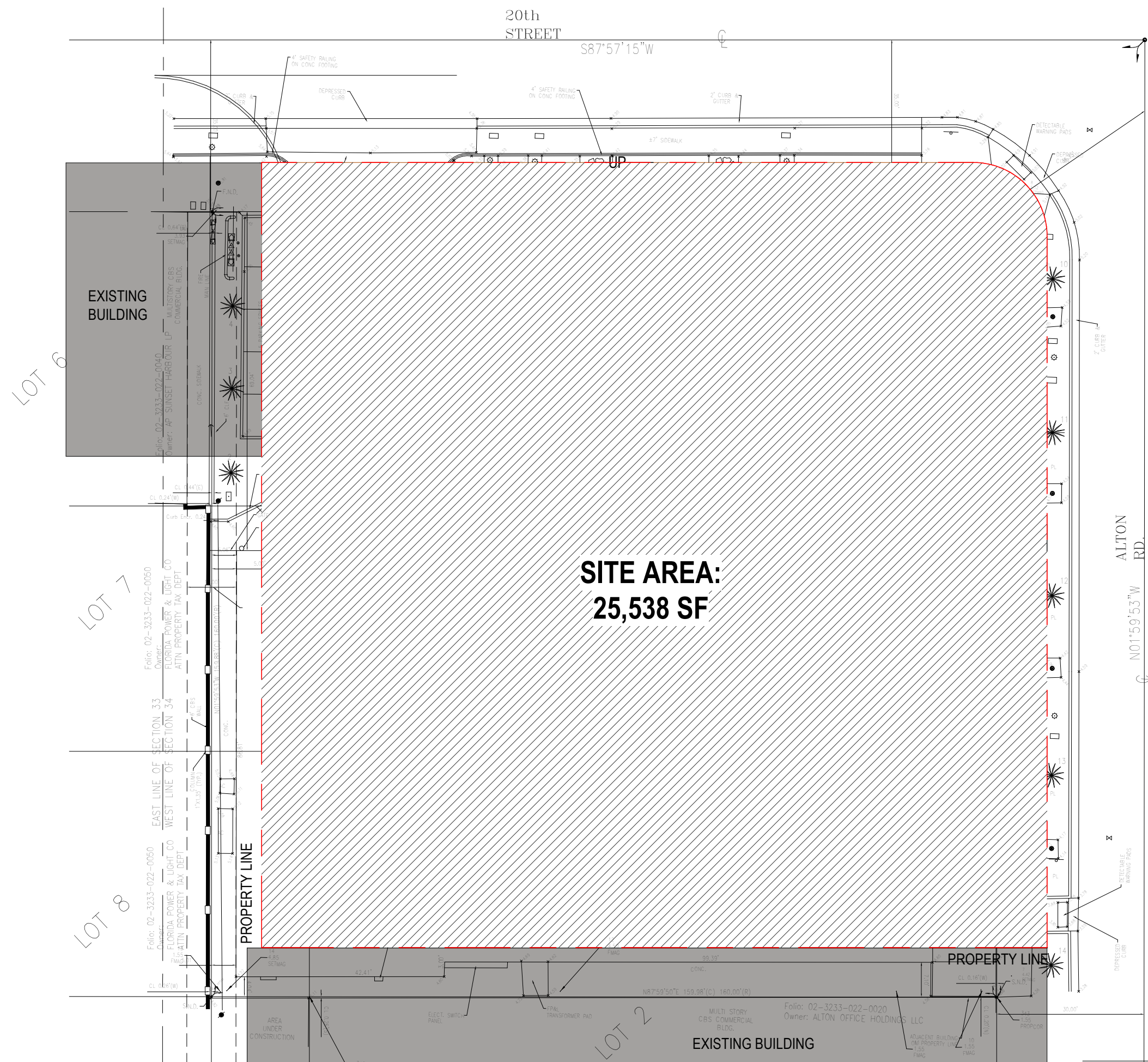
