



224 2ND ST

Scope: Application for a Certificate of Appropriateness for the partial demolition and renovation of the existing 1 and 2 story buildings and the construction of a new 1-story addition for a new restaurant. Request for Waiver of off-street loading space and for the amount of demolition to preserve parking credits and existing rear setback.

**HPB FINAL SUBMITTAL
MAY 11, 2017**

G-1.01 ZONING DATA AND DRAWING LIST

Item #	Zoning Information				
1	Address:	224 2nd Street			
2	Board and file numbers:				
3	Folio number(s):	02-4203-003-1250			
4	Year constructed:	1925	Zoning District:	CPS-1	
5	Base Flood Elevation:	8.0' NGVD	Grade value in NGVD	4.83' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.415' NGVD	Lot Area:	6,500 SF	
7	Lot width:	50'	Lot Depth:	130'	
8	Minimum Unit Size:	N/A	Average Unit Size:	N/A	
9	Existing use:	Office & Residential	Proposed use:	Restaurant	
		Maximum	Existing	Proposed	Deficiencies
10	Height	40'	27'-0"	27'-0"	
11	Number of Stories	4	2	2 EX. TO REMAIN	
12	FAR	6,500 sf	5,189 sf	5,459 sf	
13	Gross square footage	6,500 sf	5,189 sf	5,595 sf	
14	Square footage by use	N/A	Office-3,051 sf Residential-2,138 sf	Restaurant-5,595 sf	
15	Number of units Residential	N/A	4	0	
16	Number of units Hotel	N/A	N/A	N/A	
17	Number of seats	N/A	N/A	104	
18	Occupancy load	N/A	N/A	180	
	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A	N/A	N/A	
20	Side Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback facing street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
	At Grade Parking:				
24	Front Setback (Washington Ave):	N/A	N/A	N/A	
25	Side Setback (2nd Street):	N/A	N/A	N/A	
26	Side Setback (South):	N/A	N/A	N/A	
28	Rear Setback (East):	N/A	N/A	N/A	
	Pedestal:				
29	Front Setback (Washington Ave):	0'	4'-10"	4'-10" TO REMAIN	
30	Side Setback (2nd Street):	0'	0'-9"	0'-9" TO REMAIN	
31	Side Setback (South):	0'	0'	0' TO REMAIN	
33	Rear Setback (East):	5'	0'	0' TO REMAIN	
	Tower:				
34	Front Setback (Washington Ave):	N/A	N/A	N/A	
35	Side Setback (2nd Street):	N/A	N/A	N/A	
36	Side Setback (South):	N/A	N/A	N/A	
38	Rear Setback (East):	N/A	N/A	N/A	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district 1				
40	Total # of parking spaces:	0	0	0	No Change
	# of parking spaces per use (Provide a separate chart for breakdown calculation)	0	0	0	
41					
	# of parking spaces per level (provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
42	Parking Space Dimensions	N/A	N/A	N/A	
43	Parking Space configuration (45o, 60o, n90o, Parallel)	N/A	N/A	N/A	
44	ADA Spaces	N/A	N/A	N/A	
45	Tandem Spaces	N/A	N/A	N/A	
46	Drive aside width	N/A	N/A	N/A	
47	Valet drop-off and pick-up	N/A	N/A	N/A	
48	Off-Street Loading Spaces	1	0	1*	*Requesting waiver to locate the required off-street loading space in the alley located on the east side of the property.
49					
50	Bicycle Racks	0	0	0	
	Restaurants, Cafes, Bars, Louges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	0	Restaurant	
52	Total # of seats	N/A	0	104	
	Total # of seats per venue (Provide a seperatae chart for a breakdown calculation)	N/A	0	104	
53					
54	Total occupant content	N/A	0	180	
	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	0	104	
55					
56	Is this a contributing building?	Yes			
57	Located within a Local Historic District?	Yes			

Notes:
If not applicable write N/A

DRAWING LIST

Cover

Survey

- G-1.01 Zoning Data and Drawing list
- G-1.02 Location Plan
- G-1.03 Zoning and Historic District Map
- G-1.04 Site Plan
- G-1.05 Existing and Proposed FAR Diagrams
- G-1.06-07 Context Elevations
- G-1.08-09 Existing Site Photos
- G-1.10-14 Context Photos
- G-1.16 Building Transformation Timeline
- G-1.17 Materials

