

PROJECT : 4500 WISCONSIN AVENUE

DEVELOPER : ROADSIDE DEVELOPMENT, L.L.C.

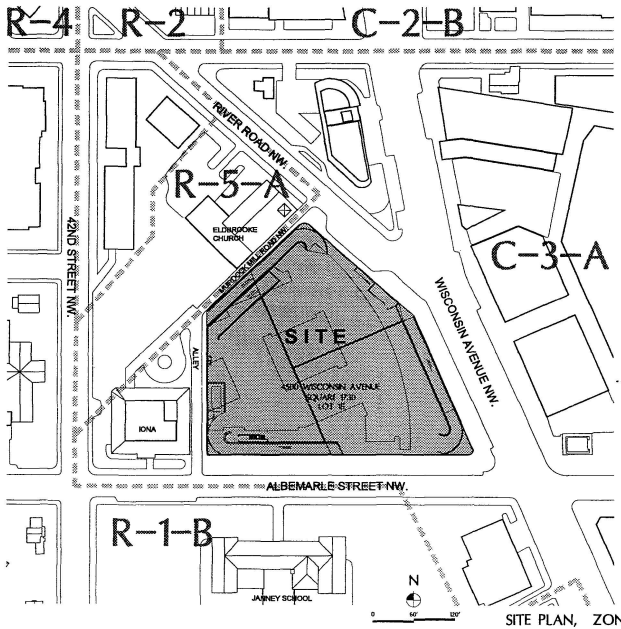
ARCHITECT : SHALOM BARANES ASSOCIATES

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SITE PLAN, ZONING

ZONING INFORMATION

ZONE: C-3-A
SQUARE: 1730(LOT 15)
TOTAL SITE AREA: 95,131 sf

ZONING REGULATION	ALLOWED / REQUIRED	PROVIDED
HEIGHT (2)	***65'***	***70'***
FAR		
Residential (3)	4.0	2.8
Commercial	2.5	0.91
Total FAR	4.0	3.71
LOT OCCUPANCY %		
Level 1	-	-
Level 2	75 %	70 %
Level 3-6	75 %	52 %
REAR YARD (4)	15'-3"	45' Min.
COURT 1 - closed		
Width	15'	78'
Area (2xsq of width, 350 sf min)	450 sf	6,800
COURT 2 - open (4"/ft - 15' min)		
Width	18'-7"	65'
COURT 3 - open		
Width	18'-7"	58'
COURT 4 - open		
Width	18'-7"	40'
COURT 5 - open		
Width	18'-7"	66'
RESIDENTIAL RECREATION SPACE		
Total Residential Rec. Space	29,400 sf	***9,300 sf***
Outdoor Residential Rec. Space	14,700 sf	***6,000 sf***
SIDE YARD	-	
PARKING (5)		
Residential	No Additional Required Per 2100.5	170 spaces
Retail	211 (Existing)	***150 spaces****
Total		320 spaces
Parking Aisle(one-way)	***17'-0"***	***14'-6"***
LOADING (6)		
Residential	No Additional Required Per 2200.5	1-30' BERTH
Retail	No Additional Required Per 2200.5	1-30', 4-55' BERTH

NOTES:

* REQUIRES A SPECIAL REDUCTION PER SECTION 2107.1
1 - ITEMS IN "PROVIDED" COLUMN IN **BOLD**, *ITALIC* TEXT REQUIRE A VARIANCE.
2 - THE MEASURING POINT FOR THE BUILDING HEIGHT IS TAKEN ON THE MID-POINT OF ALBEMARLE STREET FRONTAGE.
3- 0.68 FAR OF THE TOTAL RESIDENTIAL FAR CONSISTS OF ABOVE GRADE RESIDENTIAL PARKING ON LEVEL 3.
4 - THE REAR YARD IS MEASURED TO THE CENTERLINE OF THE STREET WHICH THE REAR OF THE BUILDING FRONTS ON. IN THIS CASE, RIVER ROAD.
5 - THE EXISTING BUILDING CONTAINS 113 ROOFTOP, 98 B1 FOR A TOTAL OF 211 RETAIL PARKING SPACES.
6 - THE EXISTING BUILDING CONTAINS 2 - 55' BERTHS, 1- 30' BERTH.