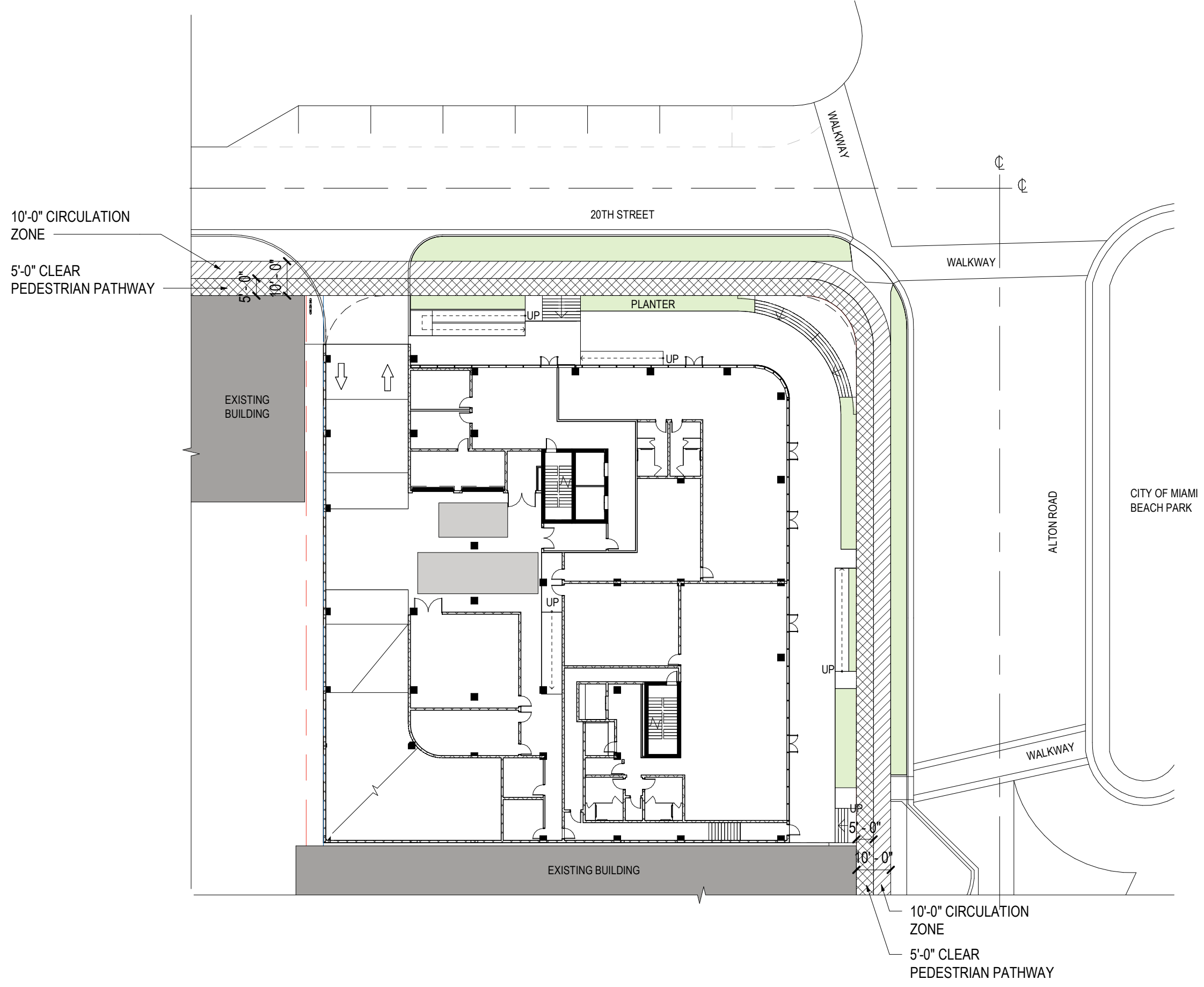
