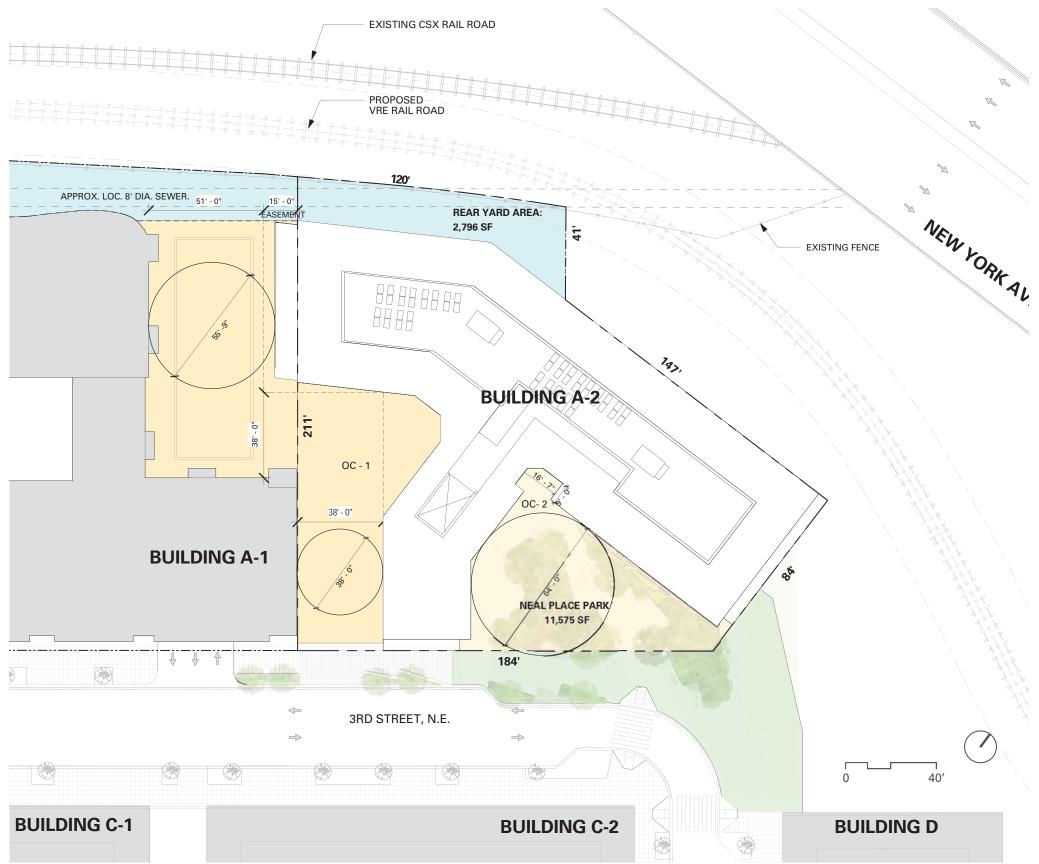


GROSVENOR



SITE AREA BUILDING			
		35,616	
		13 STORIES	
USES	RETA	IIL, RESIDENTIAL	
GFA TOWARD FAR (COMMUNAL RECREATION S FAR OF HABITABLE AND MECHANICAL PENTHO EXCLUDED	PACEAND 0.4 JUSE SPACE	280,539	
RESIDENTIAL GFA		260,108	
RETAIL GFA		6,587	
SUPPORT SPACES / PARKING / LOAD	ING	13,844	
# OF RESIDENTIAL UNITS		260	
DESCRIPTION ZONING ALLOWABLE / REQUIRED (PER 19:	58 REGS)		
MAX FAR 8		7.88	
100%		60.85%	
MAX LOT OCCUPANCY BUILDING FOOTPRINT, TYP FLOOF		21,673	
BUILDING HEIGHT/MAX HEIGHT ALLOWED 130		130'	
PENTHOUSE UP TO 3 HEIGHTS PERMITTED PER BUIL	DING	3	
PENTHOUSE HEIGHT 20FT PERMITTED / ONE STORY PLUS MEZ	ZANINE 11'-C	11'-0", 17'-0" & 20'-0"	
PENTHOUSE USE ONE HABITABLE STORY W/ MEZZANINE AND O STORY FOR MEXHANICAL EQUIPME!	R A SECOND 1-STORY HABITABLE WITH	1-STORY HABITABLE WITH SECOND STORY MECHANICAL ABOVE	
PENTHOUSE SIZE IN SF UNLIMITED, SUBJECT TO HEIGHT AND SE REQUIREMENTS	1BACK 3,560 SF C	4.417 SF RESIDENTIAL UNITS 3.560 SF COMMON RESIDENTIAL 7,977 SF TOTAL	
MECHANICAL, COMMUNAL RECREATION, AND SPACE UP TO 0.4 FAR IS NOT INCLUDED IN BAIFAR	HABITABLE SE BUILDING	0.2 FAR	
PENTHOUSE SETBACK 1 TO 1		1 TO 1	
GREEN AREA RATIO 0.2		0.205	
DESCRIPTION OCCUPANCY	REQUIRED	PROPOSED	
OFF STREET PARKING RETAIL; IN EXCESS OF 3,000 SF, 1 FOR EA ADDI	TIONAL 750 SF	_	
OF GFA	5 5	5	
RESIDENTIAL; 1 FOR EACH 4 DWELLING	UNITS 65	160	
TOTAL PARKING SPACES/BUILDING	70	165	
<40% OF REQUIRED PARKING SPACES ALLO\(COMPACT PARKING SPACES \) COMPACT SPACES. ALL COMPACT SPACES.	ARE TO BE 0	59	
PLACED IN GROUPS OF AT LEAST 5 CONTIGUO			
PLACED IN GROUPS OF AT LEAST 5 CONTIGUO RESIDENTIAL- SHORT TERM; 1 SPACE PER	20 UNITS 13	13	
RESIDENTIAL- SHORT TERM; 1 SPACE PER RESIDENTIAL - LONG TERM; 1 BIKE PER 3		13 135	
RESIDENTIAL- SHORT TERM; 1 SPACE PER	UNITS 87		
RESIDENTIAL- SHORT TERM; 1 SPACE PER RESIDENTIAL - LONG TERM; 1 BIKE PER S	UNITS 87 3,500 SF 2	135	
