

TENLEYTOWN APARTMENTS PUD

4611 - 4615 41ST STREET, NW

PROJECT TEAM:

OWNER
DANCING CRAB PROPERTIES, LLC
CARLOS AND MAY-MAY HORCASITAS

LAND USE COUNSEL
HOLLAND & KNIGHT

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BONSTRA | HARESIGN ARCHITECTS, LLP

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN, INC.

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STRUCTURA

MEP ENGINEER
CAPITOL ENGINEERING GROUP

CIVIL ENGINEER
CAS ENGINEERING

GEOTECHNICAL ENGINEER
GEOTECH ENGINEERS, INC.

TRAFFIC CONSULTANT
WELLS AND ASSOCIATES

LEED CONSULTANT
GREENSHAPE, LLC



PROFESSIONAL RENDERING TO BE PROVIDED

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POTOMAC, MD 20854

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WASHINGTON, DC 20006
202-216-0039

MEP ENGINEER

ARCHITECT

LANDSCAPE ARCHITECT

GEOTECHNICAL ENGINEER

TRAFFIC CONSULTANT

LEED CONSULTANT

REVISIONS

DATE: 03/23/18
PROJECT NO.: 2016-042
DRAWN BY: AG
CHECKED BY: JM/BB

Tenleytown Apartments
4611-4615 41st Street, NW
Washington, DC 20016

Bonstra Haresign
ARCHITECTS

COVER SHEET

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C.07	UTILITY PLAN	X

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A0.1

PROJECT DATA		
PROJECT ADDRESS:	4611 - 4615 41ST STREET NORTHWEST, WASHINGTON, D.C., 20016	
SQUARE LOT:	1769 1 + 2	
ZONING DISTRICT	MU-5-B PUD	Map Amendment Required (MU-4 by right zone)
LOT AREA:	6,855 SF	Flexibility requested for Minimum PUD Land Area Requirements pursuant to 11-X DCMR § 301.3.
CONSTRUCTION TYPE:	TYPE 1 PODIUM, TYPE 2 ABOVE	
NUMBER OF STORIES:	7 STORIES ABOVE GRADE	
FIRE SUPPRESSION SYSTEM:	THIS BUILDING IS FULLY SPRINKLERED WITH A NFPA 13 FIRE SUPPRESSION SYSTEM	

ZONING ANALYSIS - DCMR TITLE 11 (2016)

SECTION	ZONING REGULATION	REQUIRED/PERMITTED MU-5B PUD	PROPOSED MU-5B PUD	COMPLIES	NOTES
Floor Area Ratio					
G-402.1	Maximum Permitted FAR	5.04	34,549 GFA	5.04	+/- 34,535 GFA
	Maximum Allowable Non-Residential FAR	2.0	13,710 GFA	0.357	+/- 2,450 GFA
Inclusionary Zoning					
C-1003.2	Set-Aside Requirements	Greater of 8% residential GFA or 50% of bonus density, plus 8% penthouse habitable space	12% residential GFA + 12% of penthouse habitable space	YES	(2) 2 BR at 60% MFI (1) 1 BR at 50% MFI
C-1005.1	Development Standards Regarding Inclusionary Units	The proportion of studio and one-bedroom inclusionary units shall not exceed the proportion of the comparable market rate units for each unit type.	Studio/1 BR MR: 38 Units (100%) 1 BR IZ: 1 Unit (33%) 2 BR MR: 0 Units (0%) 2 BR IZ: 2 Units (67%)	YES	
Building Height					
G-403.1, X-303.7	Height	90'-0"	79'-4"	YES	B-307.1 - Building height measured from top of curb at center line of front of building to top of parapet.
Penthouse					
G-403.3	Height	20'-0"	11' - 0" penthouse, 7'-0" screen wall, 15'-0" elevator overrun	YES	
	Stories	1 story; (2nd story permitted for penthouse mechanical space)	1 story	YES	
C-1502.1(a)(b)(c3)	Setbacks	1:1 on Front, Back, and Side; No minimum setback on closed court	1:1 on Front, Back, and Side; +/-4'-0" setback on closed court	YES	
C-1503.1(c)	Permitted FAR	0.4	0.256	YES	1,754 SF of Habitable Penthouse
C-1503.3(c)	Permitted Use	Any use permitted in the zone except: (c) A nightclub, bar cocktail lounge or restaurant use shall only be permitted as a special exception if approved by the BZA	Bar/Restaurant Lounge	NO	Special Exception Required

CONTINUED ON A0.3

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ZONING ANALYSIS

SECTION	ZONING REGULATION	REQUIRED/PERMITTED MU-5B PUD	PROPOSED MU-5B PUD	COMPLIES	NOTES		
C-15000.11	Inclusionary Zoning	Penthouse habitable space is subject to the IZ set-aside provisions of DCMR 11-C1000	Bar/Restaurant Lounge	YES	12% of penthouse habitable space provided on site at 50% MFI		
Lot Occupancy							
G-404.1	Residential w/ IZ	80%	5,484 GSF	78%	5,318 GSF	YES	
Rear Yard Setback							
G-405.2	Rear Yard Setback	15'-0"	15'-2-1/2"	YES			
Side Yard Setback							
G-406.1	Side Yard Setback	NOT REQUIRED	NONE PROVIDED	YES			
Closed Court							
G-202.1	Min Width	4 in/ft of height of court = 17'-8"	17'-8"	YES	53'-0" FT Height of Court; 53'x4"/ft = 212"/12 = 17'-8"		
	Min Area	2x the square of the required width = 624 SF	677 SF	YES	53'-0" FT Height of Court; 2(17'-8"x17'-8") = 624 SF		
Green Area Ratio							
G-407.1	Ratio	0.3	0.3	YES			
Car Parking							
TABLE C-701.5	Eating and Drinking Establishment	1.33 / every 1,000 SF over 3000 / 2 = 1 Spaces	2 standard + 1 car-share 3 Spaces	YES	4,204 SF (includes penthouse area pursuant to Subtitle C-709.1(B); 50% reduction by DCMR 11-C702.1a (0.2 miles to Tenleytown Metro Station))		
TABLE C-701.5	Residential	1 space / every 3 units over 4 units / 2 = 6 Spaces	3 standard + 2 compact + 1 car-share 6 Spaces	YES	41 Units; 50% reduction by DCMR 11-C702.1a (0.2 miles to Tenleytown Metro Station); 50% min standard sized spaces provided per DCMR 11-C712.3.		
	Total	7 parking spaces	9 parking spaces	YES	Provided: 5 standard, 2 compact, 2 car-share spaces		
Bicycle Parking							
		Long Term	Short Term	Long Term	Short Term		
TABLE C-802.1	Eating and Drinking Establishment	1 Space /10,000 SF= 0 Spaces	1 Space /3,500 SF= 1 Spaces	0	4	YES	4,204 SF Eating and Drinking Establishment (2,450 SF ground floor GFA + 1,754 SF penthouse pursuant to Subtitle C-902.4(b))
TABLE C-802.1	Residential	1 Space /3 units= 14 Spaces	1 Space /20 units= 2 Spaces	14	4	YES	41 Units
	Total	14 Spaces	5 Spaces	14 Spaces	8 Spaces	YES	4 bike racks provided, 2 bikes per rack
Loading Requirements							
TABLE C-901.1	Residential	None Required	None Provided	YES	Not required < 50 Units		
TABLE C-901.1	Food and alcohol services	Loading berth <5,000 SF, None required	None Provided	YES	4,204 SF (2,450 SF ground floor GFA + 1,754 SF penthouse pursuant to Subtitle C-902.4(b))		
TABLE C-901.1	Food and alcohol services	Service and Delivery Space, None required	1 Provided	YES	10' wide, 20' deep, 10' vertical clearance		
C-905.2	Loading Berth Size	None Required	None Provided	YES			
C-905.4(a)	Loading Platform	None Required	1 Provided	YES	10' x 10' loading platform provided adjacent to service space		

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LEED V4 PROJECT CHECKLIST

54 29 18 9 Total Project Score (feasibility scoring estimates)

Possible Points 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 or more points

1 0 0 0 Integrative Process				Possible Points	1	
Y	M+	M-	N			
1				Prereq 1	D Integrative Process	1

13 1 0 2 Location and Transportation				Possible Points	16	
Y	M+	M-	N			
			16	Credit 1	D LEED for Neighborhood Development Location	16
1				Credit 2	D Sensitive Land Protection	1
			2	Credit 3	D High Priority Site	2
5				Credit 4	D Surrounding Density and Diverse Uses	5
5				Credit 5	D Access to Quality Transit	5
1				Credit 6	D Bicycle Facilities	1
	1			Credit 7	D Reduced Parking Footprint	1
1				Credit 8	D Green Vehicles	1

3 4 1 2 Sustainable Sites				Possible Points	10	
Y	M+	M-	N			
Y				Prereq 1	C Construction Activity Pollution Prevention	0
1				Credit 1	D Site Assessment	1
			2	Credit 2	C Site Development - Protect and Restore Habitat	2
		1		Credit 3	D Open Space	1
	3			Credit 4	D Rainwater Management	3
1	1			Credit 5	D Heat Island Reduction	2
1				Credit 6	D Light Pollution Reduction	1

7 1 1 2 Water Efficiency				Possible Points	11	
Y	M+	M-	N			
Y				Prereq 1	D Outdoor Water Use Reduction (30%)	0
Y				Prereq 2	D Indoor Water Use Reduction (20%)	0
Y				Prereq 3	D Building-Level Water Metering	0
2				Credit 1	D Outdoor Water Use Reduction (50%, 100%)	2
4	1	1		Credit 2	D Indoor Water Use Reduction (25%, 30%, 35%, 40%, 45%, 50%)	6
			2	Credit 3	D Cooling Tower Water Use	2
1				Credit 4	D Water Metering	1

12 11 10 0 Energy & Atmosphere				Possible Points	33	
Y	M+	M-	N			
Y				Prereq 1	C Fundamental Commissioning and Verification	0
Y				Prereq 2	D Minimum Energy Performance (New: 5%, Reno: 3%, CS: 2%)	0
Y				Prereq 3	D Building-Level Energy Metering	0
Y				Prereq 4	D Fundamental Refrigerant Management	0
3	1	2		Credit 1	C Enhanced Commissioning	6
7	6	5		Credit 2	D Optimize Energy Performance (New: 6%, Reno: 4%, CS: 3%)	18
1				Credit 3	D Advanced Energy Metering	1
		2		Credit 4	D Demand Response	2
	2	1		Credit 5	C Renewable Energy Production	3
1				Credit 6	C Enhanced Refrigerant Management	1
1	1			Credit 7	C Green Power and Carbon Offsets	2

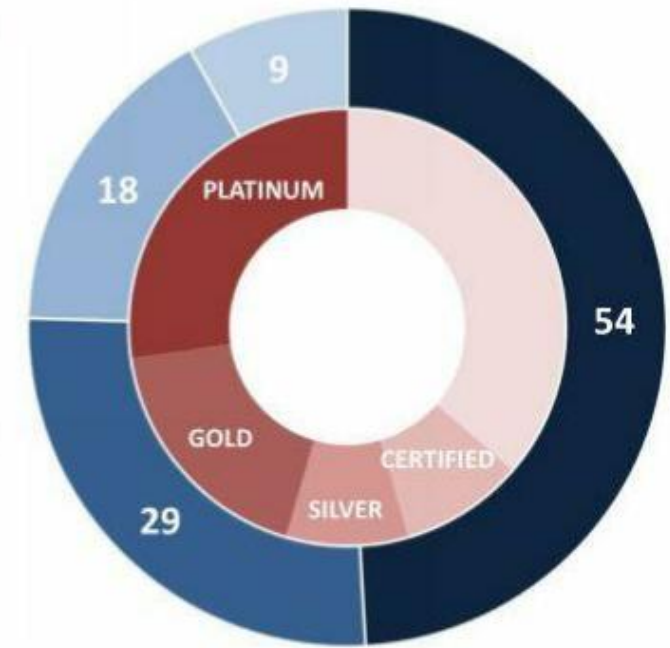
5 6 0 2 Materials & Resources				Possible Points	13	
Y	M+	M-	N			
Y				Prereq 1	D Storage & Collection of Recyclables	0
Y				Prereq 2	C Construction and Demolition Waste Management Planning	0
3		2		Credit 1	C Building Life-Cycle Impact Reduction	5
1	1			Credit 2	C Bldg Product Disclosure & Opt. - EPD	2
1	1			Credit 3	C Bldg Product Disclosure & Opt. - Sourcing of Raw Materials	2
1	1			Credit 4	C Bldg Product Disclosure & Opt. - Material Ingredients	2
2				Credit 5	C Construction and Demolition Waste Management	2

7 3 5 1 Indoor Environmental Quality				Possible Points	16	
Y	M+	M-	N			
Y				Prereq 1	D Minimum IAQ Performance	0
Y				Prereq 2	D Environmental Tobacco Smoke (ETS) Control	0
2				Credit 1	D Enhanced IAQ Strategies	2
2	1			Credit 2	C Low-Emitting Materials	3
1				Credit 3	C Construction IAQ Management Plan	1
1	1			Credit 4	C IAQ Assessment	2
1				Credit 5	D Thermal Comfort	1
1	1			Credit 6	D Interior Lighting	2
		2	1	Credit 7	D Daylight	3
1				Credit 8	D Quality Views	1
		1		Credit 9	D Acoustic Performance	1

4 1 1 0 Innovation & Design Process				Possible Points	6	
Y	M+	M-	N			
1				Credit 1.1	D EP: Access to Quality transit	1
		1		Credit 1.2	D EP: TBD	1
1				Credit 1.3	C Green Building Education	1
1				Credit 1.4	C Walkable Project Site	1
1				Credit 1.5	C Design for Active Occupants (Stairs)	1
1				Credit 2	C LEED™ Accredited Professional	1

2 2 0 0 Regional Priority				Possible Points	4	
Y	M+	M-	N			
1				Credit 1.1	D LTc5 Access to Quality Transit (4 pt)	1
1				Credit 1.2	D LTc7 Reduced Parking Footprint (1 pt)	1
1				Credit 1.3	C LTc8 Green Vehicles (1 pt)	1
1				Credit 1.4	C SSc4 Rainwater Management (3 pts),SSc2 Site Development - Protect	1

