glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

633 E. Broadway, Room 103
Glendale, CA 91206-4311
Tel 818.548.2140 Tel 818.548.2115
Fax 818.240.0392 ci.glendale.ca.us

October 21, 2015

Broadway Bestilia LLC
ATTN: Patrick Chraghchian
139 S. Los Robles Avenue, Unit 106
Pasadena, CA 91201

RE: 515 W. Broadway Glendale CA 91024
Density Bonus Application PDBP1424874

Dear Mr. Chraghchian:

Pursuant to provisions of the Glendale Municipal Code, Title 30, Chapter 30.36, the Community Development Department has processed your application for a Density Bonus to construct a mixed-use project that includes 180 apartment units and 18,200 SF of commercial space with 8 units being reserved for very low income households in the SFMU (Commercial/Residential Mixed Use) Zone, located at **515 W. Broadway**, being on portions of Lots 1, 2, 3, and 4 and all of Lot 5 Tract 4672 and portions of Lots 26, 27, and 28 and all of Lot 25 Tract 3632, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL RECOMMENDATION: The Final Environmental Impact Report (EIR) was certified by City Council in December 9, 2014.

REQUIRED/MANDATED FINDINGS

The applicant is seeking approval of one concession pursuant to Government Code § 65915 and GMC Section 30.36 (Density Bonus Incentives) to allow for an increase in height/stories to 65 feet/five stories where 60 feet/four stories are permitted. The applicant is requesting the parking provisions provided in Government Code Section 65915(p) and GMC Section 30.36.090. The Project will provide 345 parking spaces for all proposed uses: 253 parking spaces for the residents (113 studio and one-bedroom units, 56 two-bedroom units, and 11 three-bedroom units); 92 parking spaces for the commercial uses. The required parking for the residential units is above what is required by the provisions of AB2222 Sections 65915 and 65915.5 of the Government Code and Glendale Municipal Code Section 30.36.090.

After considering the evidence presented with respect to this application, the Director of Community Development was unable to make the necessary two required findings to deny the requested concession for approval of the Density Bonus Housing Plan. The requested concession is required in this case to reduce costs to the developer. The savings that the developer realizes will be significant and will allow the affordable housing costs and rents to be reduced. The City's General Plan Housing Element encourages the production of affordable housing and provides for flexibility in creating such units. As a result, the Director of Community Development has **GRANTED** the following concession pursuant to Government Code Section 65915(d), because at least 5% of the units are reserved for very low income households (Section 65915(d)(2)(C)) as outlined in the Density Bonus Housing Plan and subject to the attached conditions.

1. **The incentive or concession is not required in order to provide for affordable housing costs or to provide affordable rents. The Director of Community Development shall consult with the Director of Community Redevelopment and Housing prior to determining whether an incentive or concession is required to provide for affordable housing.**

   The incentive or concession is required in order to provide for affordable housing costs or to provide affordable rents. The Density Bonus Housing Plan meets the requirements of Government Code Section 65915 and Section 30.36.050 because at least 5% of the total units of the housing development are for very low income households, as defined in Section 50105 of the Health and Safety Code. The project is located in the SFMU (Commercial/Residential Mixed Use) zone that permits a maximum density of 87 units per acre, when the SFMU zone abuts a multi-family residential zone. A total of 157 units are permitted by right on the 78,940 SF (1.81 acre) project site. Under this proposal, 8 of the 180 units will be affordable to very low income households as provided in the Density Bonus Housing Plan, which has been reviewed and found acceptable by the Community Development Department, Housing Division. The Density Bonus Housing Plan (attached) meets the requirements of Section 30.36.050. This project will include a Density Bonus Housing Agreement subject to approval by the Housing Authority and the city attorney, which provides for long-term affordability.

