

**4822 EAST CESAR CHAVEZ  
Office Building**

|                            |                |                |                |                |                |
|----------------------------|----------------|----------------|----------------|----------------|----------------|
| Height                     | 60'            | 90'            | 120'           | 160'           | 190'           |
| # of Office Levels         | 4              | 5              | 6              | 8              | 10             |
| Stories above              | 6              | 9              | 12             | 16             | 19             |
| below                      | 3              | 3              | 2              | 2              | 3              |
| Levels of garage           | 4              | 7              | 8              | 10             | 12             |
| F.A.R Area                 | 184,382        | 227,382        | 270,382        | 356,382        | 442,382        |
| Ratio                      | 2.63:1         | 3.24:1         | 3.85:1         | 5.08:1         | 6.30:1         |
| Parking Required           | 670            | 827            | 983            | 1296           | 1609           |
| Provided                   | 671            | 943            | 1064           | 1336           | 1623           |
| Retail (SF)                | 12,382         | 12,382         | 12,382         | 12,382         | 12,382         |
| Office rentable (SF)       | 184,382        | 227,382        | 270,382        | 356,382        | 442,382        |
| <b>Total rentable (SF)</b> | <b>196,764</b> | <b>239,764</b> | <b>282,764</b> | <b>368,764</b> | <b>454,764</b> |

**Present Zoning: CS-CO-NP**

95%impervious

IN THE AIRPORT OVERLAY OUTER ZONE

10' FRONT & STREET SIDE SETBACK

0' SIDE & REAR SETBACK

60' BUILDING HEIGHT LIMIT BY ZONING, ANY HEIGHT INCREASE NEEDS COA APPROVAL