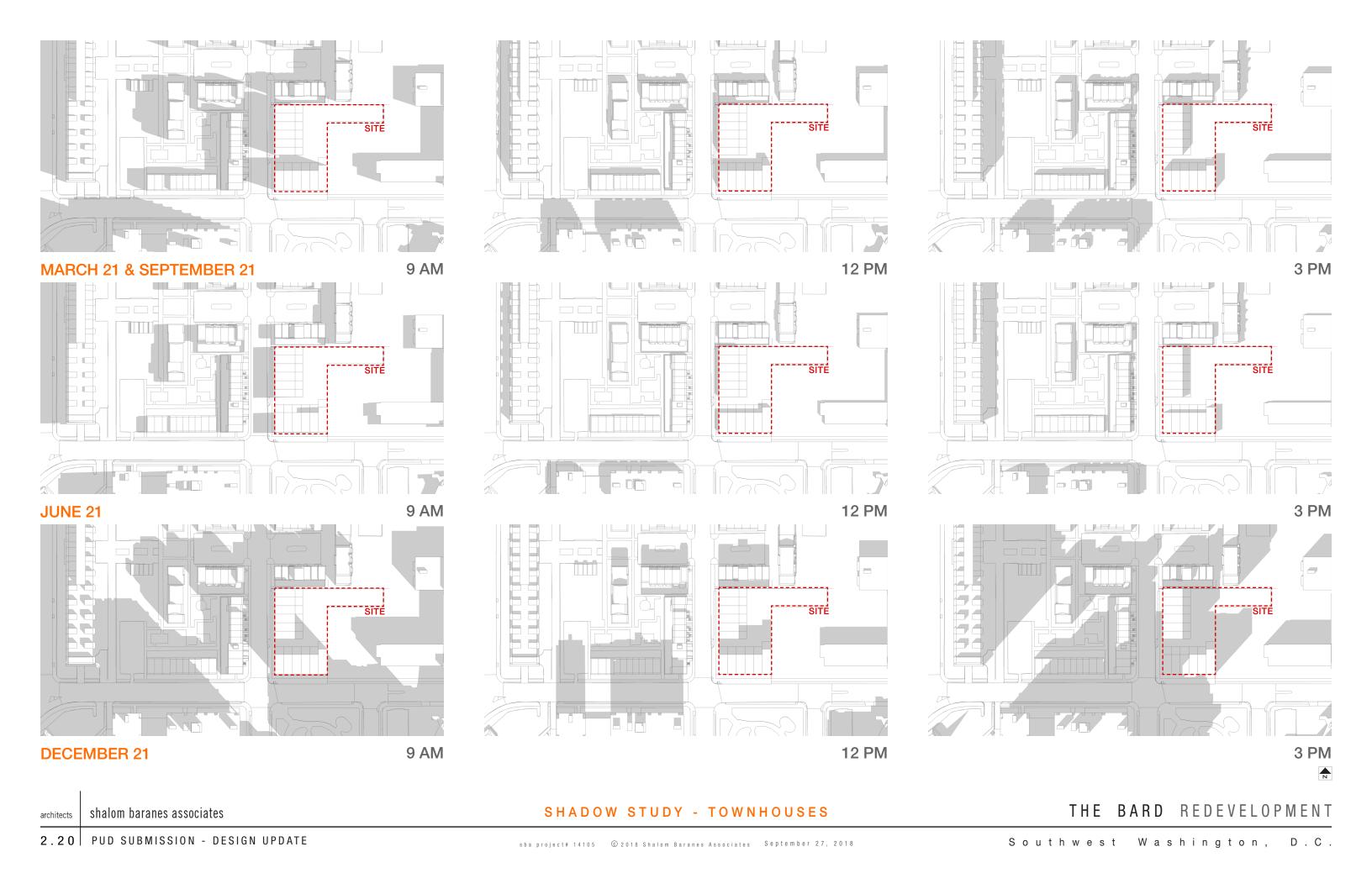


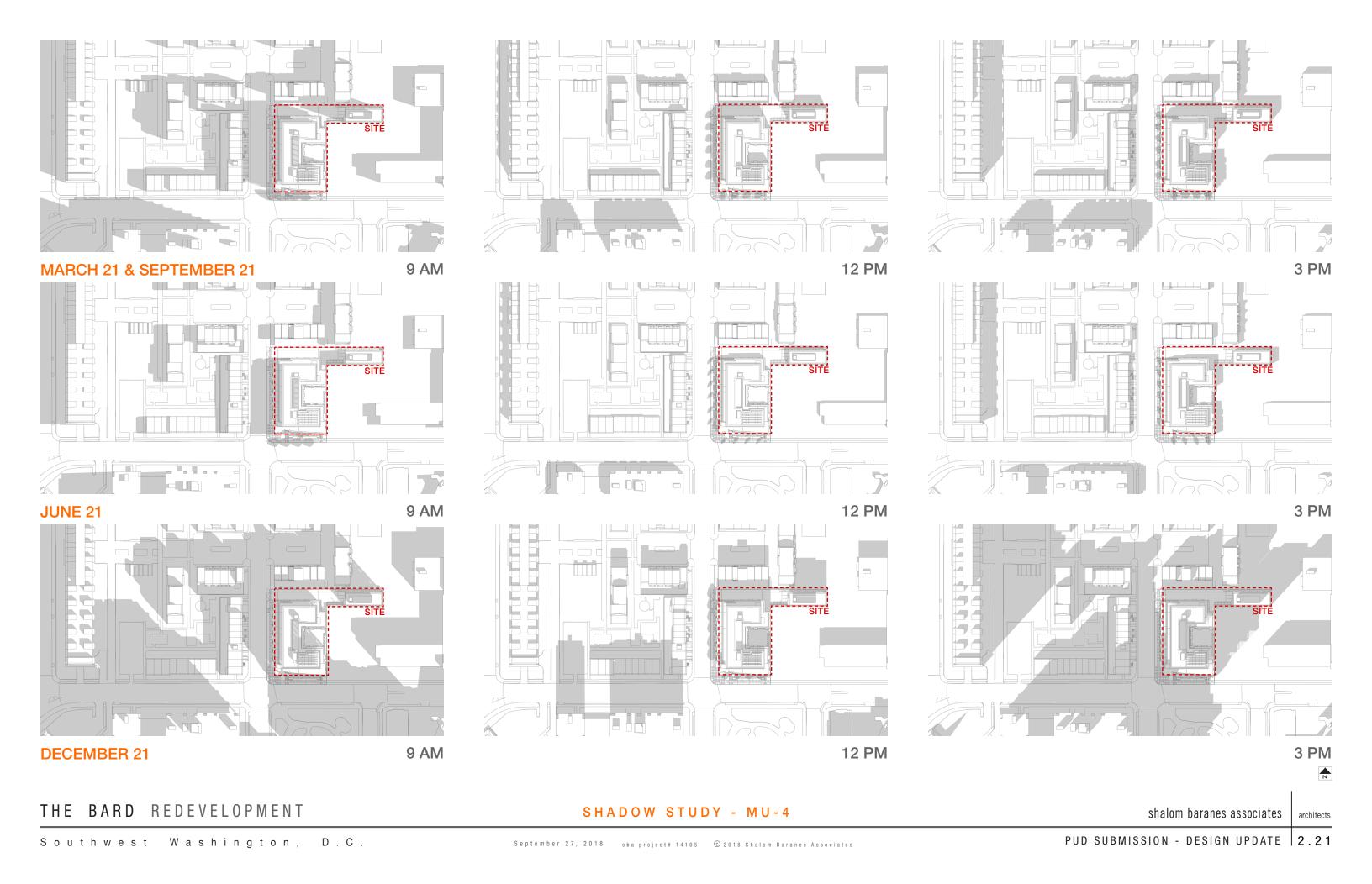
THE BARD REDEVELOPMENT

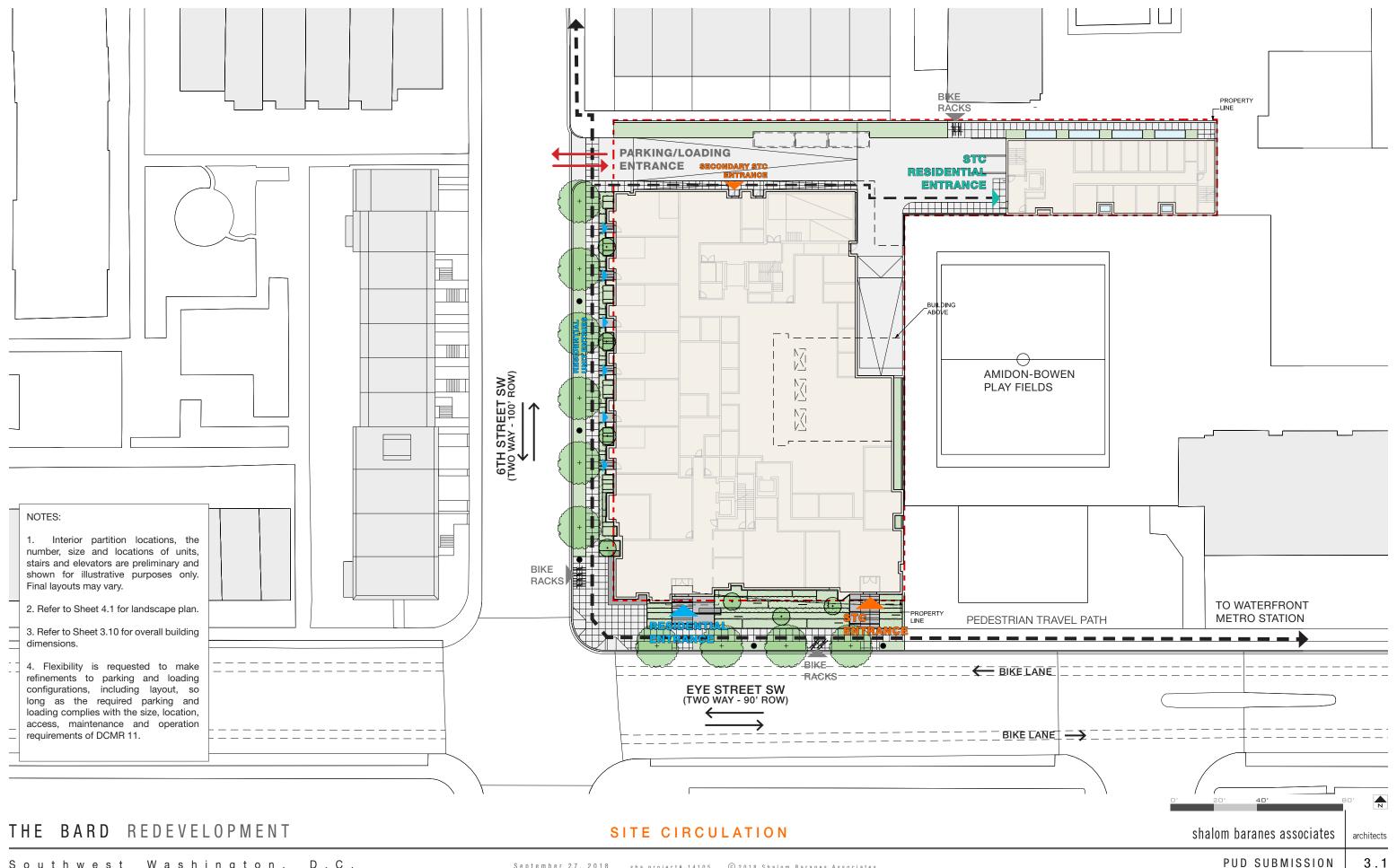
HEIGHT CONTEXT

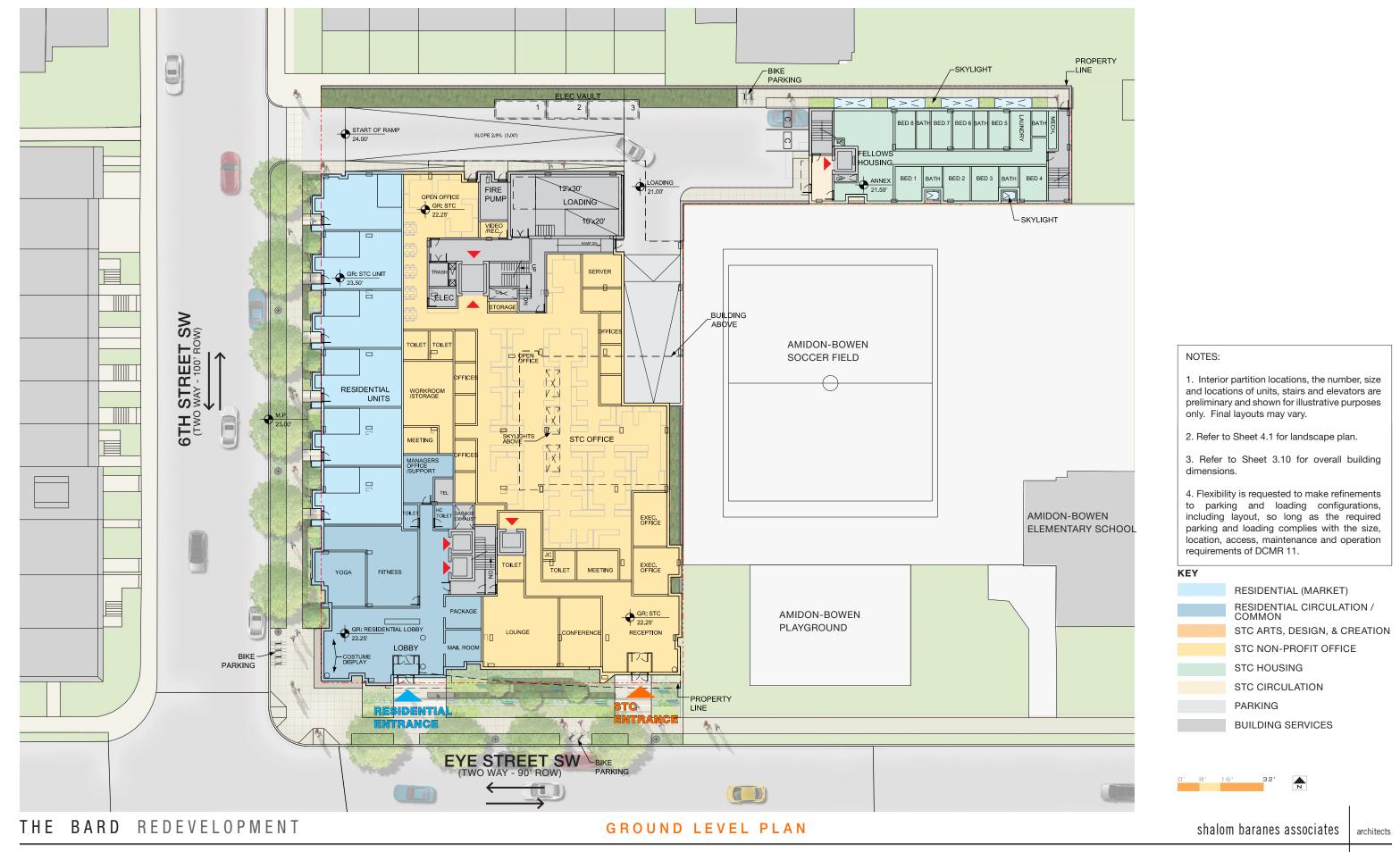
shalom baranes associates

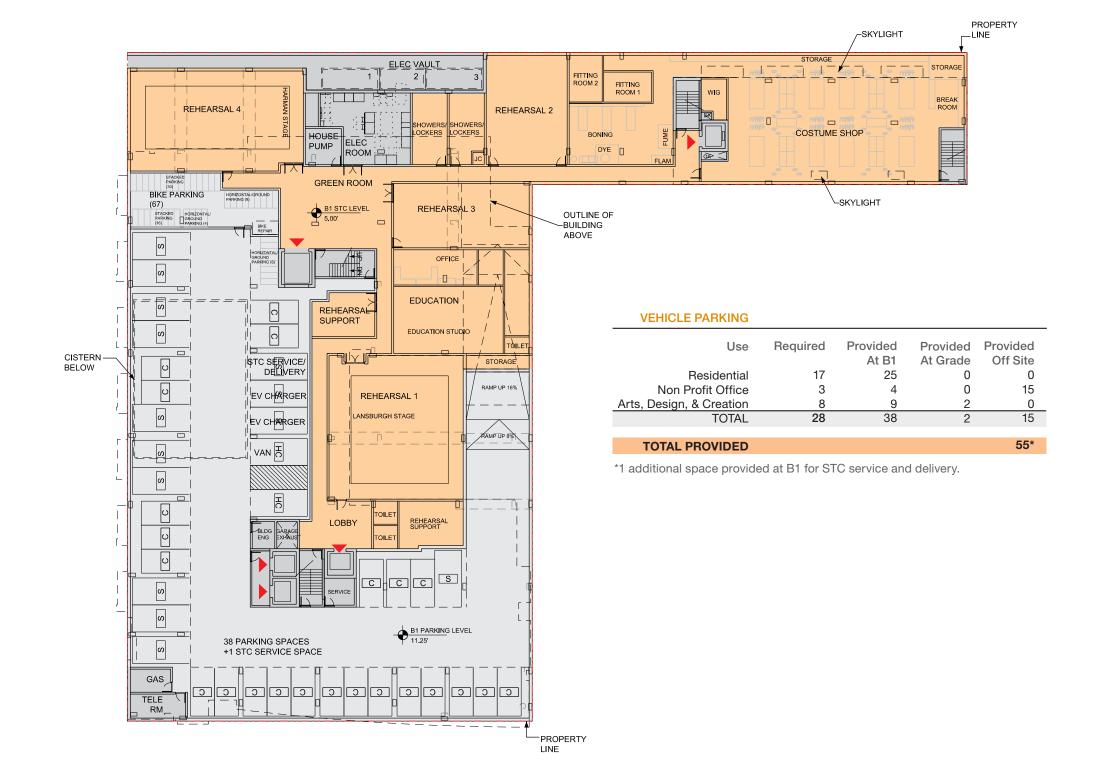
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PARKING NOTES:

- 1. The proposed number of dwelling units is made up of 69 market rate units, 18 actors housing units, and 18 Single Room Occupancy Units (SRO) for fellows. For purposes of the parking requirements SROs, as rooming units, do not technically require parking, we are including the units to be conservative, which yields a total of 105 units applied to parking.
- 2. The final dwelling unit count may vary by 10% per flexibility requested.

NOTES:

- 1. Interior partition locations, the number, size and locations of units, stairs and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
- 2. Flexibility is requested to make refinements to parking and loading configurations, including layout, so long as the required parking and loading complies with the size, location, access, maintenance and operation requirements of DCMR 11.
- 3. Parking space sizes: Handicap = 9'x19' Compact = 8'x16' Standard = 9'x19'
- 4. 50% of required parking meets the full sized parking requirement.
- 5. Bicycle Parking detailed page 3.5
- 6. Handicap Parking includes one van accessible space.
- 7. Shower and Lockers at B1 Level.

KEY

RESIDENTIAL (MARKET)