   The applicant is seeking approval of one concession pursuant to Government Code § 65915 and GMC Section 30.36 (Density Bonus Incentives) to allow for an increase in height/stories to 65 feet/five stories where 60 feet/four stories are permitted. After considering the evidence presented with respect to this application, the Director of Community Development was unable to make the necessary two required findings to deny the requested concessions for approval of the Density Bonus Housing Plan. The requested concession would allow for large units to attract longer-term tenants to the project, minimizing unit turnover, and to distinguish the project from the large number of smaller market rate units within the San Fernando Corridor. The larger apartment units would ensure the viability of the project area by providing a variety of available rental units. The requested concession is required in this case to allow for higher rents that could be gained with large units that would reduce the cost of providing affordable units to the developer. The savings that the developer realizes will be significant and will allow the affordable housing costs and rents to be reduced.

2. **The incentive or concession would have a "specific adverse impact upon public health and safety" or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. As used herein, "specific adverse impact upon public health or safety" means a significant, quantifiable, direct, and unavoidable impact, based on conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or the land use designation in the General Plan shall not constitute a specific, adverse impact upon public health or safety.**

   The applicant is seeking approval of one concession pursuant to Government Code § 65915 and GMC Section 30.36 (Density Bonus Incentives) to allow for an increase in height/stories to 65 feet/five stories where 60 feet/four stories are permitted. No specific adverse impact upon public health or safety or on the physical environment or on any real property that is listed in the California Register of Historical Resources would occur by granting the

requested incentives or concessions. The requested concession does not include waivers of any Building and Safety, Fire Department, Engineering or other requirements pertaining to health or safety.

CONDITIONS OF APPROVAL

APPROVAL of this State Density Bonus Law shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein as approved by the Director of Community Development.
2. That all necessary permits shall be obtained from the Permit Services Center and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That the premises be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
4. That any expansion or modification of the structure or use shall require a new Density Bonus application. Expansion shall constitute adding of new floor area, reduction of parking and open spaces, or any physical changes as determined by the Director of Community Development.
5. That the applicant shall work with the Housing Division to execute a Density Bonus Housing Agreement approved by the Community Development Director and/or the City Attorney restricting the rental or sale of the required percentage of dwelling units in the housing development to persons or families of very low income households. The applicant shall record such agreement prior to issuance of any and all required building permits.
6. That all Affordable Units shall be reasonably dispersed throughout the Project (e.g. throughout the different floors) and shall be comparable with the other dwelling units in the Project in terms of appearance, finished quality and materials.
7. That the affordability term shall not start until the date of recordation of the Housing Notice of Completion. The applicant shall notify the Housing Division at least six months prior to the anticipated date of the Certificate of Occupancy so that affordable units may be marketed in a timely manner.

APPEAL PERIOD, TIME LIMITS, LAPSE OF PRIVILEGES, TIME EXTENSIONS

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented.

It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within **fifteen (15) days** following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee **prior to expiration of the 15-day period, on or before November 5, 2015** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday through Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday through Friday 12:00pm to 5:00 pm.

APPEAL FORMS available on-line http://www.glendaleca.gov/appeals

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

VIOLATIONS OF THESE CONDITIONS
Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars ($1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars ($500.00) for each violation.

Violations of conditions required by this determination may be grounds for a revocation.

REVOCATION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits and administrative exceptions (individual cases heard and decided upon by the Hearing Officer). To consider the revocation, the Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of a variance at least 10 days notice by mail to the applicant or permittee.

NOTICE – subsequent contacts with this office

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the Hearing Officer who acted on this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **By Appointment Only**, in order to

assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Kristen Asp during normal business hours at (818) 937-8156 or via email at kasp@glendaleca.gov.

Sincerely,

Timothy Fry for P. Lanzafame

Philip Lanzafame
Director of Community Development

KA:ka

Attachment: Density Bonus Housing Plan 515 W. Broadway.

cc: City Attorney's Office (Mike Garcia); and Community Development Department (Peter Zovak)

Density Bonus Housing Plan

515 W. Broadway
Glendale, CA 91204

Broadway Bestilia LLC
139 S Los Robles Avenue, Unit 106
Pasadena, CA 91201

City of Glendale
Community Development Department
Housing Division
141 North Glendale Avenue, Room 202
Glendale, CA 91206

Number of Dwelling Units Proposed:

The project involves the development of a new 5-story, 180-unit mixed-use rental housing project that includes 18,200 square feet of commercial space at the ground floor. The project will provide 8 units (5 percent of total number of units) affordable to very-low income households. The proposal includes development of studio, one-bedroom and two-bedroom units.