RESIDENTIAL - SHORT TERM; 1 SPACE PER RESIDENTIAL - LONG TERM; 1 BIKE PER 3 BICYCLE PARKING RETALL - SHORT TERM; 1 SPACE PER EACH 1 RETALL - LONG TERM; 1 SPACE PER EACH 1	UNITS 87 3,500 SF 2 0,000 SF 0	135 2 0	
RESIDENTIAL - SHORT TERM; 1 SPACE PER RESIDENTIAL - LONG TERM; 1 BIKE PER 3 BICYCLE PARKING RETAIL - SHORT TERM; 1 SPACE PER EACH RETAIL - LONG TERM; 1 SPACE PER EACH 1 DESCRIPTION DESCRIPTION RETAIL - NO LOADING REQUIRED FOR SPACE	UNITS 87 3,500 SF 2 0,000 SF 0 REQUIRED S<8000SF NONE	135 2 0 PROPOSED 1, LOADING BERTH @ 30FT DEEP	
RESIDENTIAL - SHORT TERM; 1 SPACE PER RESIDENTIAL - LONG TERM; 1 BIKE PER 3 BICYCLE PARKING RETAIL - SHORT TERM; 1 SPACE PER EACH RETAIL - LONG TERM; 1 SPACE PER EACH 1 DESCRIPTION OFF STREET LOADING RETAIL: NO LOADING FOR SPACE RESIDENTIAL - PLEASE NOTE LOADING FOR BUSINESS PROVIDED IN BULLIONS 0.4 1 (ADDING) POR BUSINESS PROVIDED IN BUSI	UNITS 87 3.500 SF 2 0.000 SF 0 REQUIRED S -8000SF NONE LDING A -2 IS 1, LOADING BERTH @ SSFT DEEP 1, LOADING BETTH GETT DEEP	135 2 0 PROPOSED 1, LOADING BERTH @ 30FT DEEP 1, LOADING BERTH @ 30FT DEEP 1, LOADING BERTH @ 30FT OEEP 1, LOADING BERTH @ 30FT OEEP	
RESIDENTIAL - SHORT TERM; 1 SPACE PER RESIDENTIAL - LONG TERM; 1 SPACE PER RESIDENTIAL - LONG TERM; 1 BIKE PER 3 RETAIL - SHORT TERM; 1 SPACE PER EACH 1 RETAIL - LONG TERM; 1 SPACE PER EACH 1 DESCRIPTION OCCUPANCY OFF STREET LOADING RETAIL: NO LOADING REQUIRED FOR SPACE RESIDENTIAL: PLEASE NOTE, LOADING FOR BU	UNITS 87 3,500 SF 2 0,000 SF 0 REQUIRED NONE LDING A -2 IS 1, LOADING BETTH @ SFT DEEP	135 2 0 PROPOSED 1, LOADING BERTH @ 30FT DEEP 1, LOADING BERTH @ 30FT DEEP 1, LOADING BERTH @ 30FT OEEP 1, LOADING BERTH @ 30FT OEEP	