RESIDENTIAL CIRCULATION /
COMMON

STC ARTS, DESIGN, & CREATION

STC NON-PROFIT OFFICE

STC HOUSING

STC CIRCULATION

PARKING

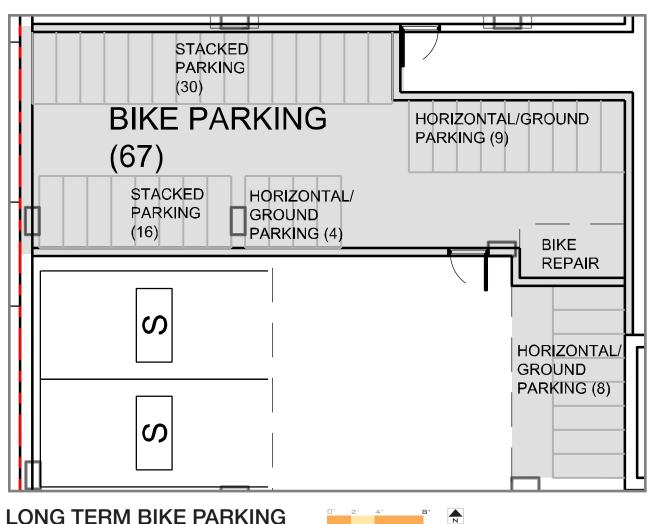
BUILDING SERVICES

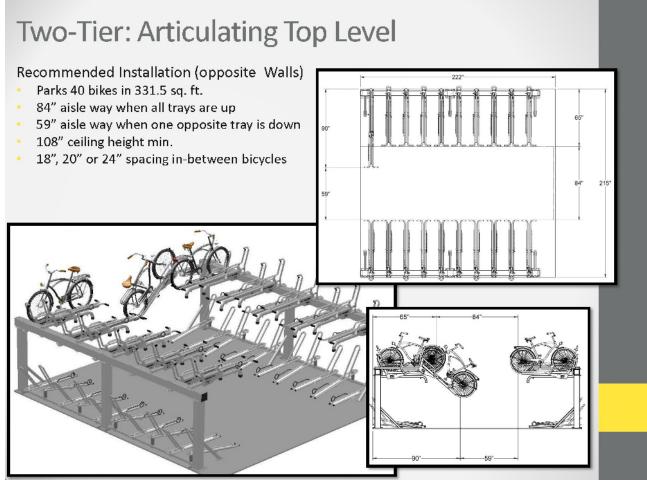


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LEVEL B1 PLAN

THE BARD REDEVELOPMENT





BIKE PARKING

Long Term	Required	Provided
Residential	35	
Non Profit Office	5	
Arts, Design, & Creation	2	
Total	42	67
Short Term	(Provided at grade)	
Residential	6	
Non Profit Office	0	
Arts, Design, & Creation	2	
Total	8	16
TOTAL	50	83

NOTES:

- 1. Interior partition locations, the number, size and locations of units, stairs and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
- 2. Flexibility is requested to make refinements to parking and loading configurations, including layout, so long as the required parking and loading complies with the size, location, access, maintenance and operation requirements of DCMR 11.
- 3. A minimum of 50% of required longterm parking is horizontal ground parking as required by DCMR 11 (C 805.9).
- 4. Long-term parking spaces meet the size requirements of DCRM 11 (C 805.10).
- 5. Stacked Bicycle parking indicated in diagram.
- 6. Short Term parking provided at grade.

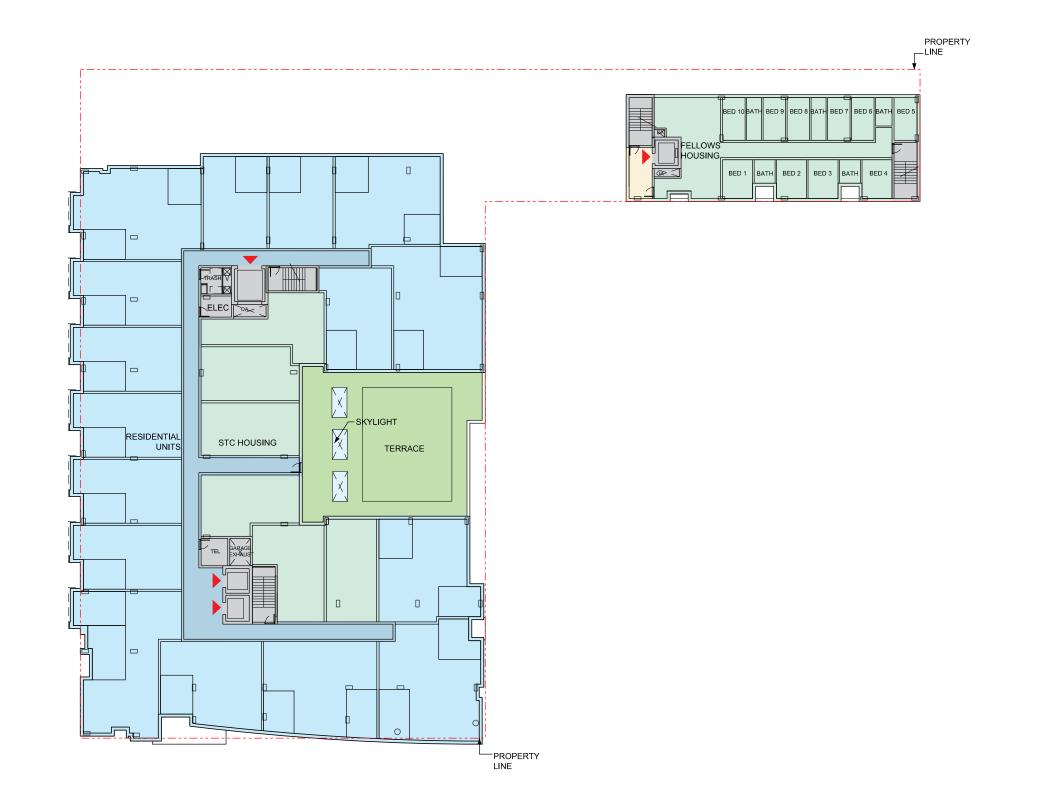
THE BARD REDEVELOPMENT

BIKE PARKING - LEVEL B1 PLAN

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3.5



- 1. Interior partition locations, the number, size and locations of units, stairs and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
- 2. Refer to Sheet 4.1 for landscape plan.
- 3. Refer to Sheet 3.10 for overall building dimensions.

