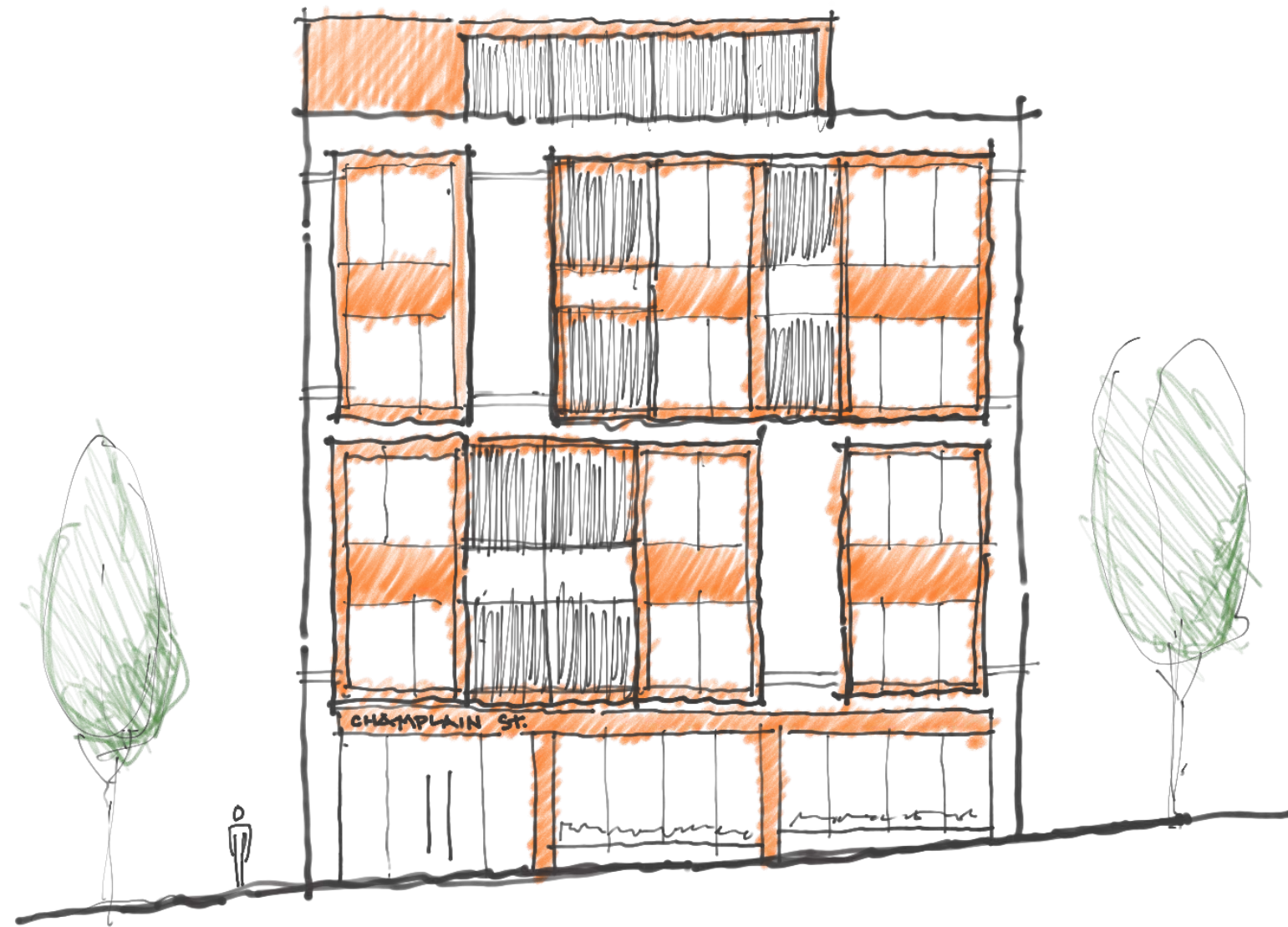


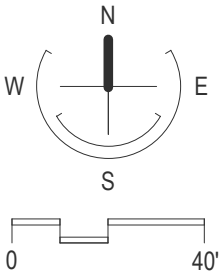
