

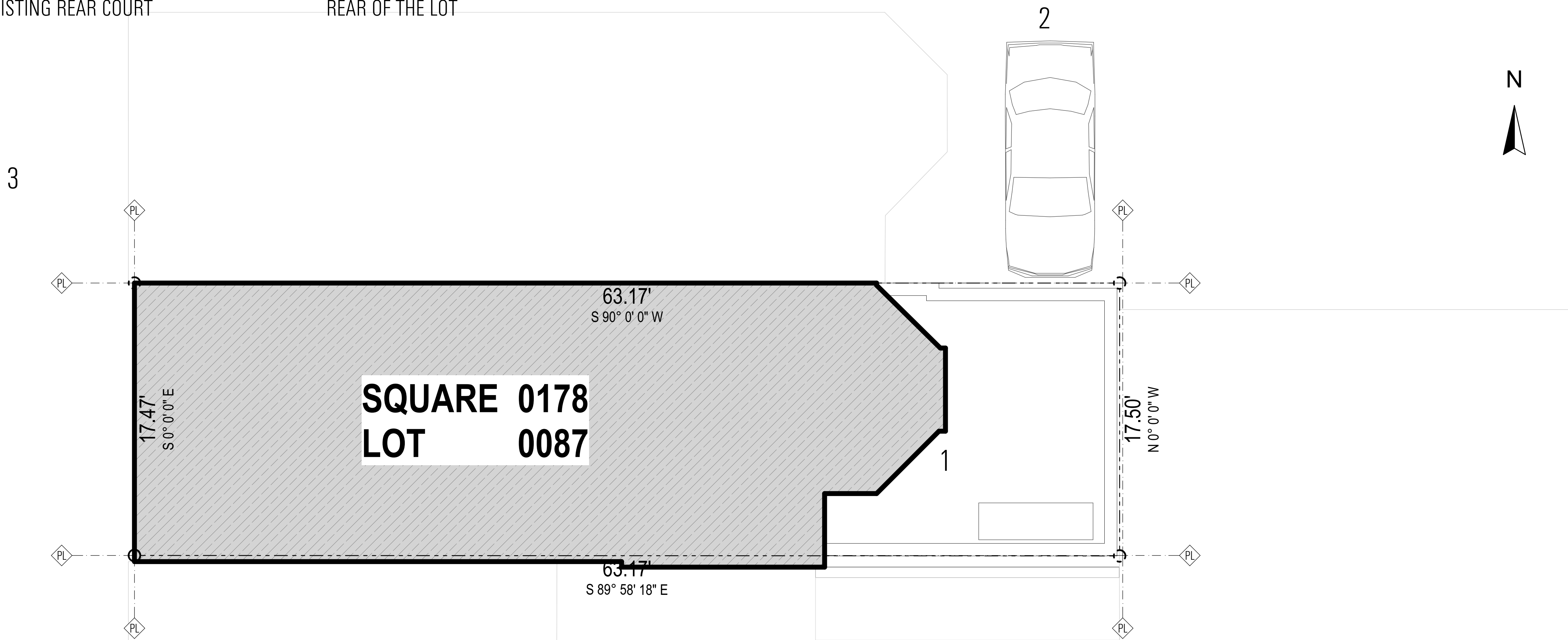


Development Standards								
	Floor Area Ratio (max.) ¹	Height (ft.)	Penthouse Height (ft.)/Stories	Lot Occupancy (percentage)	Rear Yard (ft.) ^{2,3,4}	Side Yard (ft.)	Green Area Ratio	Zoning Regulation Reference
MU-18	3.5	65	12 (1 story)	100	15 ft.	None required; however, if a side yard is provided it shall be at least 2 in. wide for each 1 ft. of height of building but no less than 5 ft.	0.30	Subtitle G, Chapter 6
	4.2 (IZ)	70 (IZ)	18 ft. 6 in. (Second story permitted for penthouse mechanical space)					
	1.5 (non-residential)							