RESIDENTIAL - SHORT TERM; 1 SPACE PER RESIDENTIAL - LONG TERM; 1 BIKE PER 3 RETAIL - SHORT TERM; 1 SPACE PER EACH RETAIL - LONG TERM; 1 SPACE PER EACH 1 DESCRIPTION OCCUPANCY OFF STREET LOADING PER SHORT - LOADING FOR BUSINESS PROVIDED IN SULCIONS FOR BUSINESS PROVIDED IN SULCIONS STAGE PUDD. DESCRIPTION ZONING ALLOWABLE / REQUIRED DESCRIPTION ZONING ALLOWABLE / REQUIRED	UNITS 87 3,500 SF 2 0,000 SF 0 REQUIRED S <6000SF NONE LDING A -2 IS 1, LOADING BETT @ SFT DEEP 1, LOADING BETT @ SFT DEEP 1, LOADING PLATFORM @ 200 SF SERVICE/DELIVERY SPACE @ 20F DEEP	135 2 0 PROPOSED 1, LOADING BERTH @ 30FT DEEP 1, LOADING BERTH @ 30FT DEEP 1, LOADING BERTH @ 30FT OEEP 1, LOADING BERTH @ 30FT OEEP	
RESIDENTIAL - SHORT TERM; 1 SPACE PER RESIDENTIAL - LONG TERM; 1 BIKE PER 3 RETAIL: SHORT TERM; 1 SPACE PER EACH RETAIL: SHORT TERM; 1 SPACE PER EACH RETAIL: LONG TERM; 1 SPACE PER EACH 1 DESCRIPTION OFF STREET LOADING RETAIL: NO LOADING FEQUITEE FOR SPACE RESIDENTIAL: PLEASE NOTE. LOADING FOR BUB BEING PROVIDED IN BUILDING A -1 (PAPROVI) STAGE PUID. DESCRIPTION ZONING ALLOWABLE / REQUITED MINIMUM REAR YARD ALL USES: 2-12* PER FOOT OF VERTICAL DIST THE MEAN OF FINISHED GRADE AT THE MIDG REAR OF THE STRUCTURE TO THE HEIGHEST F MINIM ROOF OF PRAPAPET WALL BUT NOT	UNITS 87 3,500 SF 2 0,000 SF 0 0 REQUIRED S -8000SF NONE ILDING A -2 IS 1, LOADING BERTH @ 5SFT DEEP ILDING A -2 IS 5ERVICE/DELIVERY SPACE @ 20F REQUIRED ANCE FROM LE OF THE OINT OF THE 174AH 12-0' 174AH 12-0	135 2 0 PROPOSED 1, LOADING BERTH @ 30FT DEEP 1, LOADING BERTH @ 30FT DEEP 1, LOADING PLATFORM @ 200 SF SERVICE/DELIVERY SPACE @ 20FT DE	
RESIDENTIAL - LONG TERM; 1 SPACE PER RESIDENTIAL - LONG TERM; 1 BIKE PER 3 RETAIL - SHORT TERM; 1 SPACE PER EACH RETAIL - LONG TERM; 1 SPACE PER EACH RETAIL - LONG TERM; 1 SPACE PER EACH DESCRIPTION OFF STREET LOADING RETAIL: NO LOADING REQUIRED FOR SPACE RESIDENTIAL: PLEASE NOTE, LOADING POR BUSILDING A - I (APPROVE BEING PROVIDED IN BUILDING A - I (APPROVE STAGE PUL). DESCRIPTION ZONING ALLOWABLE / REQUIRED MINIMUM REAR YARD ALL USES: 2-1/2" PER FOOT OF VERTICAL DIST THE MEAN OF FINISHED