



Item	Sheet
Zoning Data	2
Aerial View	3
Existing Site and Context Photos	4-5
Existing Site Survey	6
Proposed Site Plan	7
Exterior Elevations	8-9
Building Sections	10-11
Ground Level Plan	12
Second Level Plan	13
Third-Fourth Level Plan (Typical)	14
Roof Level Plan	15
Perspective View	16

Square 1026, Lots 97 thru 103				
ZONING REQUIREMENTS	REQUIRED		PROPOSED	
District / Overlay	C-2-A / HS-A		Unchanged	
Lot Area	10,800		Unchanged	
Lot Occupancy - Ground Floor / Commercial	100%	10,800	83%	8,985
Lot Occupancy - Residential (w/ IZ Bonus)	75%	8,100	72%	7,805
FAR - Total (Bays Excluded)	3.0	32,400	3.0	32,400
<i>FAR - Commercial</i>	1.0	10,800	0.6	6,614
<i>FAR - Residential (3.0 less commercial proposed)</i>	3.0	32,400	2.4	25,786
FAR - Penthouse	0.37	3,996	0.32	3,488
Offstreet Parking - Total	30		8 (9' x 19')	
<i>Offstreet Parking - Commercial</i>	<i>If $\geq 3,000$ SF, 1 per 300 GSF (6,614-3,000 = 3,614/300) = 12</i>		0 (Variance of 12 Spaces)	
<i>Offstreet Parking - Residential</i>	<i>1 space per 2 dwelling units (36 / 2)= 18</i>		8 (Variance of 10 Spaces)	
Loading Berth - Commercial	1 @ 30' deep		1 @ 30' deep	
Loading Berth - Residential	Not Required if ≤ 50 units		None Proposed	
Loading Platform - Commercial	1 @ 100 SF		1 @ ≥ 100 SF	
Service/Delivery Loading Space	Not Required		None Proposed	
Yard - Front	Not Required		None Proposed	
Yard - Rear (faces alley)	15' (For 1st 20' of height, measure from alley centerline)		15'-0"	
Yard - Side	0'		0' West; 0' East	
Court Width	4" per foot of court height, but not less than 15' (35' high x 4" = 11.67') = 15'		$\geq 15'$ wide (17.3' for closed court, 15' for open court)	
Closed Court Area	Total area = 2x the square of the width based on height, but not less than 350 SF ((11.67') ² x 2 = 272.4 SF) = 350 SF		≥ 350 SF (645 SF)	
Building Height (w/ Overlay Bonus)	55'-0"		$\leq 55'$ -0"	
Roof Structure Height	Equal height above roof level		Equal height above roof level	
Bicycle Parking - Commercial	5% of required automobile parking spaces x 12 SF (5% of 30) = 2 bikes and (31x12 SF) = 24 SF		3 bikes	
Bicycle Parking - Residential	1 per 3 dwelling units x 12 SF (36units/3) = 12 bikes and (12x12 SF) = 142 SF		24 bikes	
Green Area Ratio	0.30		3,780 SF Intensive 8" Vegetated Roof [(3,780x0.8)/10,080] = 0.30	
Ground floor program	≥ 50 % SF (10,800/ 2 = 5,400 SF) needs to be Commercially programmed		6,614 SF	
Inclusionary Zoning	Per 2603.1 - Greater of 10% of Residential GFA or 75% of Bonus Density = .75 x 0.5 FAR = 4,050 SF		$\geq 4,050$ SF	

BUILDING (FAR) GSF - BAYS AND PENTHOUSE EXCLUDED		
FLOOR LEVEL	COMMERCIAL (FAR) GSF	RESIDENTIAL (FAR) GSF
Lower Level (Basement)	0	0
Lower Level (Celler)	0	0
First Level	6,614	2,400
Second Level	0	7,795
Third Level	0	7,795
Fourth Level	0	7,795
Penthouse	0	0
SUBTOTAL	6,614	25,786
TOTAL BUILDING	32,400	

H STREET OVERLAY		
ITEM	REQUIRED	PROPOSED
Build-To (§1324.2)	$\geq 75\%$ of streetwall @ 25'-0" high shall be constructed to property line at street R.O.W	Provided (180' street wall at property line / 195' total street wall = 92.3%)
Residential Lot Occupancy (§1324.4)	Increases from 60% to 70% in C-2 Districts	Inclusionary Zoning Permits increase to 75% (§1326.3). 72% Proposed
Display Window (§1324.8)	$\geq 50\%$ of Ground Level wall surface = display windows + entrances	Provided (141.5' display or entrance / 195' total street wall = 72.6%)
Entry Location (§1324.10)	Commercial Entries on both H and 13th Street faces. At least 1 primary entry for residential on H Street	Commercial entries on both 13th and H Street faces. Residential egress door fronts H Street and primary residential entrance fronts 13th Street (Relief Requested)
Entry Spacing (§1324.11)	Allow for building/commercial entrances every 40'-0" on average for linear frontage	7 total entrances proposed, including 5 potential commercial entrances (195' / 40' = 5 required)
Ground Level Ceiling Height (§1324.12)	$\geq 14'$ -0"	$\geq 14'$ -0"
Additional Building Height (§1324.13)	If Ground Level has $\geq 14'$ -0" Ceiling, Additional 5'-0" Building Height Permitted	Ground Level meets test and additional height limit is applied
Projection Signs (§1324.14)	$\geq 8'$ -0" clear above sidewalk and $\geq 14'$ -0" clear above driveway. Project $\leq 3'$ -6" from face of building and end $\geq 1'$ -0" behind curbline	Proposed signage will meet requirements
Façade Panel Signs (§1324.15)	May not interrupt windows or doors, nor project more than 12" from building face	Proposed signage will meet requirements
Non-residential F.A.R. (§1323.3)	≤ 1.0 for non-residential uses	0.6 Proposed (6,614 SF)