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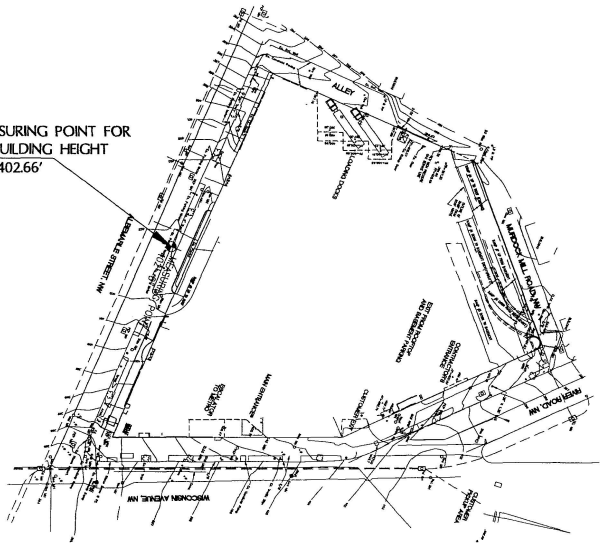
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SITE PLAN, ZONING TABULATING

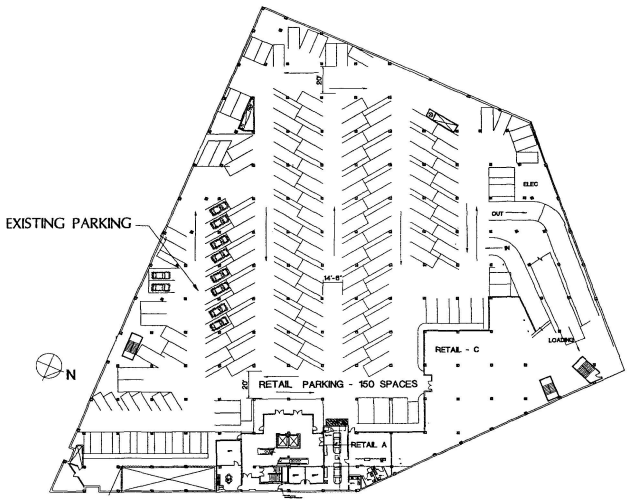
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SITE SURVEY



B1 LEVEL PLAN : EL 387.5'

GENERAL NOTE
THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATION OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS IS PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE TOTAL NUMBER OF PARKING SPACES WILL BE AS SHOWN ON THE PLANS, WHILE THE NUMBER OF COMPACT SPACES WILL BE APPROXIMATELY 40% OF THE TOTAL.

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SITE SURVEY, B1 LEVEL PLAN

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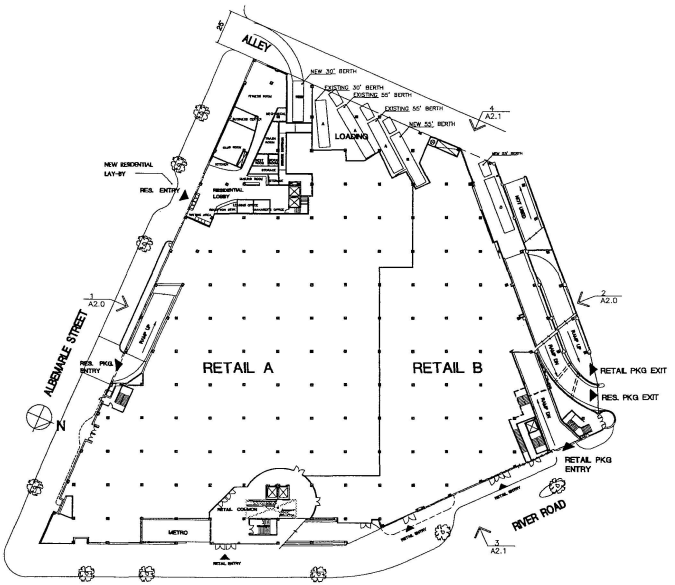
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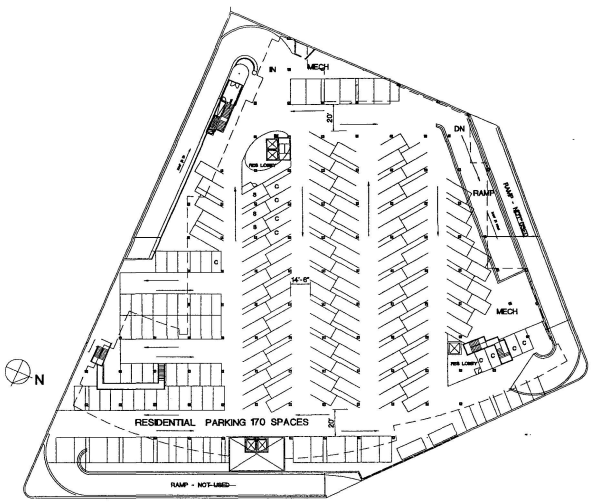
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A-1.1