Legend:
 Regional Priority Credit
 Y Achievable
 M+ Achievable with relative Low Cost / Effort and/or Uncertain
 M- Achievable with relative High Cost / Effort and/or Uncertain
 N Not Achievable
 D Design Phase USGBC Submission
 C Construction Phase USGBC Submission



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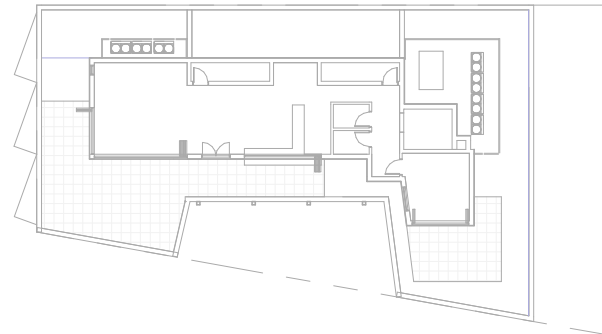
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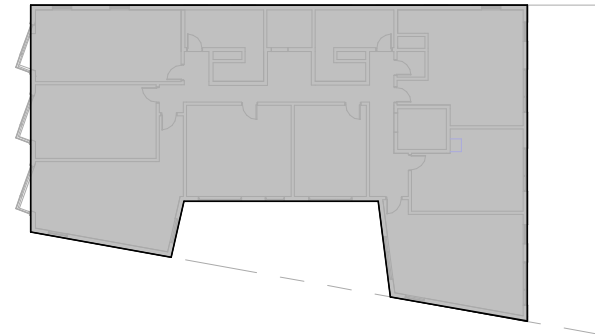
LEED GOLD CERTIFICATION: PRELIMINARY SCORECARD

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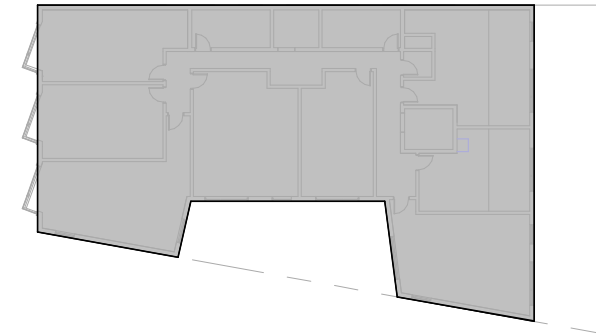
LEED SCORECARD



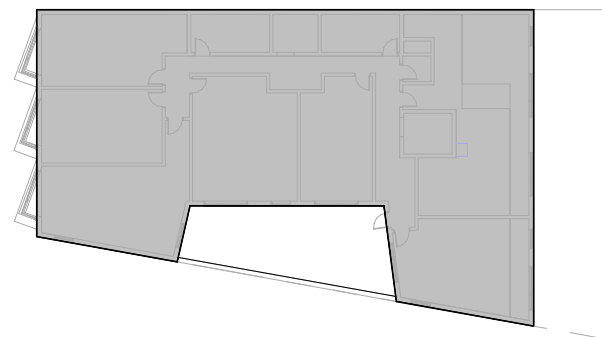
7 **PENTHOUSE FLOOR**
A0.5 1" = 40'-0"



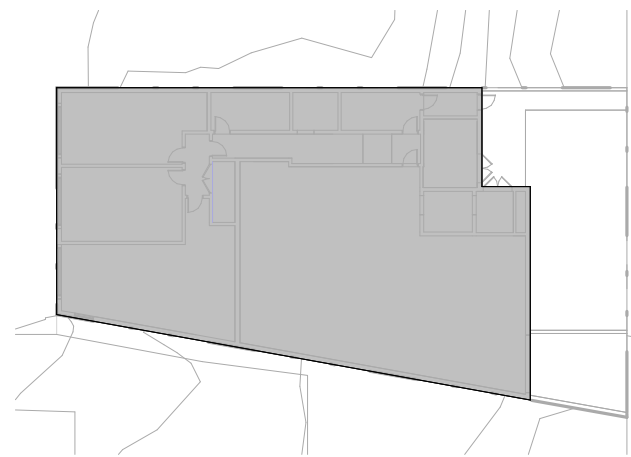
6 **7TH FLOOR-GFA**
A0.5 1" = 40'-0"



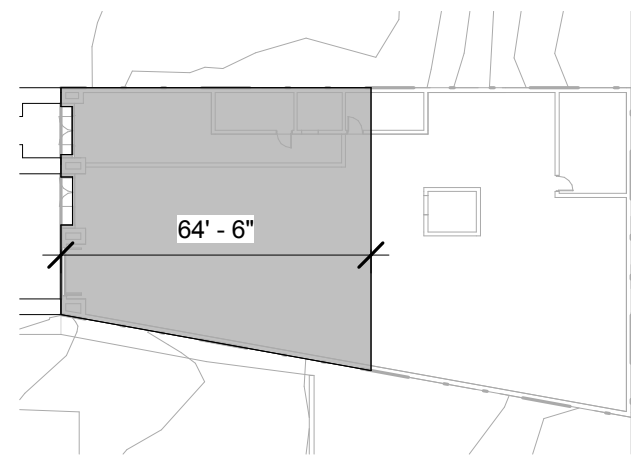
5 **5TH + 6TH FLOOR-GFA**
A0.5 1" = 40'-0"



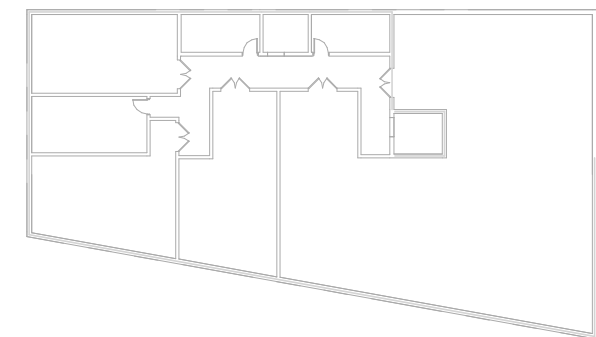
4 **3RD + 4TH FLOOR-GFA**
A0.5 1" = 40'-0"



3 **2ND FLOOR -GFA**
A0.5 1" = 40'-0"



2 **GROUND FLOOR-GFA**
A0.5 1" = 40'-0"



1 **CELLAR FLOOR**
A0.5 1" = 40'-0"

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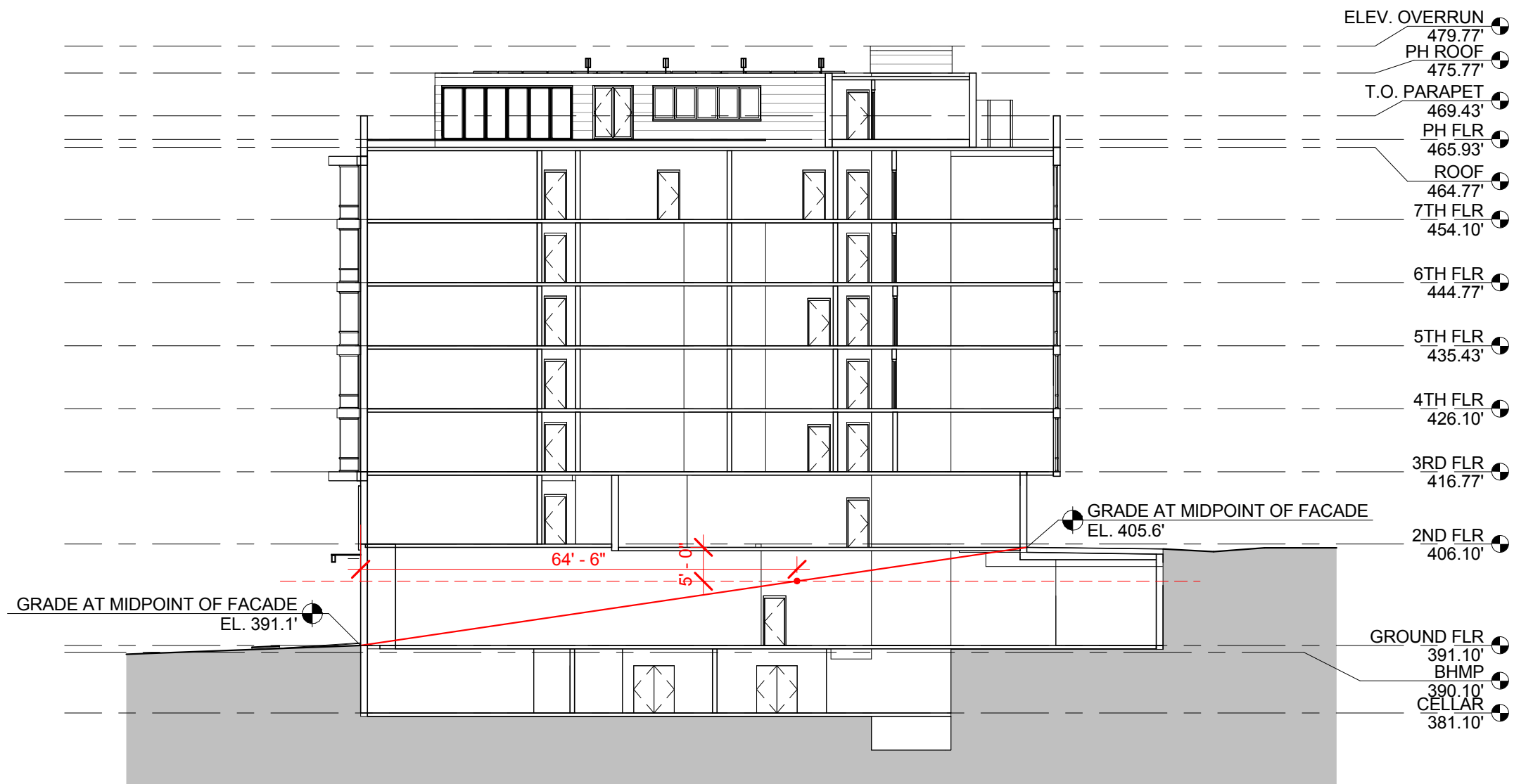
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GROSS FLOOR AREA
A0.5



- ELEV. OVERRUN 479.77'
- PH ROOF 475.77'
- T.O. PARAPET 469.43'
- PH FLR 465.93'
- ROOF 464.77'
- 7TH FLR 454.10'
- 6TH FLR 444.77'
- 5TH FLR 435.43'
- 4TH FLR 426.10'
- 3RD FLR 416.77'
- 2ND FLR 406.10'
- GROUND FLR 391.10'
- BHMP 390.10'
- CELLAR 381.10'

GRADE AT MIDPOINT OF FACADE EL. 391.1'

GRADE AT MIDPOINT OF FACADE EL. 405.6'

64' - 6"

5' - 0"

1 GROUND FLOOR GFA MEASUREMENT - SECTION
A0.6 1" = 20'-0"

GROSS FLOOR AREA FOR THE FIRST FLOOR WHICH IS PARTIALLY BELOW GRADE IS MEASURED ACCORDING TO THE RULES OF MEASUREMENT FOR GFA (GRADE PLANE METHOD) (11-B DCMR 304.5). NOTE: A DISTANCE OF 5'-0" BETWEEN THE GRADE PLANE LINE AND THE FLOOR LEVEL ABOVE IS USED INSTEAD OF 6'-0" PER THE TEXT AMENDMENT CURRENTLY PENDING BEFORE THE COMMISSION IN Z.C. CASE NO. 17-18.