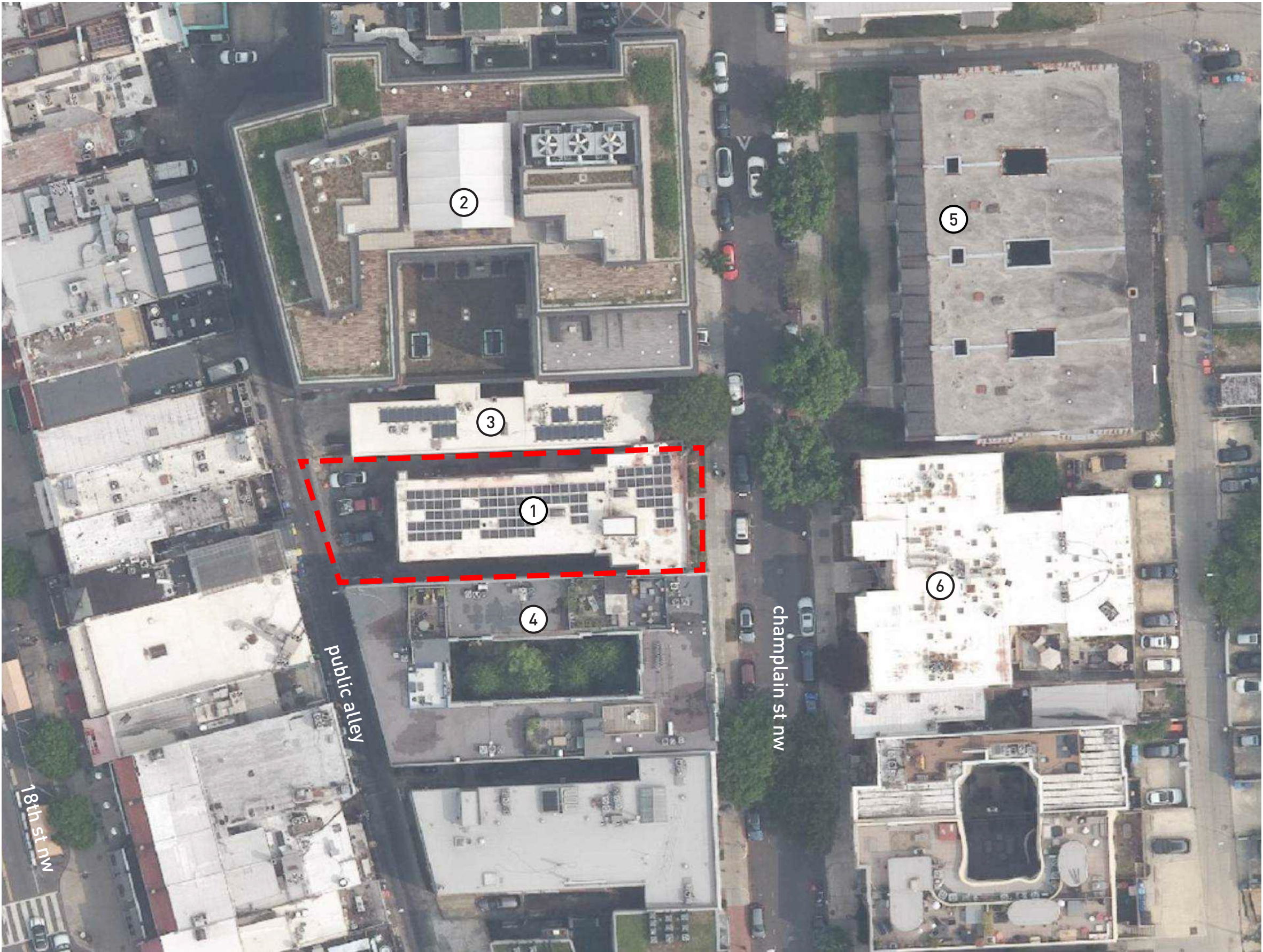


