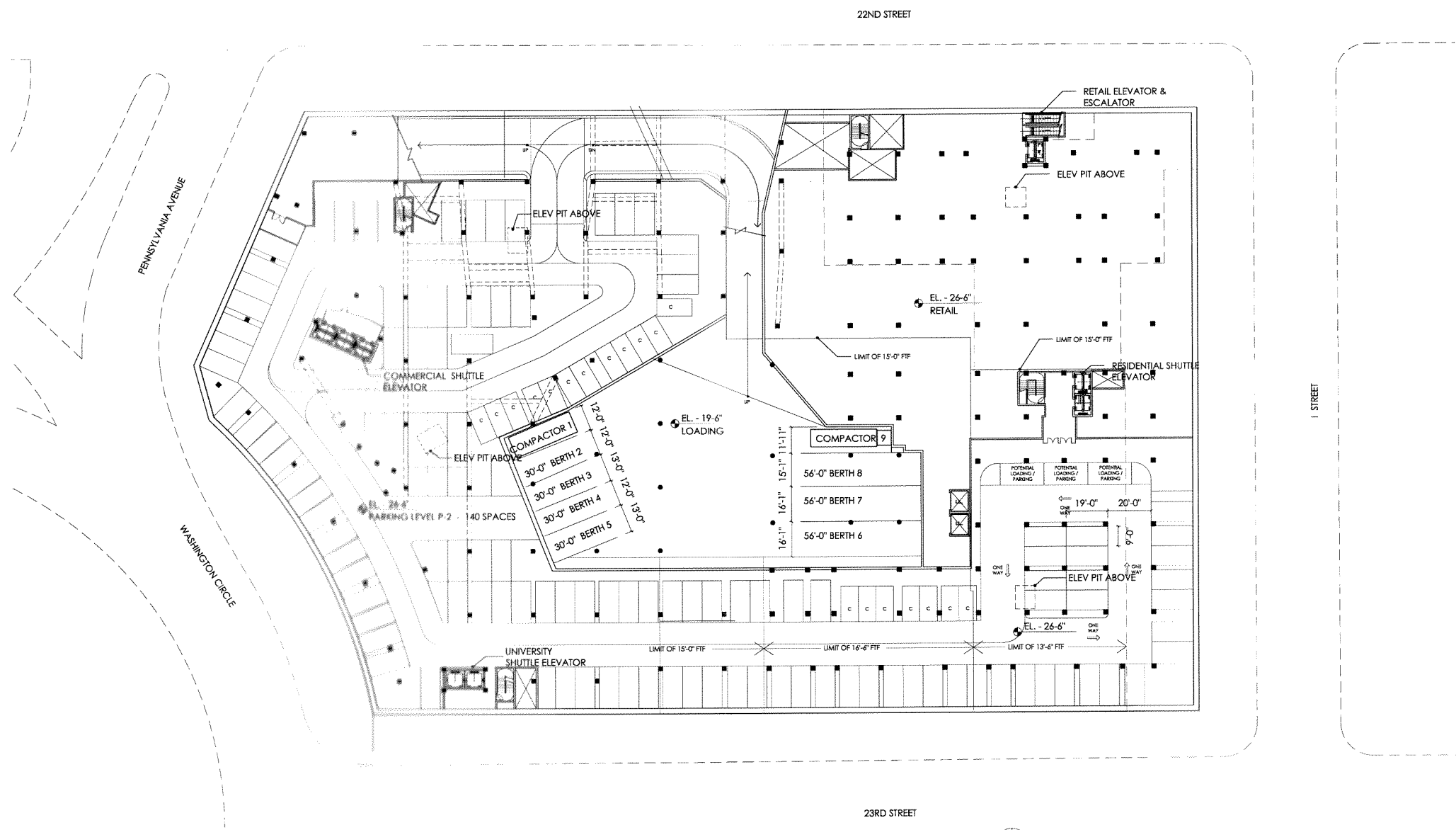
A2.03 PARKING LEVEL P1 / RESIDENTIAL 1

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30 MAY 2006  
SCALE: 1" = 40'-0"