Maximum Number of Units Permitted per Zoning Code:

The project is located in the SFMU (Commercial/Residential Mixed Use) zone that permits a maximum density of 87 units per acre, when the SFMU zone abuts a multi-family residential zone. A total of 155 units are permitted by right on the 77,757 SF (1.78 acre) project site.

Number of Affordable Units meeting Density Bonus Requirement:

A total of 8 units (5% of the 155 permitted units) will be made available as rental units for very low income households.

Amount of Density Bonus Requested:

By providing the 5% very low affordable units, the project applicant is allowed 20% bonus density above the Code-allowed 155 units (31 density bonus units for a total of 186 units). The applicant is proposing 25 additional units above 155 permitted units, for a total of 180 units.

Number and Description of Incentives and Concessions Requested:

1. Additional Story: Per Glendale Municipal Code Section 30.14.030, Table 13-14-B, the maximum height limit in the SFMU zone adjacent to a multi-family residential zone is 60 feet and four stories. The project applicant is seeking one concession for the project for an increase in height/stories to 65 feet/five stories where 60 feet/four stories are permitted.

Amount of parking concessions requested:

The applicant is requesting to use the parking concession under 30.36.090. Pursuant to Government Code Section 65915(p), upon request of the Developer, the City cannot require a vehicle parking ratio greater than one space per unit for studios and one-bedroom units, and two spaces per unit for two bedroom units, inclusive of guest and handicap parking for a density bonus project. The Glendale Municipal Code normally requires two spaces per unit for studios, one-bedroom, and two bedroom units, and 0.25 spaces per unit for guest parking, when a development has four or more units.

The Project will provide 371 parking spaces for all proposed uses: 293 parking spaces for the residents (117 studio and one-bedroom units and 60 two-bedroom units); 78 parking spaces for the commercial uses. The required parking for the residential units is above what is required by the provisions of SB1818 (the Government Code) and Glendale Municipal Code Section 30.36.090.

Child Care Space:

Not Applicable

Affordability:

The Affordable Units shall be made available to Very Low Income Households at an Affordable Rent (as defined in Health and Safety Code Section 50053) for a period of not less than 30 years.

Dispersal of Affordable Units:

All Affordable Units shall be reasonably dispersed throughout the Project (e.g. throughout the different floors) and shall be comparable with the other dwelling units in the Project in terms of appearance, finished quality and materials. The Unit Type and location of the initial 8 Affordable Units as of the date such Affordable Units are first leased to Very Low Income Households shall be as follows:

Five 1-bedroom units two 2-bedroom units and one 3-bedroom unit distributed as follows:

- 1st Floor – one 1-bedroom/1 bath unit (Unit 102 957 sf South)
- 2nd Floor – two 1-bedroom/1 bath units (Unit 210 965 sf East and Unit 237 1,015 sf Courtyard West)
- 3rd Floor – one 1-bedroom/1 bath unit (Unit 307 817 sf Courtyard East) and one-3 bedroom/2 bath unit (Unit 328 1,278 sf South);
- 4th Floor – one 1-bedroom/1 bath units (Unit 415 817 sf Courtyard East) and on two bedroom/2 bath unit (Unit 427 1,190 sf South);
- 5th Floor – one 2-bedroom/2 bath unit (Unit 526 1,190 sf South)

Units are as described and located on EXHIBIT 1.

The square footage of all the Affordable Units combined shall not be less than 8,229 square feet. Subject to the requirements set forth in the Density Bonus Housing Agreement, Owner shall have the right from time to time to designate other units in the Project as replacement Affordable Units, so long as the total combined square footage of all the Affordable Units is not less than 8,229 square feet. If reduction of unit sizes is necessary due to building code requirements this plan is to be amended to provide a revised plan that generally meets all of the provisions of the original plan. Such an amendment will not be reasonably withheld.