project background

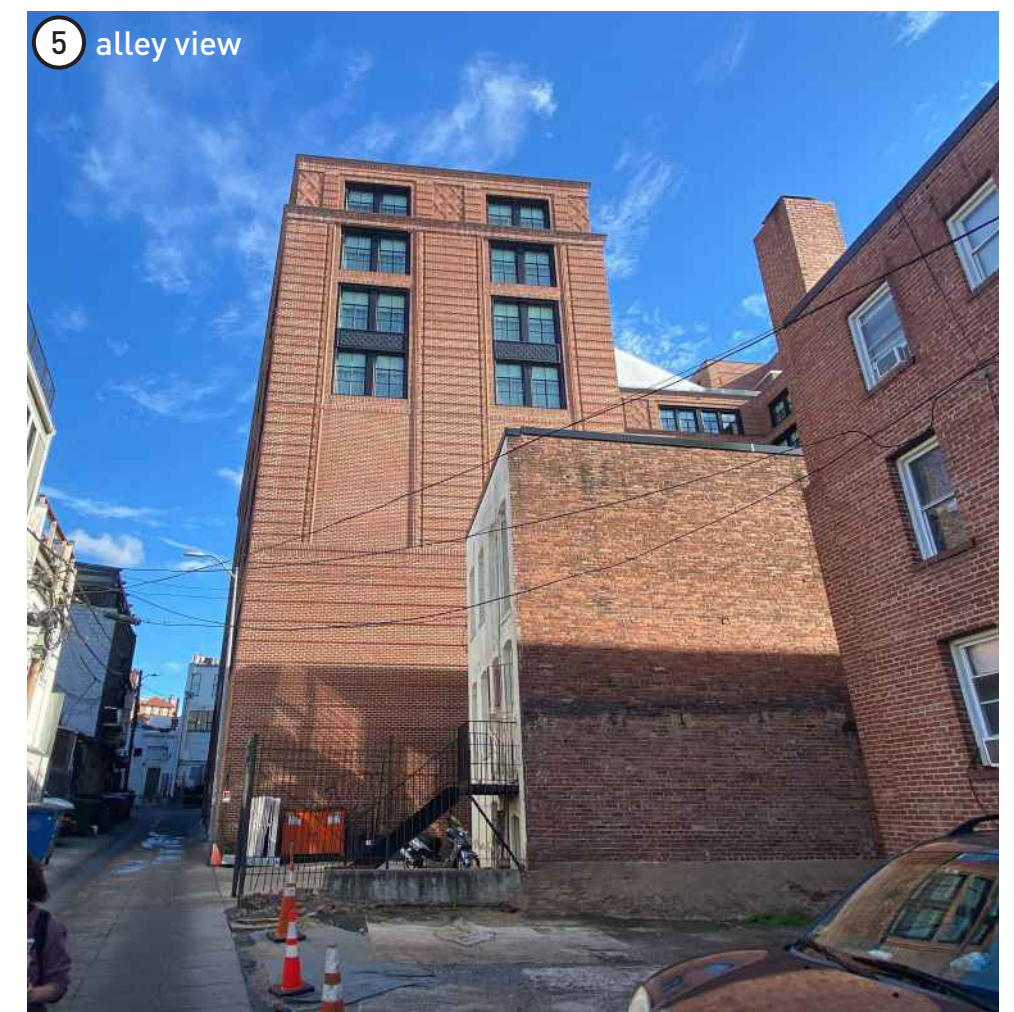
