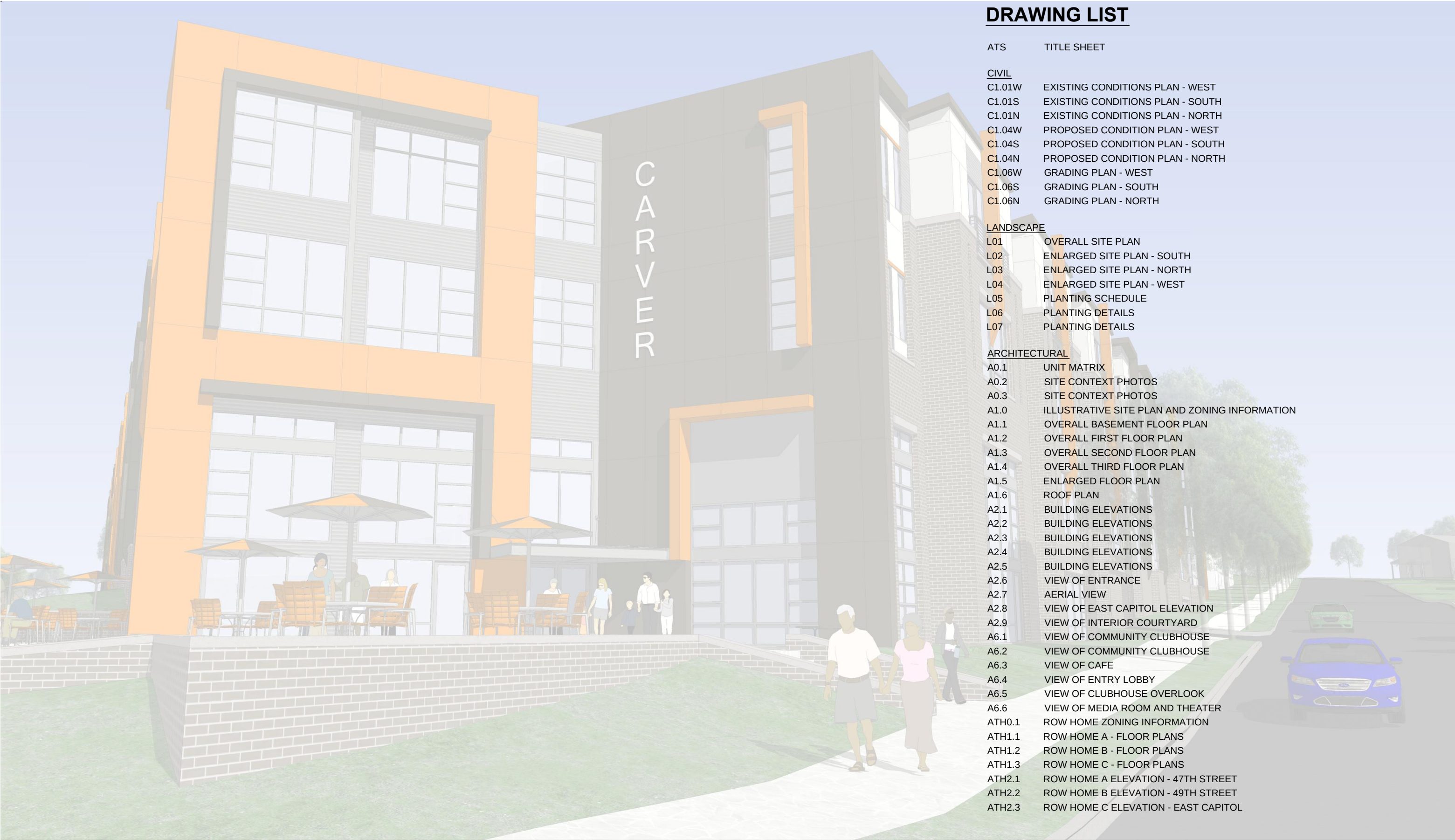




DRAWING LIST

ATS	TITLE SHEET
<u>CIVIL</u>	
C1.01W	EXISTING CONDITIONS PLAN - WEST
C1.01S	EXISTING CONDITIONS PLAN - SOUTH
C1.01N	EXISTING CONDITIONS PLAN - NORTH
C1.04W	PROPOSED CONDITION PLAN - WEST
C1.04S	PROPOSED CONDITION PLAN - SOUTH
C1.04N	PROPOSED CONDITION PLAN - NORTH
C1.06W	GRADING PLAN - WEST
C1.06S	GRADING PLAN - SOUTH
C1.06N	GRADING PLAN - NORTH
<u>LANDSCAPE</u>	
L01	OVERALL SITE PLAN
L02	ENLARGED SITE PLAN - SOUTH
L03	ENLARGED SITE PLAN - NORTH
L04	ENLARGED SITE PLAN - WEST
L05	PLANTING SCHEDULE
L06	PLANTING DETAILS
L07	PLANTING DETAILS
<u>ARCHITECTURAL</u>	
A0.1	UNIT MATRIX
A0.2	SITE CONTEXT PHOTOS
A0.3	SITE CONTEXT PHOTOS
A1.0	ILLUSTRATIVE SITE PLAN AND ZONING INFORMATION
A1.1	OVERALL BASEMENT FLOOR PLAN
A1.2	OVERALL FIRST FLOOR PLAN
A1.3	OVERALL SECOND FLOOR PLAN
A1.4	OVERALL THIRD FLOOR PLAN
A1.5	ENLARGED FLOOR PLAN
A1.6	ROOF PLAN
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
A2.3	BUILDING ELEVATIONS
A2.4	BUILDING ELEVATIONS
A2.5	BUILDING ELEVATIONS
A2.6	VIEW OF ENTRANCE
A2.7	AERIAL VIEW
A2.8	VIEW OF EAST CAPITOL ELEVATION
A2.9	VIEW OF INTERIOR COURTYARD
A6.1	VIEW OF COMMUNITY CLUBHOUSE
A6.2	VIEW OF COMMUNITY CLUBHOUSE
A6.3	VIEW OF CAFE
A6.4	VIEW OF ENTRY LOBBY
A6.5	VIEW OF CLUBHOUSE OVERLOOK
A6.6	VIEW OF MEDIA ROOM AND THEATER
ATH0.1	ROW HOME ZONING INFORMATION
ATH1.1	ROW HOME A - FLOOR PLANS