1 - NORTH EAST VIEW FROM EXISTING REAR COURT

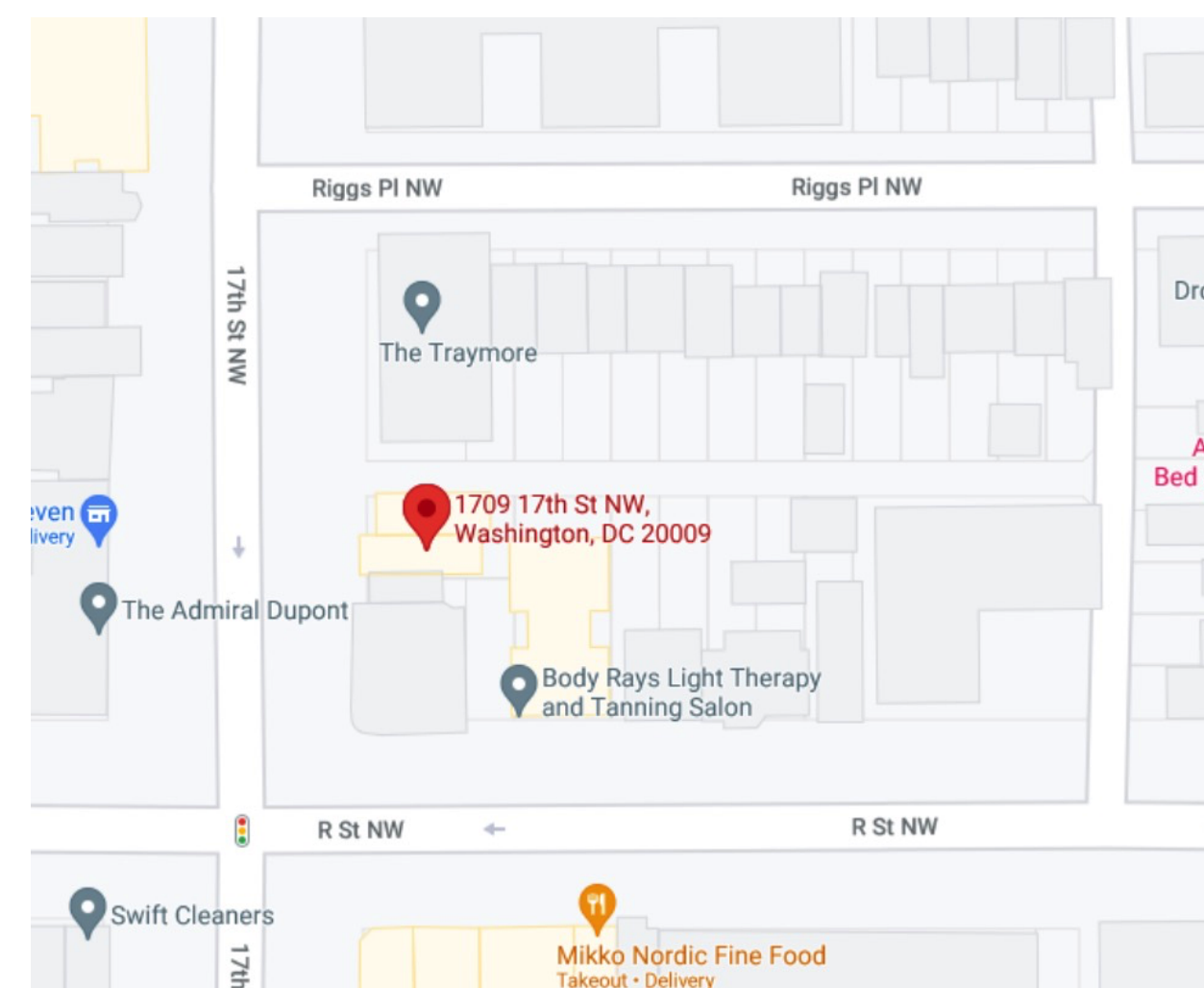
2 - SOUTH VIEW FROM ALLEY TOWARD REAR OF THE LOT

3 - STREET VIEW TOWARD ALLEY FROM 17TH STREET



PROJECT SITE AREAS

EXISTING BLDG FOOTPRINT	858.11
PARCEL / LOT	1,105.31
PROPOSED ADDITIONAL FOOTPRINT BELOW 25'	248.85