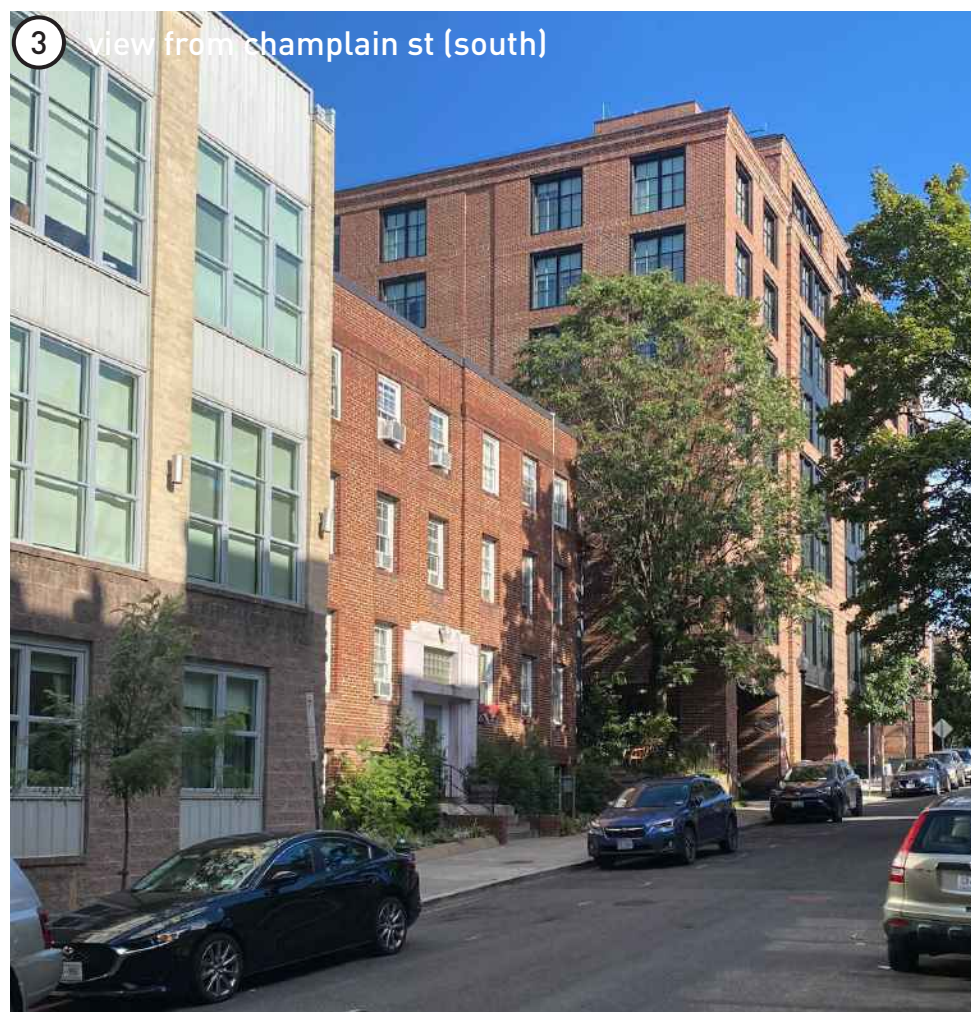
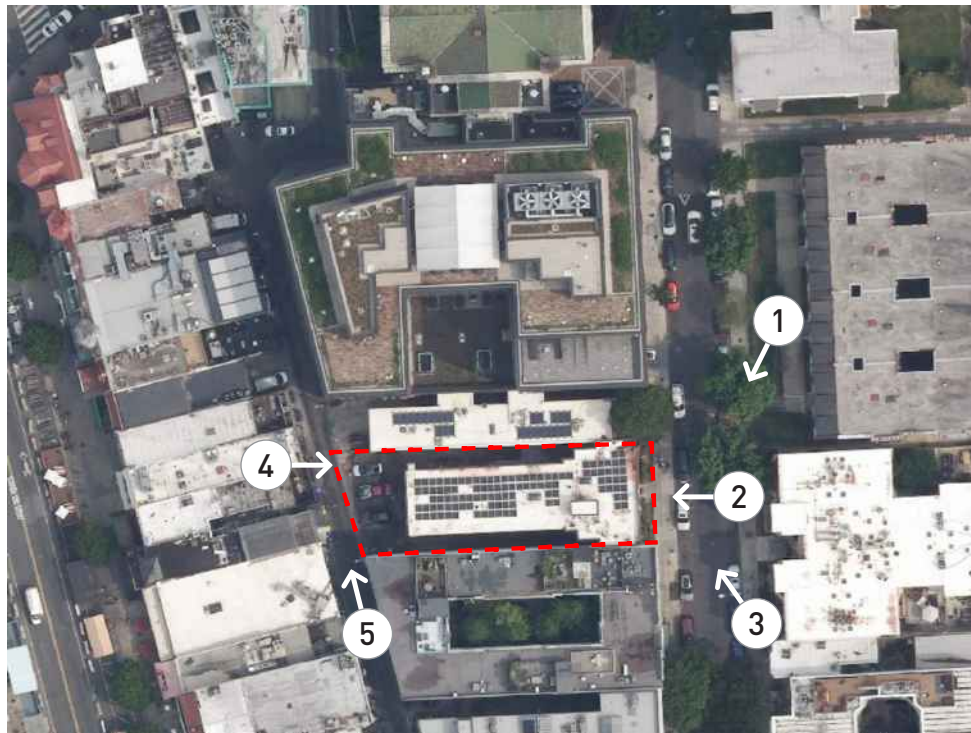
context analysis