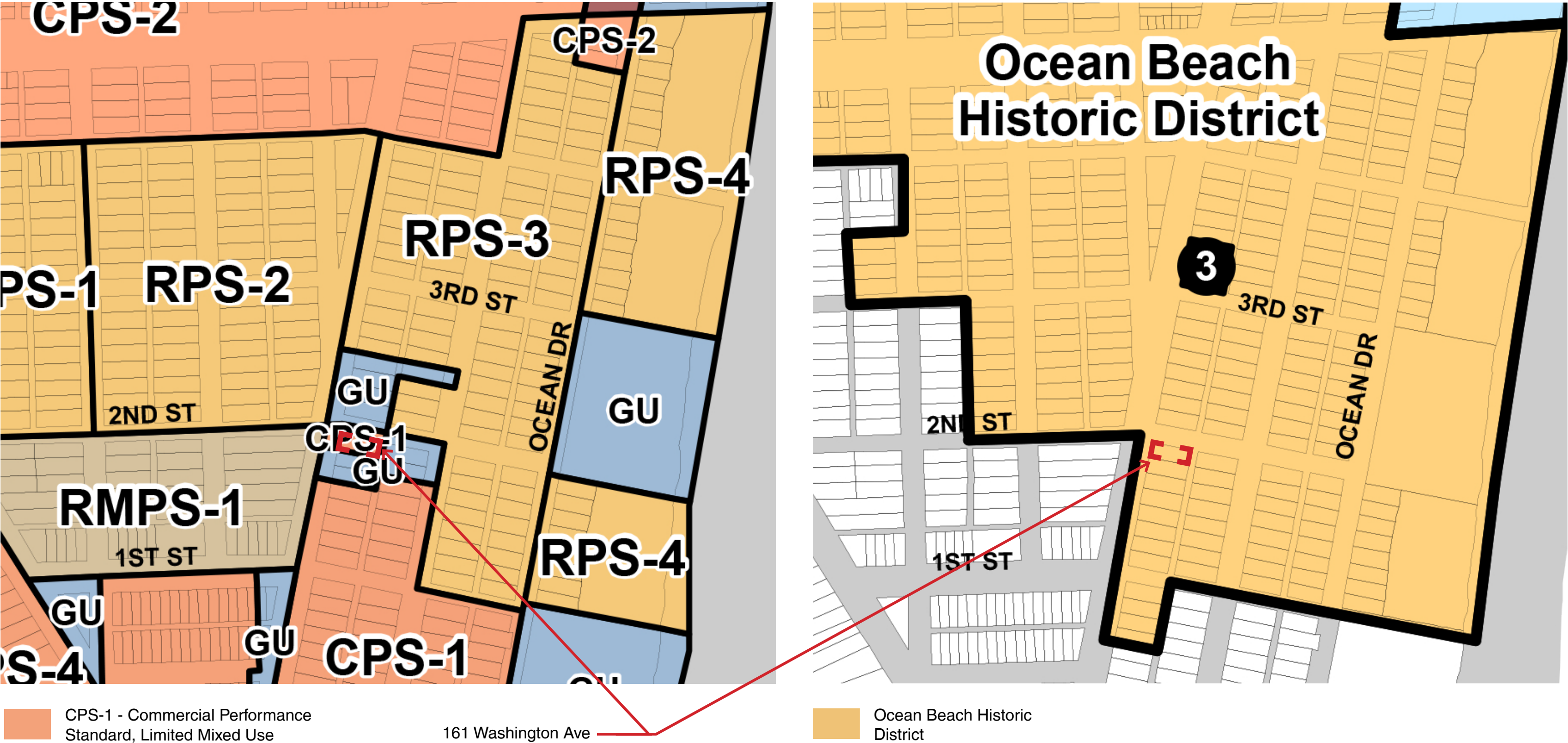
- AB-1.01 Existing Ground Floor Plan
- AB-1.02 Existing Second Floor Plan
- AB-1.03 Existing Roof Plan
- AB-2.01 Existing West and East Elevations
- AB-2.02 Existing North and South Elevations

- D-1.01 Ground Floor Demolition Plan
- D-1.02 2nd Floor Demolition Plan
- D-1.02 East and West Demolition Elevations
- D-1.04 North and South Demoltion Elevations