VICINITY MAP

SITE SCHEMATIC

SD-1

PICASSO GALLERY
SCHEMATIC DESIGN - PRELIMINARY APPROVAL REVIEW

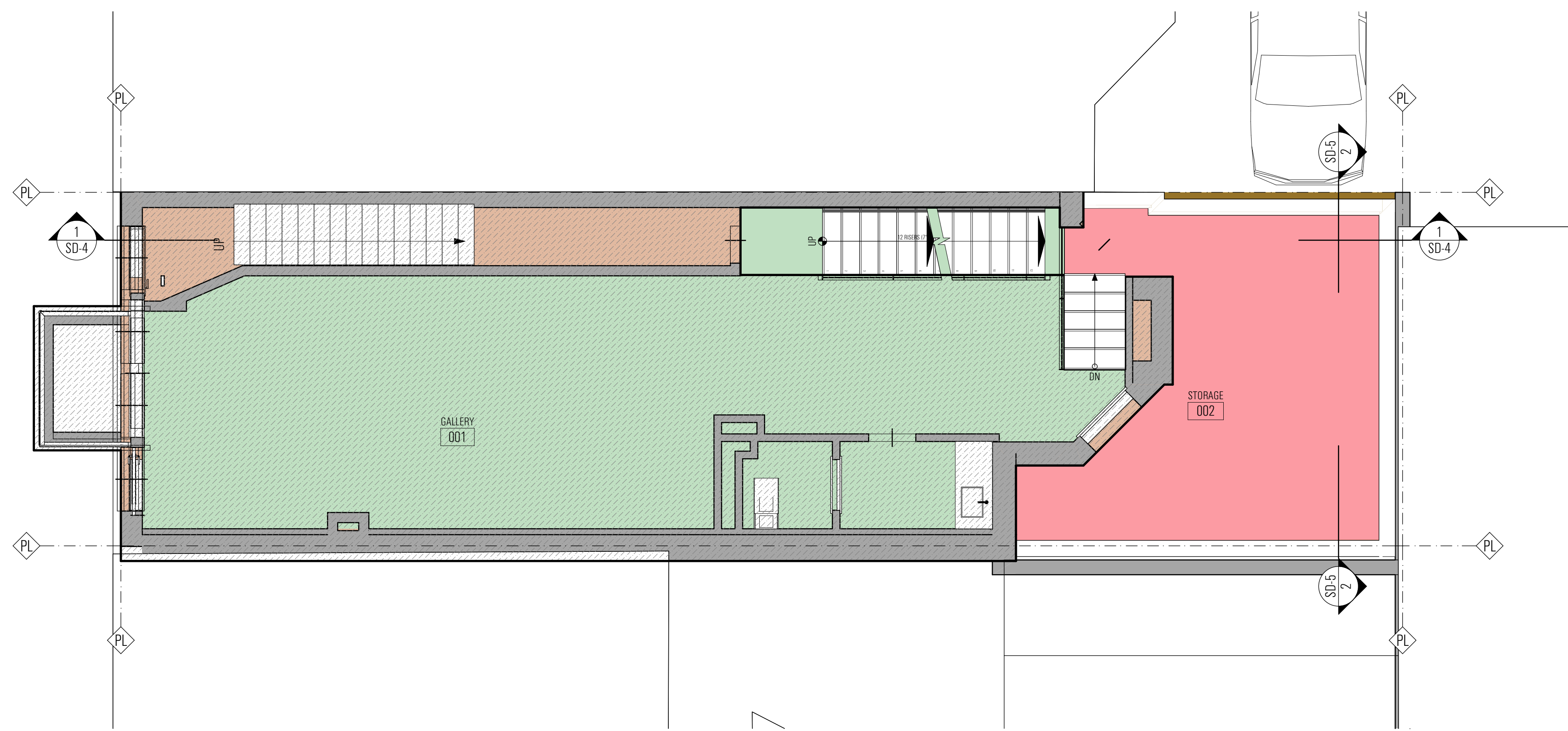
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EXISTING COMMERCIAL SPACE

PROPOSED NEW CONSTRUCTION



1 1st FLR / GROUND FLOOR
SCALE: 1/4" = 1'-0"