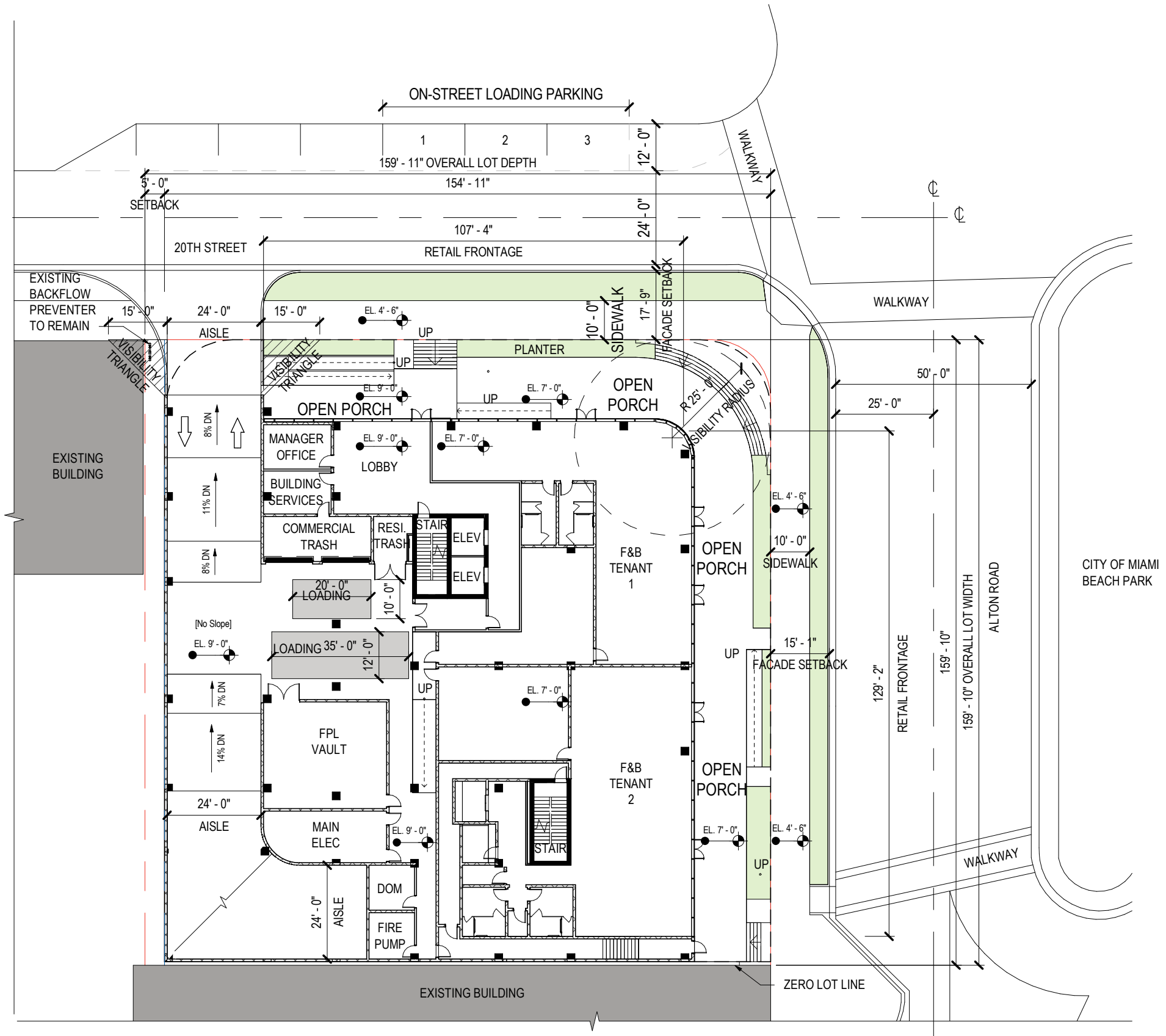