North



East



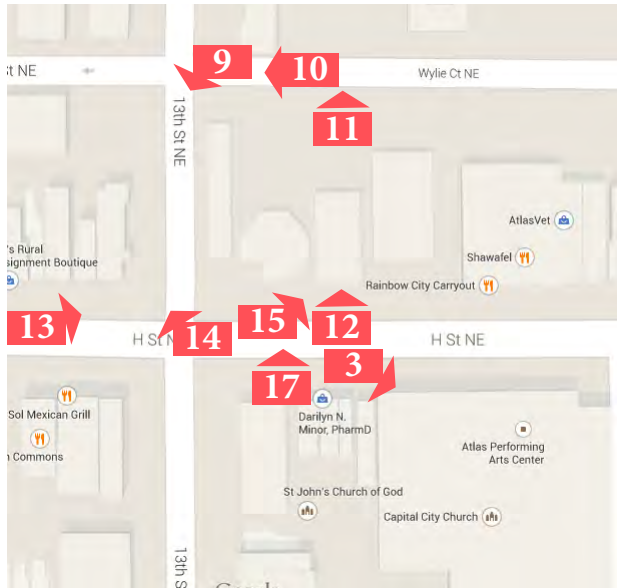
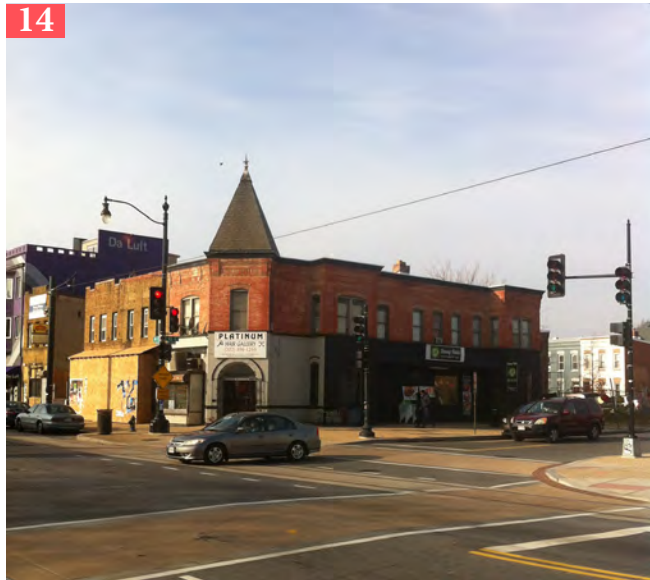
South