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GROUND LEVEL PLAN : EL 400.0'



SECOND LEVEL PLAN : EL 417.0'

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GROUND LEVEL, SECOND LEVEL PLAN

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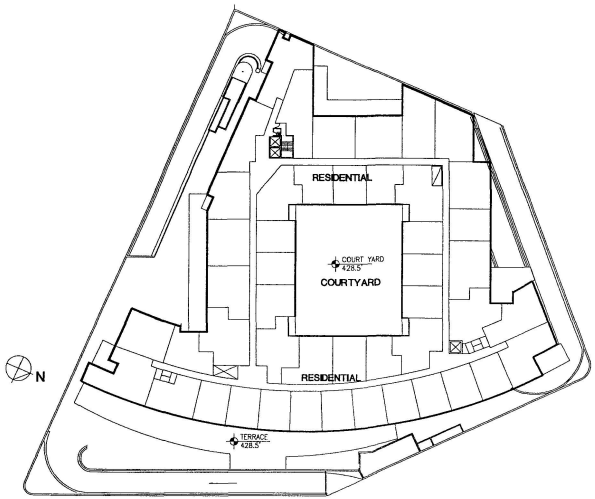
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0 30' 60'

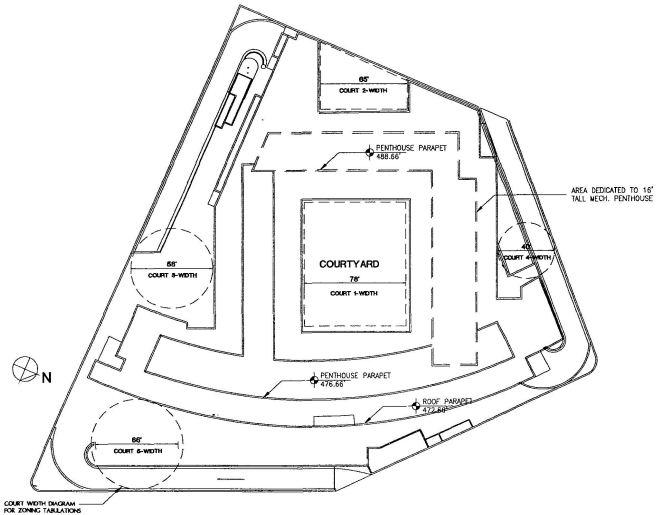
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A-1.2

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TYPICAL FLOOR PLAN : EL 428.5', 438.75', 449.0', 459.25'



ROOF PLAN : EL 472.66'

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TYPICAL LEVEL, ROOF PLAN

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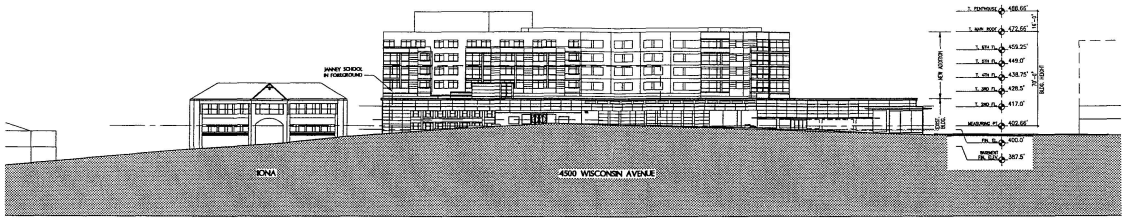
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0 30' 60'