key

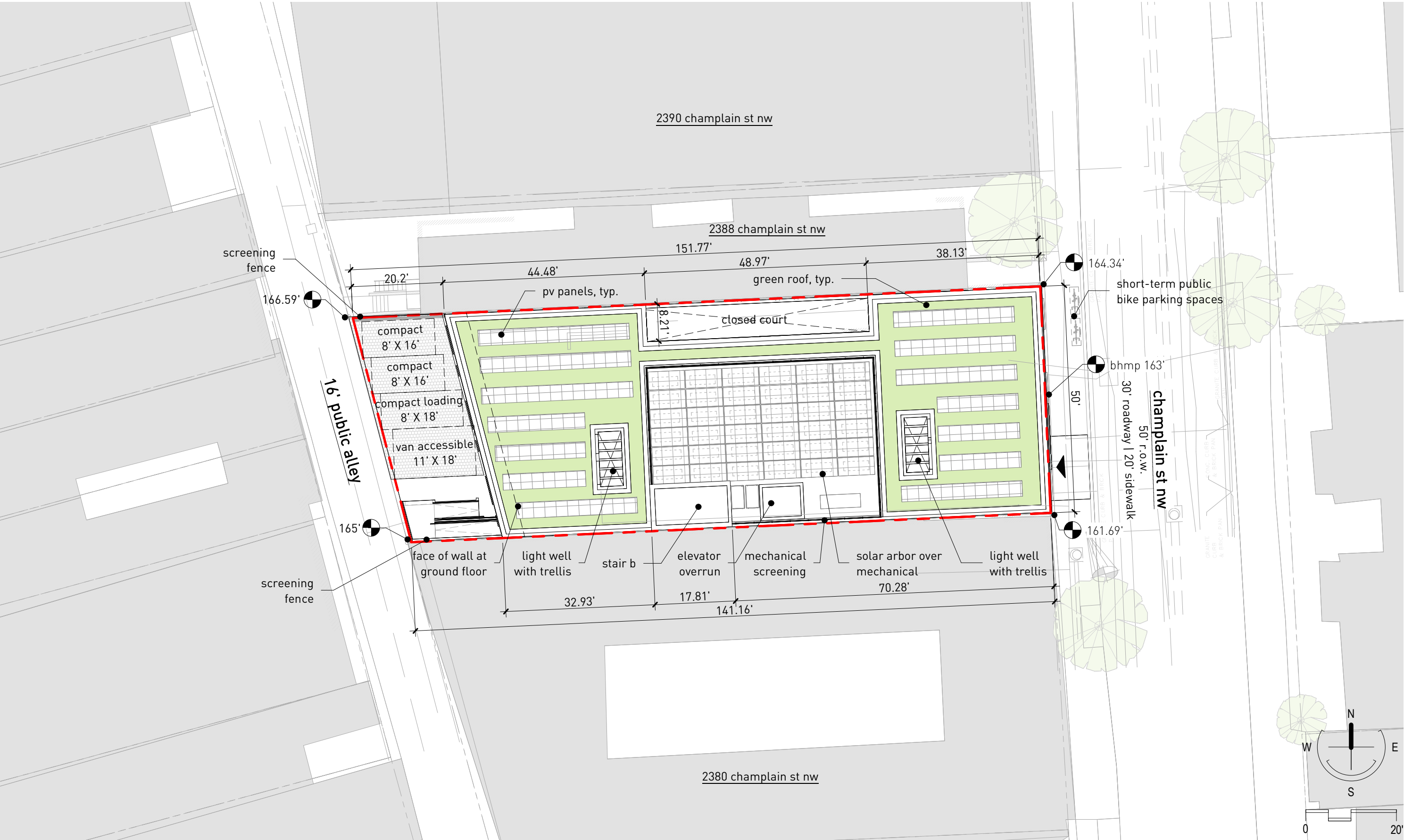
- 1 subject property
- 2 1770 euclid st nw (line hotel)
- 3 2388 champlain (apartments)
- 4 2380 champlain (gram. lofts)
- 5 2371-2377 champlain (apts)
- 6 2363 champlain (orlovon lofts)