West

EXISTING SITE CONTITIONS



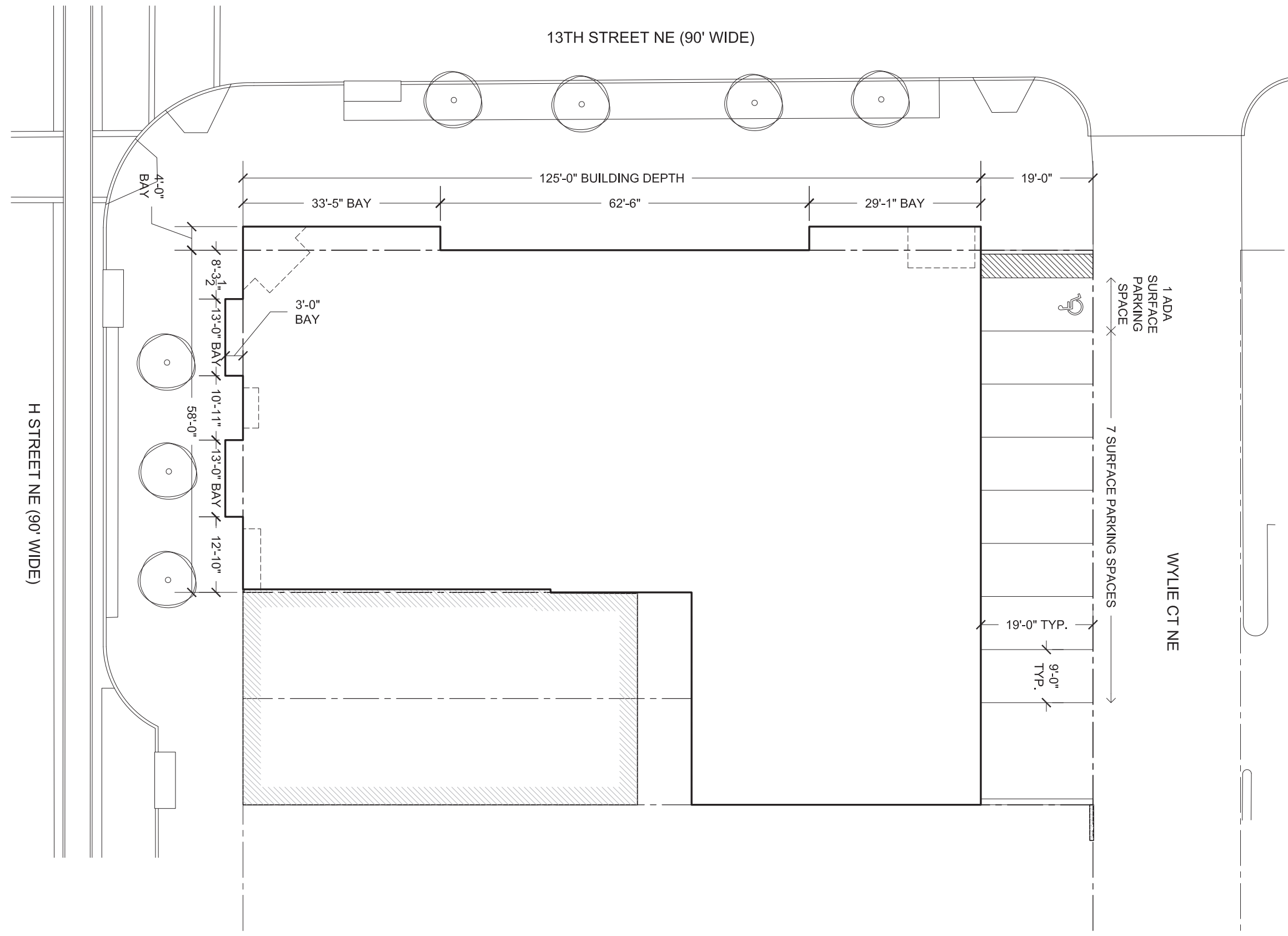




PROPOSED SITE PLAN

1/16" = 1'-0"

2' 4' 8' 16'



PROPOSED ELEVATIONS

1/16" = 1'-0"

2' 4' 8' 16'



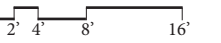
South



West

PROPOSED ELEVATIONS

1/16" = 1'-0"