1 SITE AREA PLAN
SCALE: 3/64" = 1'-0"



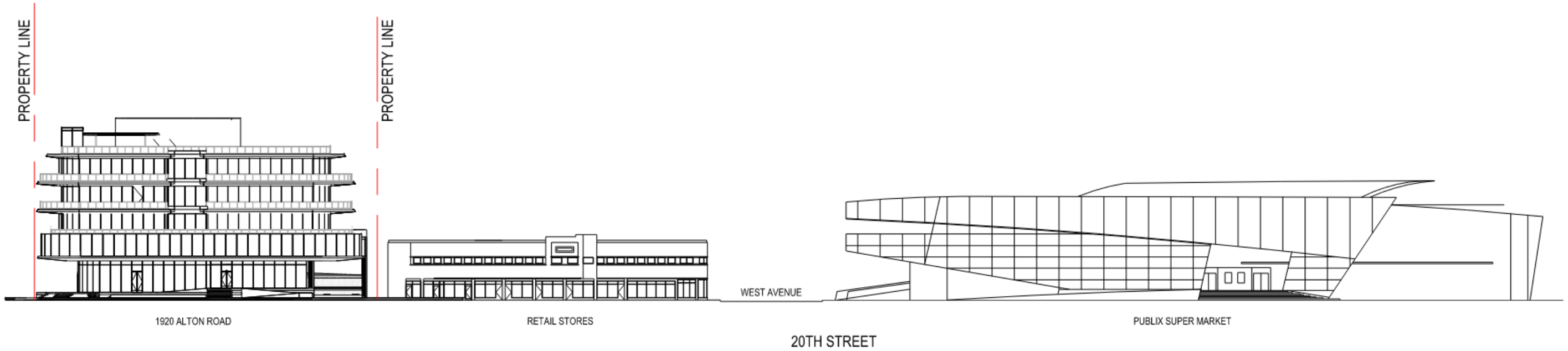




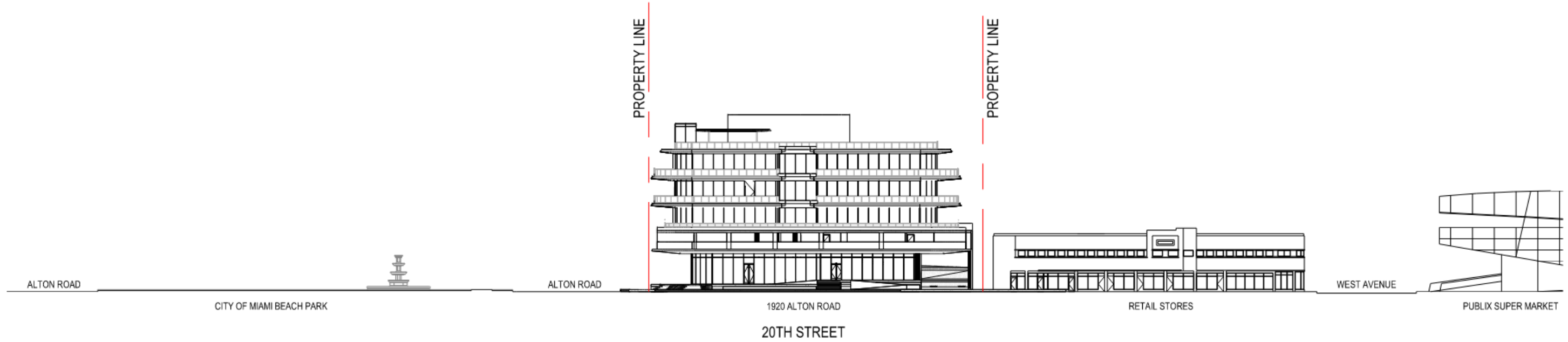
1 SITE PLAN - LEVEL 01
SCALE: 1" = 30'-0"