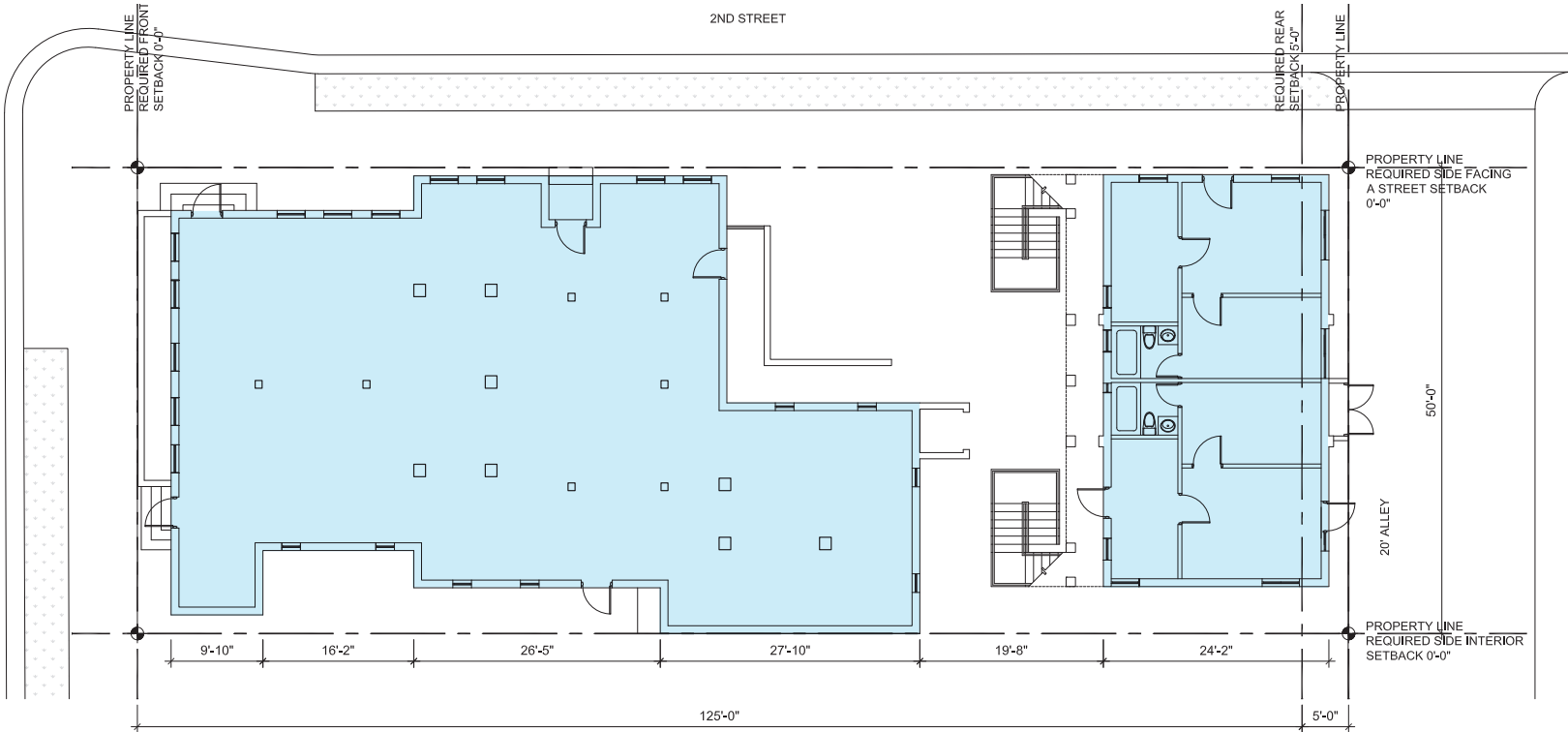
- A-1.01 Proposed Ground Floor Plan
- A-1.01 Proposed Second Floor Plan
- A-2.01 Proposed West and East Elevations
- A-2.02 Proposed North and South Elevations
- A-2.03 Site Line View Analysis
- A-3.01 Proposed Sections

- A-4.01 Perspective Looking South East
- A-4.02 Perspective Looking South West
- A-4.03 Courtyard