GRADE AT THE MID REAR OF THE STRUCTURE TO THE HEIGHEST F MAIN ROOF OR PARAPET WALL, BUT NOT LESS MINIMUM SIDE YARD NOT REGIRED, BUT PROVIDED 2" FOR EACH MINIMUM SIDE YARD	UNITS 87 3.500 SF 2 0.000 SF 0 REQUIRED S < 80003F NONE LDING A -21S 1. LOADING BERTH @ SSFT DEEP 1. LOADING PLATFORM @ 200 SF SERVICE/DELIVEY SPACE @ 20F DEEP ANCE FROM LE OF THE UNIT OF THE 2-1/2" PER 130-0" = 27-1"	135 2 0 PROPOSED 1, LOADING BERTH @ 30FT DEEP 1, LOADING BERTH @ 30FT DEEP 1, LOADING PLATFORM @ 200 SF SERVICE/DELIVERY SPACE @ 20FT DE PROPOSED	
RESIDENTIAL - LONG TERM; 1 SPACE PER RESIDENTIAL - LONG TERM; 1 BIKE PER 3 RETAL: SHORT TERM; 1 SPACE PER EACH RETAL: SHORT TERM; 1 SPACE PER EACH RETAL: LONG TERM; 1 SPACE PER EACH 1 DESCRIPTION OCCUPANCY OFF STREET LOADING RETAL: NO LOADING FEQUIRES FOR SPACE RESIDENTIAL: PLEASE NOTE, LOADING FOR BU BEING PROVIDED IN BULDINGS A 1 (PAPROVI) STAGE PUD). DESCRIPTION ZONING ALLOWABLE / REQUIRED MINIMUM REAR YARD ALL USES: 2-12* PER FOOT OF VERTICAL DIST THE MEAN OF FINISHED GRADE AT THE MIDG REAR OF THE STRUCTURE TO THE HEIGHEST F MINIM COPF OF PRAPARET WALL, BUT NOT	UNITS 87 3.500 SF 2 0.000 SF 0 0 REQUIRED S -8000SF NONE LIDING A 2-1S 1, LOADING BERTH @ SSFT DEEP 1, LOADING PLATFORM @ 2005 SERVICE/DELIVERY SPACE @ 20F REQUIRED ANCE FROM LE OF THE OINT OF THE 17HAN 12-0' 1	135 2 0 PROPOSED 1, LOADING BERTH @ 30FT DEEP 1, LOADING PARTON @ 200 SF T SERVICE/DELIVERY SPACE @ 20FT DE PROPOSED 2,796 SF/ 120' = 23'-3"	
RESIDENTIAL - LONG TERM; 1 SPACE PER RESIDENTIAL - LONG TERM; 1 SPACE PER RETAIL - SHORT TERM; 1 SPACE PER EACH RETAIL - LONG TERM; 1 SPACE PER EACH RETAIL - LONG TERM; 1 SPACE PER EACH RETAIL - LONG TERM; 1 SPACE PER EACH 1 DESCRIPTION RETAIL: NO LOADING REQUIRED FOR SPACE RESIDENTIAL - PLEASE NOTE. LOADING FOR BU BEING PROVIDED IN BULDINGS - 1 (PAPROVI STAGE PUID). DESCRIPTION ZONING ALLOWABLE / REQUIRED MINIMUM REAR YARD ALL USES: 2-12" PER FOOT OF VERTICAL DIST THE MEAN OF FINISHED GRADE AT THE MIDG REAR OF THE STRUCTURE TO THE HEIGHEST F MAIN ROOF OR PRARAPET WALL, BUT NOT LESS MINIMUM SIDE YARD NOT REQUIRED, BUT IF PROVIDED 2" FOR EACH HEIGHTO FEILURING, BUT NOT LESS.	