SQUARE 54



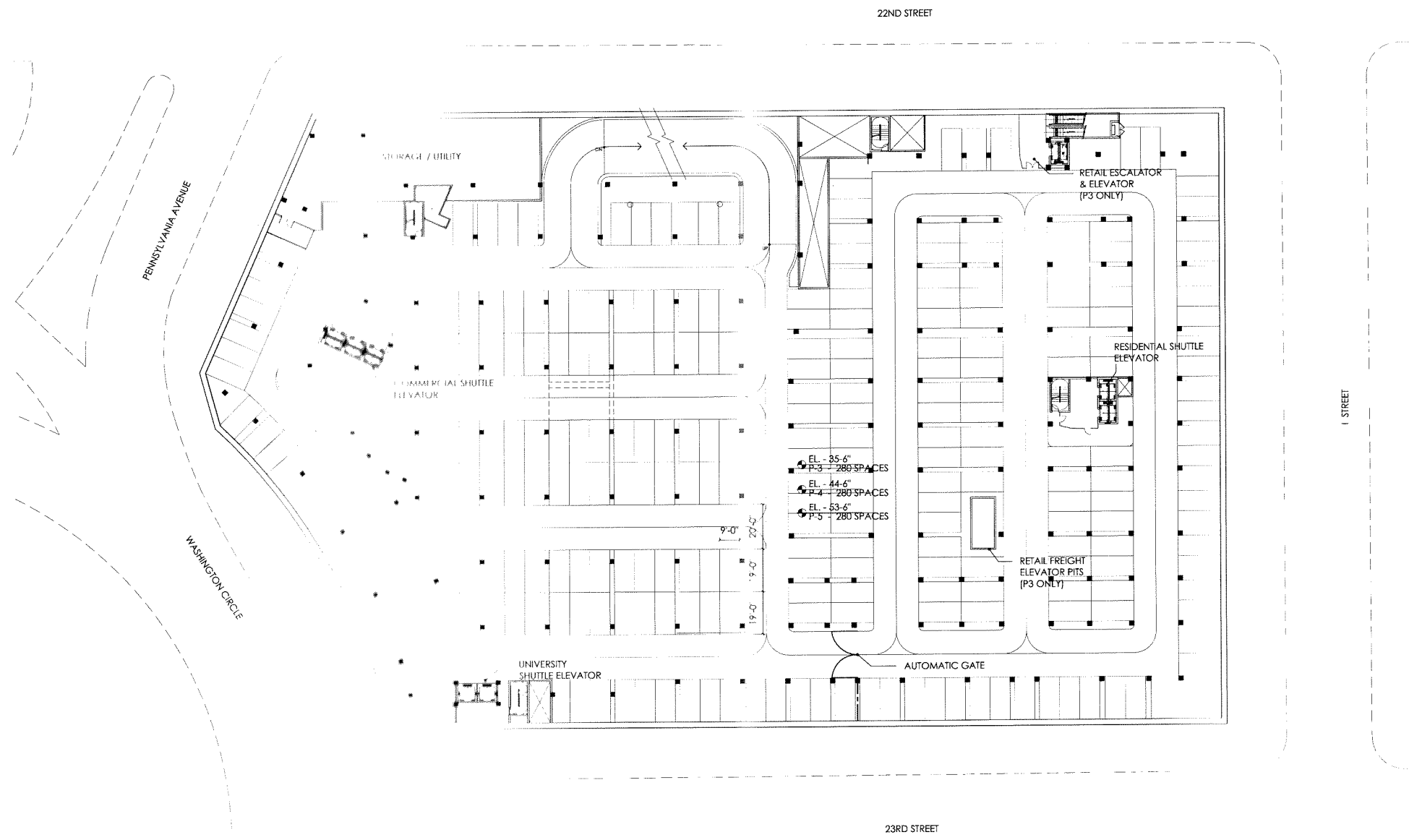
A2.02 PARKING LEVEL P2

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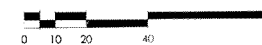
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SQUARE 54