ATH1.2	ROW HOME B - FLOOR PLANS
ATH1.3	ROW HOME C - FLOOR PLANS
ATH2.1	ROW HOME A ELEVATION - 47TH STREET
ATH2.2	ROW HOME B ELEVATION - 49TH STREET
ATH2.3	ROW HOME C ELEVATION - EAST CAPITOL

CARVER RESIDENCES UNIT MATRIX - Senior Building

Updated: 10/22/2014	1 BEDROOM / 1 BATHROOM								2 BEDROOM/ 2 BATHROOM			3 BD / 2 BATH (TOWNHOMES) - 3 STORIES								
UNIT TYPES	1A	1B	1C	1D	1E	1F	1G	1H	2A	2B	2C	TH-A (15'6x36')	TH-B (19'6x38')	TH-A (R-3 ZONE)	TH-C (R-3 ZONE)	SF-E (R-3 ZONE)	TOTAL	UNIT NET*	FLOOR GROSS	FLOOR FAR
GROSS UNIT SQUARE FOOTAGE	656	696	693	736	688	691	673	771	957	1,000	1,094	1,674	1,482	1,674	1,770	2,880				
RESIDENTIAL LEVELS												2,223***								
BASEMENT FLOOR																			58,881	7,573
R1- FIRST FLOOR	46	1	0	3	1	2	1	1	0	1	0	7	14	2	4	1	56	0	46,604	46,604
R2-SECOND FLOOR	49	1	1	3	1	2	0	0	1	1	1						60	0	49,403	49,403
R3-THIRD FLOOR	51	1	1	3	1	2	0	0	1	1	1						62	0	48,760	48,760
TOTAL UNITS	146	3	2	9	3	6	1	1	2	3	2	7	14	2	4	1	178	0	203,648	152,340
TOTAL UNIT GSF	95,776	2,088	1,386	6,624	2,064	4,146	673	771	1,914	3,000	2,188	11,718	20,748	3,348	7,080	2,880				32,466
PERCENTAGE	82.0%	1.7%	1.1%	5.1%	1.7%	3.4%	0.6%	0.6%	1.1%	1.7%	1.1%						100%	TOTAL R-5-A	246,068	184,806
TOTAL UNITS BY TYPE	171								7			28					178	(R-3 properties not included)		
PERCENTAGE BY TYPE	96%								4%			(Not included in total unit count)								