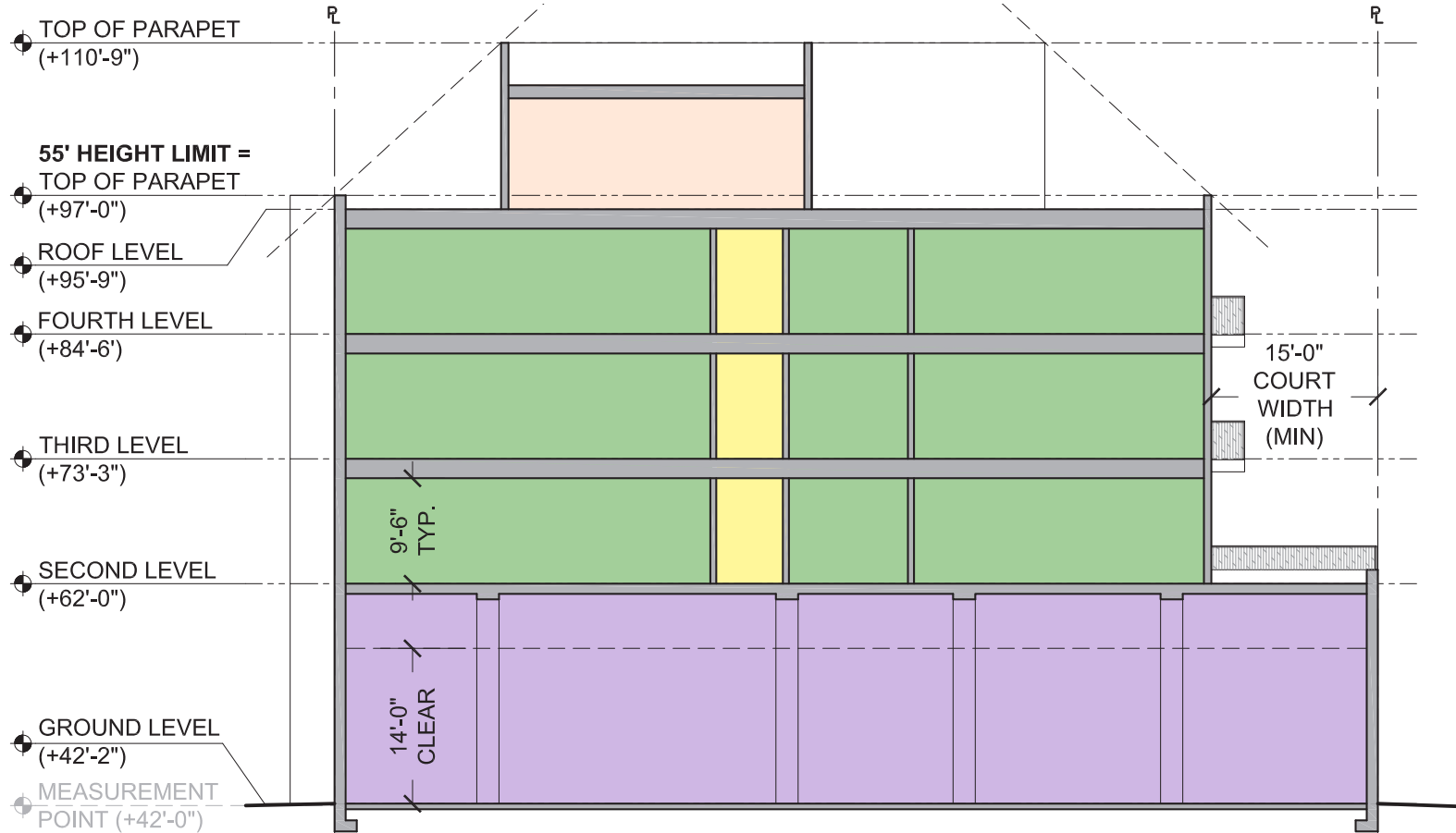
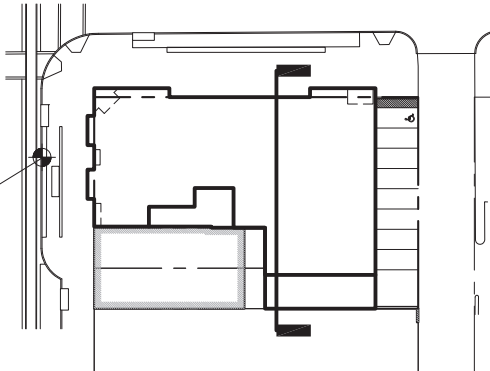


SITE SECTIONS

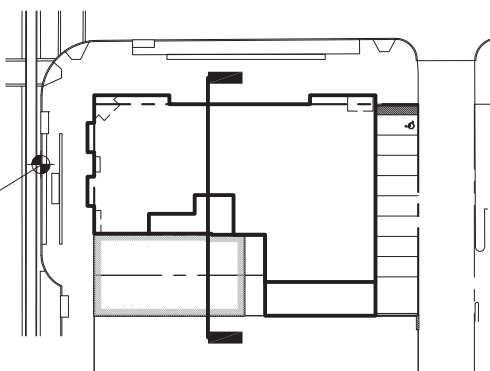
1/16" = 1'-0"

2' 4' 8' 16'

MEASUREMENT
POINT (+42'-0")



MEASUREMENT
POINT (+42'-0")