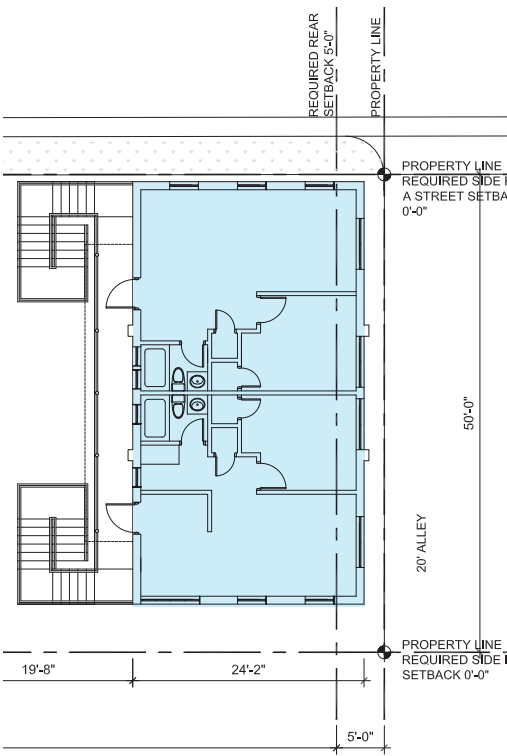
G-1.03 ZONING AND HISTORIC DISTRICT MAP



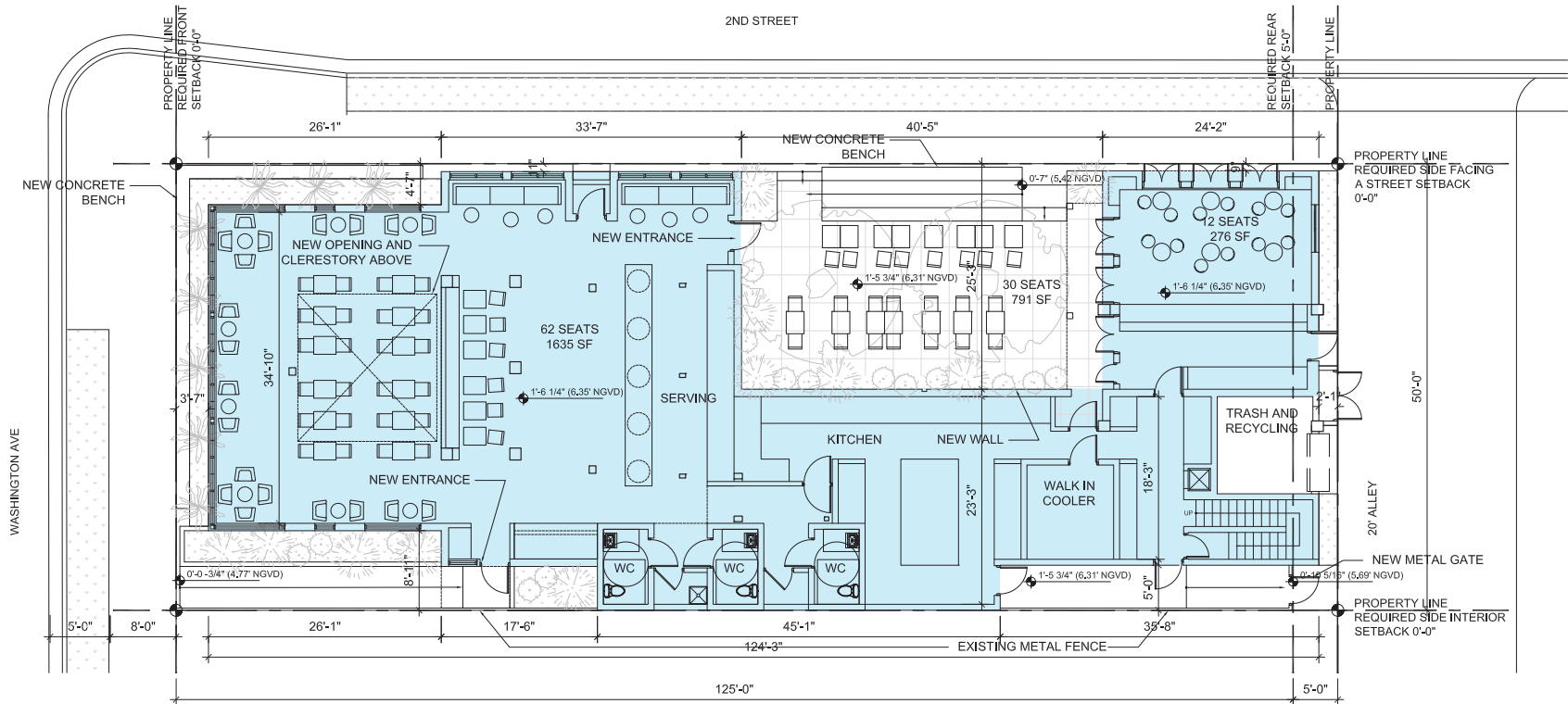
G-1.05 EXISTING & PROPOSED FAR DIAGRAM