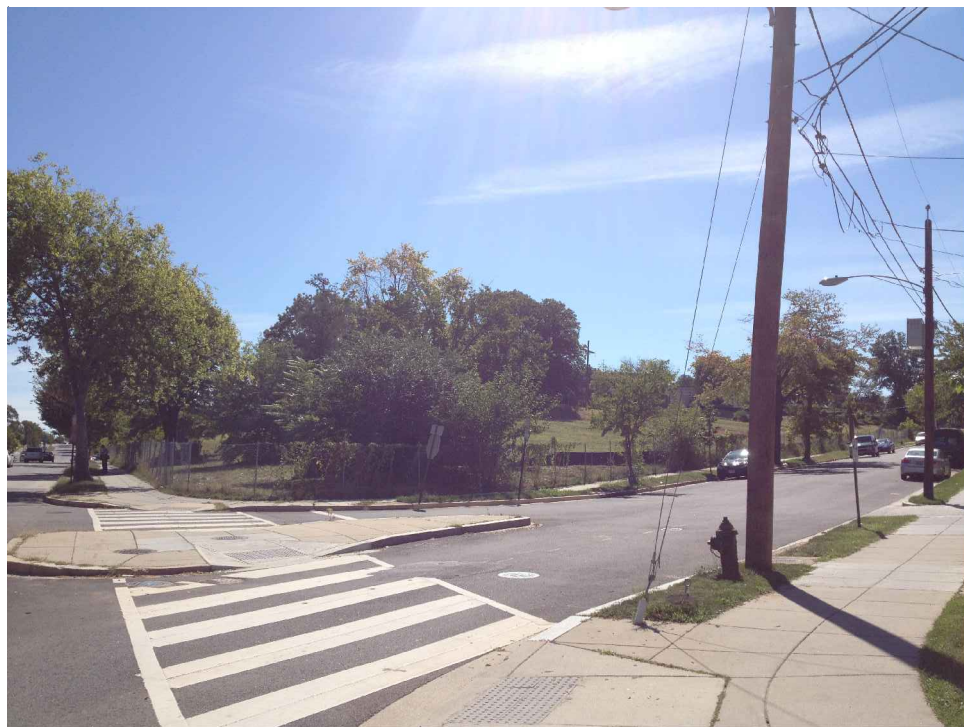
HANDICAP UNITS REQUIRED	27	15%
MULTIFAMILY BUILDING EFFICIENCY	0.0%	

	GSF	# SPACES
P1 RESIDENTIAL PARKING REQ'D	68,790	30
TOTAL PARKING PROVIDED		120

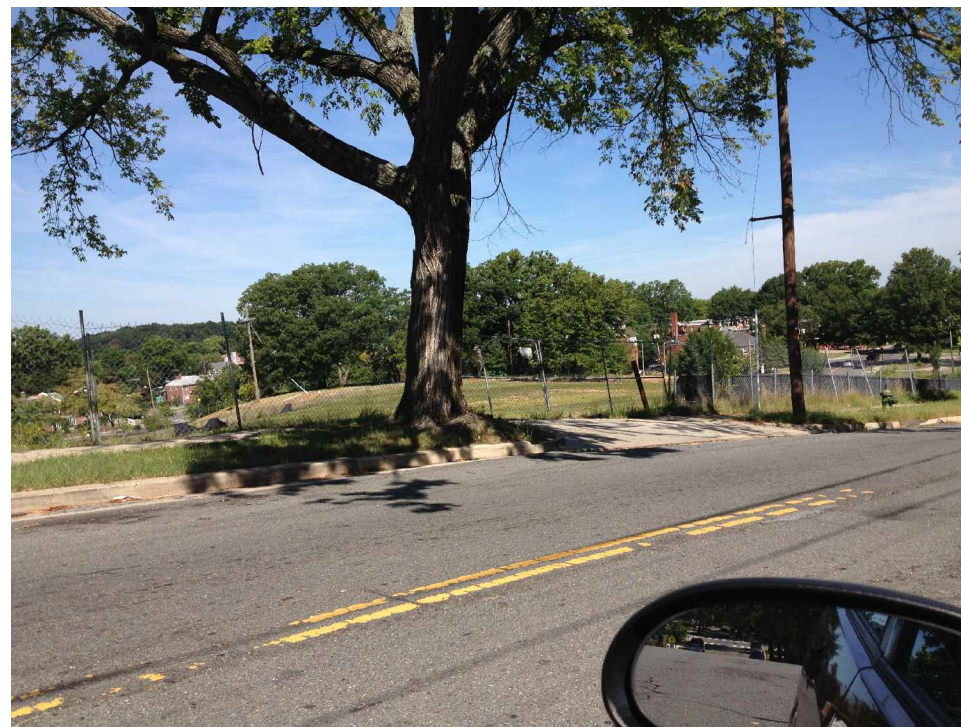
* = Ground service/loading areas included in unit net area for level 1
** = R-3 Zoned Townhomes are **not** included in overall area calculations
*** = Gross square footage buildable of townhome TH-B due to site grading