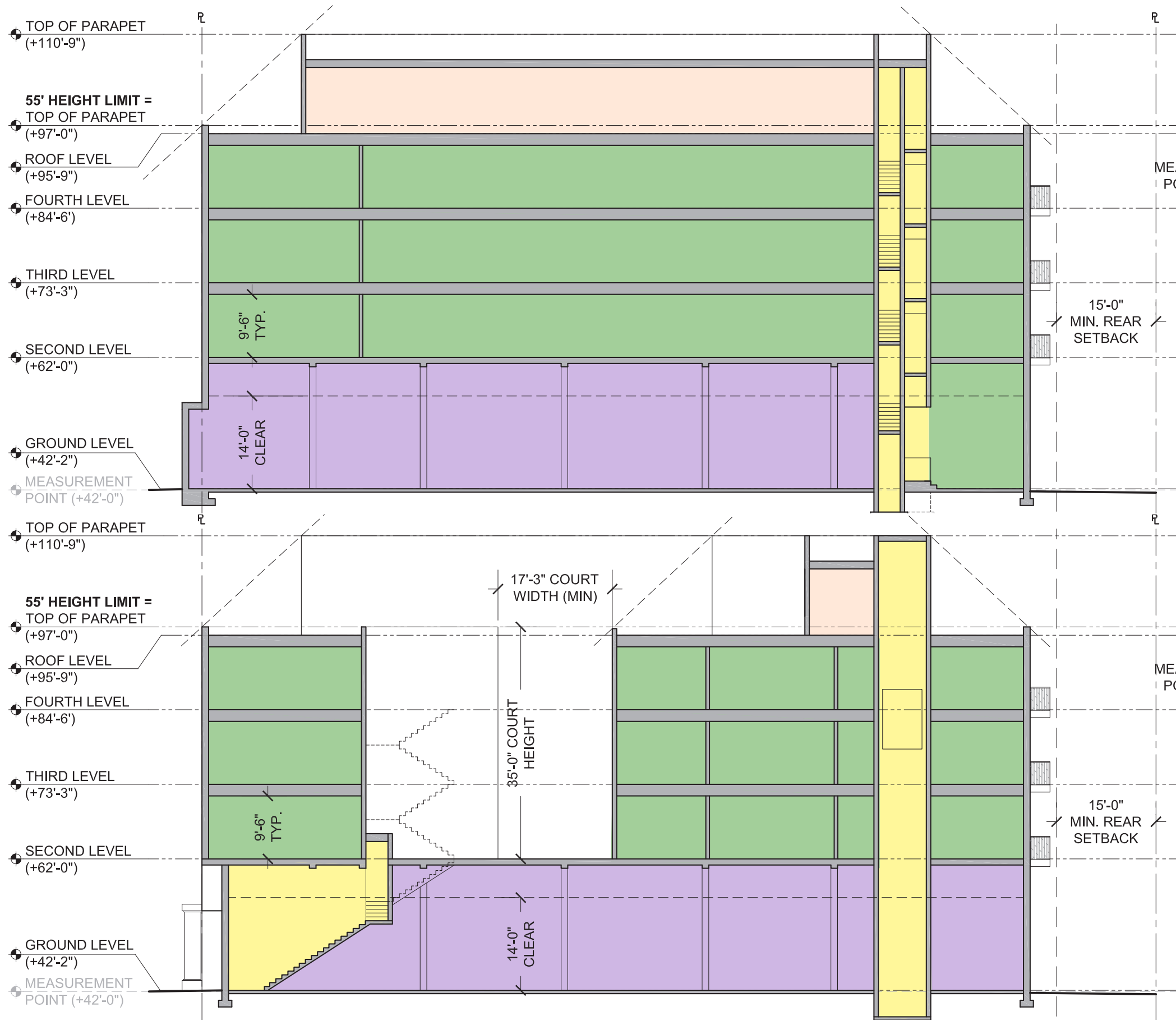
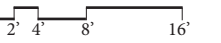


KEY

- RESIDENTIAL
- RETAIL/COMMERCIAL
- CIRCULATION/CORE
- PENTHOUSE

SITE SECTIONS

1/16" = 1'-0"



MEASUREMENT
POINT (+42'-0")

15'-0"
MIN. REAR
SETBACK

MEASUREMENT
POINT (+42'-0")