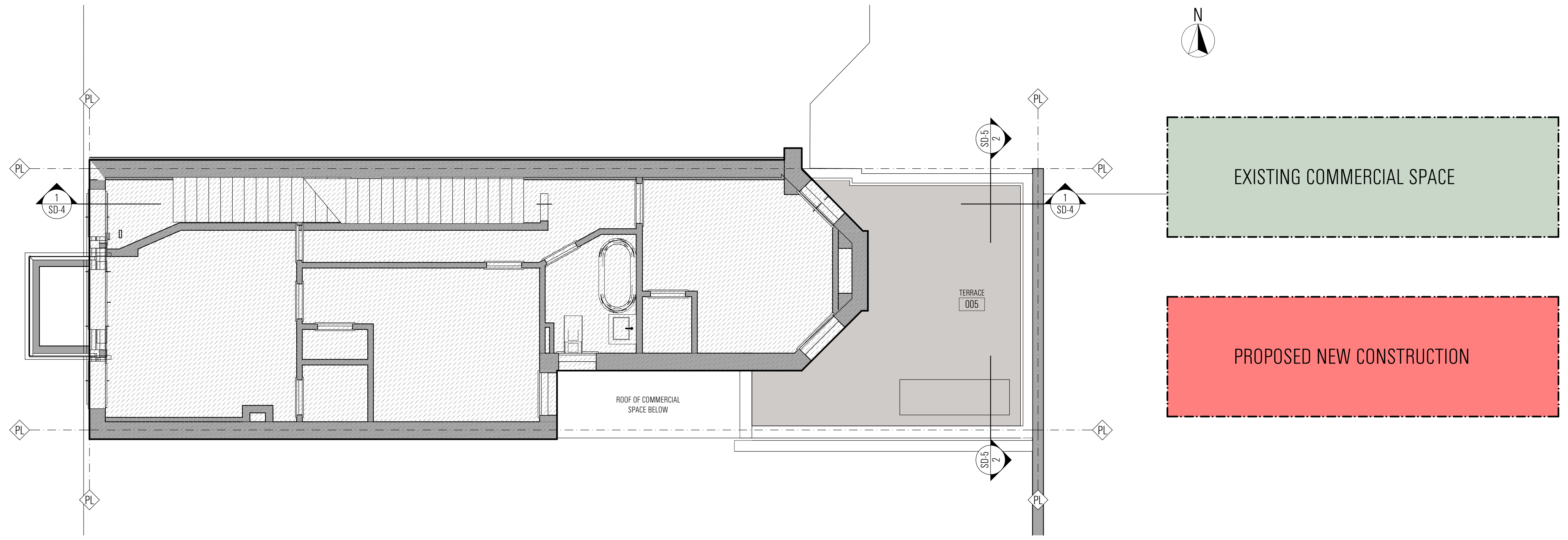
FLOOR PLANS

SD-2

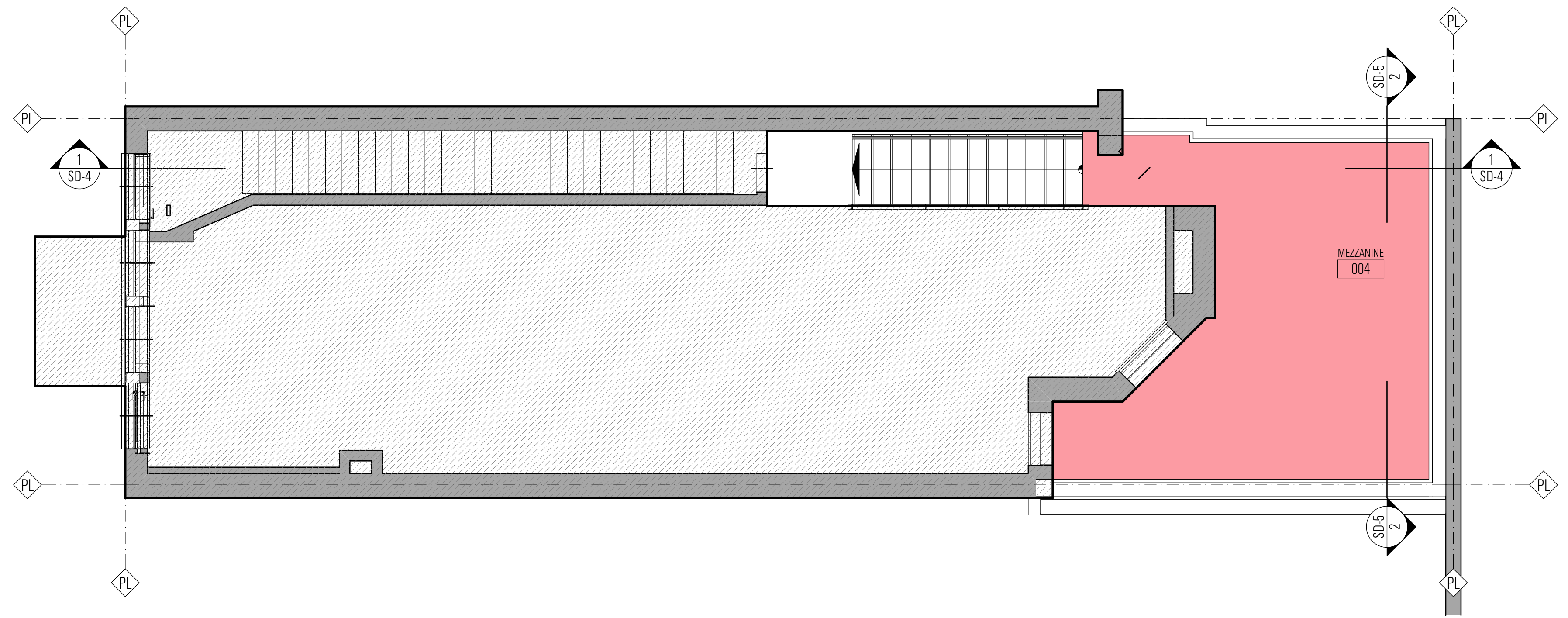
PICASSO GALLERY
SCHEMATIC DESIGN - PRELIMINARY APPROVAL REVIEW

10/28/21





2 2nd FLR
SCALE: 1/4" = 1'-0"



1 1st FLR / MEZZ
SCALE: 1/4" = 1'-0"

FLOOR PLANS

SD-3