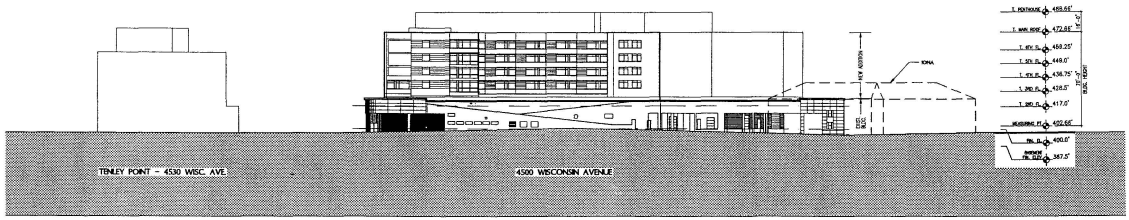
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A-1.3

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1 ALBERMARLE STREET ELEVATION



2 NORTHWEST ELEVATION

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ELEVATIONS

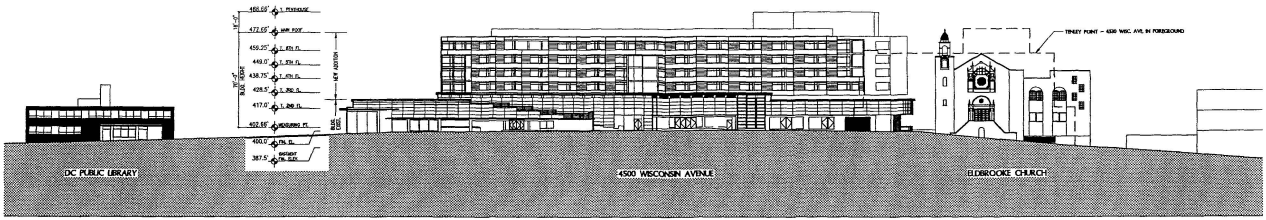
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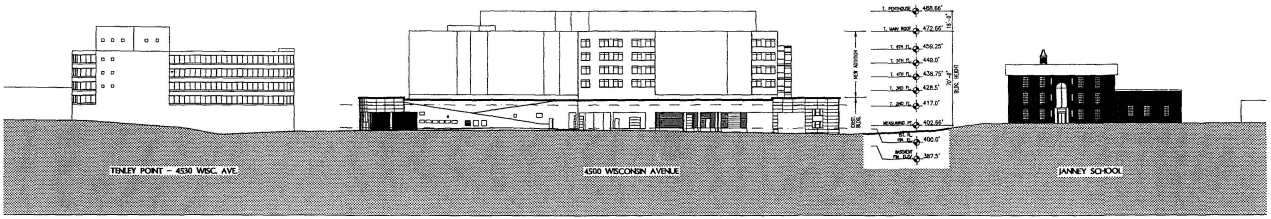
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A-2.0

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3 RIVER ROAD/ WISCONSIN AVENUE ELEVATION



4 WEST ELEVATION

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ELEVATIONS

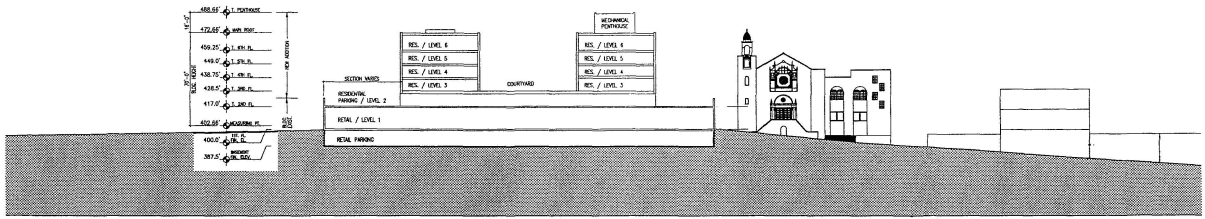
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0 30' 60'

A-2.1

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NORTH/ SOUTH BUILDING SECTION

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0 30' 60'

A-3.0