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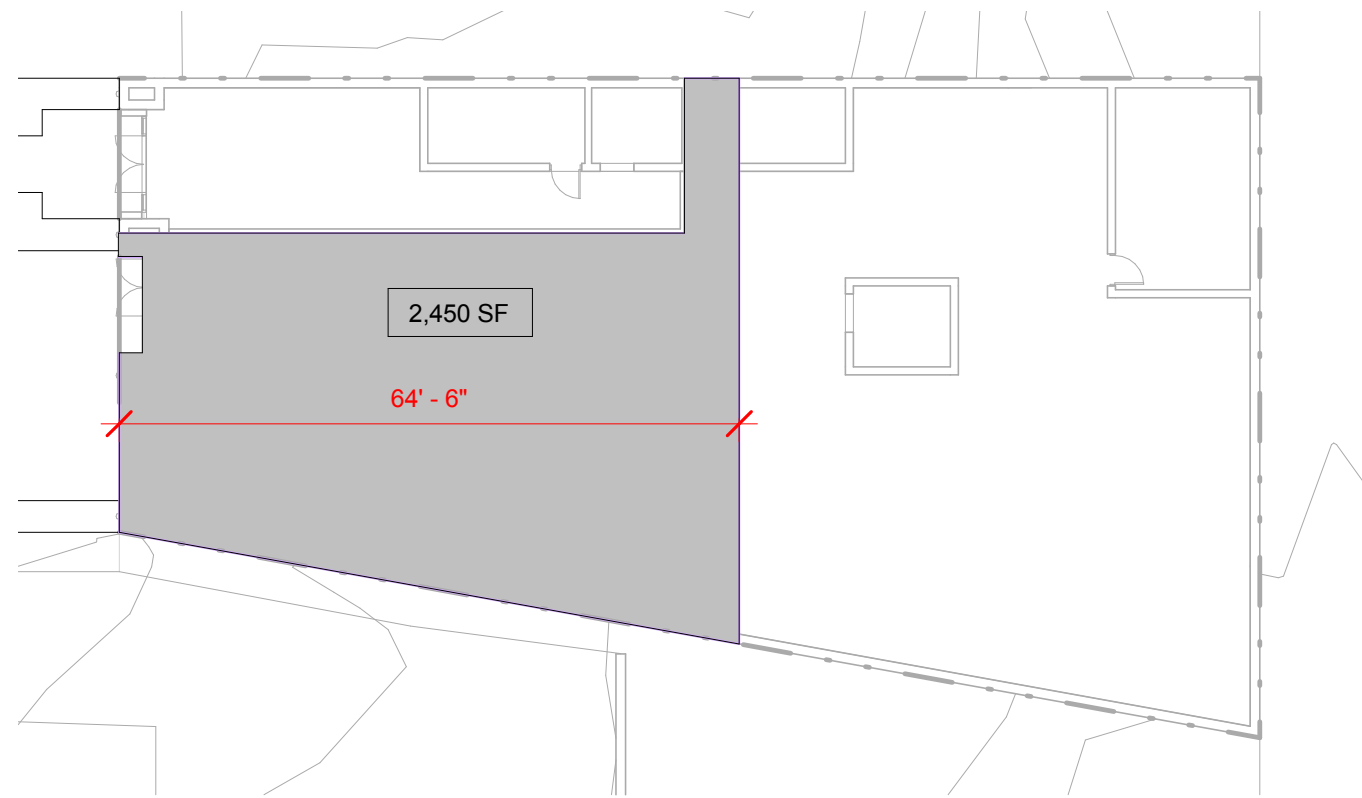
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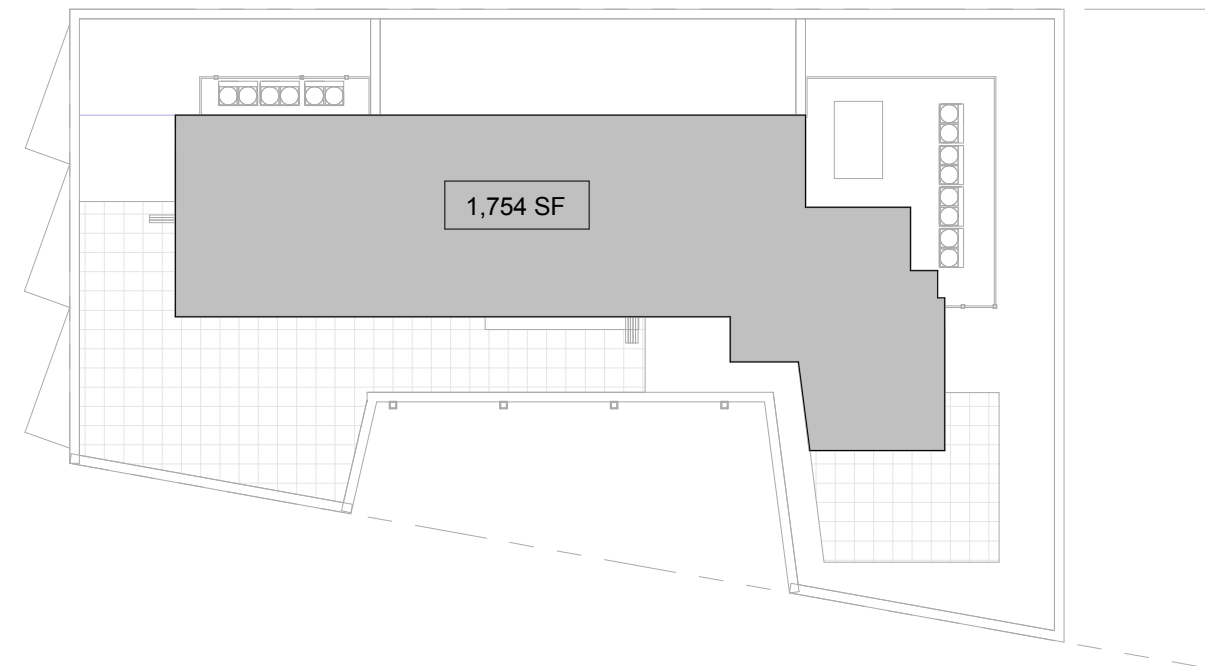
GFA MEASUREMENT SECTION



1 GROUND FLOOR - CONTRIBUTING AREA
 A0.7 1" = 20'-0"

PER DCRM 11-709.1 GROSS FLOOR AREA SHALL BE AS DEFINED IN SUBTITLE B, EXCEPT THAT FOR THE PURPOSES OF CALCULATING OFF-STREET PARKING, (B) GROSS FLOOR AREA SHALL INCLUDE PENTHOUSE HABITABLE SPACE. PER DCMR-709.1 (D), CELLAR FLOOR AREA SHALL NOT BE INCLUDED IN CONTRIBUTING GFA FOR PARKING IN THE MU-5B ZONE. PER DCMR 11-902.4 GROSS FLOOR AREA FOR THE PURPOSES OF CALCULATING LOADING SHALL INCLUDE PENTHOUSE HABITABLE SPACE.

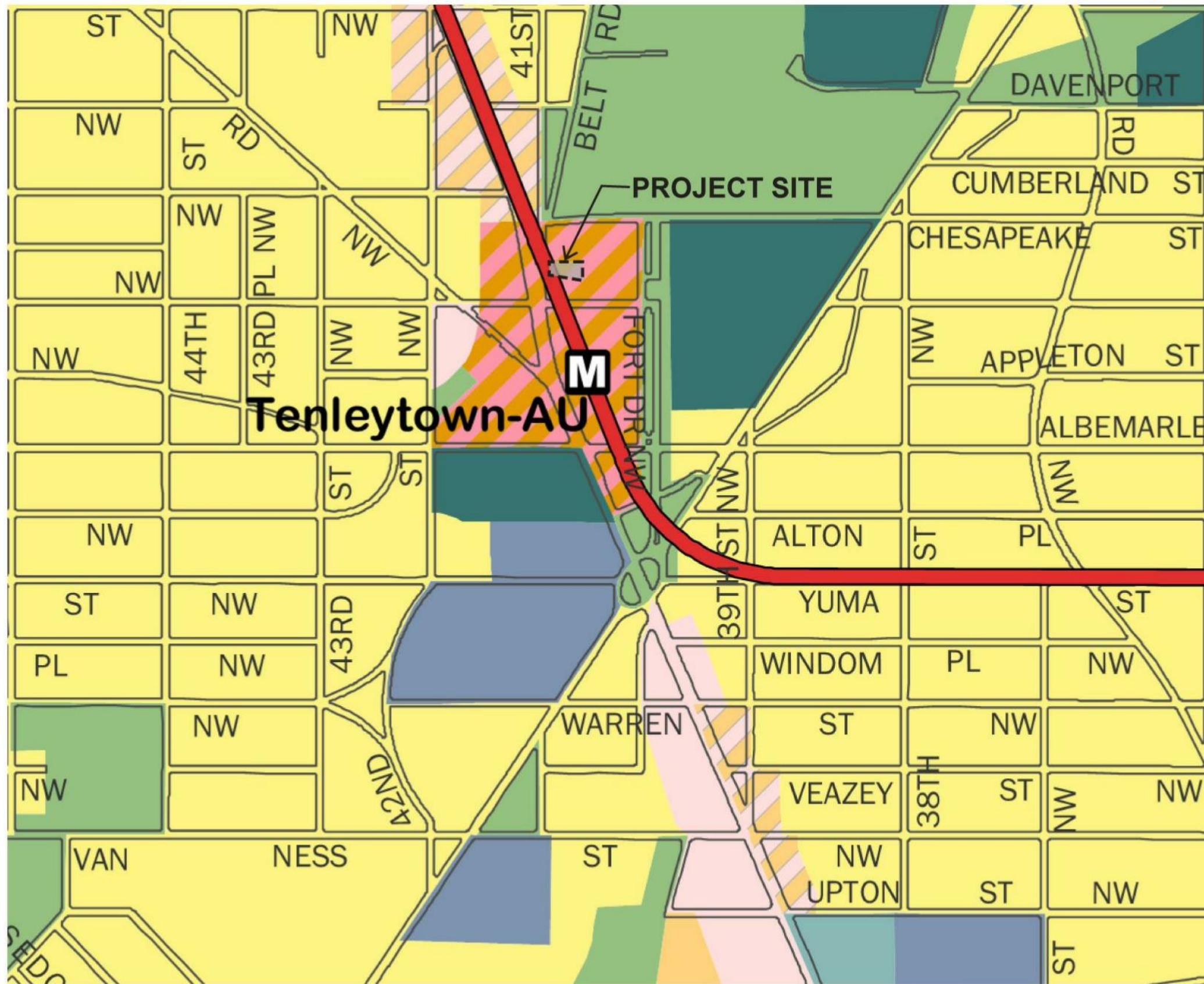
PER DCMR 11-901.1 - A LOADING BERTH IS NOT REQUIRED FOR FOOD AND ALCOHOL SERVICES BELOW 5,000 SF GFA.



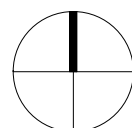
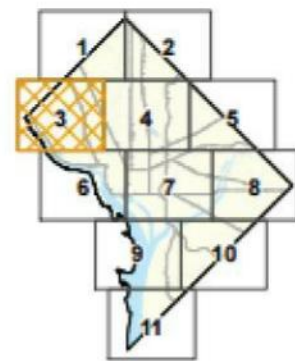
2 PENTHOUSE FLOOR - CONTRIBUTING AREA
 A0.7 1" = 20'-0"

**CONTRIBUTING AREA OF GFA FOR THE PURPOSES OF
 CALCULATING PARKING AND LOADING REQUIREMENTS: 4,204 SF**

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- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- WATER
- PROJECT SITE



MEDIUM DENSITY RESIDENTIAL: INDICATES AREAS OF MID-RISE (TYPICALLY 4-7 STORY) APARTMENT DEVELOPMENT, ALTHOUGH MAY ALSO IDENTIFY AREAS WITH A MIX OF HIGH-RISES AND ROW HOUSES, OR HIGH RISES SURROUNDED BY LARGE OPEN SPACES.

MODERATE DENSITY COMMERCIAL: INDICATES AREAS OF RETAIL, OFFICE AND SERVICE USES GENERALLY THREE TO FIVE STORIES IN HEIGHT.

DEFINITIONS PER DC COMPREHENSIVE PLAN 2011

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Dancing Crab Properties, LLC
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STRUCTURA
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SUITE 950
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301-987-9234

MEP ENGINEER
CAPITOL ENGINEERING GROUP
1825 K STREET NW
SUITE 375
WASHINGTON, DC 20006
202-216-0039

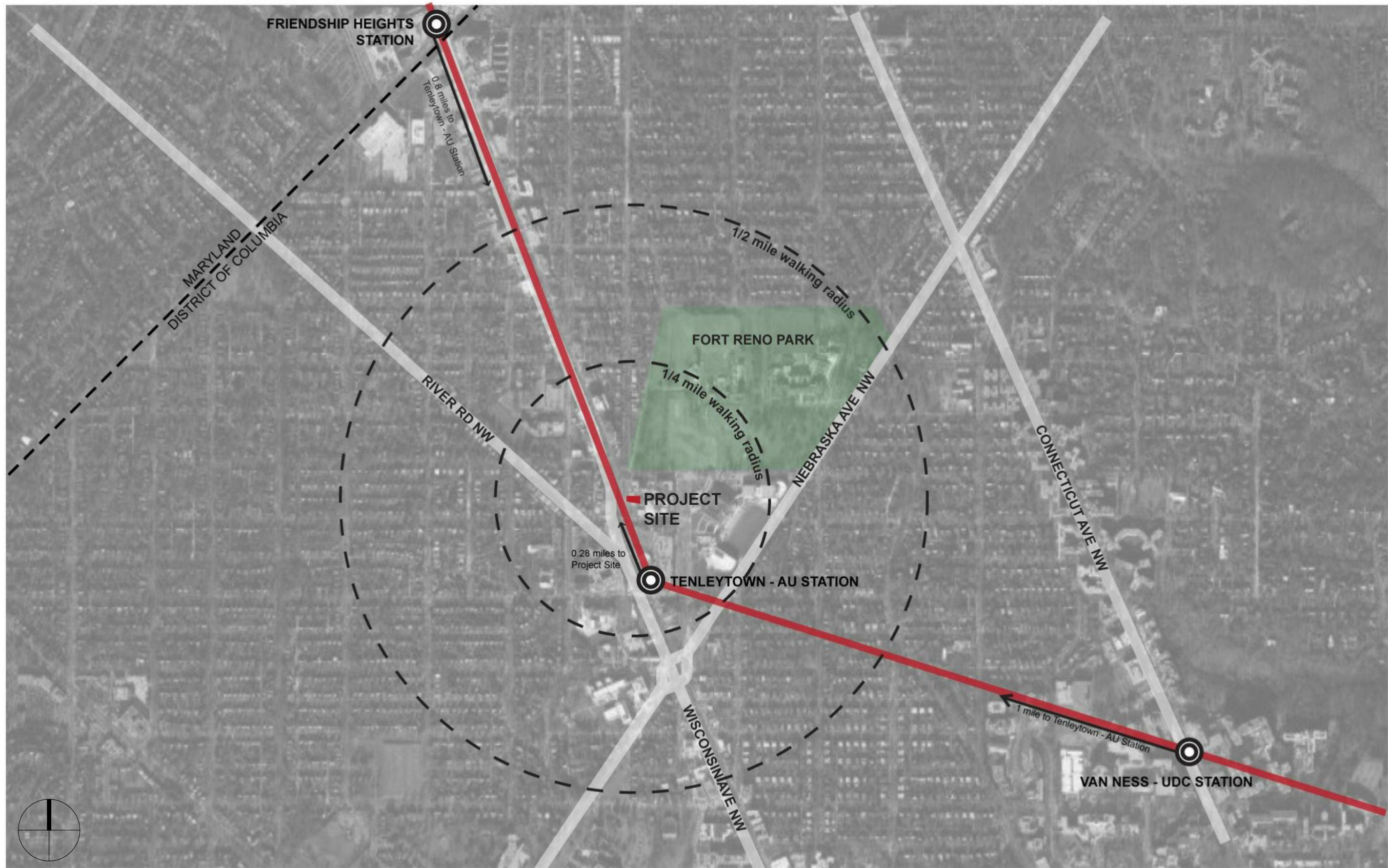
Tenleytown Apartments
4611-4615 + 1st Street, NW
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COMPREHENSIVE PLAN