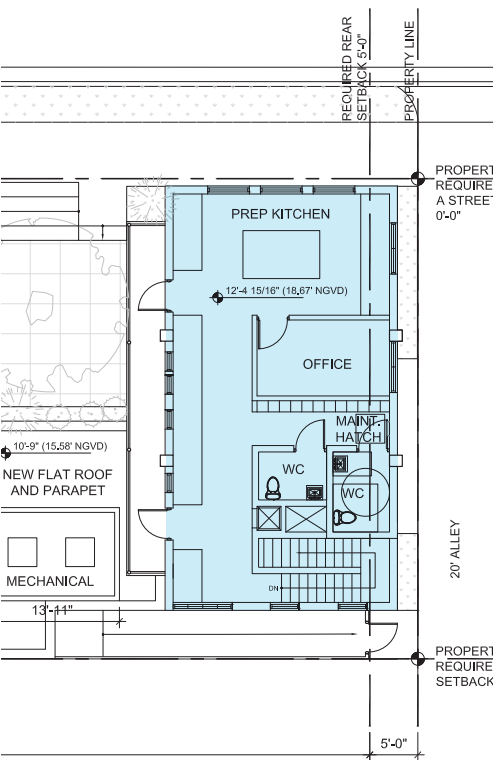
Existing Ground Floor - 4,120 sf



Existing Second Floor - 1,069 sf