Density Bonus Housing Agreement:

The approval of the Density Bonus and any concessions and/or incentives shall be subject to the approval of a Density Bonus Housing Plan Application and the terms of a Density Bonus Housing Agreement between the owner and the City of Glendale.

Additional Notes:

- The Housing Division of the City of Glendale requires at least six months to market units prior to issuance of the Certificate of Occupancy.
- The affordability term does not start until the date of recordation of the Housing Notice of Completion.

515 W. BROADWAY (9-28-2015)

LOWER LEVEL PARKING (SUBTERRANEAN LEVEL)			
LOCATION			AREA (SQUARE FEET)
PARKING AREA			74,790
STAIR & ELEVATOR #1			261
STAIR & ELEVATOR #2			261
LOWER LEVEL PARKING GROSS AREA			75,312
NUMBER OF PARKING SPACES			221

FIRST LEVEL (GROUND LEVEL)				
UNIT NO.	NO. OF BEDS	NO. OF BATHS	PRIVATE OPEN SPACE (SQUARE FEET)	AREA (SQUARE FEET)
101	1	1	68	910
102	1	1	68	957
FIRST LEVEL (RESIDENTIAL NET FLOOR AREA) =				1,867
COMMON AREAS				
LOCATION				AREA (SQUARE FEET)
STAIR & ELEVATOR #1				261
STAIR & ELEVATOR #2				261
ENTRANCE LOBBY & MAIL ROOM				710
LEASING OFFICE				815
RETAIL AREA				18,200
PARKING & MIS. AREA				43,727
MEZZANINE PARKING AREA				17,551
FIRST LEVEL (GROUND LEVEL) GROSS AREA				81,525
PRIVATE OUTDOOR SITTING				
MEZZANINE LEVEL PARK. SPACES				64
GROUND LEVEL PARKING SPACES				94

SUMMARY (S.F.)	
TOTAL PARKING AREA	136,717
TOTAL RETAIL AREA	18,200
LOT AREA (1.785 ACRES)	77,757
COMMON OUTDOOR SPACE	18,826
PRIVATE OPEN SPACE	10,526
TOTAL *NET* RESIDENTIAL FLOOR AREA	177,630
TOTAL *GROSS* RESIDENTIAL FLOOR AREA	203,287
TOTAL *GROSS* FLOOR AREA *(W/O RETAIL OR PARKING + MIS.)*	212,673

UNIT SUMMARY	
NUMBER OF 3 BEDROOM UNITS	11
NUMBER OF 2 BEDROOM UNITS	56
NUMBER OF 1 BEDROOM UNITS	109
NUMBER OF STUDIOS	4
TOTAL NUMBER OF UNITS	180

PARKING SUMMARY	
11 X (3-BEDROOM UNITS WITH 2 SPACES)	22
56 X (2-BEDROOM UNITS WITH 2 SPACES)	112
109 X (1-BEDROOM UNITS WITH 1 SPACE)	109
4 X (STUDIO UNITS WITH 1 SPACE)	4
RETAIL PARKING (18,200 S.F. @ 4 PER 1,000 S.F.)	73
TOTAL PARKING *REQUIRED*	320
TOTAL PARKING PROVIDED	379

ACCESSIBLE PARKING	
REQUIRED RESIDENTIAL - 2% OF 247 = 4 + 1 VAN	
PROVIDED RESIDENTIAL	5
REQUIRED RETAIL - (51 TO 75) = 3 (TABLE 21A)	
PROVIDED RETAIL	3
TOTAL ACCESSIBLE PARKING PROVIDED	8

BICYCLE PARKING	
REQUIRED RESIDENTIAL - 5% OF 247 = 13	
PROVIDED RESIDENTIAL	14
REQUIRED RETAIL - 5% OF 73 = 4	
PROVIDED RETAIL	4
TOTAL BICYCLE PARKING PROVIDED	18