GROUND FLOOR LOBBY/AMEN. ON R1	58,881
LOADING/TRASH/SERVICE ON R1	2,727
BICYCLE SPACES REQUIRED (1/3 UNITS)	59

141,547	Lot A Square Footage
1.08	FAR: (Limit 1.08)



1 VIEW FROM CORNER OF
47TH STREET AND EAST CAPITOL



2 VIEW FROM CORNER OF
49TH STREET AND A STREET



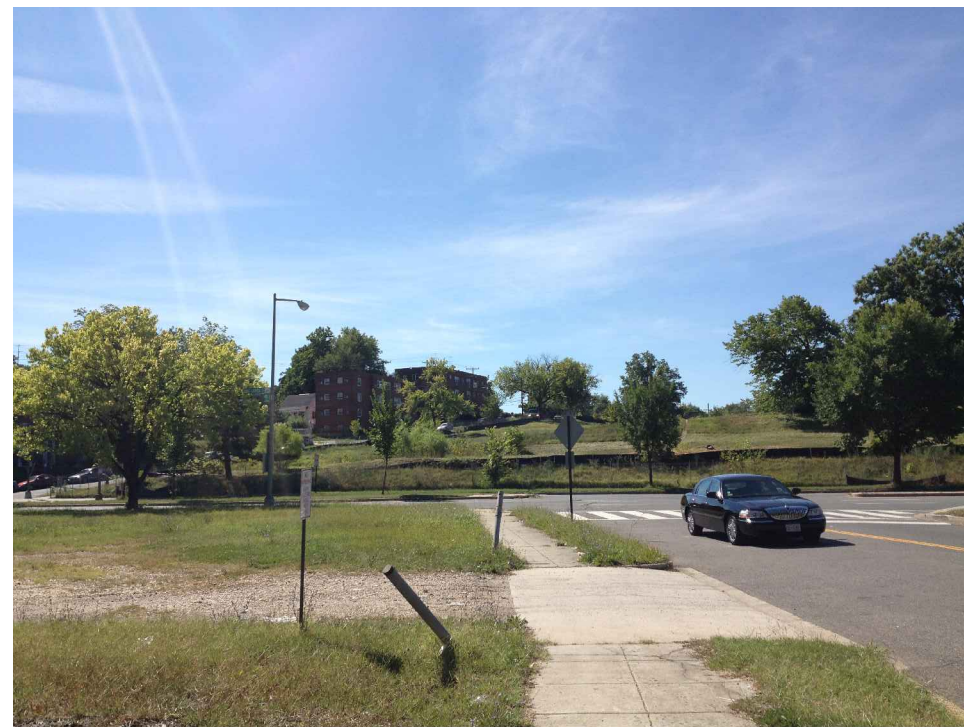
3 VIEW FROM CORNER OF
49TH STREET AND EAST CAPITOL