Proposed Ground Floor - 4,390 sf



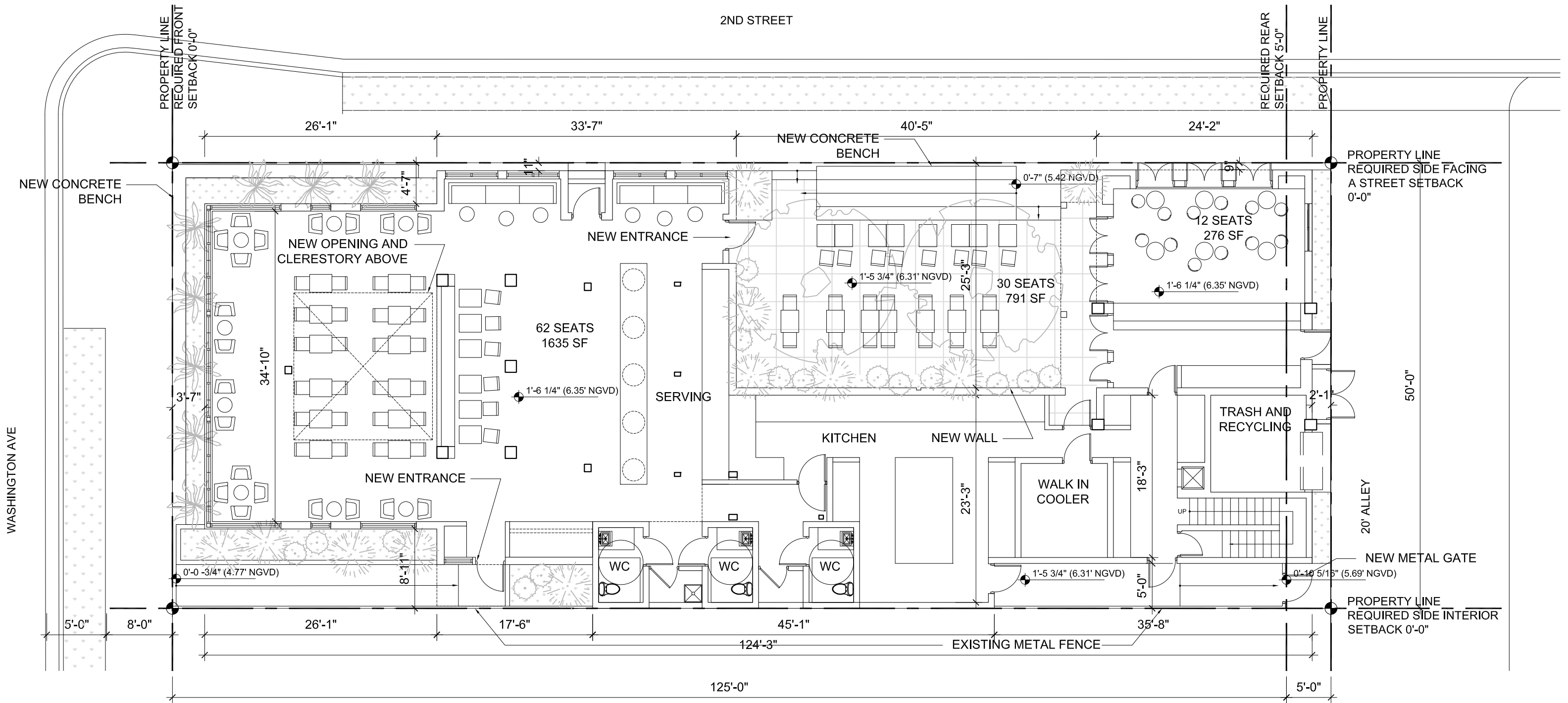
Proposed Second Floor - 1,069 sf

Shulman + Associates

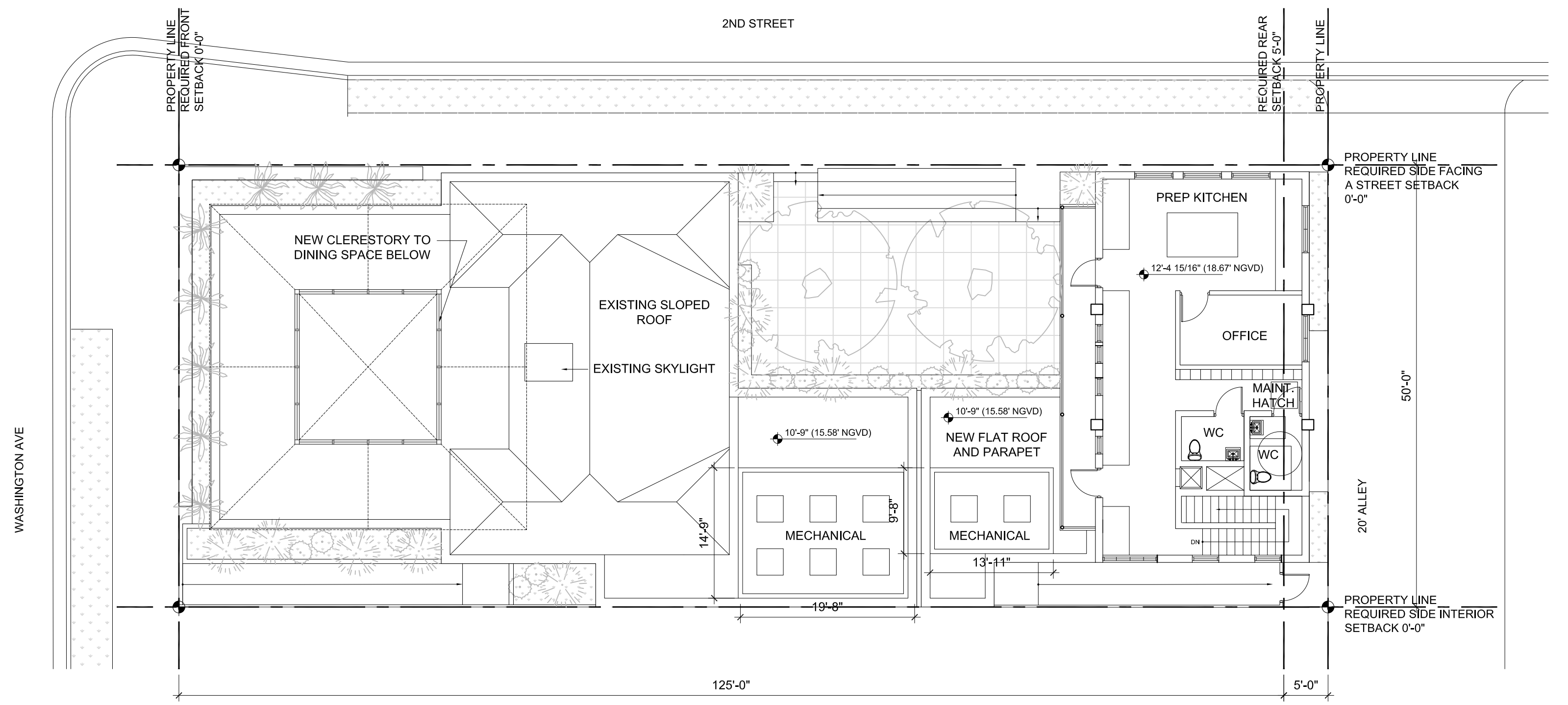