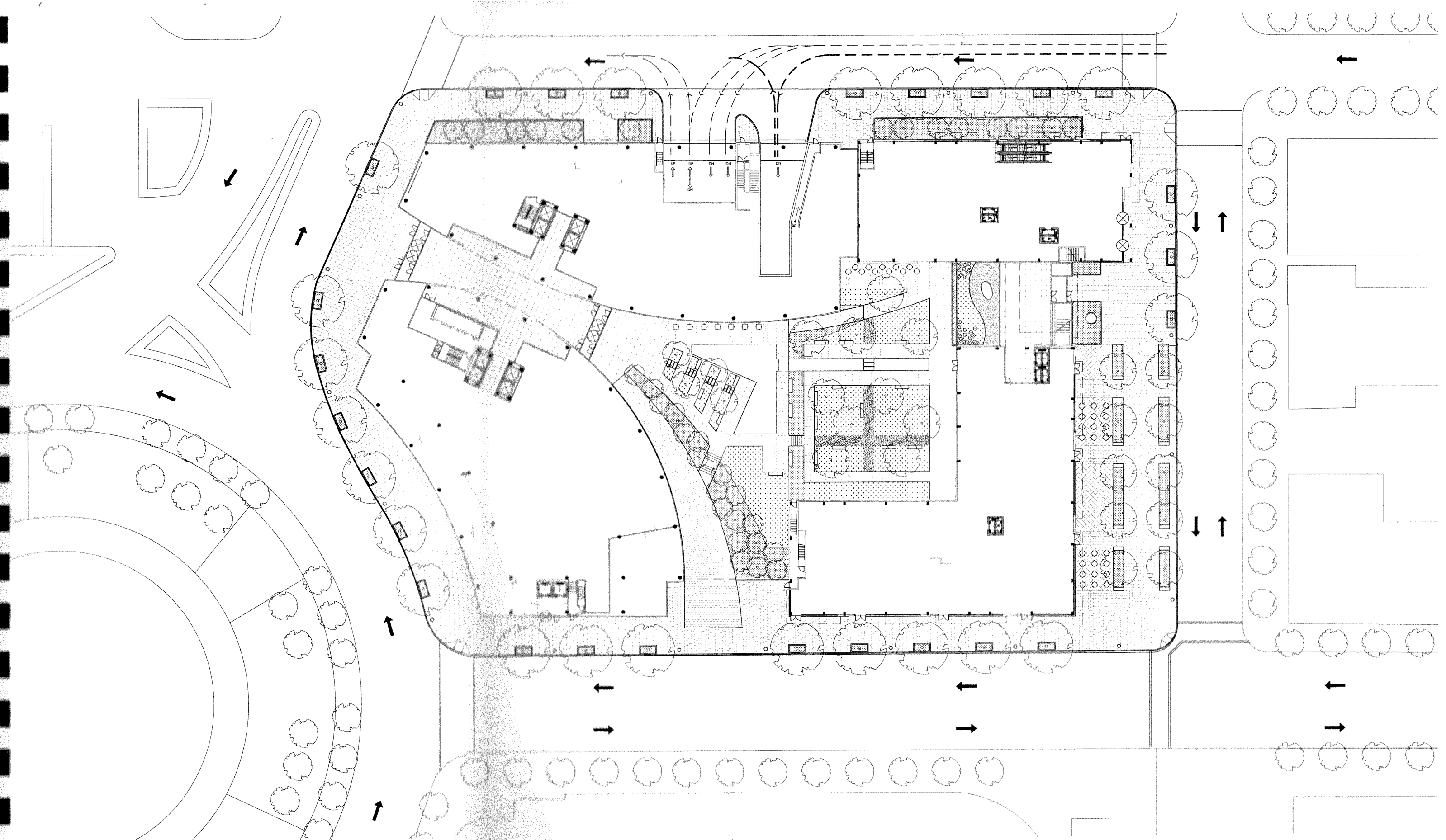


A2.01 PARKING LEVELS P5 TO P3

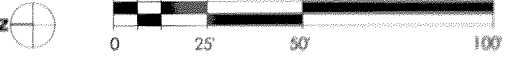