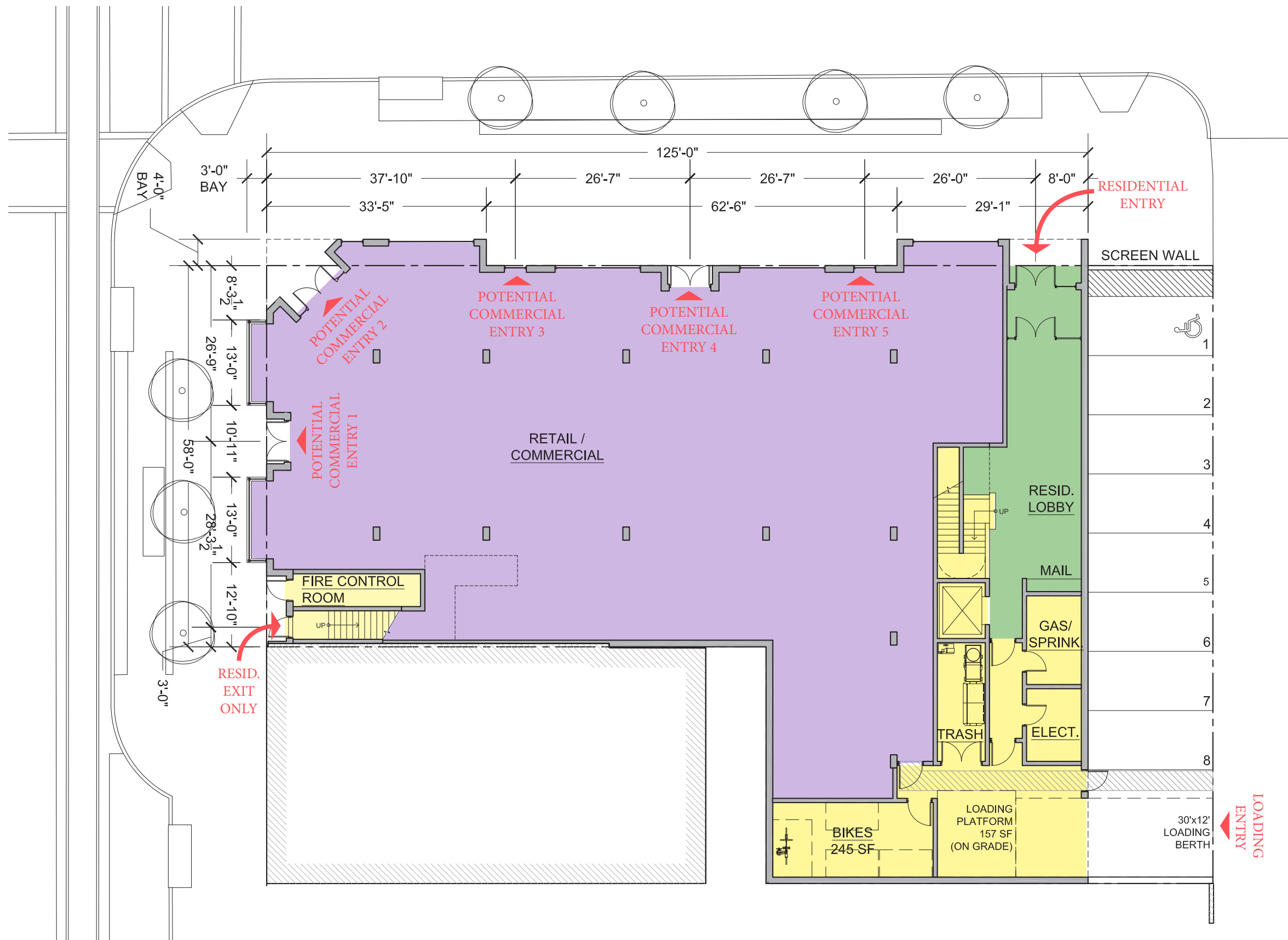
15'-0"
MIN. REAR
SETBACK

KEY	
■	RESIDENTIAL
■	RETAIL/COMMERCIAL
■	CIRCULATION/CORE
■	PENTHOUSE

GROUND FLOOR PLAN

1/16" = 1'-0"

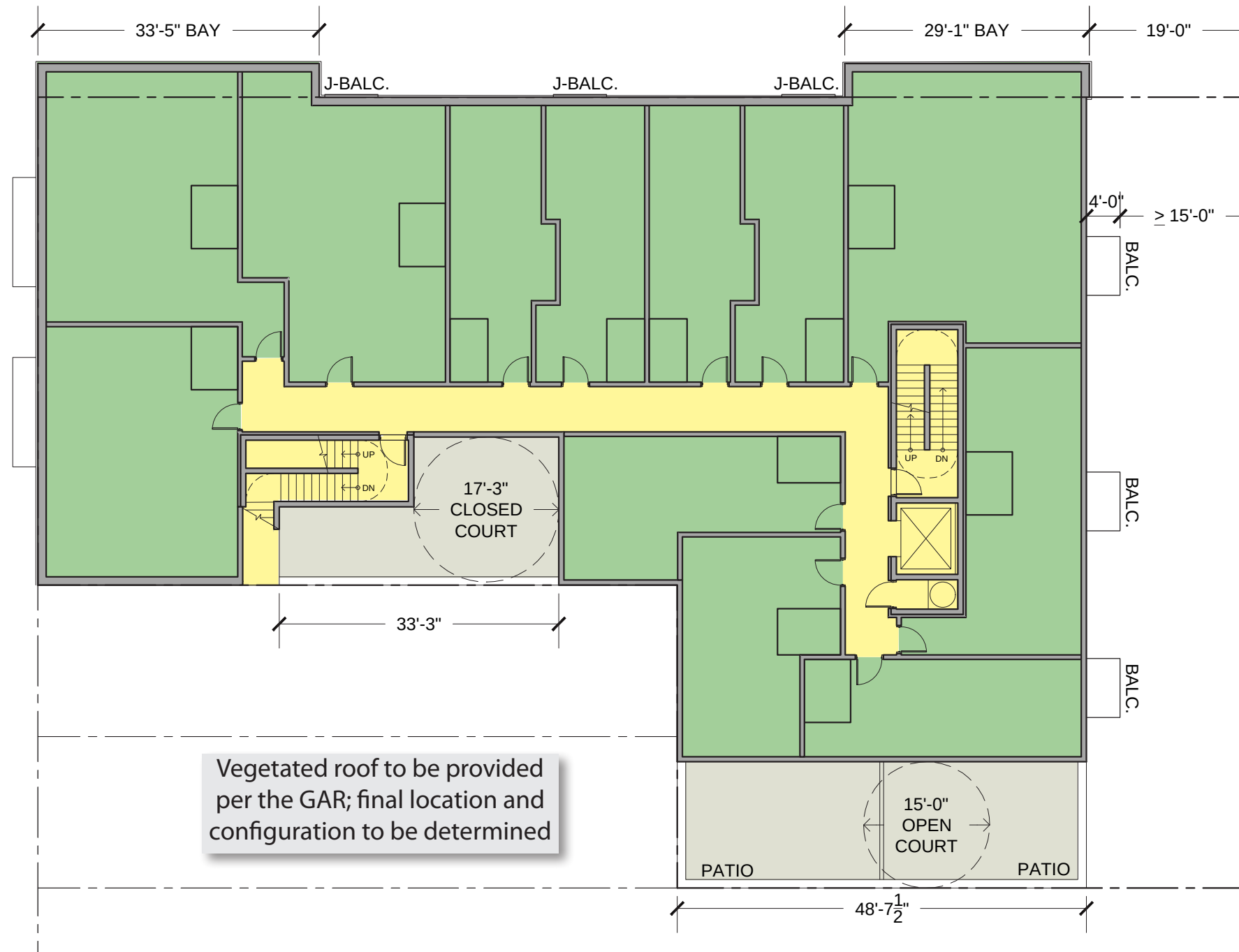
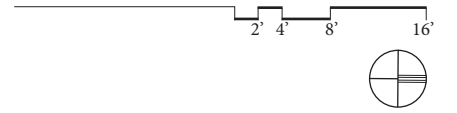
2' 4' 8' 16'