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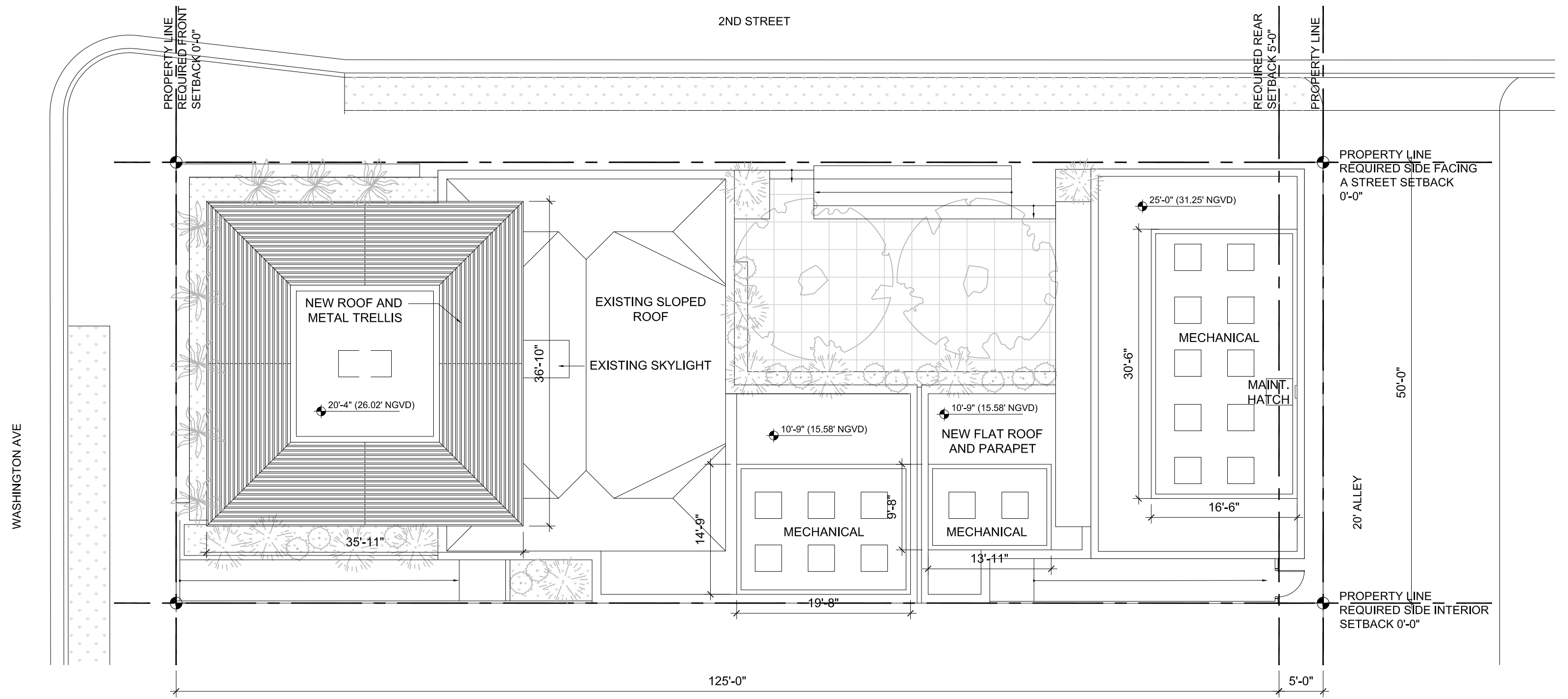
A-1.01 PROPOSED GROUND FLOOR PLAN