UNITS 87 3.500 SF 2 0.000 SF 0 0 REQUIRED S -8000SF NONE LIDING A 2-1S 1, LOADING BERTH @ SSFT DEEP 1, LOADING PLATFORM @ 2005 SERVICE/DELIVERY SPACE @ 20F REQUIRED ANCE FROM LE OF THE OINT OF THE 17HAN 12-0' 1	135 2 0 PROPOSED 1, LOADING BERTH @ 30FT DEEP 1, LOADING PARTON @ 200 SF T SERVICE/DELIVERY SPACE @ 20FT DE PROPOSED 2,796 SF/ 120' = 23'-3"	
RESIDENTIAL - SHORT TERM; 1 SPACE PER RESIDENTIAL - LONG TERM; 1 BIKE PER 3 RETAIL - SHORT TERM; 1 SPACE PER EACH RETAIL - LONG TERM; 1 BIKE PER 3 RETAIL - LONG TERM; 1 SPACE PER EACH 1 DESCRIPTION OCCUPANCY OFF STREET LOADING OR BETAIL NO LOADING FOR SPACE RESIDENTIAL PLEASE NOTE LOADING FOR BUSEING PROVIDED IN BULDING A -1 (APPROVI STAGE PUD). DESCRIPTION ZONING ALLOWABLE / RECUIRED MINIMUM REAR VARD ALL USES: 2-12* PER FOOT OF VERTICAL DIST THE MEM OF PRINSED GRADE AT THE MIDE REAR OF THE STRUCTURE TO THE HEIGHEST F MAIN ROOF OR PRARAPE WALL BUT NOT LESS TH MINIMUM SIDE VARD NOT RECORED, BUT IF PROVIDED 2* FOR EACH HEIGHT OF BULDING, BUT NOT LESS TH MINIMUM OPEN COURT WIDTH RESIDENTIAL: 9* PER FT OF HEIGHT AND 15*	UNITS 87 3,500 SF 2 0,000 SF 0 0 REQUIRED S -8000SF NONE LDING A -2 IS 1, LOADING BERTH @ 5SFT DEEP 1, LOADING PLATFORM @ 220 SF SERWICE/DELIVERY SPACE @ 20F ANCE FROM LEG OF THE 11 LOADING PLATFORM @ 220 SF SERWICE/DELIVERY SPACE @ 20F REQUIRED ANCE FROM LEG OF THE 11 STANA I 12 O' 1 FROTO OF NA 4* PER 109-0* = 38-0* 4* PER 109-0* = 38-0* 4* PER 109-0* = 38-0*	135 2 0 PROPOSED 1, LOADING BERTH @ 30FT DEEP 1, LOADING BERTH @ 30FT DEEP 1, LOADING BERTH @ 30FT DEEP 1, LOADING PLATFORM @ 200 SF SERVICE/DELIVERY SPACE @ 20FT DE PROPOSED 2,796 SF/120 = 23'-3" NA	