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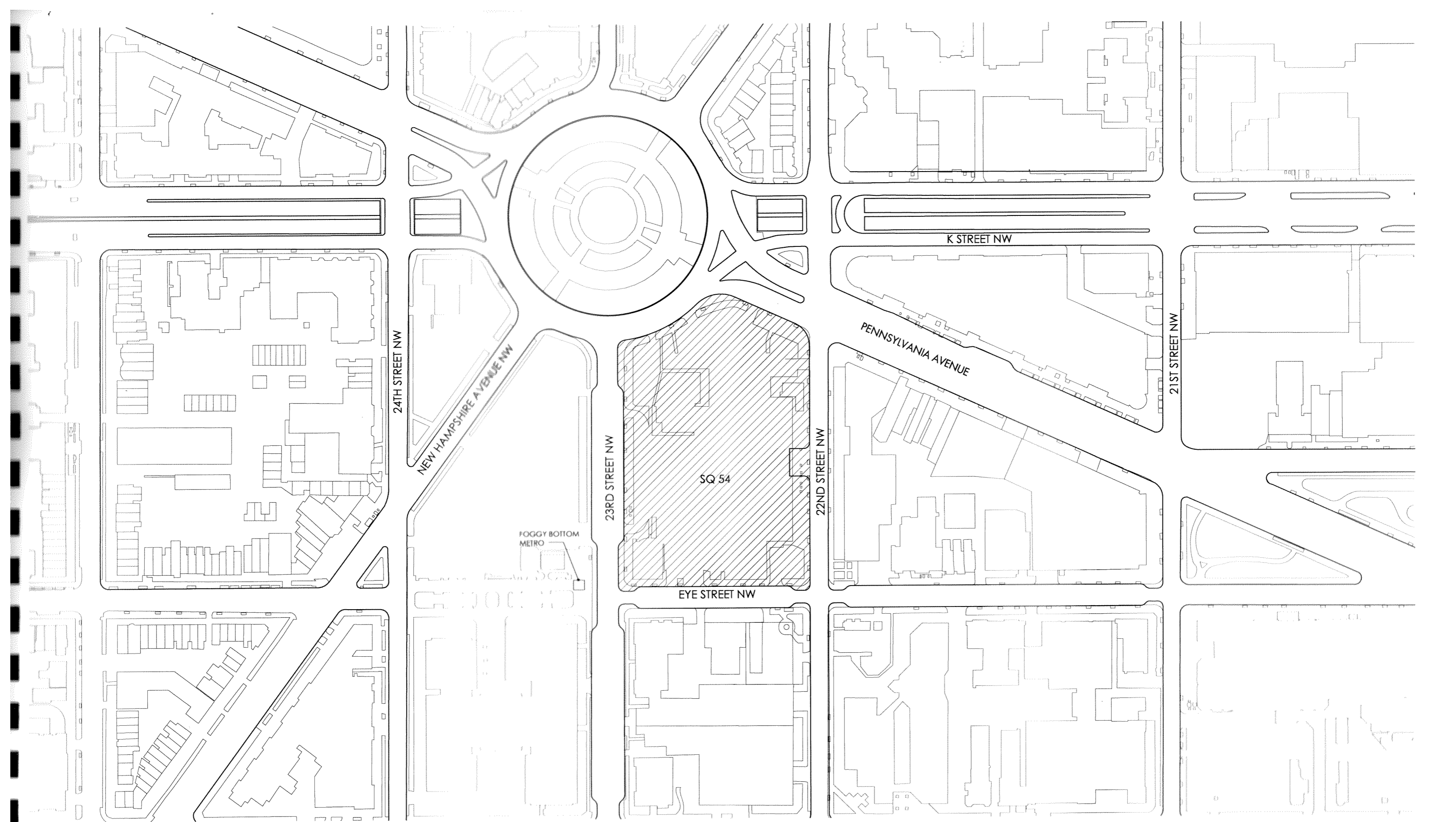
30 MAY 2006  
SCALE 1"=40'-0"