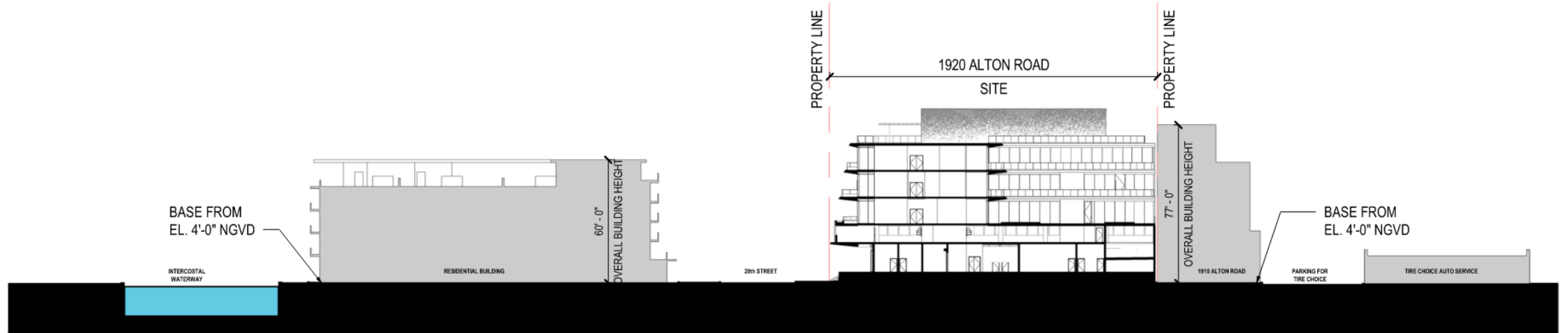
1 Context Elevation - East
SCALE: 1" = 50'-0"



2 Context Elevation - North
SCALE: 1" = 50'-0"



1 Context Elevation - North
 SCALE: 1" = 50'-0"



1 Context Section
SCALE: 1" = 50'-0"

ELEVATION NOTE:
LEVEL
NGVD (FROM GRADE)

ELEV. OVER RUN
88' - 0" (83'-6")

UPPER ROOF
82' - 0" (77'-6")

LEVEL 06 - ROOF DECK
72' - 0" (67'-6")

LEVEL 05
59' - 0" (54'-6")

LEVEL 04
46' - 0" (41'-6")

LEVEL 03
33' - 0" (28'-6")

LEVEL 02
24' - 0" (19'-6")

FREEBOARD ELEV.
14' - 0"

LEVEL 01 (DFE)
9' - 0" (D.F.E.) (4'-6")

BASE FLOOD ELEV.
8' - 0"

RETAIL
7' - 0" (2'-6")

GRADE
4' - 6" (0'-0")

20TH STREET

PROPERTY LINE

ROOF DECK

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

PARKING

COMMERCIAL TRASH

LOADING

VARIANCE TO ALLOW A BUILDING HEIGHT OF 58 FEET WHERE 55 FEET IS PERMITTED PURSUANT TO SECTION 142-306

ROOM COLOR LEGEND

BOH

PARKING

VARIANCE TO ALLOW A HEIGHT OF 11 FEET WHERE 12 FEET ABOVE BASE FLOOD ELEVATION PLUS MAXIMUM FREEBOARD IS REQUIRED PURSUANT TO SECTION 142-306

NOTE:
SEE BUILDING SECTION ON A-40 FOR MORE INFORMATION.

CODE

SEC. 130-101. - SPACE REQUIREMENTS AND LOCATION.