4 SITE PANORAMA FROM CORNER OF 47TH STREET AND 49TH STREET



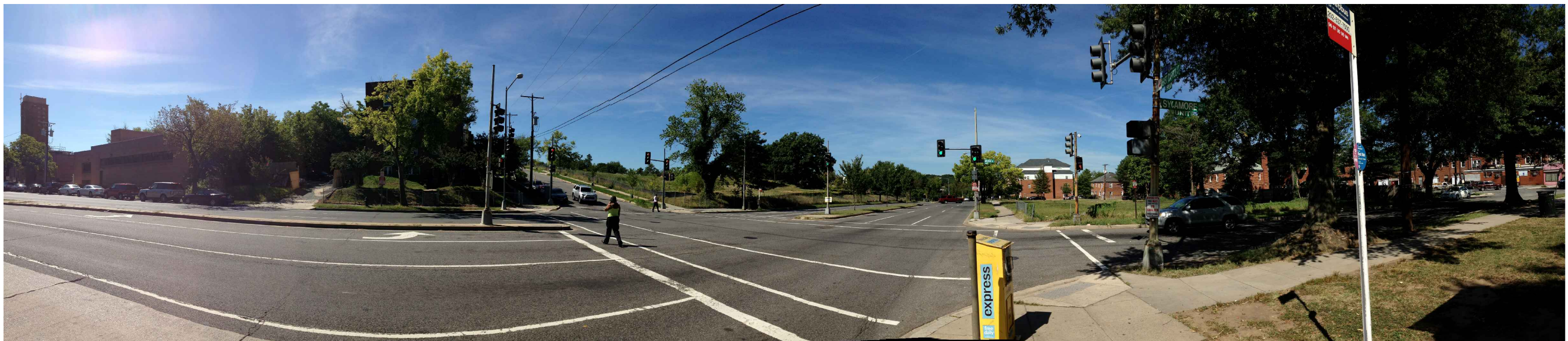
5 VIEW FROM 49TH STREET



6 VIEW FROM 49TH STREET



VIEW KEY



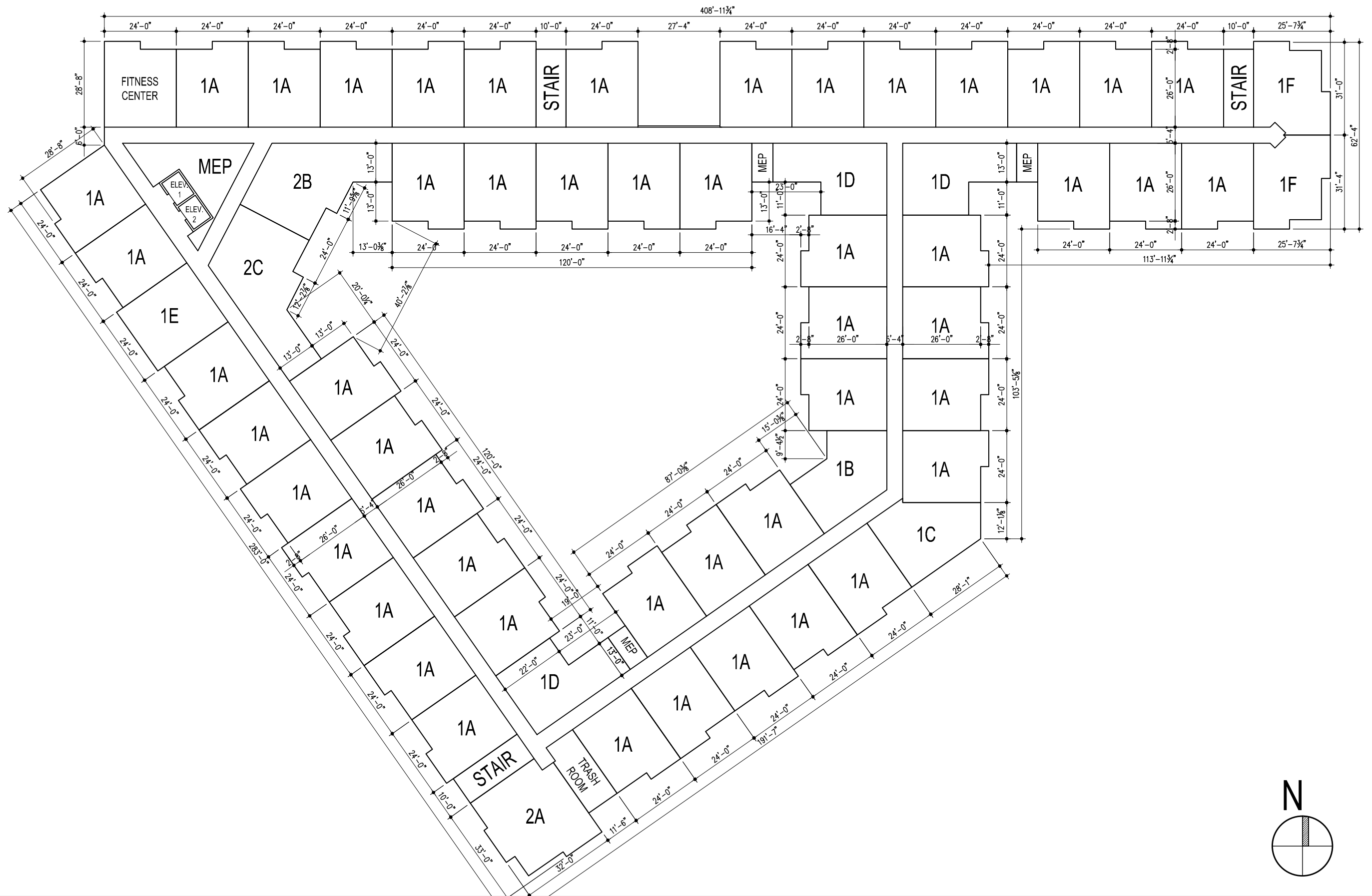
7 SITE PANORAMA FROM CORNER OF 49TH STREET AND EAST CAPITOL



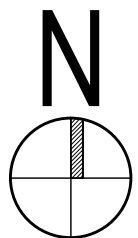
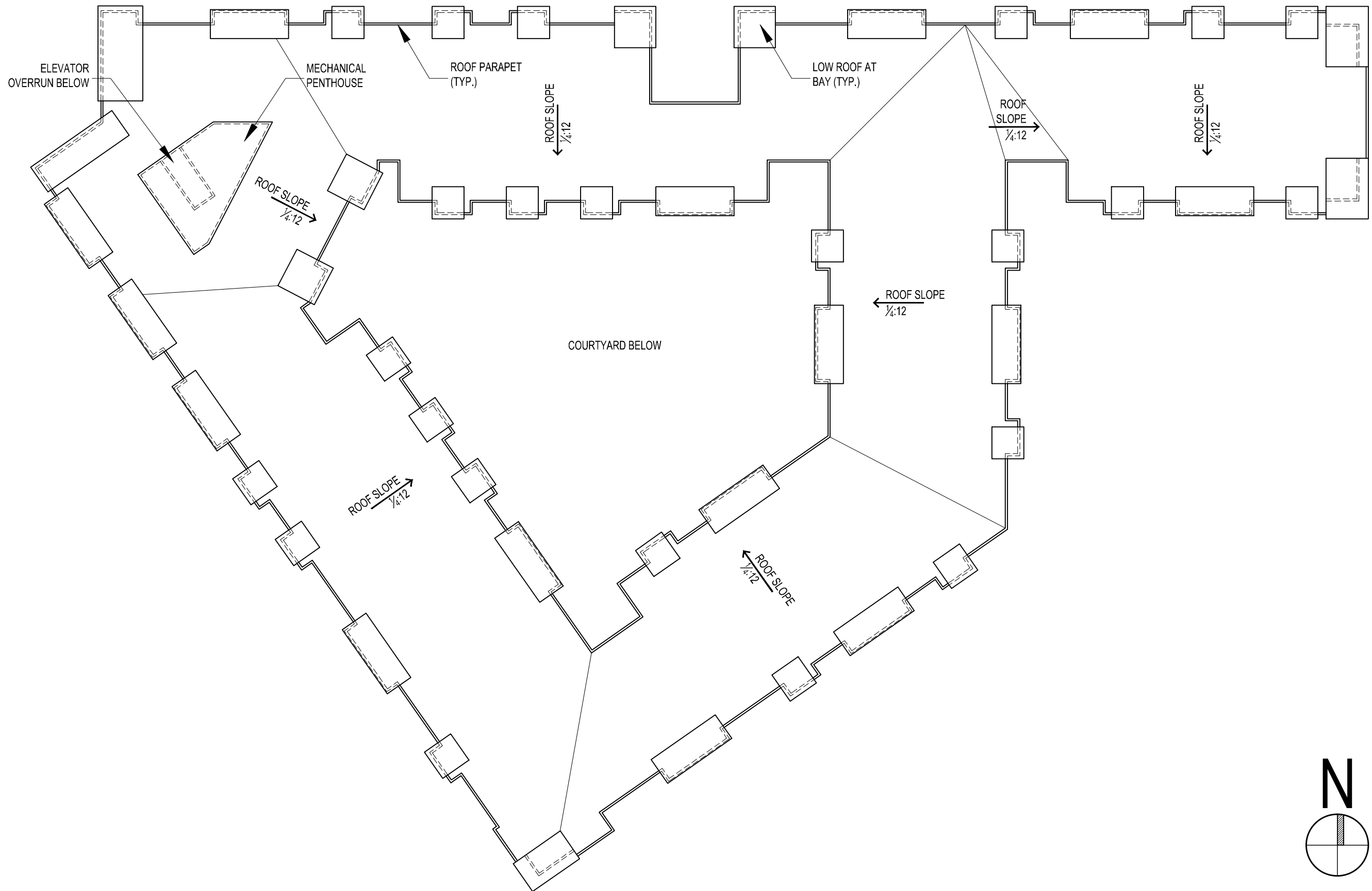
SENIOR BUILDING - LOT A	MATTER-OF-RIGHT REQUIRED	PROPOSED
PARCEL SQUARE	5348 LOTS 1-8, (NEW LOT A)	
ZONING	R-5-A	