KEY	
■	RESIDENTIAL
■	RETAIL/COMMERCIAL
■	CIRCULATION/CORE
■	PENTHOUSE

SECOND FLOOR PLAN

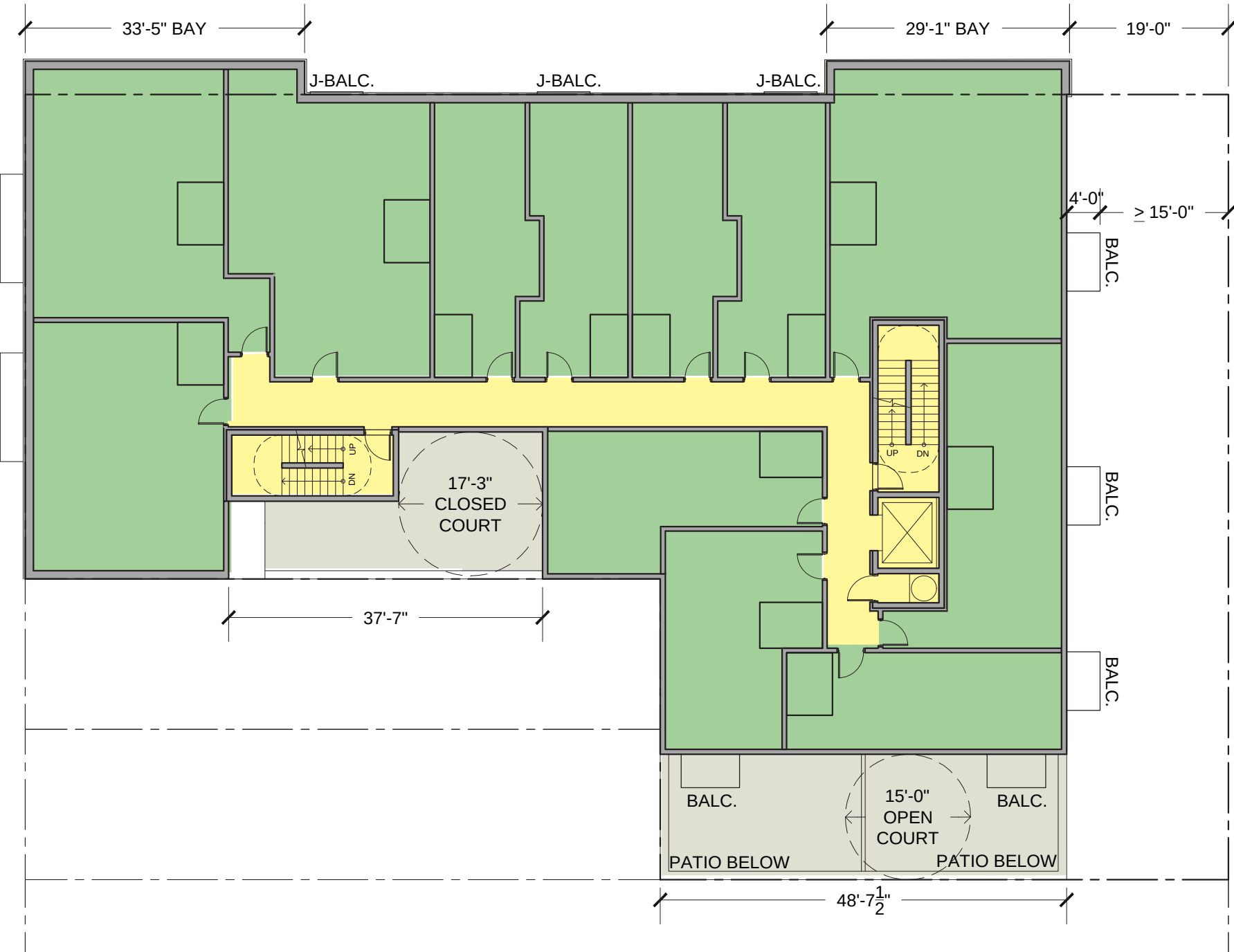
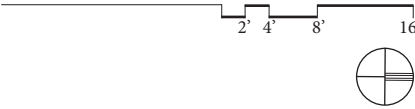
1/16" = 1'-0"