KEY

RESIDENTIAL (MARKET) RESIDENTIAL CIRCULATION / COMMON STC ARTS, DESIGN, & CREATION STC NON-PROFIT OFFICE STC HOUSING

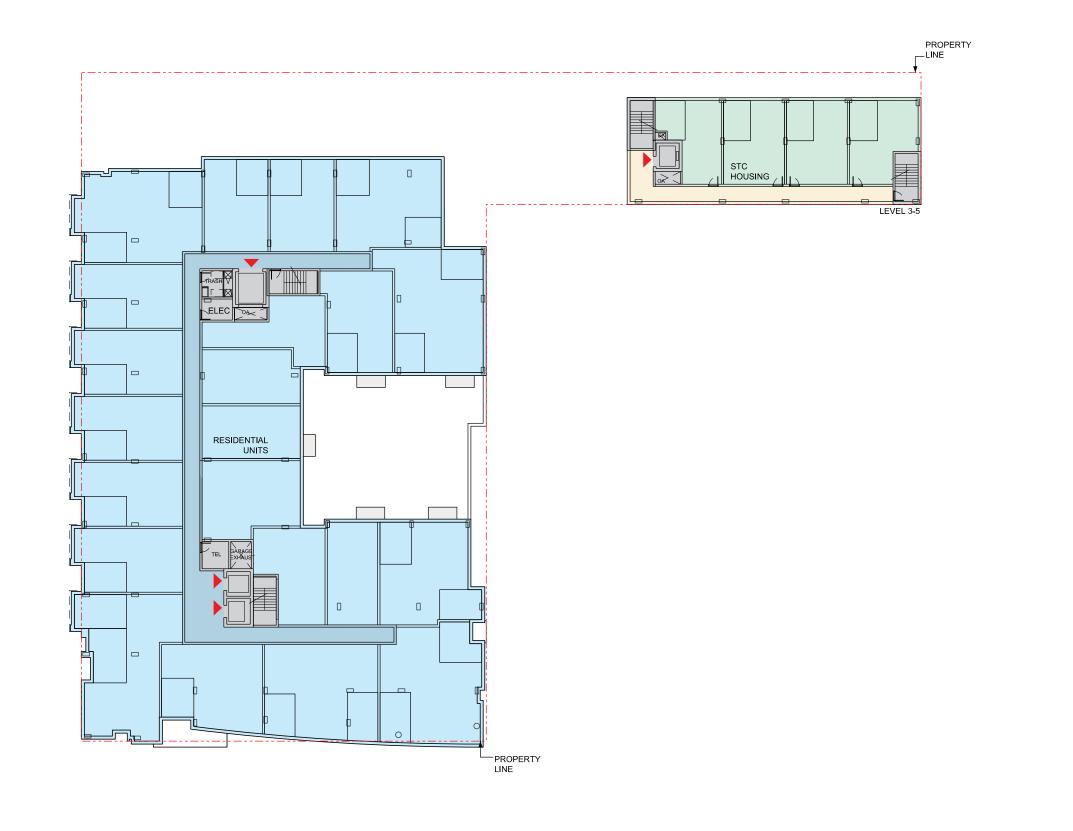
STC CIRCULATION

PARKING **BUILDING SERVICES**

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LEVEL 2 PLAN

September 27, 2018



D' 8' 16' **32'**

NOTES:

dimensions.

KEY

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1. Interior partition locations, the number, size and locations of units, stairs and elevators are preliminary and shown for illustrative purposes

3. Refer to Sheet 3.10 for overall building

RESIDENTIAL (MARKET)

RESIDENTIAL CIRCULATION / COMMON
STC ARTS, DESIGN, & CREATION
STC NON-PROFIT OFFICE

2. Refer to Sheet 4.1 for landscape plan.

STC HOUSING
STC CIRCULATION

BUILDING SERVICES

PARKING

only. Final layouts may vary.



- 1. Interior partition locations, the number, size and locations of units, stairs and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
- 2. Refer to Sheet 4.1 for landscape plan.
- 3. Refer to Sheet 3.10 for overall building dimensions.

KEY

RESIDENTIAL (MARKET)