LOT AREA (sf)	PER BZA	141,547
BUILDING FOOTPRINT (sf)	-	49,403
LOT OCCUPANCY	40% MAX	35%
BUILDING HEIGHT	40 FT (3 STORIES)	40 FT (3 STORIES)
NUMBER OF RESIDENTIAL UNITS	-	178
F.A.R. (FLOOR AREA RATIO)	0.9 FAR (1.08 W/ IZ BONUS DENSITY)	1.08
NUMBER OF PARKING SPACES	1 PER UNIT FOR MULTI-FAMILY OR 1 PER EVERY 6 Dus FOR ELEDERLY	120
NUMBER OF BIKE SPACES	1 PER 3 UNITS	59 (1 PER 3) + 6 VISITOR SPACES
LOADING BERTH LENGTH (ft)	55'	55 FT
LOADING PLATFORM AREA (sf)	200	200 (INTERNAL)
NUMBER OF DELIVERY/LOADING SPACES	1 (10FT W x 20FT L x 10FT H)	1 (10FT W x 20FT L x 10FT H)
CLOSED COURT - WIDTH	4" PER 1' HEIGHT OF COURT, BUT NOT LESS THAN 15'	VARIABLE FROM 40' TO 186'
CLOSED COURT - AREA	TWICE THE WIDTH OF COURT, BUT NOT LESS THAN 350 SF	15,971
REAR YARD	20 FT	80 FT
SIDE YARD	3 INCHES WIDE FOR EACH FOOT OF BUILDING HEIGHT, BUT NOT LESS THAN 8 FEET	40.5 FT
GREEN AREA RATIO	0.4	0.4
ROOF STRUCTURES	MECHANICAL ONLY - SEE ROOF PLAN	