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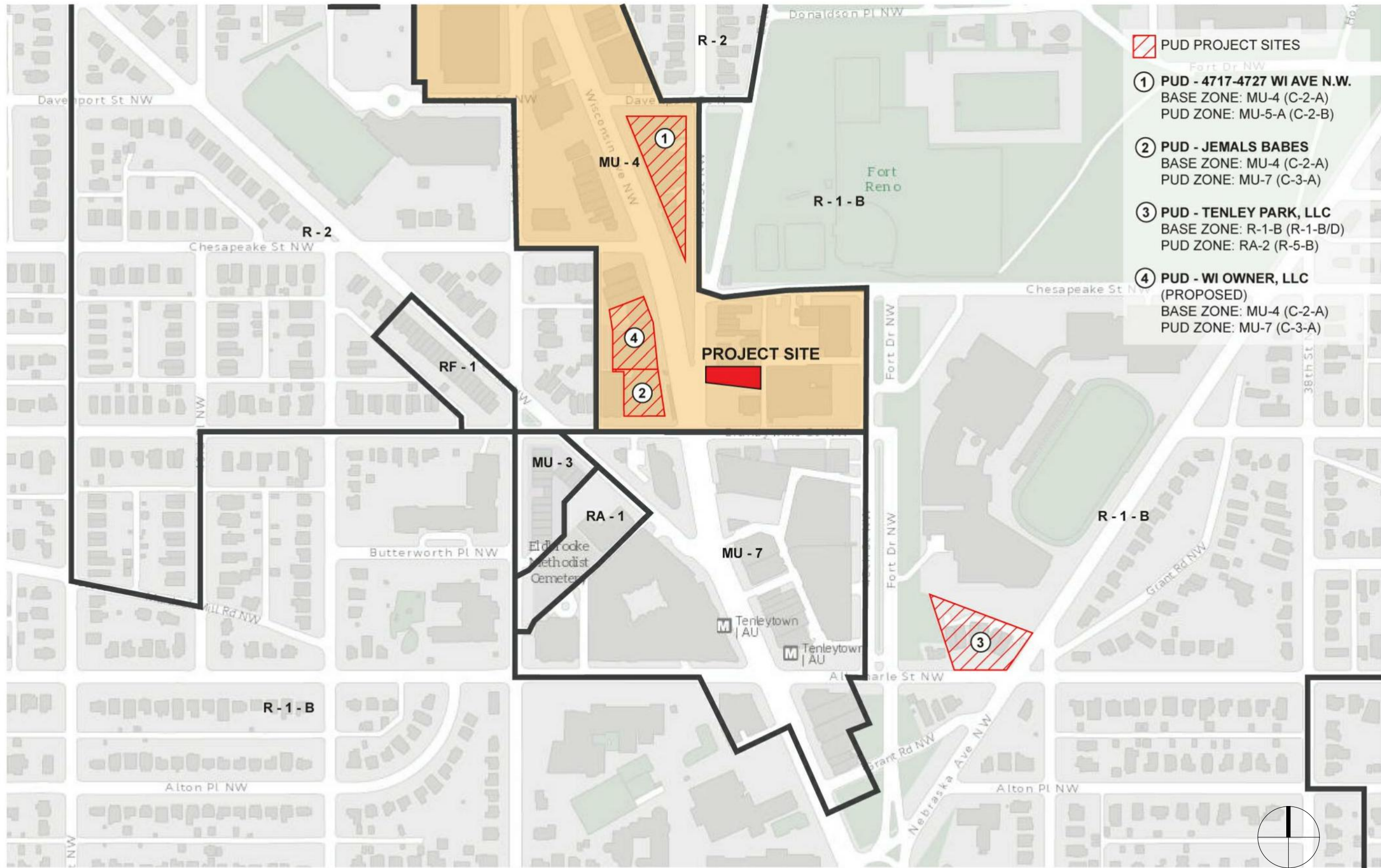
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 ARCHITECTS

REGIONAL CONTEXT PLAN



- ▨ PUD PROJECT SITES
- ① PUD - 4717-4727 WI AVE N.W.
BASE ZONE: MU-4 (C-2-A)
PUD ZONE: MU-5-A (C-2-B)
- ② PUD - JEMALS BABES
BASE ZONE: MU-4 (C-2-A)
PUD ZONE: MU-7 (C-3-A)
- ③ PUD - TENLEY PARK, LLC
BASE ZONE: R-1-B (R-1-B/D)
PUD ZONE: RA-2 (R-5-B)
- ④ PUD - WI OWNER, LLC
(PROPOSED)
BASE ZONE: MU-4 (C-2-A)
PUD ZONE: MU-7 (C-3-A)

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ZONING BOUNDARY PLAN



1. View of site from Wisconsin Ave, NW



4. View from alley looking northwest



2. Looking south on 41st Street, NW



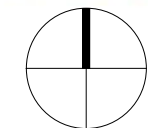
5. View from alley looking west



3. Alley view, looking south



6. Alley view, looking north



7. View of site from Brandywine Street, NW, looking north

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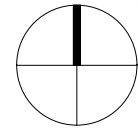
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1. View looking southeast across Wisconsin Ave, NW



4. View across Wisconsin Ave, NW from site, looking south



2. Radio towers, looking east across Wisconsin Ave, NW



5. View from 41st Street, NW looking southeast



3. Looking northeast at site across Wisconsin Ave, NW



6. Looking north across Chesapeake Street, NW toward Fort Reno Park



7. View looking northeast on Brandywine Street, NW

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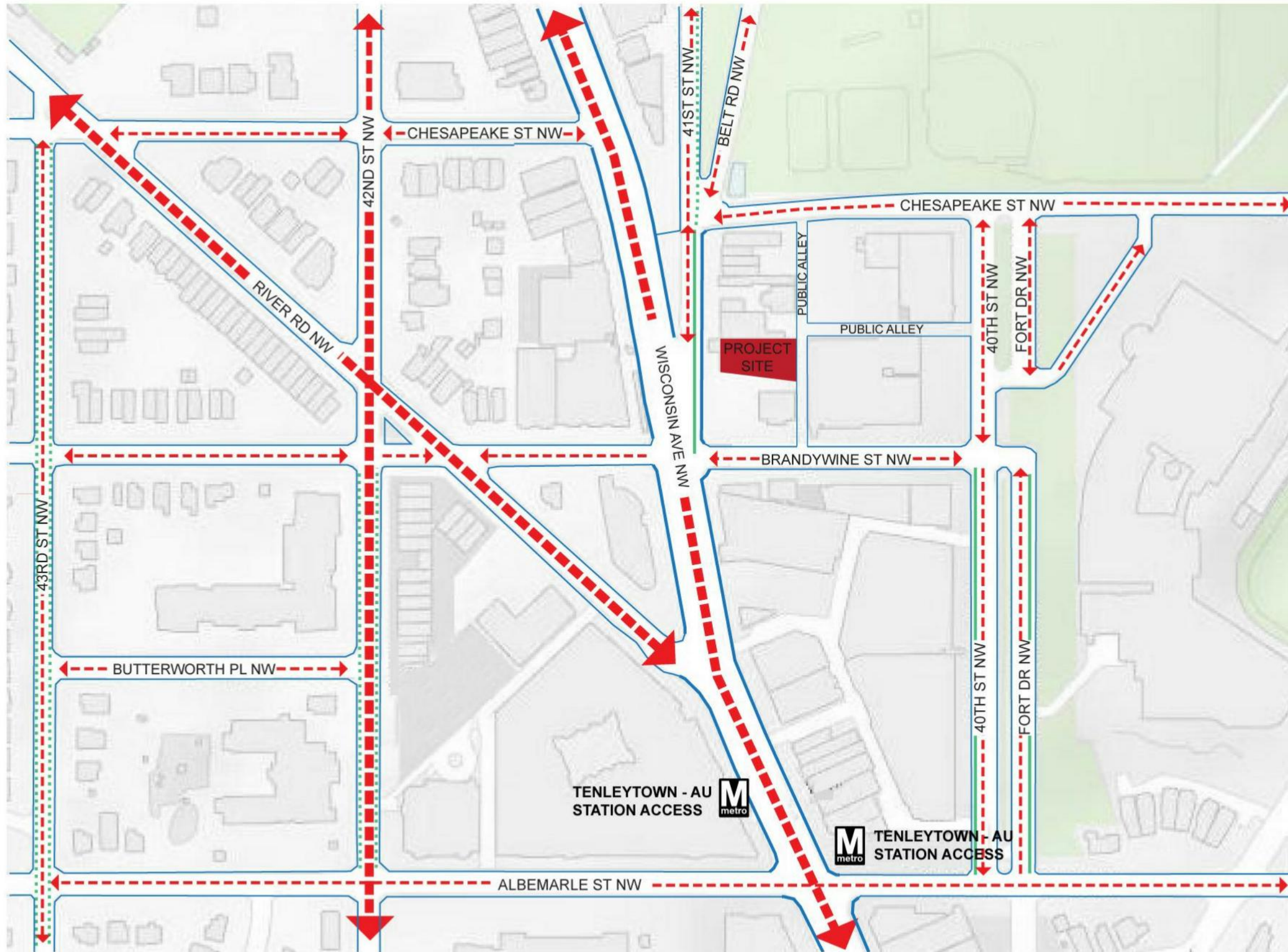
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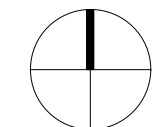
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 ARCHITECTS

CONTEXT PHOTOS



-  SIDEWALKS
-  SHARED BIKE PATH
-  DEDICATED BIKE PATH
-  ONE-WAY PRIMARY STREET
-  TWO-WAY PRIMARY STREET
-  ONE-WAY SECONDARY STREET
-  TWO-WAY SECONDARY STREET



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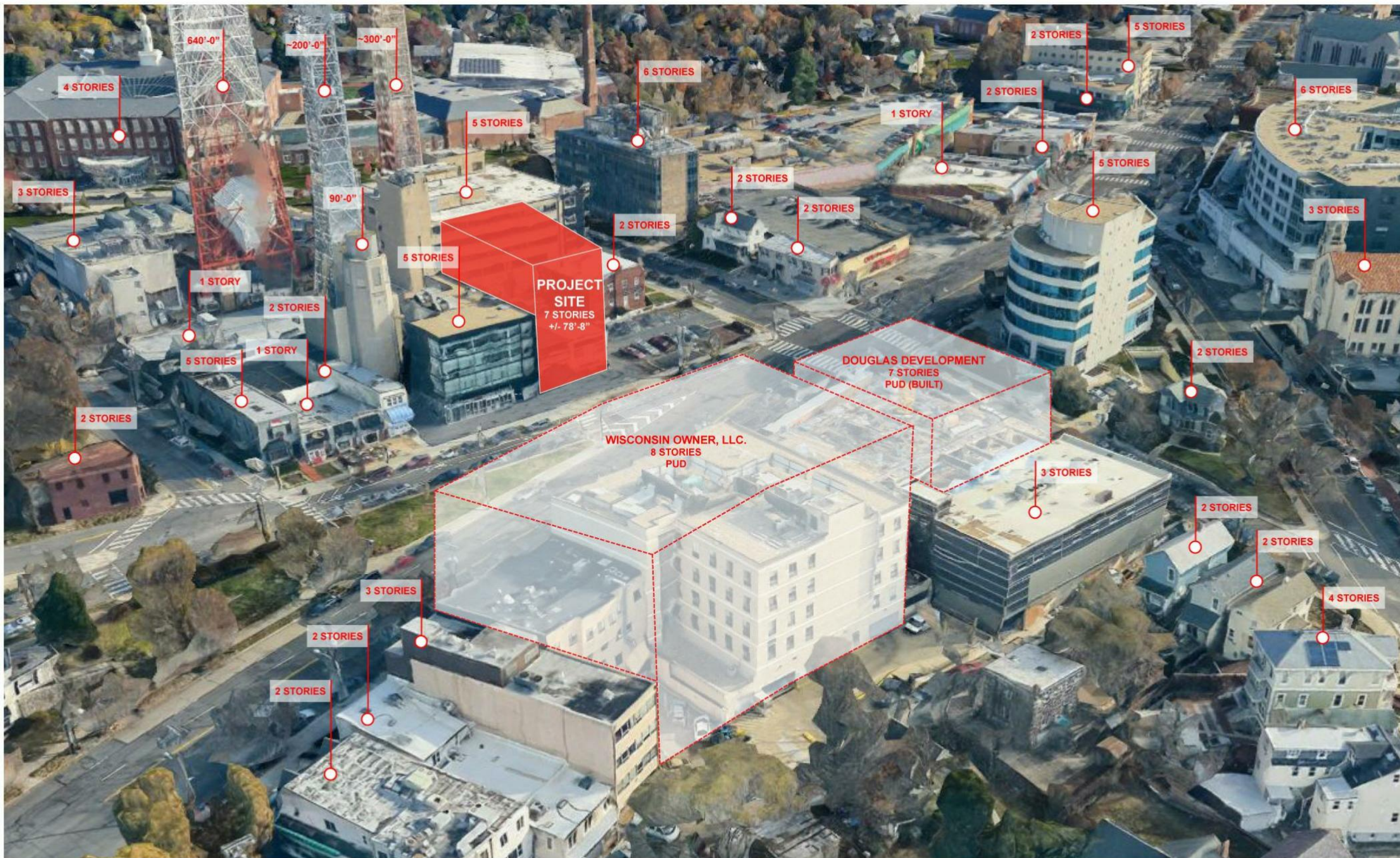
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 ARCHITECTS