SECOND LEVEL (FIRST RESIDENTIAL LEVEL)				
UNIT NO.	NO. OF BEDS	NO. OF BATHS	PRIVATE OPEN SPACE (SQUARE FEET)	AREA (SQUARE FEET)
201	2	2	87	1,157
202	3	2		1,471
203	1	1		817
204	1			815
205	1	1		817
206	1	1	89	965
207	1	1	112	768
208	1	1	89	965
209	1	1	112	768
210	1	1	89	965
211	1	1	112	768
212	1	1	89	965
213	1	1	112	768
214	1	1	89	965
215	1	1	112	768
216	1	1	89	965
217	1	1	112	768
218	1	1	89	965
219	1	1	112	768
220	1	1	89	965
221	1	1	112	768
222	1	1		815
223	efficiency	1		667
224	3	2		1,504
225	1	1	80	776
226	2	2		1,169
227	2	2		1,190
228	3	2	74	1,278
229	2	2		1,181
230	2	2		1,181
231	2	2	112	1,137
232	2	2	112	1,137
233	2	2	112	1,137
234	2	2	112	1,137
235	1	1	112	1,015
236	2	2	84	1,080
237	1	1	112	1,015
238	2	2		1,166
239	1	1	112	1,015
240	1	1	112	1,015
241	2	2		1,166
242	1	1		1,015
243	1	1	84	762
244	2	2	84	1,078
245	2	2	84	1,116
SECOND LEVEL (RESIDENTIAL NET FLOOR AREA) =				44,693
COMMON AREAS				
LOCATION				AREA (SQUARE FEET)
STAIR & ELEVATOR #1				261
STAIR & ELEVATOR #2				261
RESIDENTIAL HALLWAYS				5,555
COMMUNITY REC. ROOM				1,984
COMMON OUTDOOR AREA				15,575
SECOND LEVEL COMMON AREAS				8,061
SECOND LEVEL RESIDENTIAL GROSS FOOR AREA				50,770
SECOND LEVEL TOTAL GROSS FLOOR AREA				52,754

THIRD LEVEL (SECOND RESIDENTIAL LEVEL)				
UNIT NO.	NO. OF BEDS	NO. OF BATHS	PRIVATE OPEN SPACE (SQUARE FEET)	AREA (SQUARE FEET)
301	1	1	87	781
302	3	2	95	1,471
303	1	1		817
304	1	1		815
305	1	1		817
306	1	1	84	965
307	1	1		817
308	1	1	84	965
309	1	1		817
310	1	1	84	965
311	1	1		817
312	1	1	84	965
313	1	1		817
314	1	1	84	965
315	1	1		817
316	1	1	84	965
317	1	1		817
318	1	1	84	965
319	1	1		817
320	1	1	84	965
321	1	1		817
322	1	1		815
323	1	1		817
324	3	2	43	1,504
325	1	1	80	776
326	2	2	80	1,169
327	2	2	80	1,190
328	3	2	74	1,278
329	2	2		1,181
330	2	2		1,181
331	2	2		1,181
332	2	2		1,181
333	2	2		1,181
334	2	2		1,181
335	1	1		1,015
336	2	2	84	1,080
337	1	1		1,015
338	efficiency	1		770
339	1	1		1,015
340	efficiency	1		770
341	1	1		1,015
342	efficiency	1		770
343	1	1		1,015
344	1	1	84	762
345	2	2	84	1,078
346	2	2	84	1,116
347	2	2	84	1,139
THIRD LEVEL (RESIDENTIAL NET FLOOR AREA) =				46,152
COMMON AREAS				
LOCATION				AREA (SQUARE FEET)
STAIR & ELEVATOR #1				261
STAIR & ELEVATOR #2				261
RESIDENTIAL HALLWAYS				6,112
COMMUNITY REC. ROOM				1,150
THIRD LEVEL COMMON AREAS				7,784
THIRD LEVEL RESIDENTIAL GROSS FLOOR AREA				52,786
THIRD LEVEL TOTAL GROSS FLOOR AREA				53,936