G0.06 VEHICULAR CIRCULATION DIAGRAM







G0.05 PROJECT AREA MAP



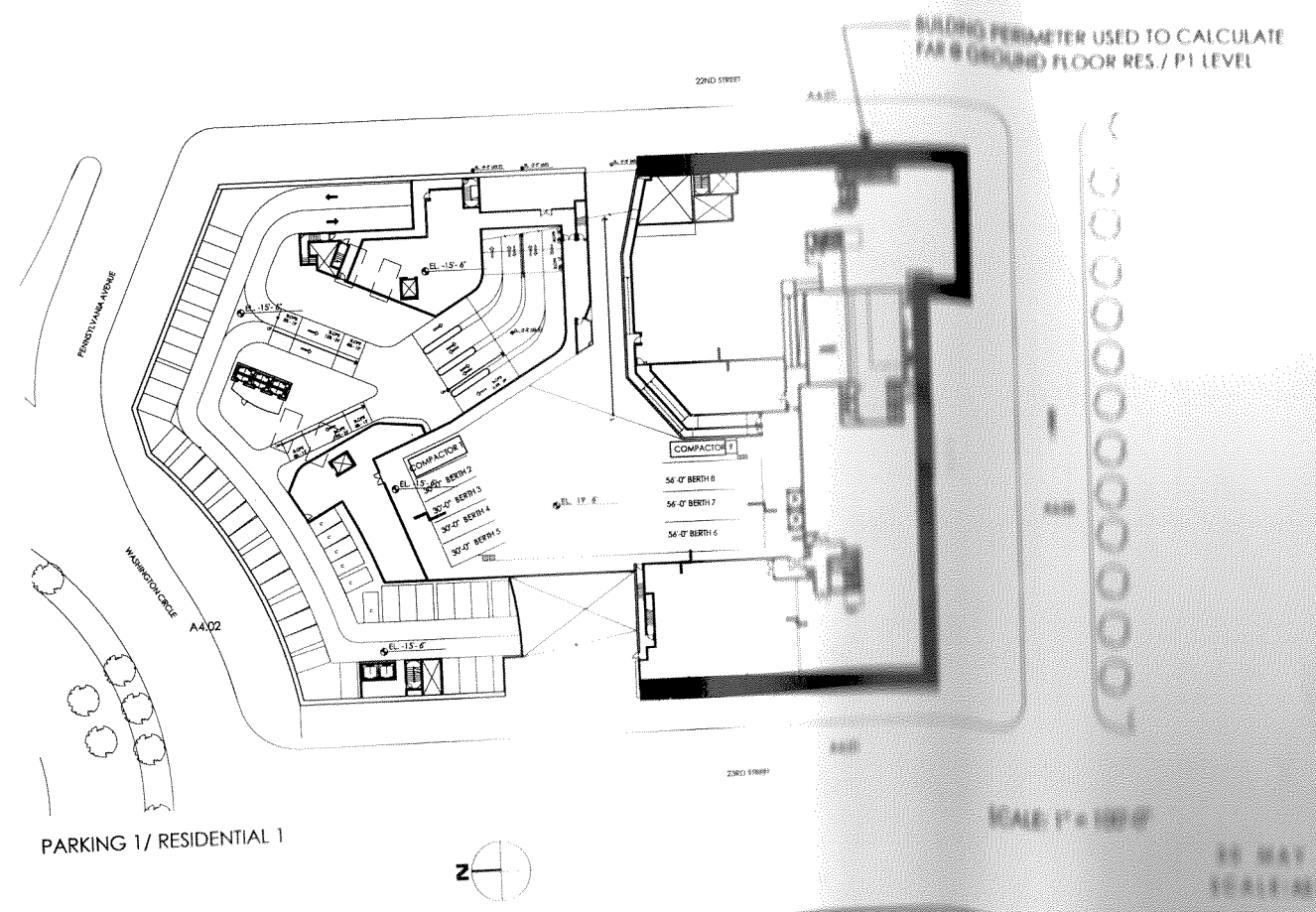
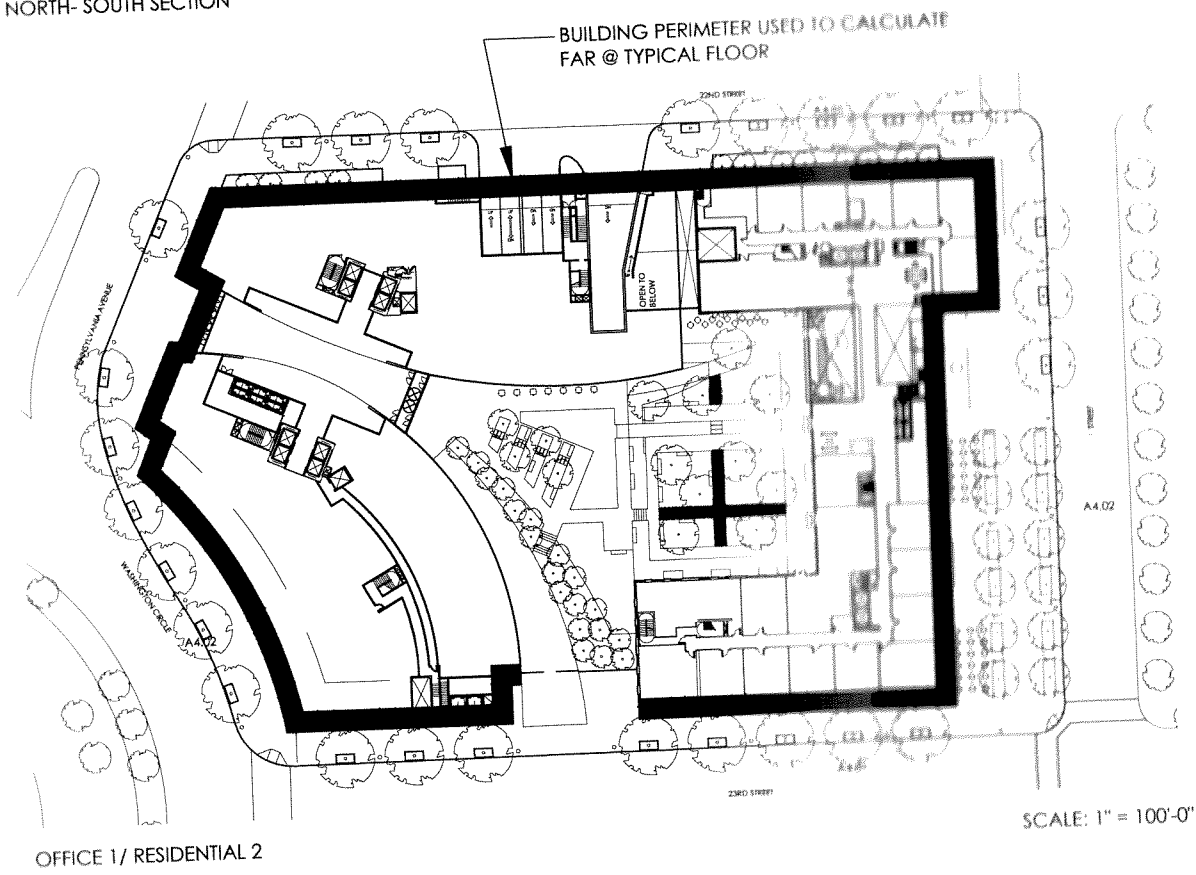