KEY	
	RESIDENTIAL
	RETAIL/COMMERCIAL
	CIRCULATION/CORE
	COURT

THIRD-FOURTH FLOOR PLAN

1/16" = 1'-0"



KEY

RESIDENTIAL

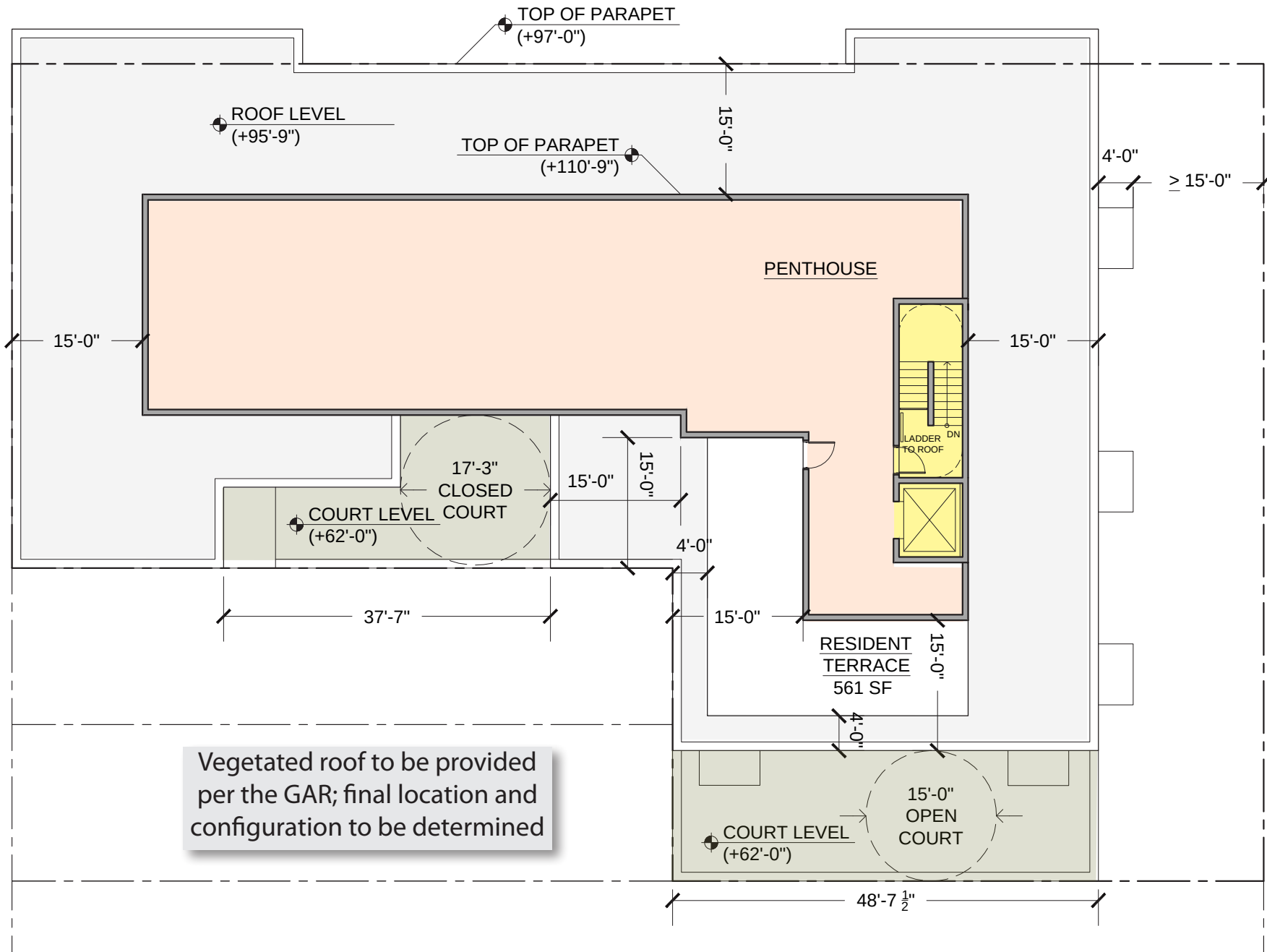
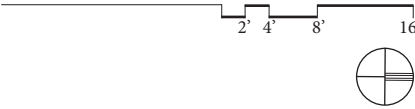
RETAIL/COMMERCIAL

CIRCULATION/CORE

COURT

PH FLOOR PLAN

1/16" = 1'-0"



KEY	
	RESIDENTIAL
	RETAIL/COMMERCIAL
	CIRCULATION/CORE
	COURT
	PENTHOUSE