FOURTH LEVEL (THIRD RESIDENTIAL LEVEL)				
UNIT NO.	NO. OF BEDS	NO. OF BATHS	PRIVATE OPEN SPACE (SQUARE FEET)	AREA (SQUARE FEET)
401	1	1	87	781
402	3	2	95	1,471
403	1	1		817
404	1	1		815
405	1	1		817
406	1	1	84	965
407	1	1		817
408	1	1	84	965
409	1	1		817
410	1	1	84	965
411	1	1		817
412	1	1	84	965
413	1	1		817
414	1	1	84	965
415	1	1		817
416	1	1	84	965
417	1	1		817
418	1	1	84	965
419	1	1		817
420	1	1	84	965
421	1	1		817
422	1	1		815
423	1	1		817
424	3	2	43	1,504
425	1	1	80	776
426	2	2	80	1,169
427	2	2	80	1,190
428	3	2	74	1,278
429	2	2		1,181
430	2	2		1,181
431	2	2		1,181
432	2	2		1,181
433	2	2		1,181
434	2	2		1,181
435	1	1		1,015
436	1	2	84	1,080
437	2	2	112	1,093
438	1	1		1,015
439	1	1		1,015
440	1	1	130	720
441	1	1		1,015
442	2	2	170	1,108
443	2	2	84	1,116
444	2	2	84	1,139
445	2	2	84	1,139
FOURTH LEVEL (RESIDENTIAL NET FLOOR AREA) =				45,047
COMMON AREAS				
LOCATION				AREA (SQUARE FEET)
STAIR & ELEVATOR #1				261
STAIR & ELEVATOR #2				261
RESIDENTIAL HALLWAYS				5,994
FOURTH LEVEL COMMON AREAS				6,516
FOURTH LEVEL RESIDENTIAL GROSS FLOOR AREA				51,563
FOURTH LEVEL TOTAL GROSS FLOOR AREA				51,563

FOURTH LEVEL (FOURTH RESIDENTIAL LEVEL)				
UNIT NO.	NO. OF BEDS	NO. OF BATHS	PRIVATE OPEN SPACE (SQUARE FEET)	AREA (SQUARE FEET)
501	1	1	87	781
502	3	2	95	1,471
503	1	1	75	768
504	1	1		815
505	1	1	75	768
506	1	1	84	965
507	1	1	75	768
508	1	1	84	965
509	1	1	75	768
510	1	1	84	965
511	1	1	75	768
512	1	1	84	965
513	1	1	75	768
514	1	1	84	965
515	1	1	75	768
516	1	1	84	965
517	1	1	75	768
518	1	1	84	965
519	1	1	75	768
520	1	1	84	965
521	1	1	75	768
522	1	1		817
523	3	2	43	1,504
524	1	1	80	776
525	2	2	60	1,169
526	2	2	60	1,190
527	2	2	60	1,136
528	2	2	122	1,038
529	2	2	122	1,038
530	2	2	122	1,038
531	2	2	122	1,038
532	2	2	122	1,038
533	2	2	122	1,038
534	2	2	122	1,038
535	2	2	122	1,038
536	2	2	240	1,038
537	2	2	240	1,038
538	2	2	240	1,038
539	2	2	84	1,116
540	2	2	84	1,139
541	2	2	84	1,139
FOURTH LEVEL (RESIDENTIAL NET FLOOR AREA) =				39,871
COMMON AREAS				
LOCATION				AREA (SQUARE FEET)
STAIR & ELEVATOR #1				261
STAIR & ELEVATOR #2				261
RESIDENTIAL HALLWAYS				5,908
COMMUNITY REC. ROOM				977
COMMON OUTDOOR AREA (ROOFTOP)				3,231
FIFTH LEVEL COMMON AREAS				10,635
FIFTH LEVEL RESIDENTIAL GROSS FLOOR AREA =				46,301
FIFTH LEVEL TOTAL GROSS FLOOR AREA				50,506