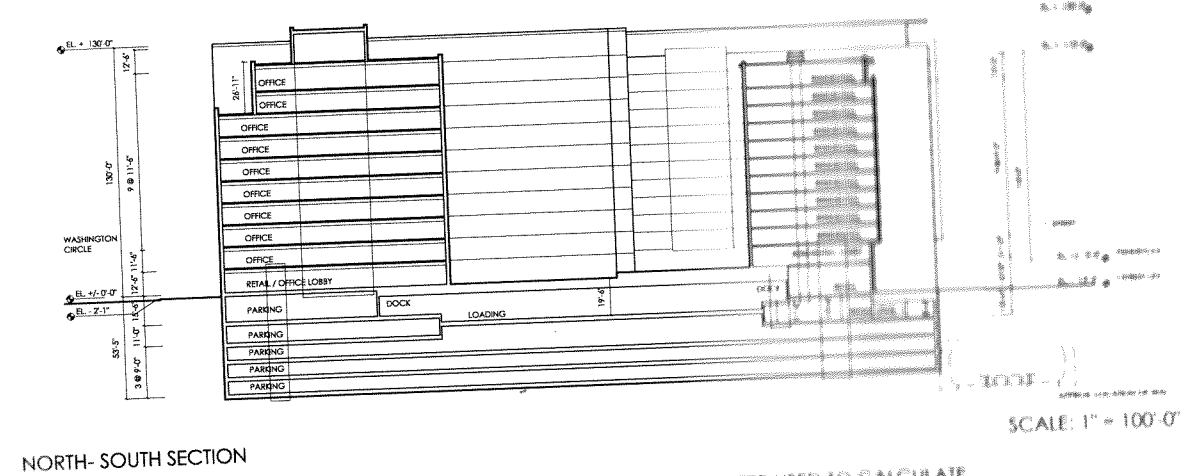
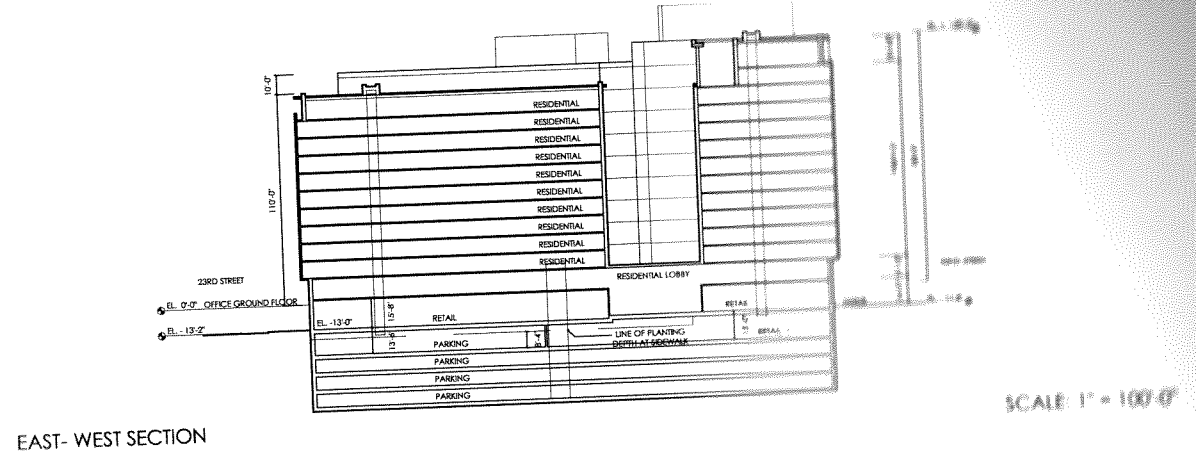
# AREA SUMMARY