CIRCULATION PLAN

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A0.13



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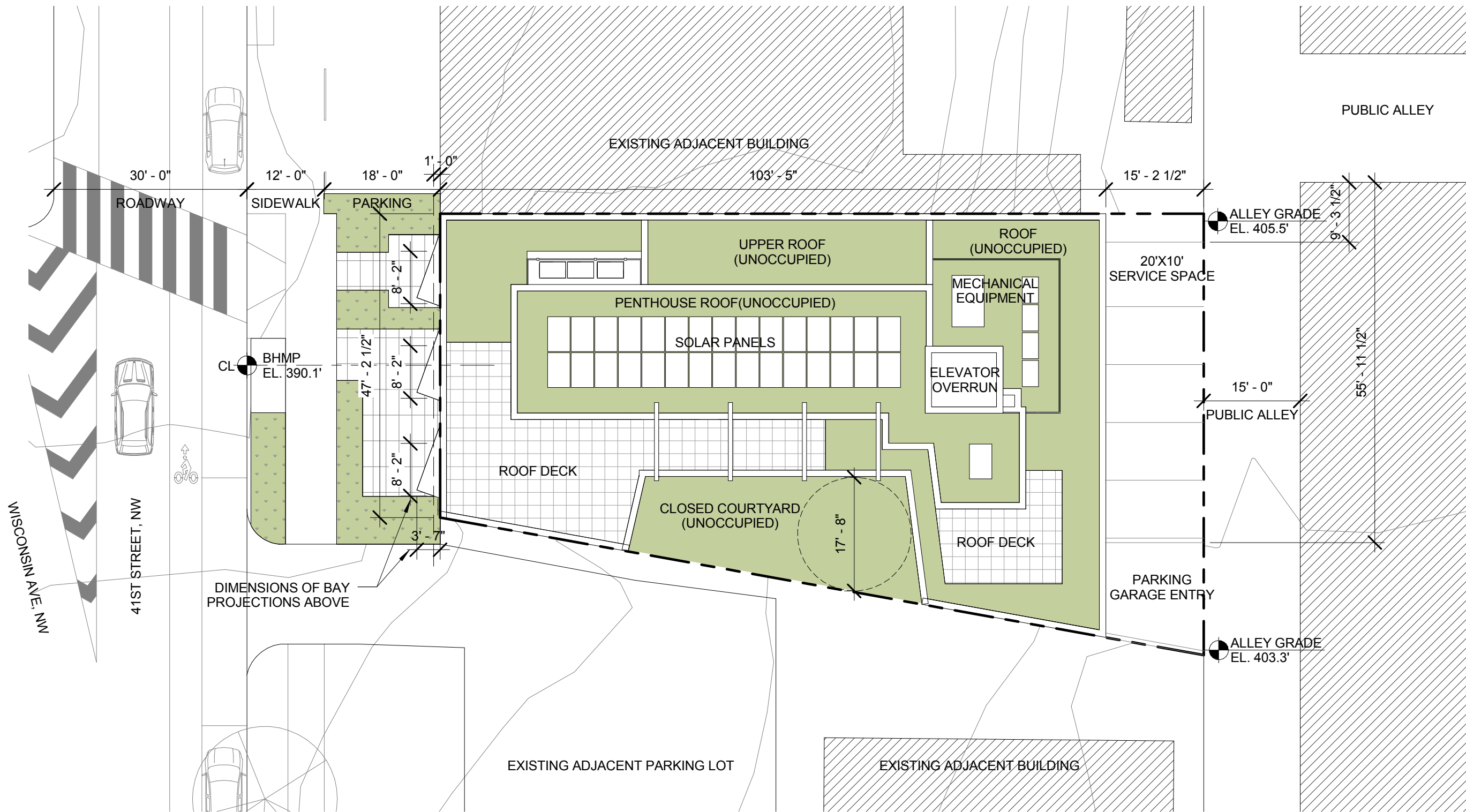
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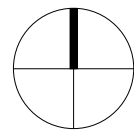
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 ARCHITECTS

CONTEXT MASSING



1 SITE PLAN
A1.0 1/16" = 1'-0"



FOR LANDSCAPING, PUBLIC SPACE AND ROOF DECK DESIGN SEE SHEETS L1.0 - L1.6

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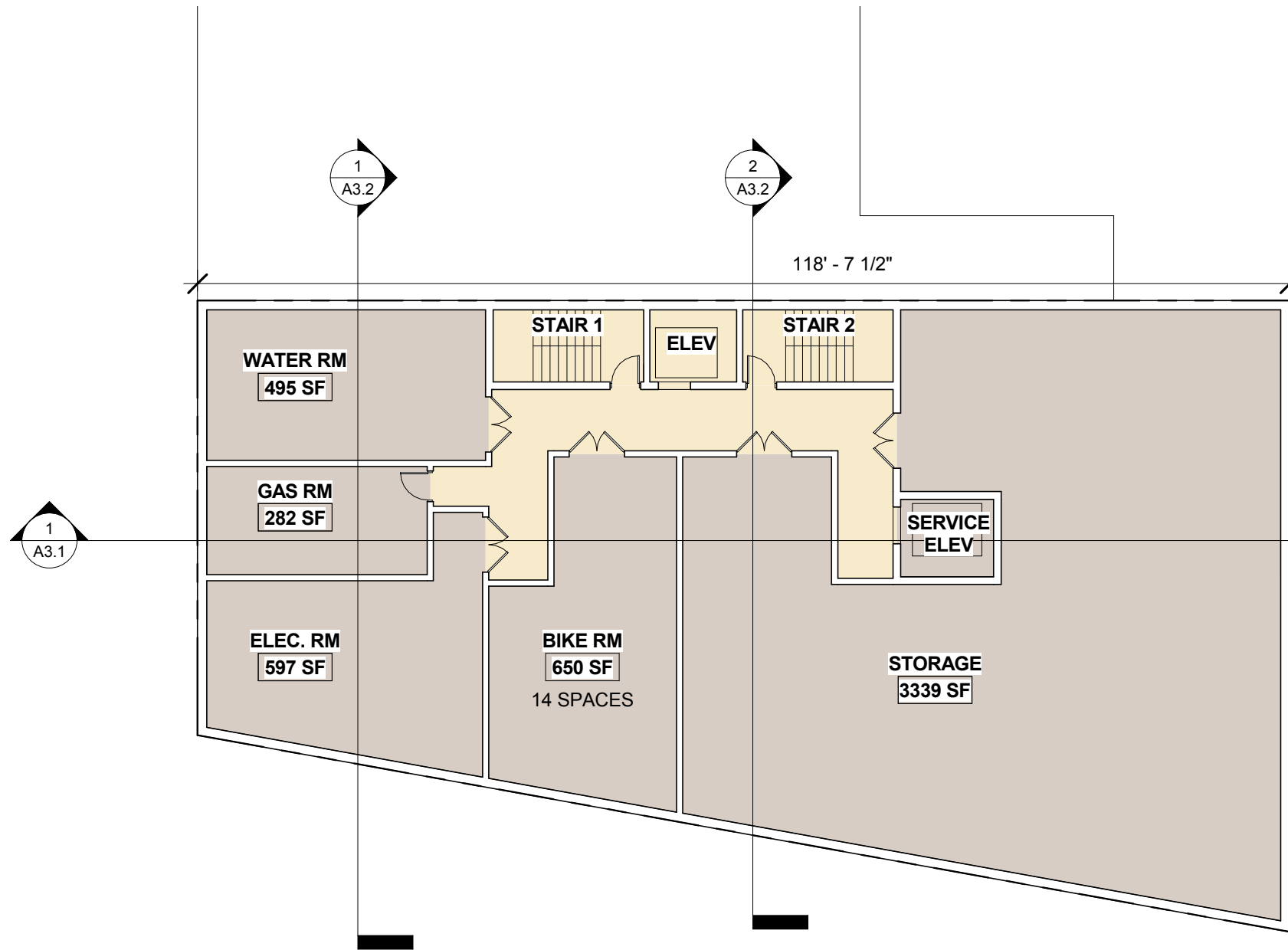
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ARCHITECTURAL SITE PLAN



1 CELLAR FLOOR PLAN
 A1.1 1/16" = 1'-0"

- RESTAURANT
- RESIDENTIAL
- CIRCULATION
- SERVICE / UTILITY
- VEGETATION

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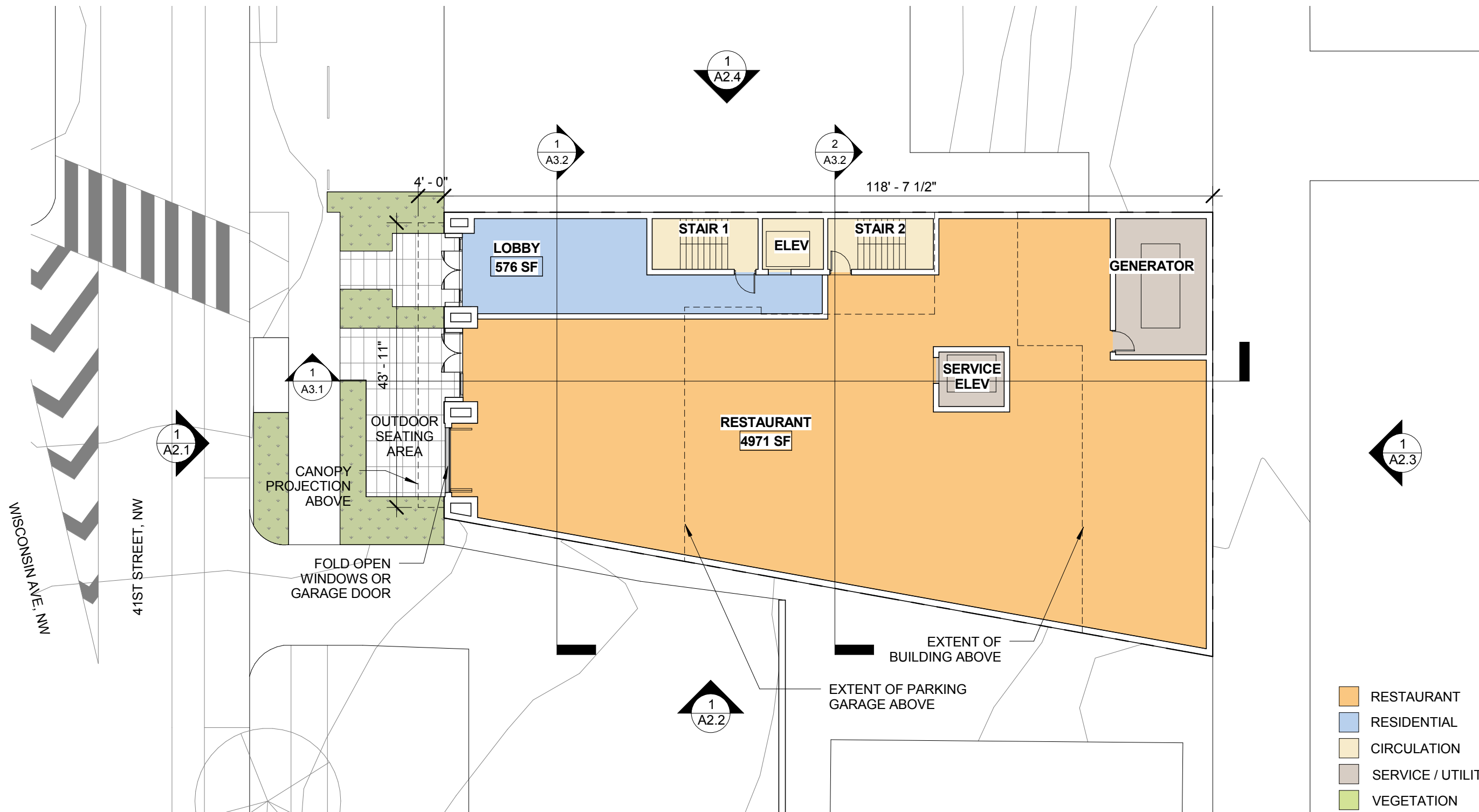
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CELLAR FLOOR PLAN



1 **GROUND FLOOR PLAN**
A1.2 1/16" = 1'-0"

FOR LANDSCAPING, PUBLIC SPACE AND ROOF DECK DESIGN SEE SHEETS L1.0 - L1.6

- RESTAURANT
- RESIDENTIAL
- CIRCULATION
- SERVICE / UTILITY
- VEGETATION

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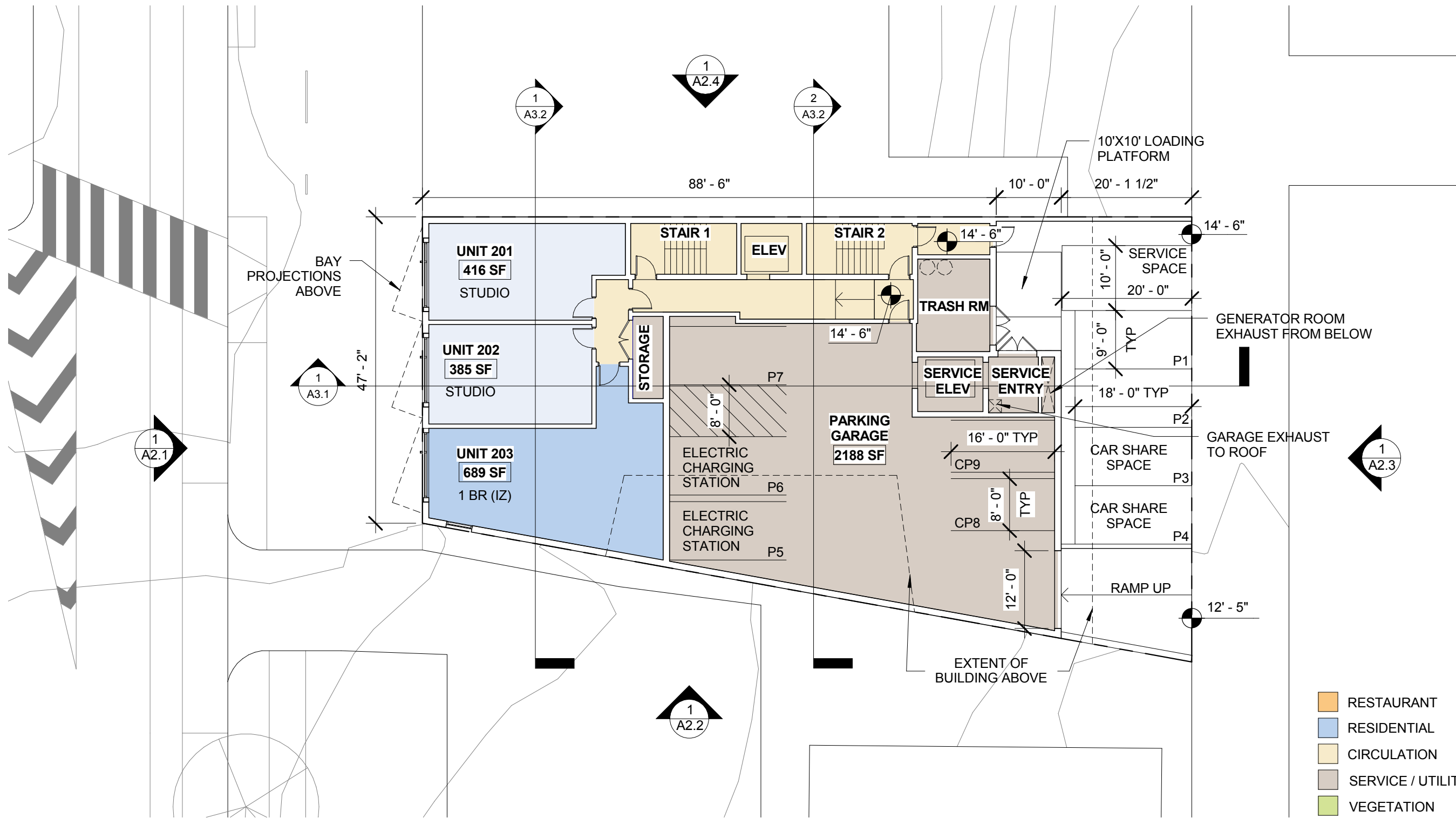
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GROUND FLOOR PLAN