RESIDENTIAL CIRCULATION /
COMMON

STC ARTS, DESIGN, & CREATION

STC NON-PROFIT OFFICE

STC HOUSING

STC CIRCULATION
PARKING

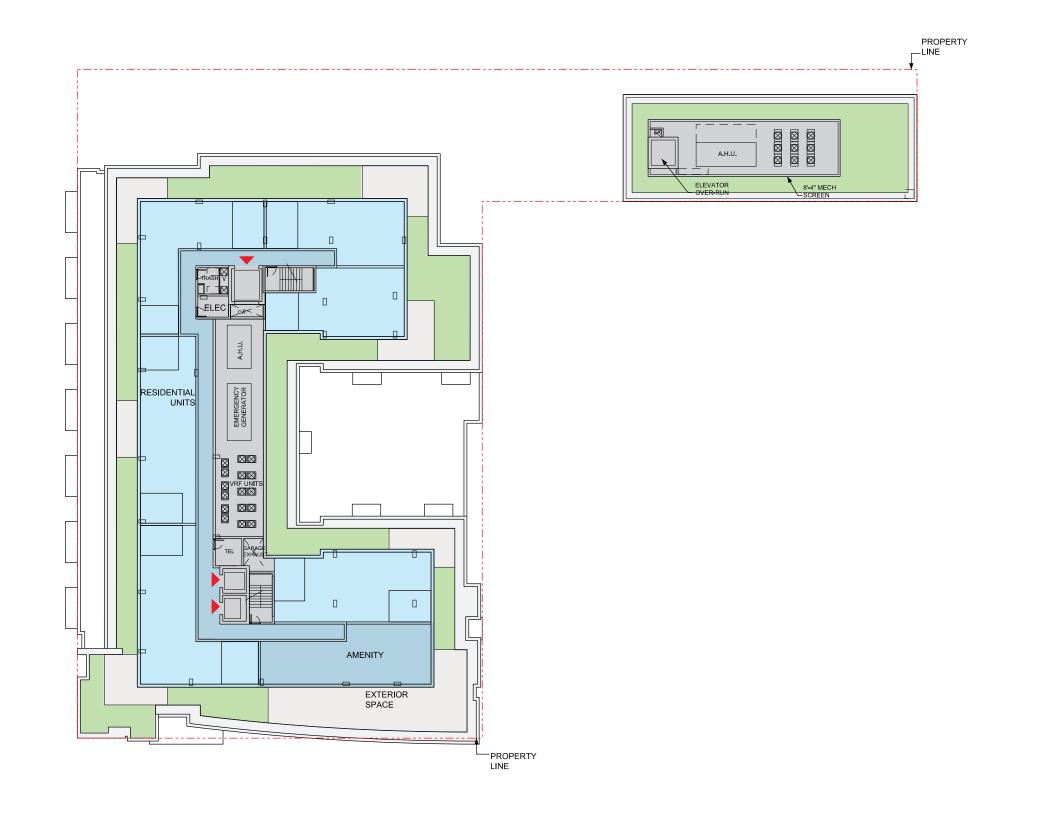
BUILDING SERVICES



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LEVEL 4 PLAN

THE BARD REDEVELOPMENT



- Interior partition locations, the number, size and locations of units, stairs and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
- 2. Refer to Sheet 4.1 for landscape plan.
- 3. Refer to Sheet 3.10 for overall building dimensions.

KEY

RESIDENTIAL (MARKET)