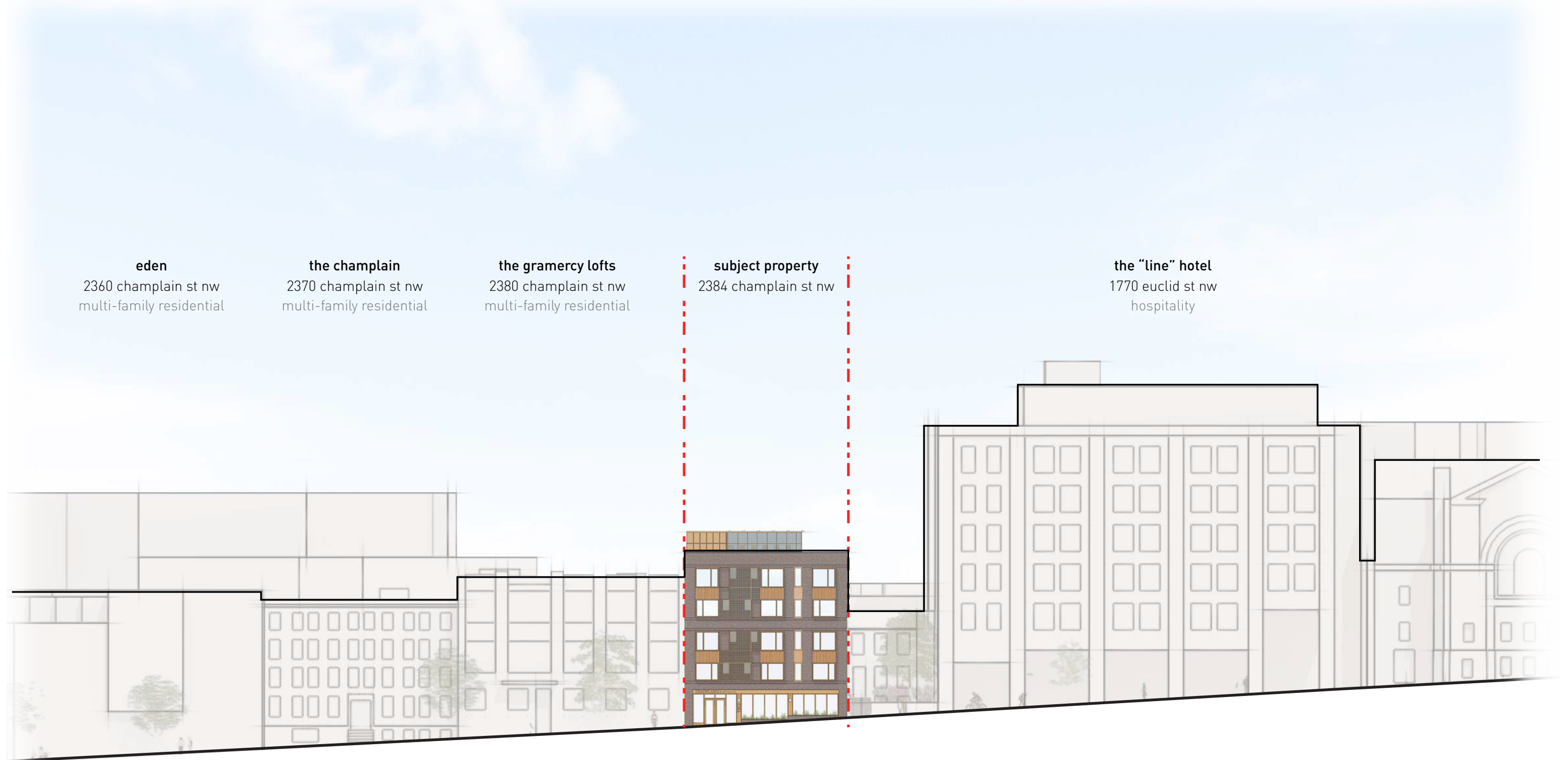
existing conditions



proposed site plan



champlain st context elevation



view at champlain st (looking north)



view at entry



aerial view (looking north)



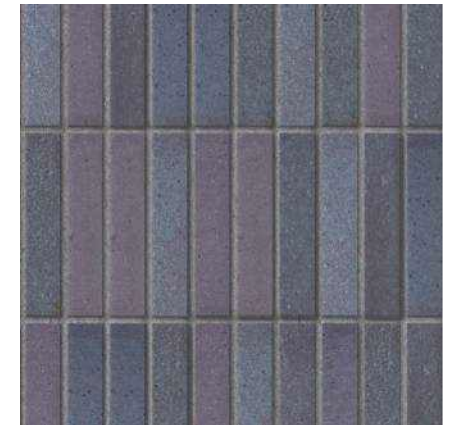
exterior material palette



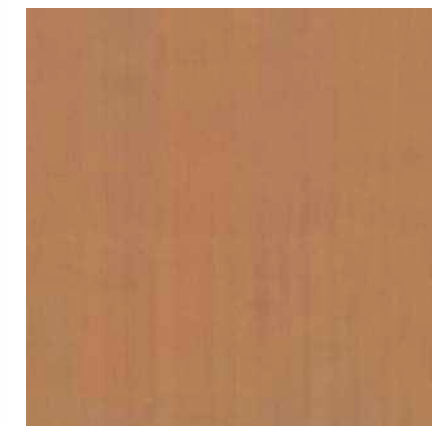
note:
per building code requirements, façade projections and architectural window frames are subject to modification during the permitting process.