*SEE FORM 135 - ZONING SELF CERTIFICATION SHEET FOR EACH NEW INDIVIDUAL ROW HOME LOTS B-V









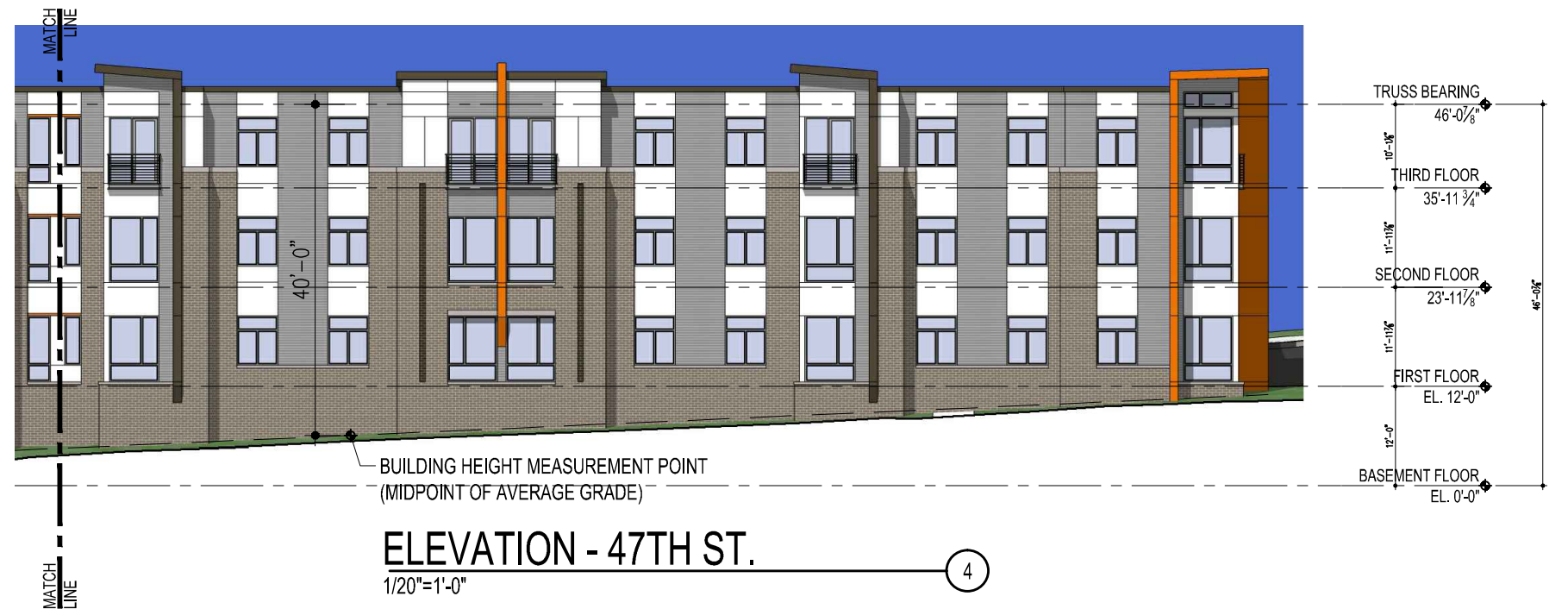




ELEVATION - EAST CAPITOL ST. ①
1/20"=1'-0"



ELEVATION - EAST CAPITOL ST. ②
1/20"=1'-0"





ELEVATION - SERVICE ROAD 5
1/20"=1'-0"



ELEVATION - SERVICE ROAD 6
1/20"=1'-0"

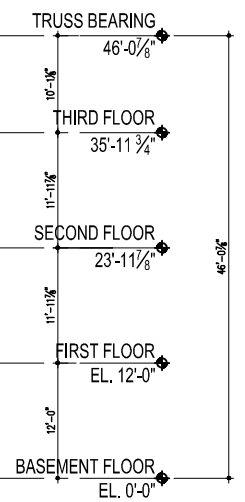
ELEVATION - SERVICE ROAD 7
1/20"=1'-0"



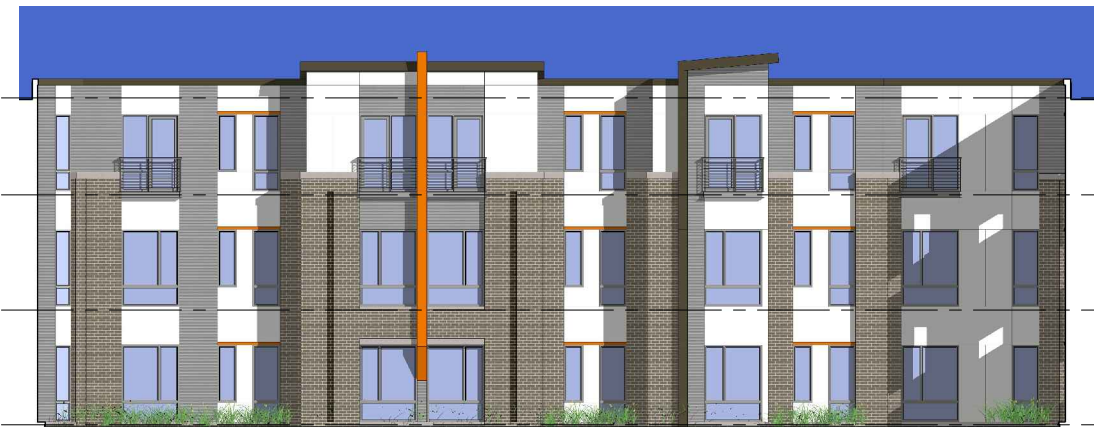
ELEVATION - 49TH ST. ⑧
1/20"=1'-0"



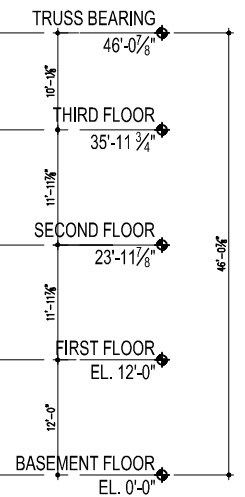
ELEVATION - COURTYARD ⑨
1/20"=1'-0"



ELEVATION - COURTYARD ⑩
1/20"=1'-0"



ELEVATION - COURTYARD ⑪
1/20"=1'-0"





ELEVATION - COURTYARD 12
1/20"=1'-0"



ELEVATION - COURTYARD 13
1/20"=1'-0"