RESIDENTIAL CIRCULATION /
COMMON

STC ARTS, DESIGN, & CREATION

STC NON-PROFIT OFFICE

STC HOUSING

STC CIRCULATION

PARKING

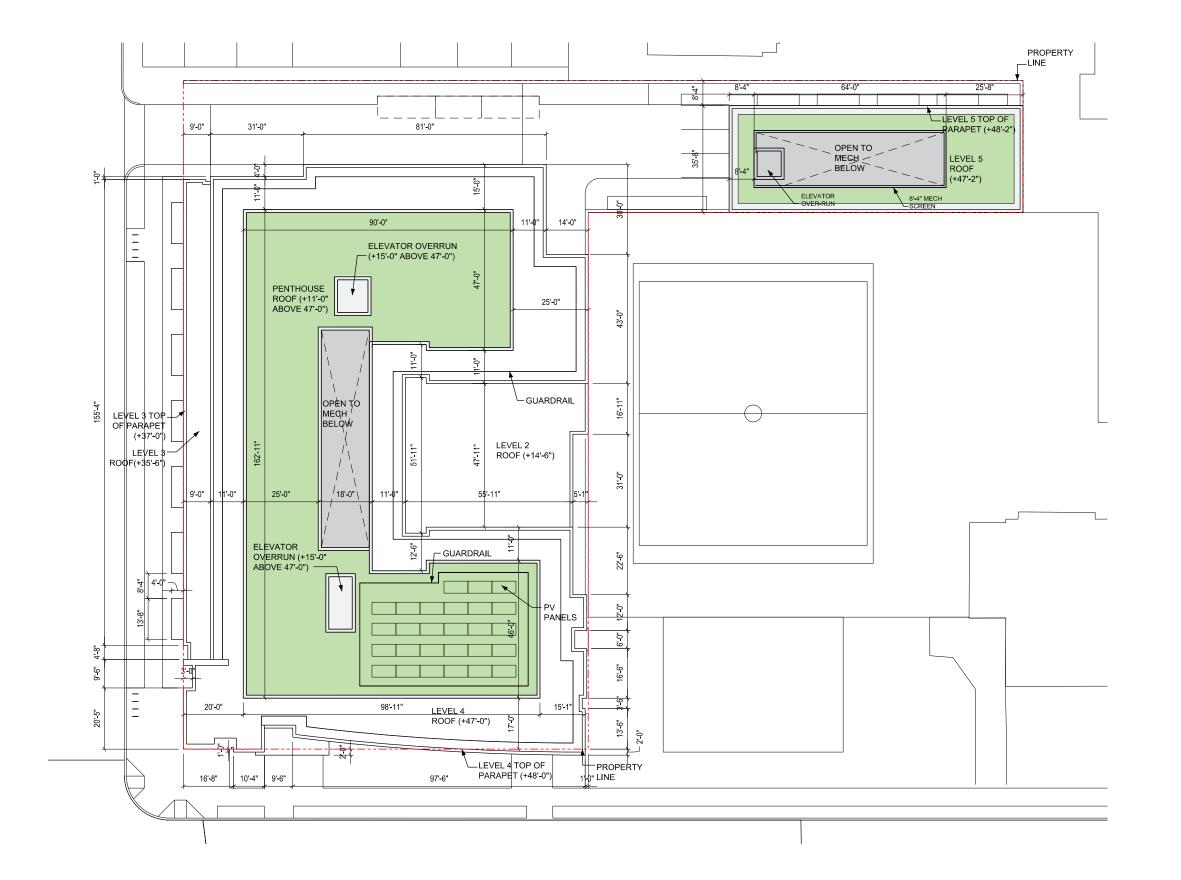
BUILDING SERVICES

' 8' 16' **32'**

THE BARD REDEVELOPMENT

PENTHOUSE PLAN

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- 1. Interior partition locations, the number, size and locations of units, stairs and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
- 2. Refer to Sheet 4.1 for landscape plan.
- 3. Flexibility is requested to make refinements to parking and loading configurations, including layout, so long as the required parking and loading complies with the size, location, access, maintenance and operation requirements of DCMR 11.
- 4. Building heights are taken from the measuring point on 6th Street at the elevation of +23.00' above sea level. For purposes of the project building height it will act as relative zero. Refer to sheet 3.3 for measuring point location.



RESIDENTIAL (MARKET)

RESIDENTIAL CIRCULATION /
COMMON

STC ARTS, DESIGN, & CREATION

STC NON-PROFIT OFFICE

STC HOUSING

STC CIRCULATION

PARKING

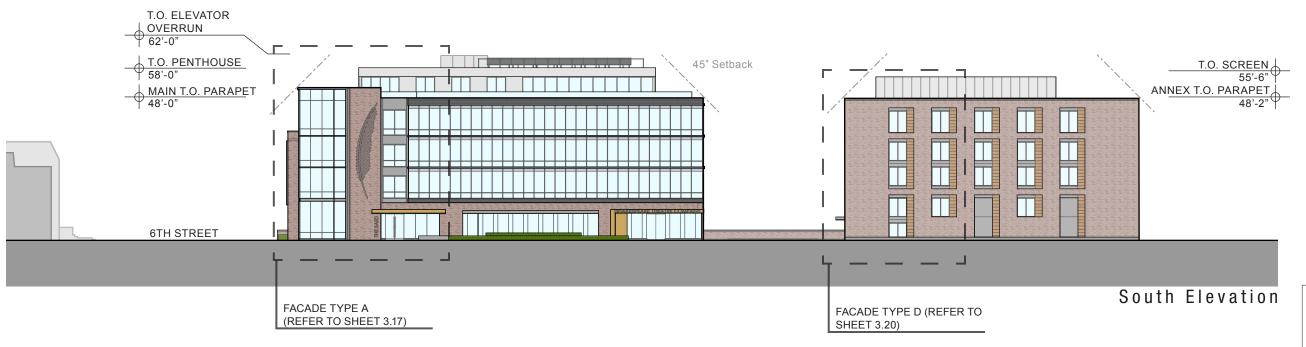
BUILDING SERVICES

' 8' 16' **32'**

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ROOF PLAN

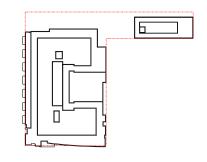
THE BARD REDEVELOPMENT



T.O. SCREEN 62:0 T.O. PENTHOUSE ANNEX T.O. PARAPET 48:-2* North Elevation

NOTES:

- 1. Building heights are taken from the measuring point on 6th Street at the elevation of +23.00' above sea level. For purposes of the project building height it will act as relative zero. Refer to sheet 3.3 for measuring point location.
- 2. Flexibility is requested to vary the final color selection of exterior materials within the ranges proposed, based on availability at the time of construction without reducing the quality of materials.
- 3. Flexibility is requested to make minor refinements to exterior details and dimensions, including belt courses, sills, bases, cornices, railings and trim, or any other changes to comply with the building codes or that are otherwise necessary to obtain a final building permit.
- 4. For material images refer to page 3.16



0' 8' 16' 32'

THE BARD REDEVELOPMENT

BUILDING ELEVATIONS

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(REFER TO SHEET 3.21)

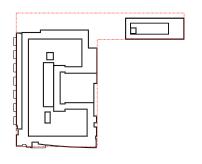




Main Building East Elevation

NOTES:

- 1. Building heights are taken from the measuring point on 6th Street at the elevation of +23.00' above sea level. For purposes of the project building height it will act as relative zero. Refer to sheet 3.3 for measuring point location.
- 2. Flexibility is requested to vary the final color selection of exterior materials within the ranges proposed, based on availability at the time of construction without reducing the quality of materials.
- 3. Flexibility is requested to make minor refinements to exterior details and dimensions, including belt courses, sills, bases, cornices, railings and trim, or any other changes to comply with the building codes or that are otherwise necessary to obtain a final building permit.
- 4. For material images refer to page 3.16





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BUILDING ELEVATIONS

THE BARD REDEVELOPMENT