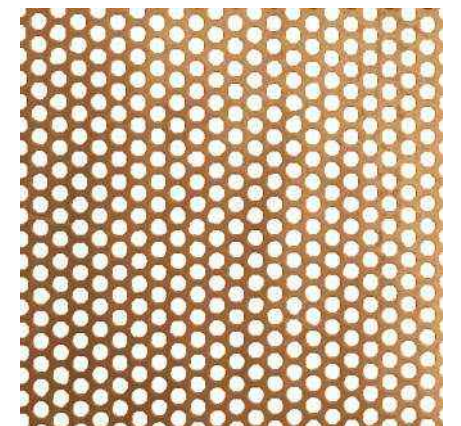
br-01 face brick
dark ironspot smooth
norman size
charcoal mortar



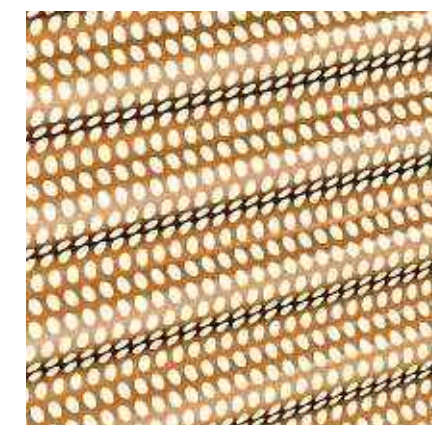
br-02 accent brick
dark ironspot smooth
solider course
charcoal mortar



mp-01 metal wall panel
vertical seam
copper tone



mp-02 metal wall panel
patterned perforated panel
copper tone



mp-03 metal wall panel
corrugated perforated
mechanical screening
copper tone



win-01 windows
high performance vinyl windows
copper tone

zoning summary

RA-2				RA-3 / PUD			
Item	Reference	Requirement	Existing	Reference	Requirement	Proposed	Flexibility
Building Height (ft) (max)	§ F203.2	50'	35'	§ F203.2	75'	50'	
Building Height (stories) (max)	§ F203.2	NO LIMIT	4	§ F203.2	NO LIMIT	5	
Penthouse Height	§ F205.1	12' / 15' MECH	N/A	§ F205.1	12' / 18.5' (PUD)	12' / 15' MECH	
FAR (max)	§ F201.1	1.8 / 2.16 (IZ)	2.2	§ F201.1	3.6 (IZ) / 4.32 (PUD)	3.91	
Lot Occupancy (%) (max)	§ F210.1	60%	56%	§ F210.1	75%	80%	+5%
Rear Yard (ft) (min)	§ F207.1	4" / 1' HT (15' MIN)	20'	§ F207.1	4" / 1' HT (15' MIN) 16.7' REQUIRED	20'	
Side Yard (ft)	§ F208.2	NONE REQUIRED 4' MIN IF PROVIDED	N/A	§ F208.2	NONE REQUIRED 4' MIN IF PROVIDED	N/A	
Court Width - Open (ft)	§ F209.1	4" / 1' HT (10' MIN)	N/A	§ F209.1	4" / 1' HT (10' MIN)	N/A	
Courth Width - Closed (ft)	§ F209.1	4" / 1' HT (15' MIN)	N/A	§ F209.1	4" / 1' HT (15' MIN) 20.67' REQUIRED	8.33'	-12.34'
Closed Court Area	§ F209.1	2xW² (350 sf min)		§ F209.1	2xW² (350 sf min) 854 sf REQUIRED	393 sf	-461 sf
Green Area Ratio (min)	§ F211.1	0.40	N/A	§ F211.1	0.30	0.30	
Vehicle Parking	§ C701.5	1 PER 3 D.U. IN EXCESS OF 4	4	§ C701.5	13 SPACES REQUIRED	4	-9
Bicycle Parking - Long-Term (min)	§ C802.1	1 PER 3 D.U.	N/A	§ C802.1	1 PER 3 D.U. 15 REQ'D	16	
Bicycle Parking - Short-Term (min)	§ C802.1	1 PER 20 D.U.	N/A	§ C802.1	1 PER 20 D.U. 2 REQ'D	2	
Loading (Residential > 50 DU)	§ C901.1	1 BERTH / 1 SER. SPACE IF > 50 DU, NO LOADING REQUIRED	N/A	§ C901.1	1 BERTH / 1 SER. SPACE IF > 50 DU, NO LOADING REQUIRED	N/A	