A. WHEN ANY NEW BUILDING OR STRUCTURE IS ERECTED OR AN EXISTING BUILDING IS MODIFIED RESULTING IN AN INCREASE IN FAR, ACCESSORY OFF-STREET LOADING SPACES SHALL BE PROVIDED FOR THE NEW BUILDING, NEW STRUCTURE, OR INCREASE IN FLOOR AREA IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

(1) FOR EACH RETAIL STORE, DEPARTMENT STORE, RESTAURANT, WHOLESALE HOUSE, WAREHOUSE, REPAIR, GENERAL SERVICE, MANUFACTURING OR INDUSTRIAL ESTABLISHMENT, OR SIMILAR USE, WHICH HAS AN AGGREGATE FLOOR AREA IN SQUARE FEET OF:

a. OVER 2,000 BUT NOT OVER 10,000: ONE SPACE.

(2) FOR EACH OFFICE BUILDING, HOSPITAL OR SIMILAR INSTITUTIONS, PLACES OF PUBLIC ASSEMBLY, OR SIMILAR USE, WHICH HAS AN AGGREGATE FLOOR AREA IN SQUARE FEET OF:

b. OVER 10,000 BUT NOT OVER 100,000: TWO SPACES.

B. FOR THE NEW CONSTRUCTION OF MULTI-FAMILY, HOTEL, AND COMMERCIAL BUILDINGS UTILIZING ENCLOSED STRUCTURES FOR THE STORAGE AND/OR PARKING OF VEHICLES, ALL REQUIRED LOADING SPACES SHALL BE LOCATED INTERNALLY.

REQUIREMENTS:

OFFICE: 25,222.9 SF REQUIRES 2 SPACES

F&B: 8,283.9 SF SF REQUIRES 1 SPACE

Area Schedule (FAR)	
Level	Area

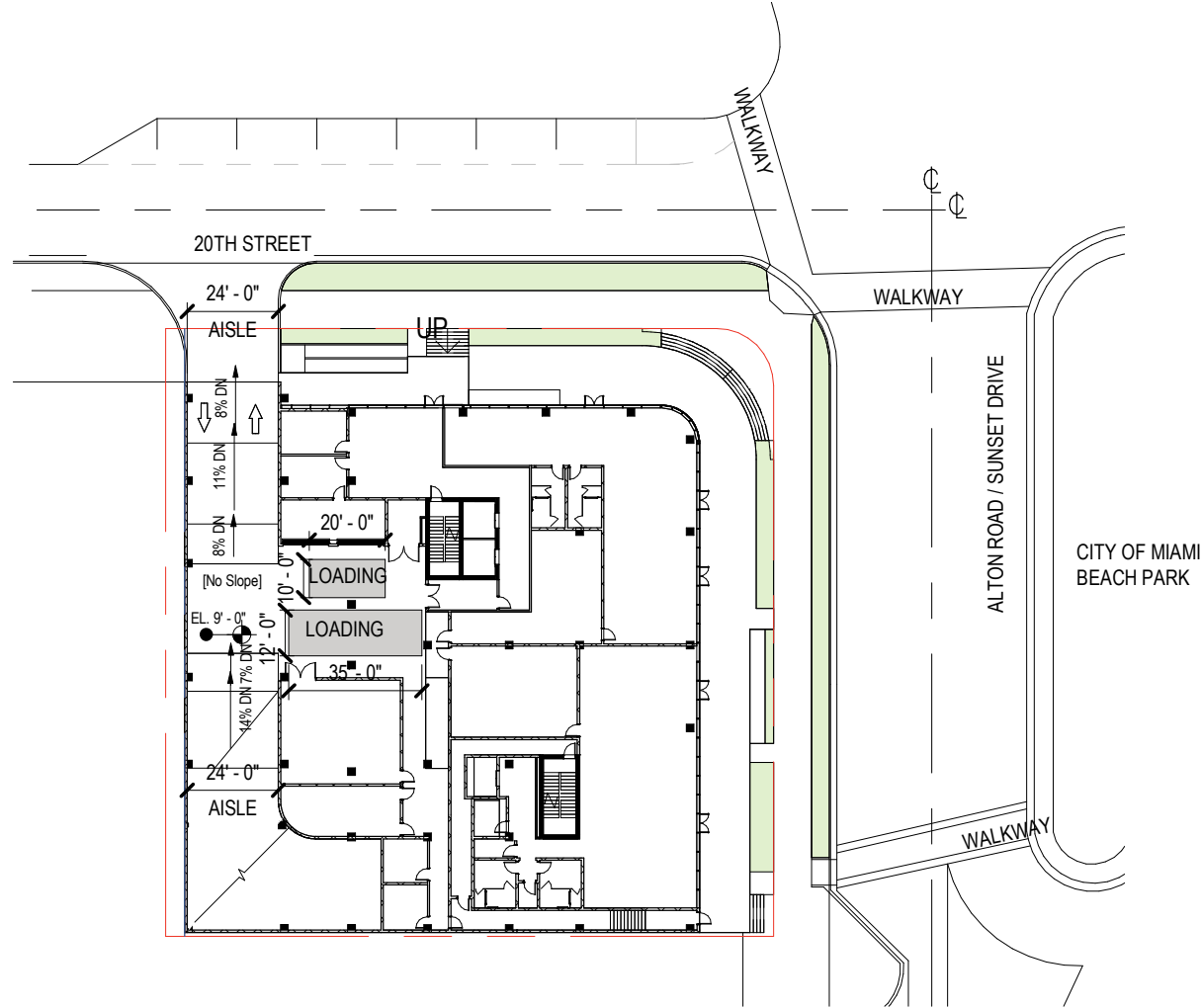
FAR F&B	
LEVEL 01 (DFE)	8,090.7 SF
LEVEL 02	100.0 SF
LEVEL 03	93.2 SF
	8,283.9 SF