1
A1.3
SECOND FLOOR PLAN
1/16" = 1'-0"

- RESTAURANT
- RESIDENTIAL
- CIRCULATION
- SERVICE / UTILITY
- VEGETATION

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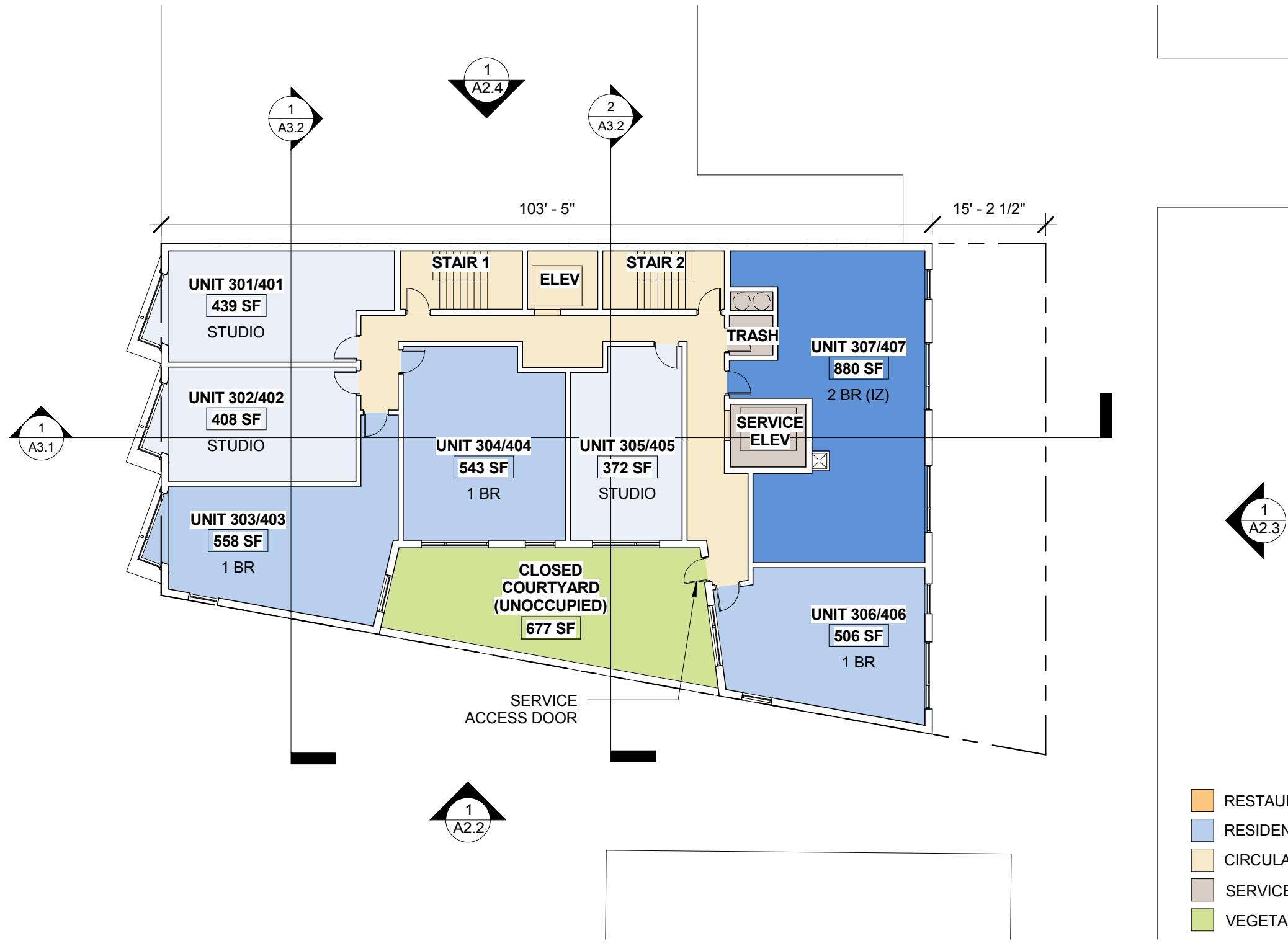
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SECOND FLOOR PLAN



1 THIRD AND FOURTH FLOOR PLAN
A1.4 1/16" = 1'-0"

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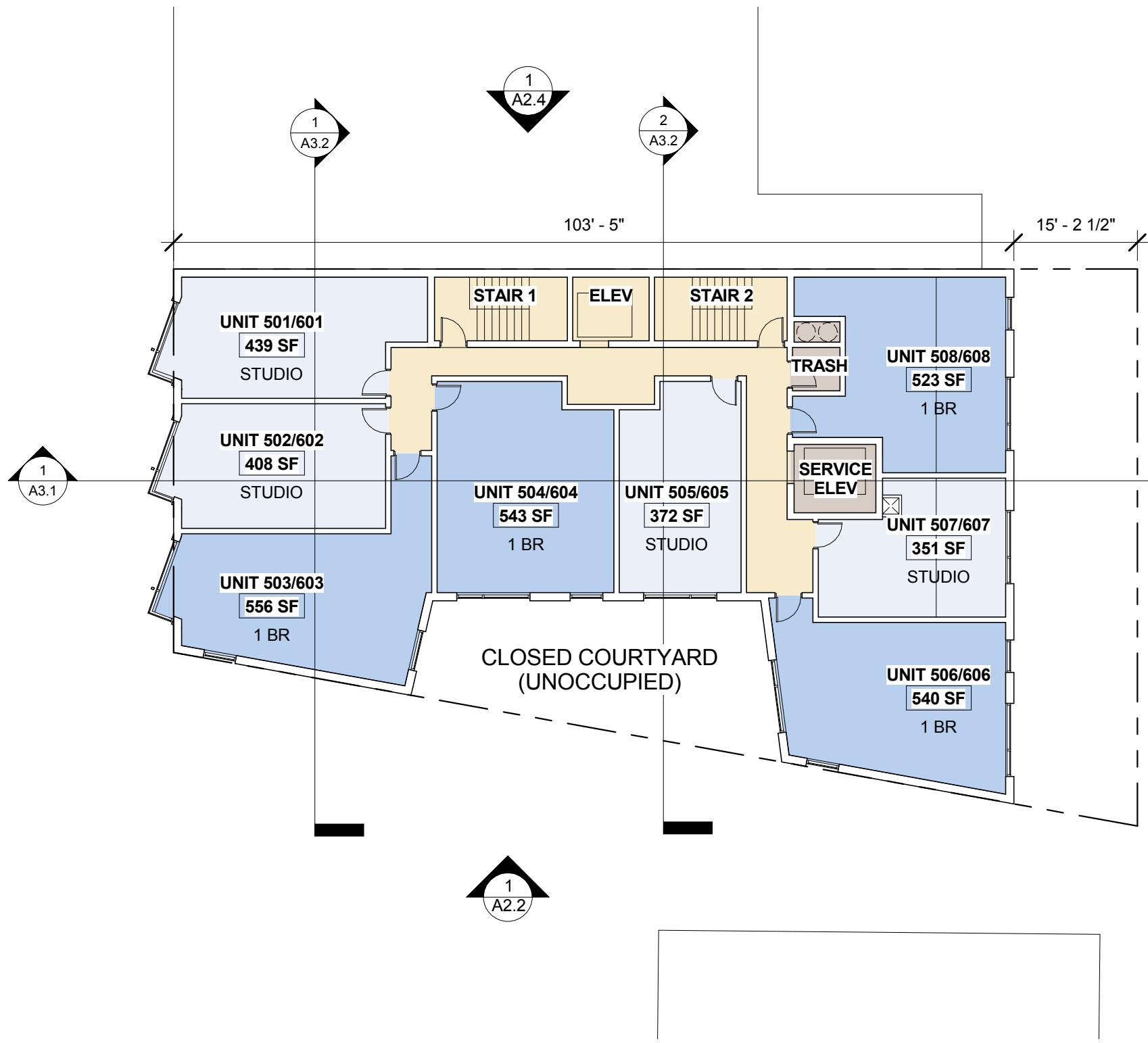
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 ARCHITECTS

THIRD + FOURTH FLOOR PLAN



- RESTAURANT
- RESIDENTIAL
- CIRCULATION
- SERVICE / UTILITY
- VEGETATION

1
A1.5
FIFTH AND SIXTH FLOOR PLAN
1/16" = 1'-0"

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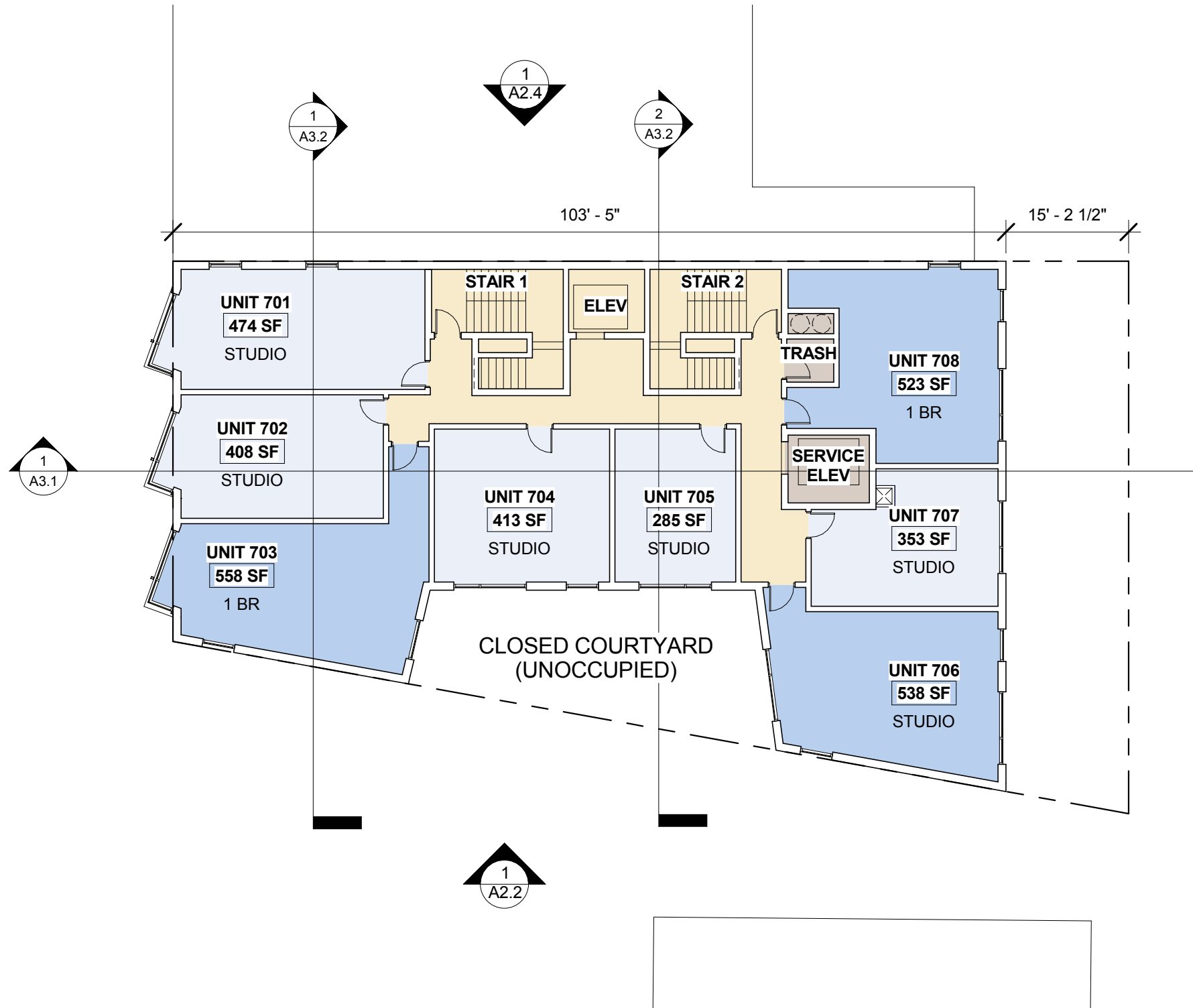
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A1.5