<b>TOTAL GSF</b>	115,995 S.F.
Parking (B5)	115,995 S.F.
Parking (B4)	115,995 S.F.
Parking (B3)	115,995 S.F.
Parking (B2)	111,845 S.F.
Parking (B1)/ Res. 1	86,629 S.F.
Office 1/ Res. 2	73,047 S.F.
Office 2/ Res. 3	73,012 S.F.
Office 3/ Res. 4	75,386 S.F.
Office 4-6/ Res. 5-8	264,354 S.F.
Office 7/ Res. 9-11	137,342 S.F.
Office 8-9/ Res. 12	117,907 S.F.
Office 10/ Res. 13	51,494 S.F.
Office 11/ Res. 14	29,053 S.F.
Penthouse	15,385 S.F.

Total Building Area 1,383,439 S.F.

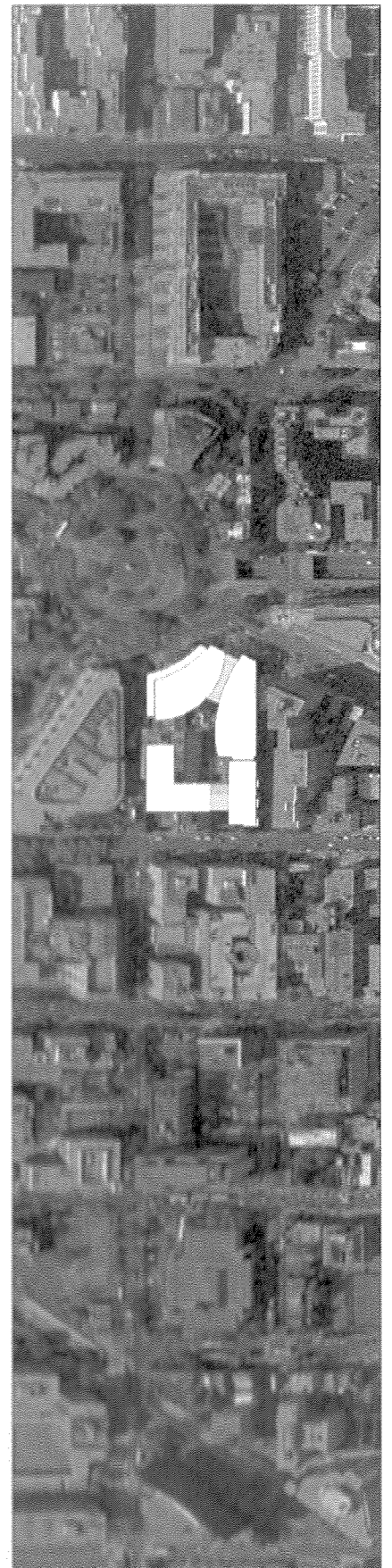
<b>TOTAL FAR</b>	
Parking (B5)	115.995
Parking (B4)	115.995
Parking (B3)	115.995
Parking (B2)	111.845
Parking (B1)/ Res. 1	86.629
Office 1/ Res. 2	73.047
Office 2/ Res. 3	73.012
Office 3/ Res. 4	75.386
Office 4-6/ Res. 5-8	264.354
Office 7/ Res. 9-11	137.342
Office 8-9/ Res. 12	117.907
Office 10/ Res. 13	51.494
Office 11/ Res. 14	29.053
Penthouse	15.385
<b>Total Building Area</b>	<b>1,383.439</b>

<b>ZONING</b>	
Current Zoning:	R-5-D Zone District
Proposed Zoning:	C-3-C Zone District
Location:	Square 54
Lot Dimensions:	274' x 377'
Lot Size:	115,715 SF
Site Coverage:	89,475 SF
Allowed FAR:	8.0 FAR Under C-3-C
Proposed FAR:	7.49 FAR



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30 MAY 2006

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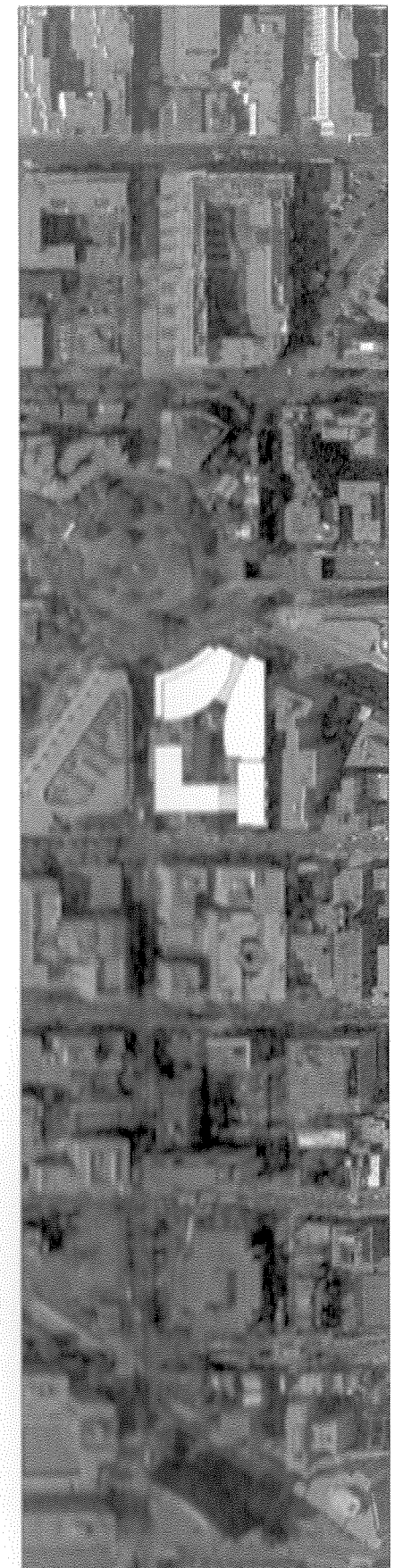
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10 MAY 2006