ZONING TABULATIONS May 28, 2019





BUILDING A-2: ARCHITECTURAL PRECEDENTS & RENDERINGS









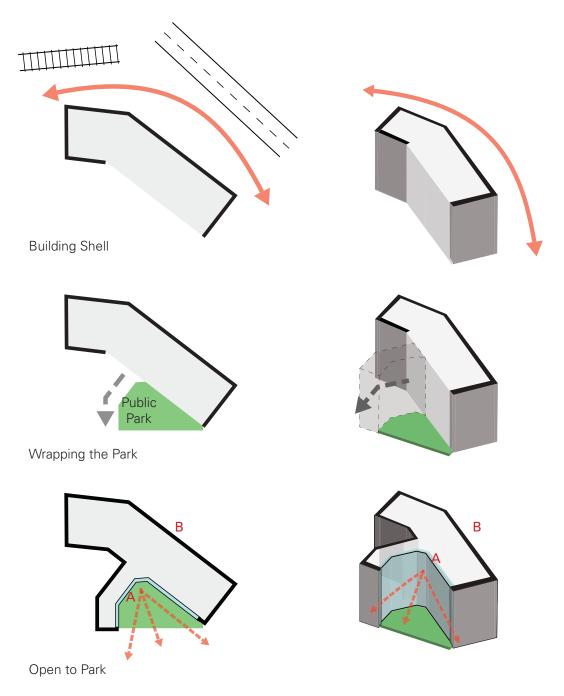
VIEW FROM NEAL PLACE May 28, 2019

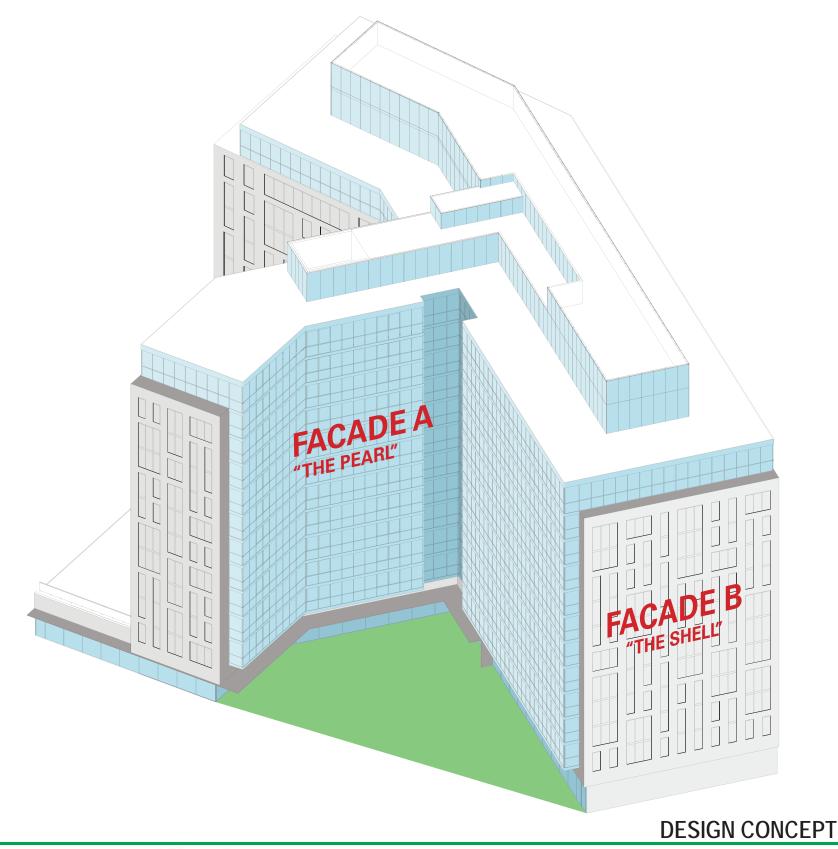


The design of building A-2 is a response to the urban conditions that surround the site. The façade of the building is broken out into two distinct designs that is very similar to concept of an oyster – the soft, elegant pearl surrounded by a tougher and harder shell.

The façade overlooking Neal Place Park, or the pearl façade, consists of mostly glass. This contributes to the more serene atmosphere of Neal Place Park, whereas the shell façade that surrounds Neal Place Park, shields the pearl from the tougher and grittier city lifestyle especially since the train tracks and New York Avenue are just feet away from the personal oasis of the park.

The 'shell façade' will consist of masonry and glazing – appropriate materials to protect the softer glass façade. In addition to creating the oyster effect, the building façade is a contemporary interpretation of industrial materials, which are reminiscent of Union Market's past.

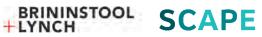




May 28, 2019







APE A-2_202

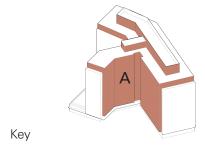








Precedents





FACADE A PRECEDENT

May 28, 2019









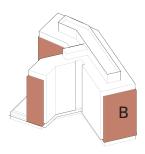








Precedents



FACADE B PRECEDENT





BRININSTOOL SCAPE A-2_204



VIEW FROM NEAL PLACE May 28, 2019