1
A1.6
SEVENTH FLOOR PLAN
 1/16" = 1'-0"

- RESTAURANT
- RESIDENTIAL
- CIRCULATION
- SERVICE / UTILITY
- VEGETATION

REVISIONS

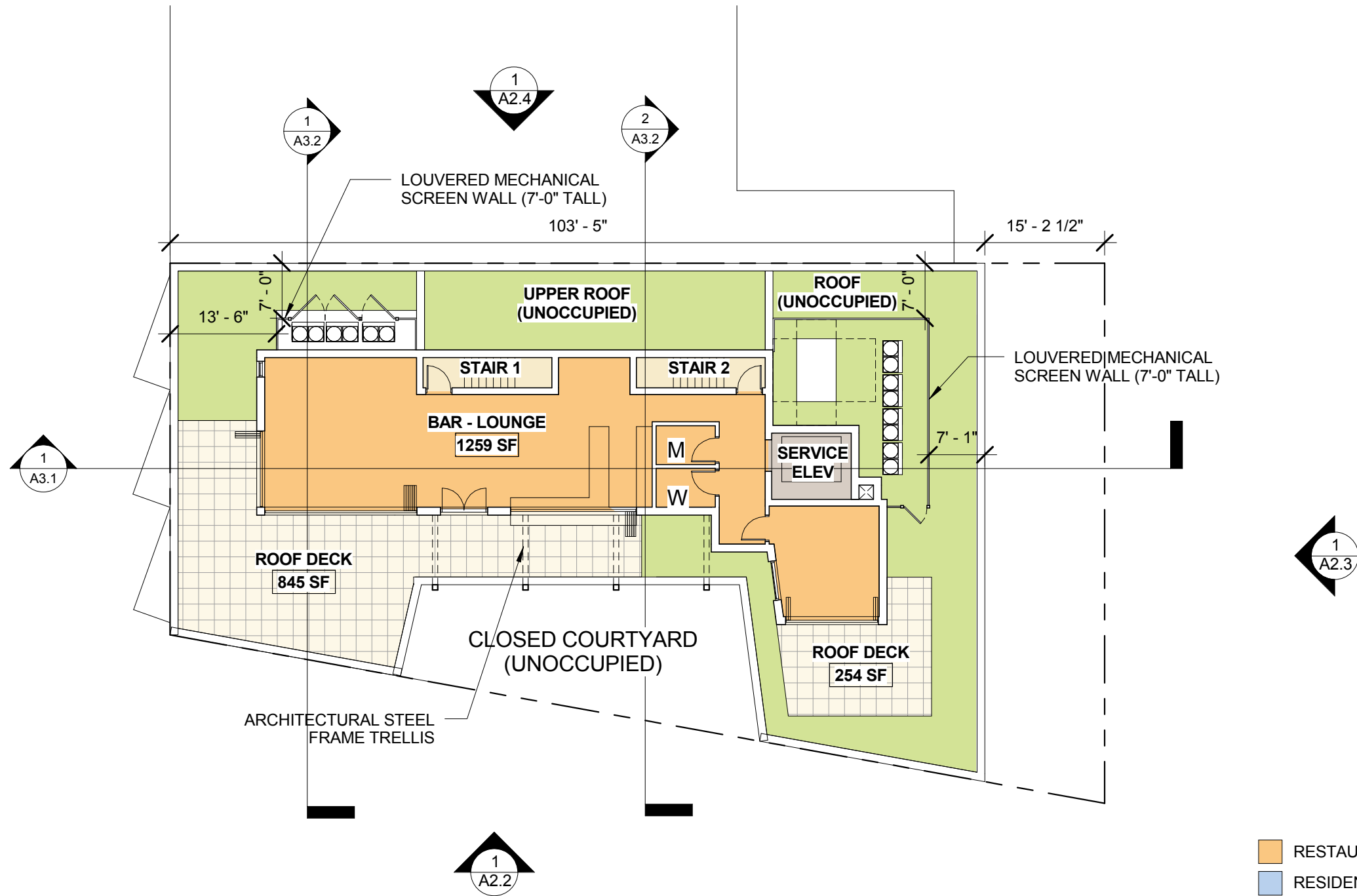
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1
A1.7

PENTHOUSE FLOOR PLAN

1/16" = 1'-0"

- RESTAURANT
- RESIDENTIAL
- CIRCULATION
- SERVICE / UTILITY
- VEGETATION

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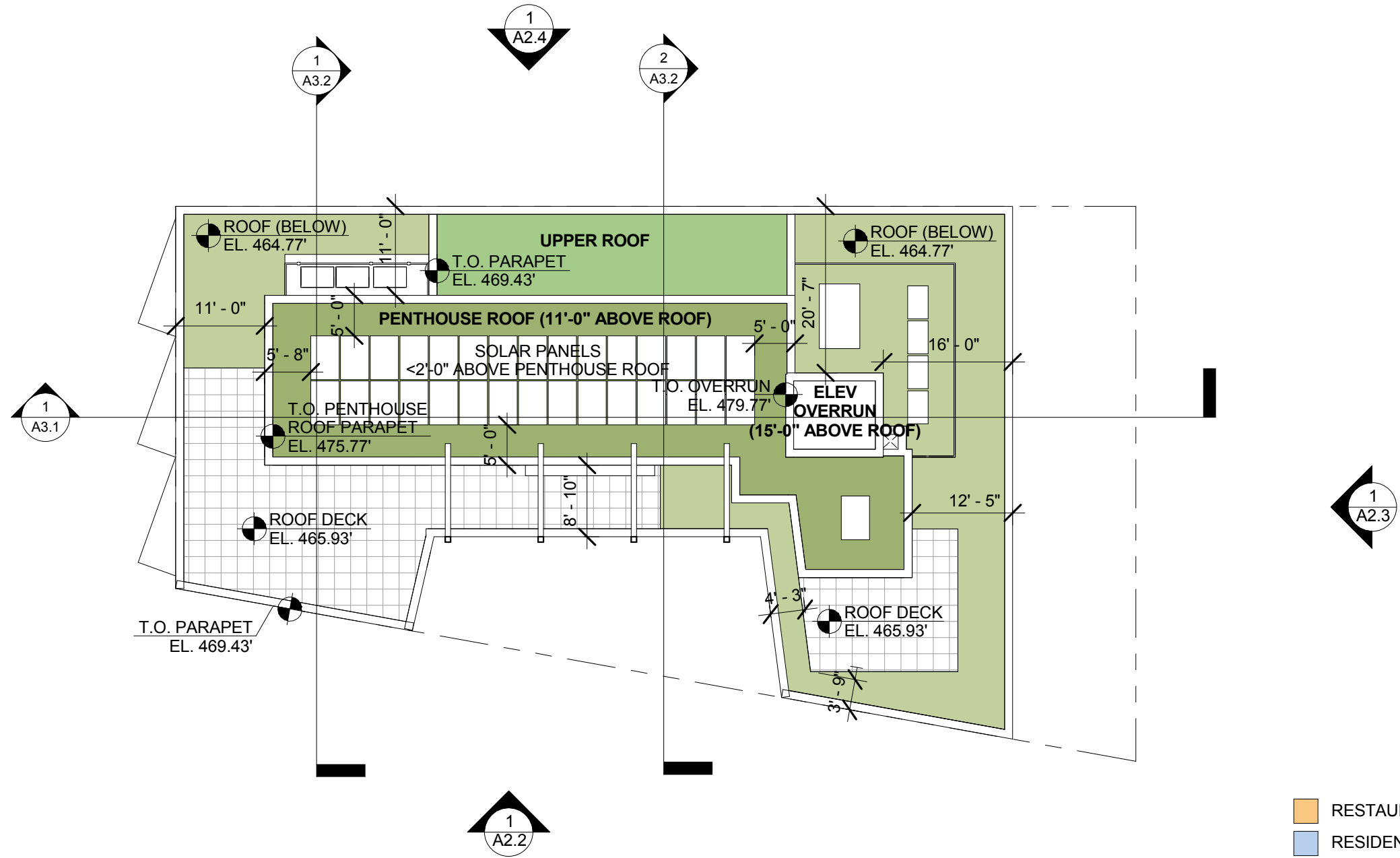
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PENTHOUSE FLOOR PLAN

A1.7

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- RESTAURANT
- RESIDENTIAL
- CIRCULATION
- SERVICE / UTILITY
- VEGETATION

1 PENTHOUSE ROOF PLAN
A1.8 1/16" = 1'-0"

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PENTHOUSE ROOF PLAN



1 WEST ELEVATION
A2.1 1/16" = 1'-0"

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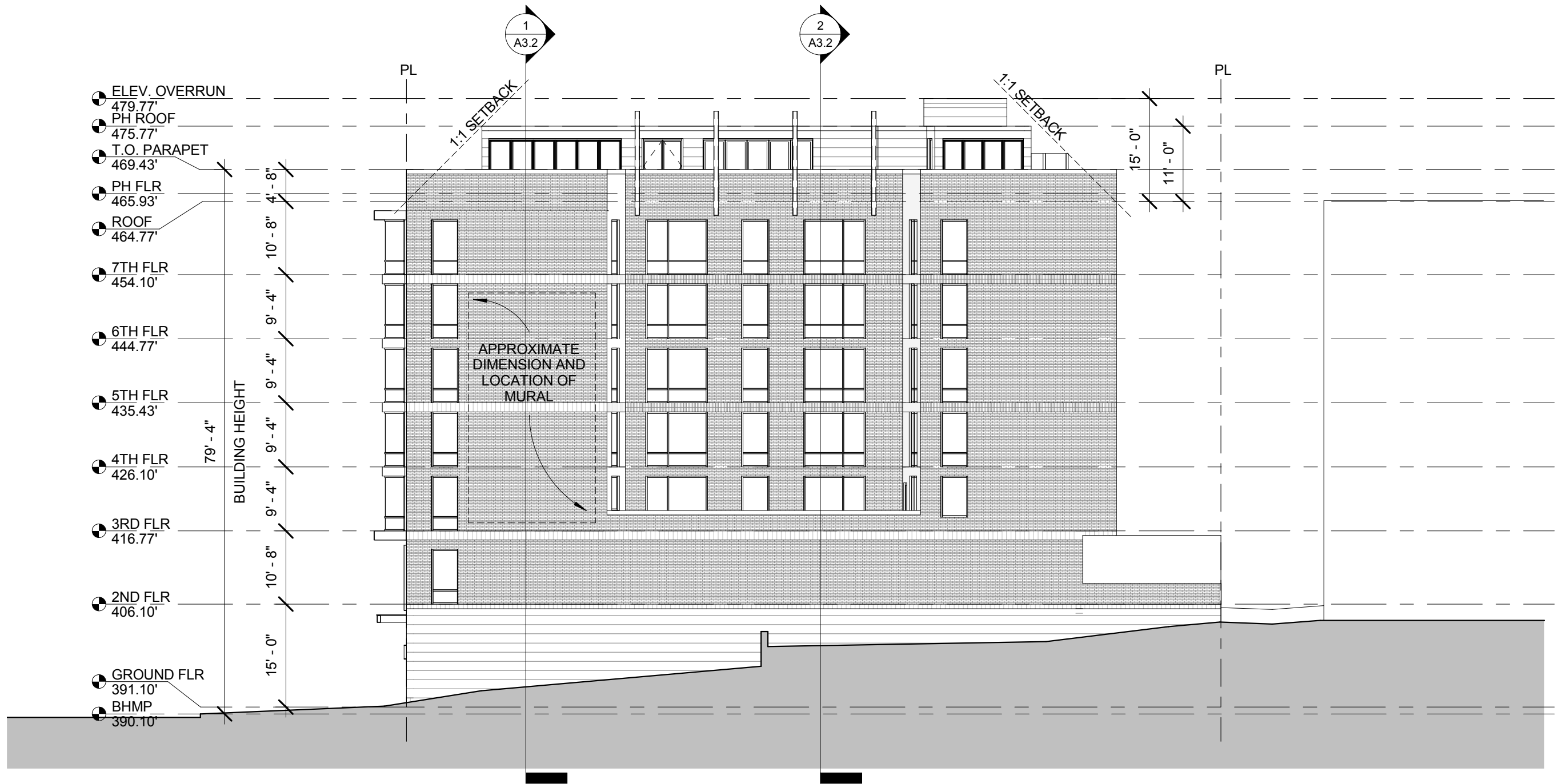
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RENDERED ELEVATION TO BE PROVIDED

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WEST EXTERIOR ELEVATION



1 SOUTH ELEVATION
A2.2 1/16" = 1'-0"

RENDERED ELEVATION TO BE PROVIDED

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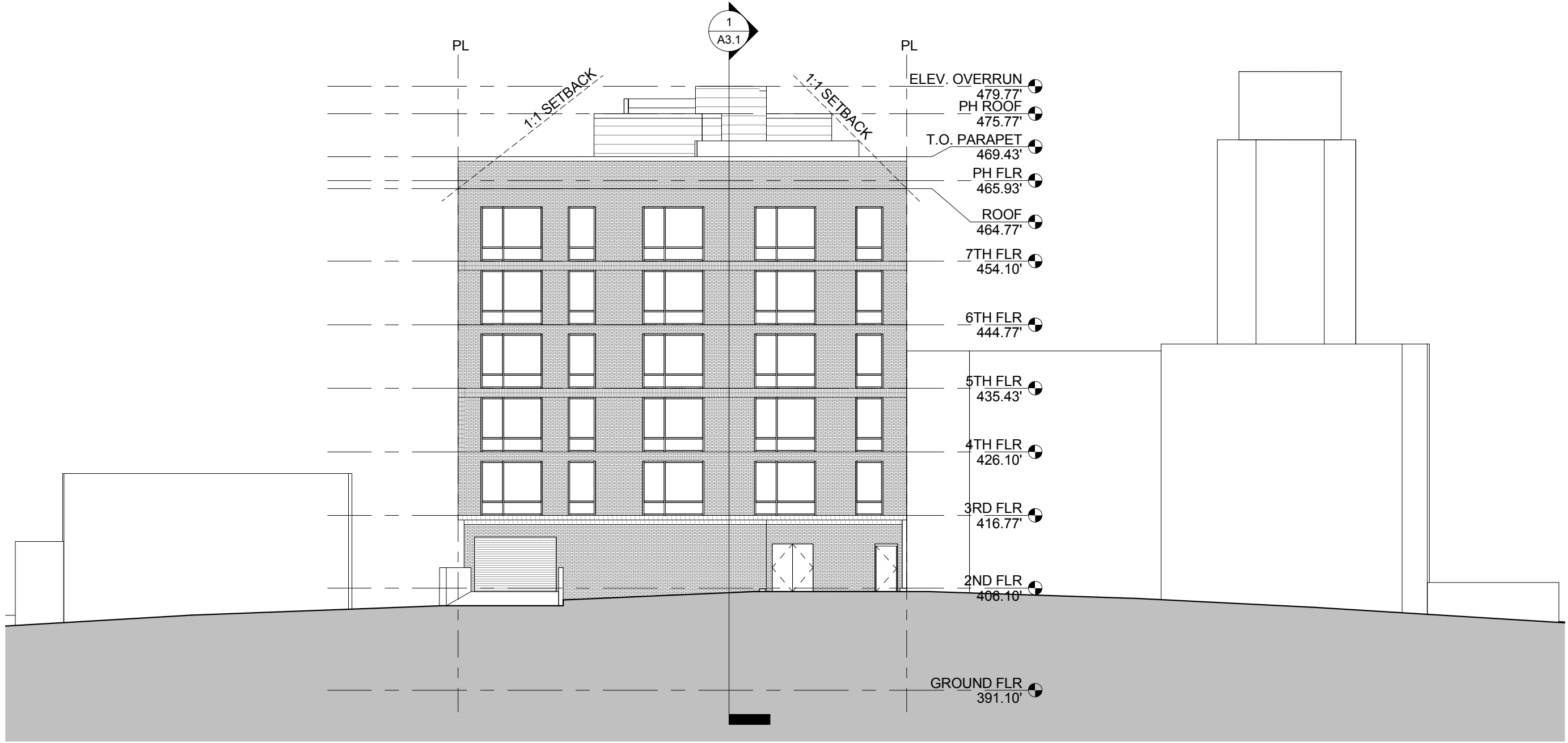
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1 **EAST ELEVATION**
A2.3 1/16" = 1'-0"