FAR OFFICE	
LEVEL 03	8,307.5 SF
LEVEL 04	8,307.7 SF
LEVEL 05	8,307.9 SF
	24,923.0 SF

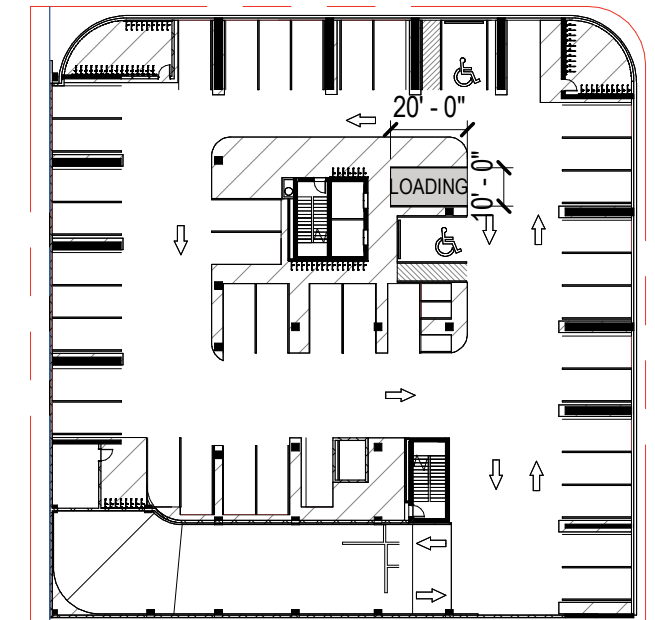
Area Schedule (FAR)	
Level	Area

FAR RESI	
LEVEL 02	279.6 SF
LEVEL 03	4,351.9 SF
LEVEL 04	4,354.0 SF
LEVEL 05	4,352.9 SF
LEVEL 06 - ROOF DECK	238.8 SF
	13,577.2 SF

FAR SHARED	
LEVEL 01 (DFE)	3,759.6 SF
LEVEL 02	521.3 SF
	4,280.9 SF
	51,065.1 SF



1 SITE PLAN - LEVEL 01 - Variance Diagram
SCALE: 1" = 50'-0"



2 LEVEL 02 - VARIANCE DIAGRAM
SCALE: 1" = 50'-0"