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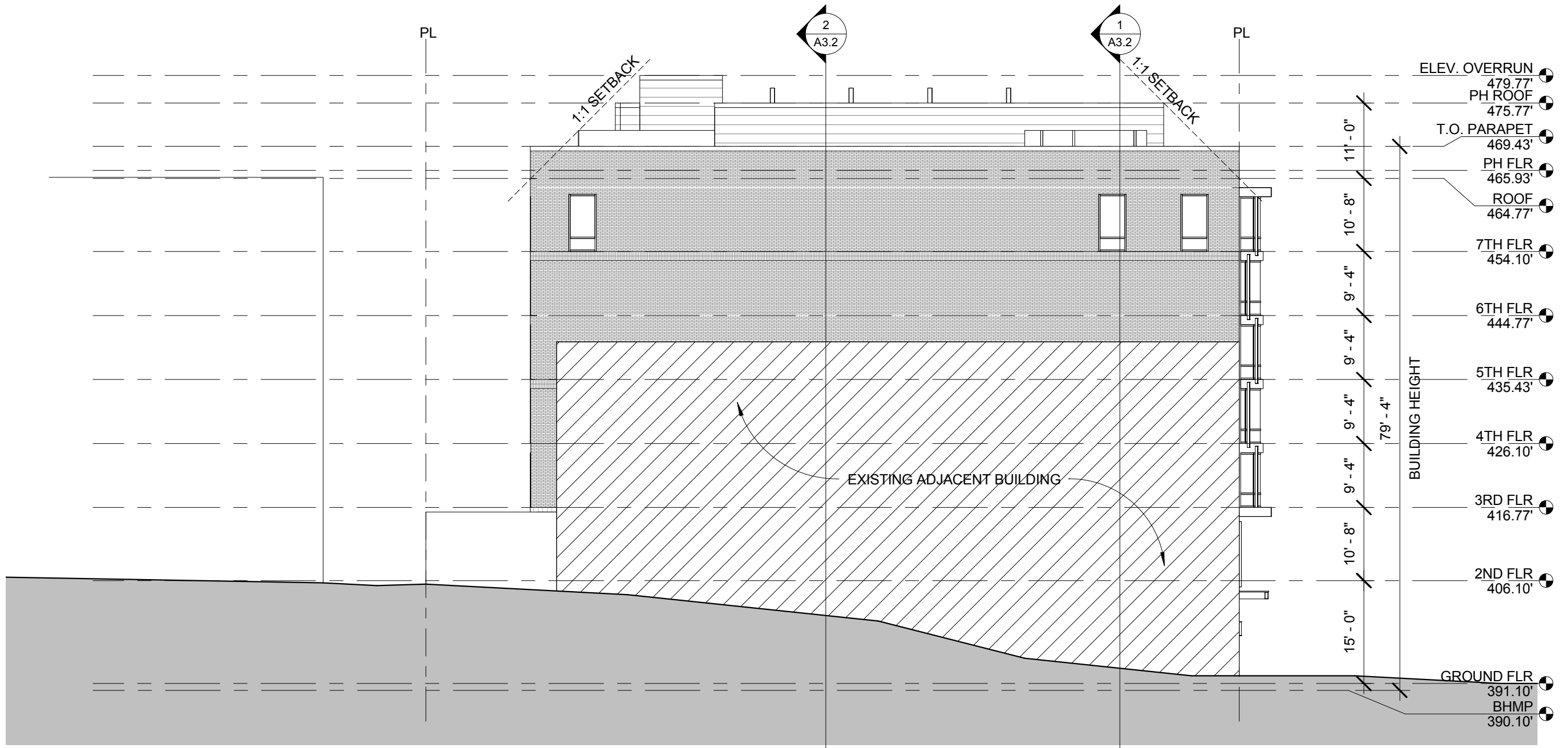
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EAST EXTERIOR ELEVATION



1 NORTH ELEVATION
 A2.4 1/16" = 1'-0"

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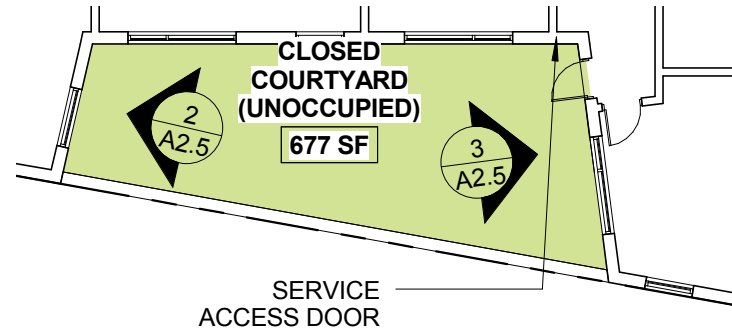
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NORTH EXTERIOR ELEVATION

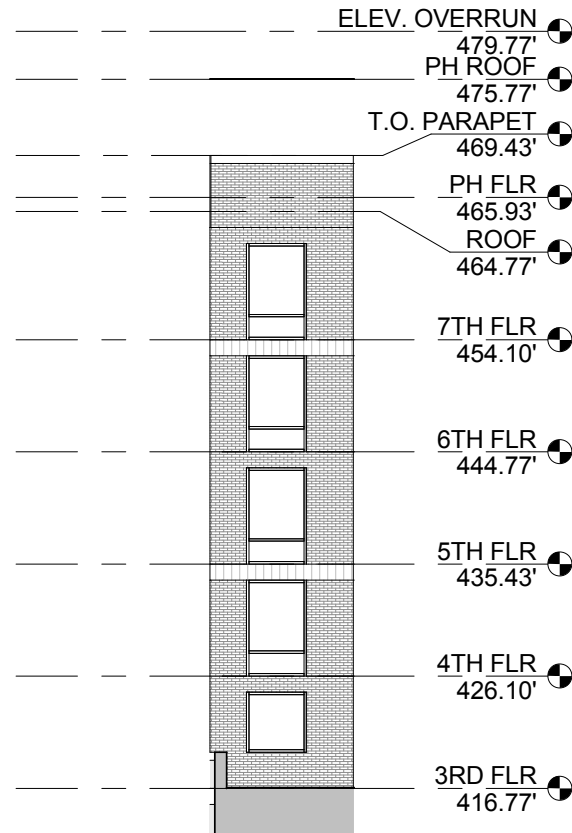
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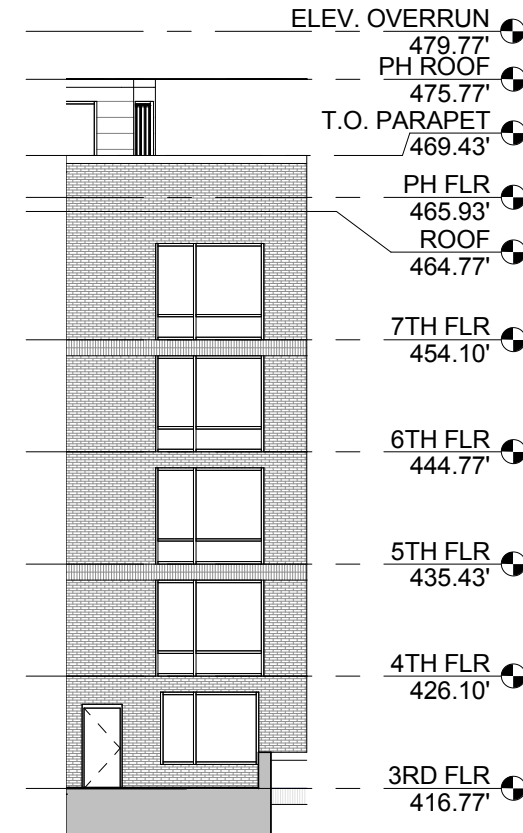
A2.4



1 COURTYARD PLAN
A2.5 1/16" = 1'-0"



2 WEST ELEVATION - COURTYARD
A2.5 1/16" = 1'-0"



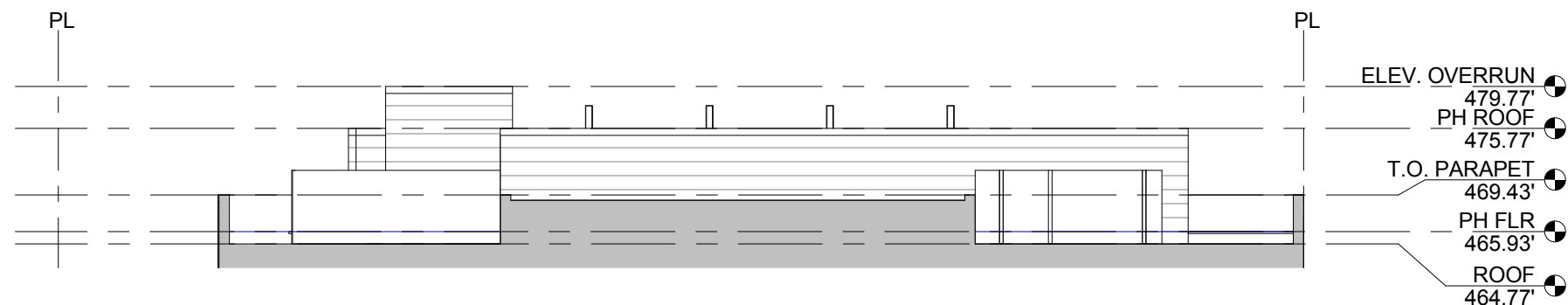
3 EAST ELEVATION - COURTYARD
A2.5 1/16" = 1'-0"

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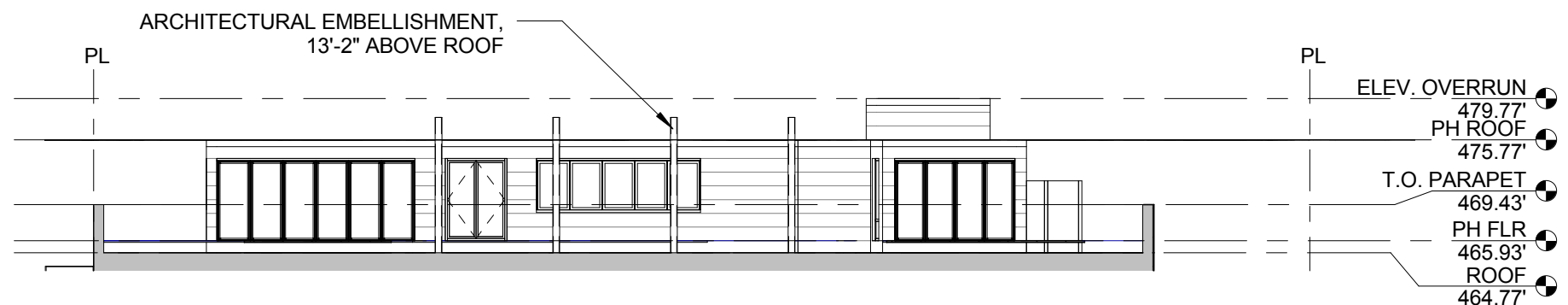
NO.	DATE	DESCRIPTION

DATE: 03/23/18
PROJECT NO: 2016-042
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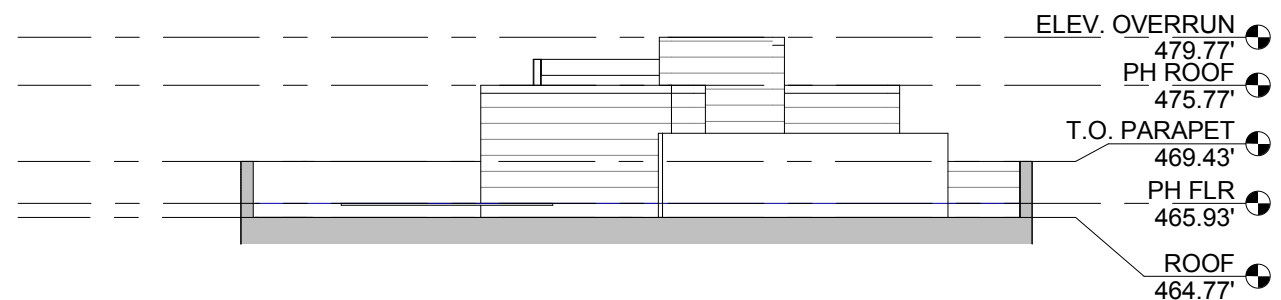
RENDERED ELEVATIONS TO BE PROVIDED



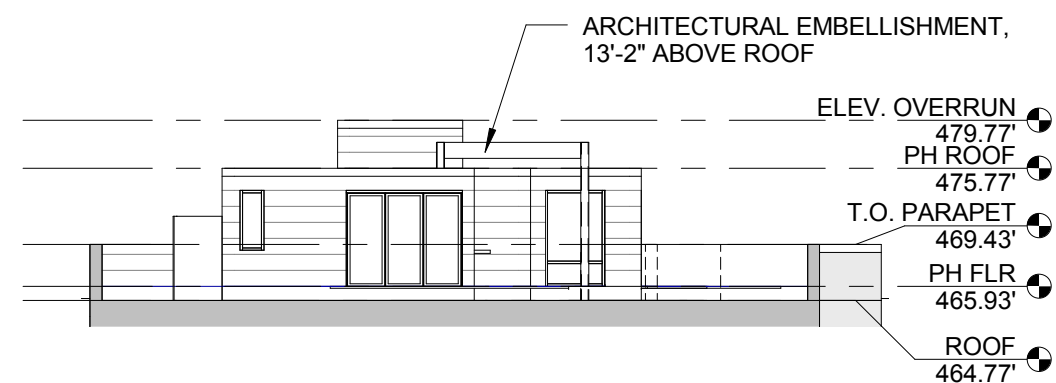
4 NORTH ELEVATION - PENTHOUSE
 A2.6 1/16" = 1'-0"



3 SOUTH ELEVATION - PENTHOUSE
 A2.6 1/16" = 1'-0"



2 EAST ELEVATION - PENTHOUSE
 A2.6 1/16" = 1'-0"



1 WEST ELEVATION - PENTHOUSE
 A2.6 1/16" = 1'-0"

RENDERED ELEVATIONS TO BE PROVIDED

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PENTHOUSE ELEVATIONS

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