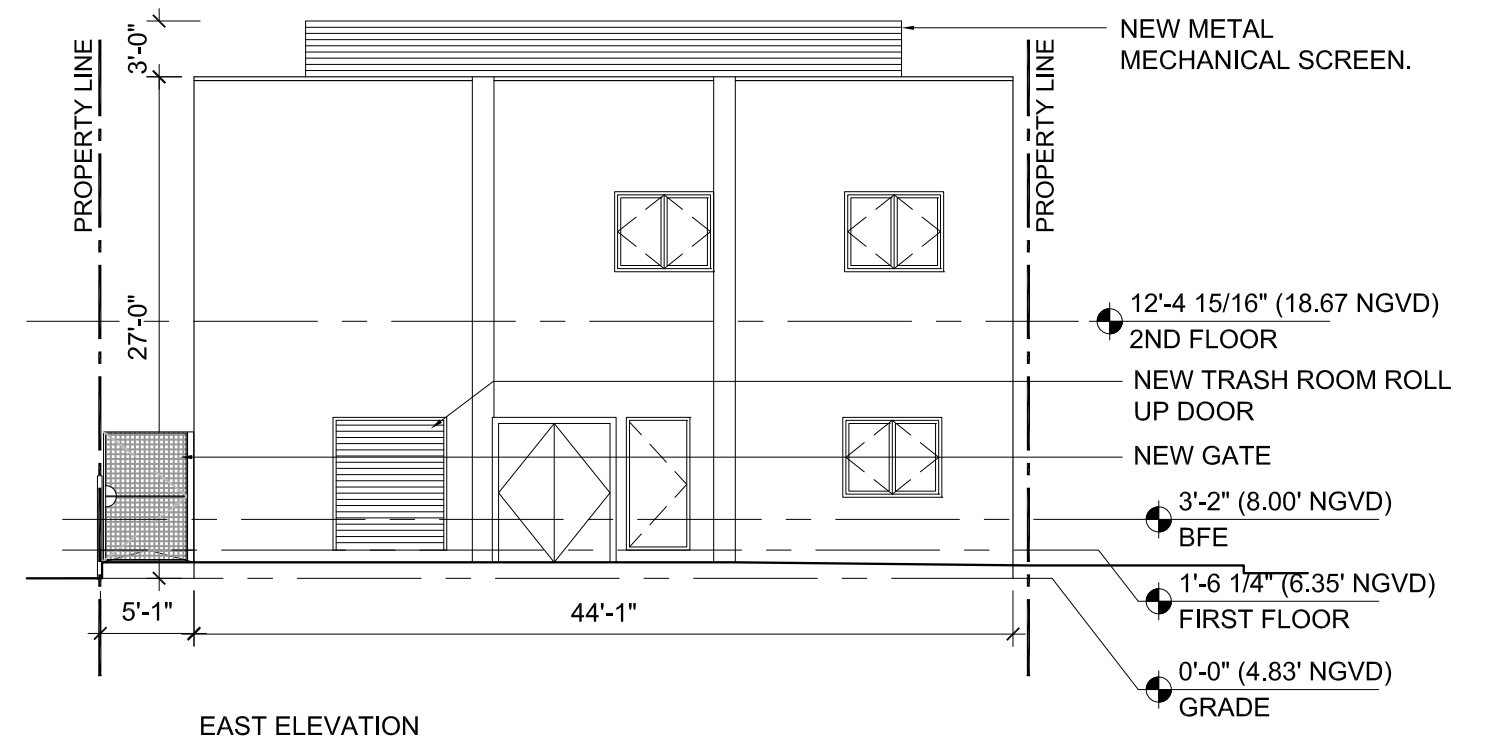
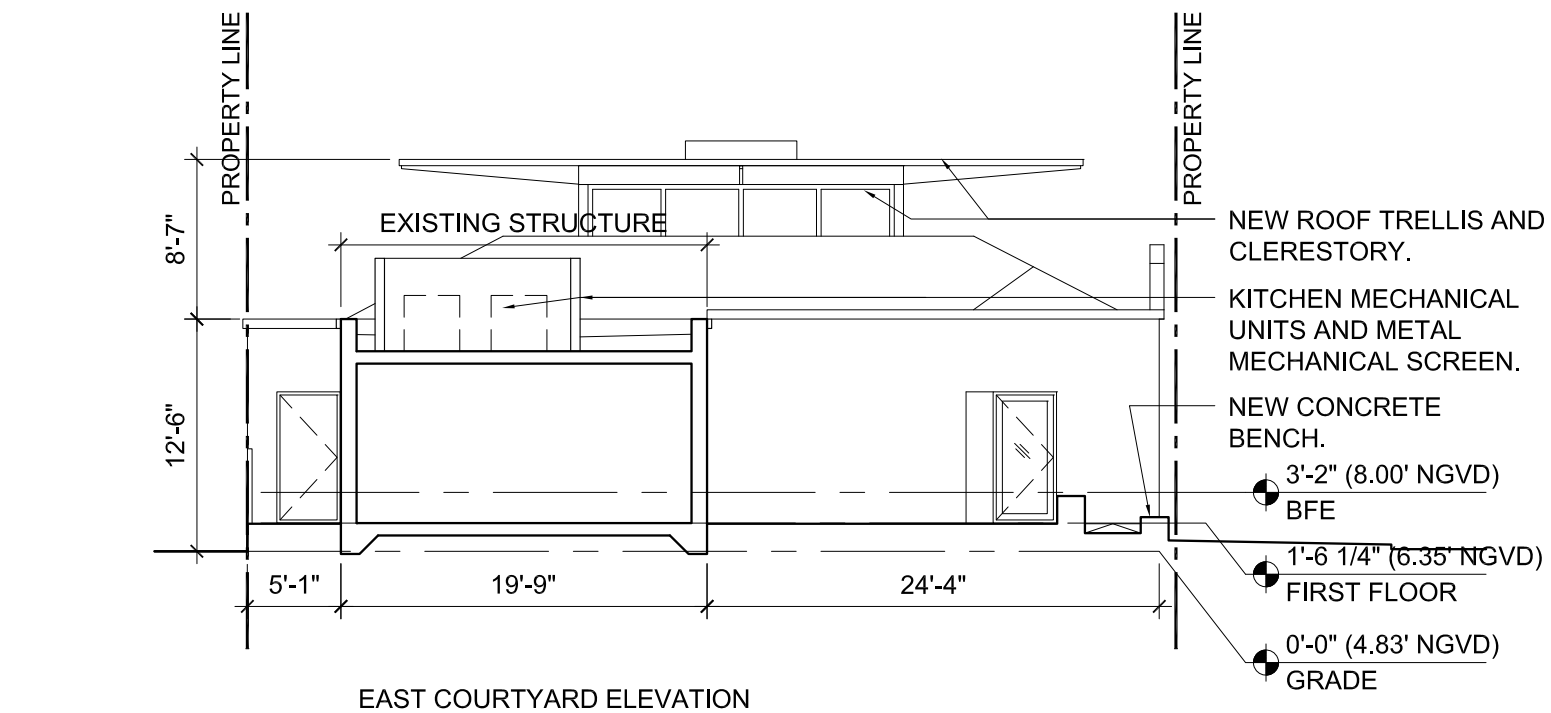
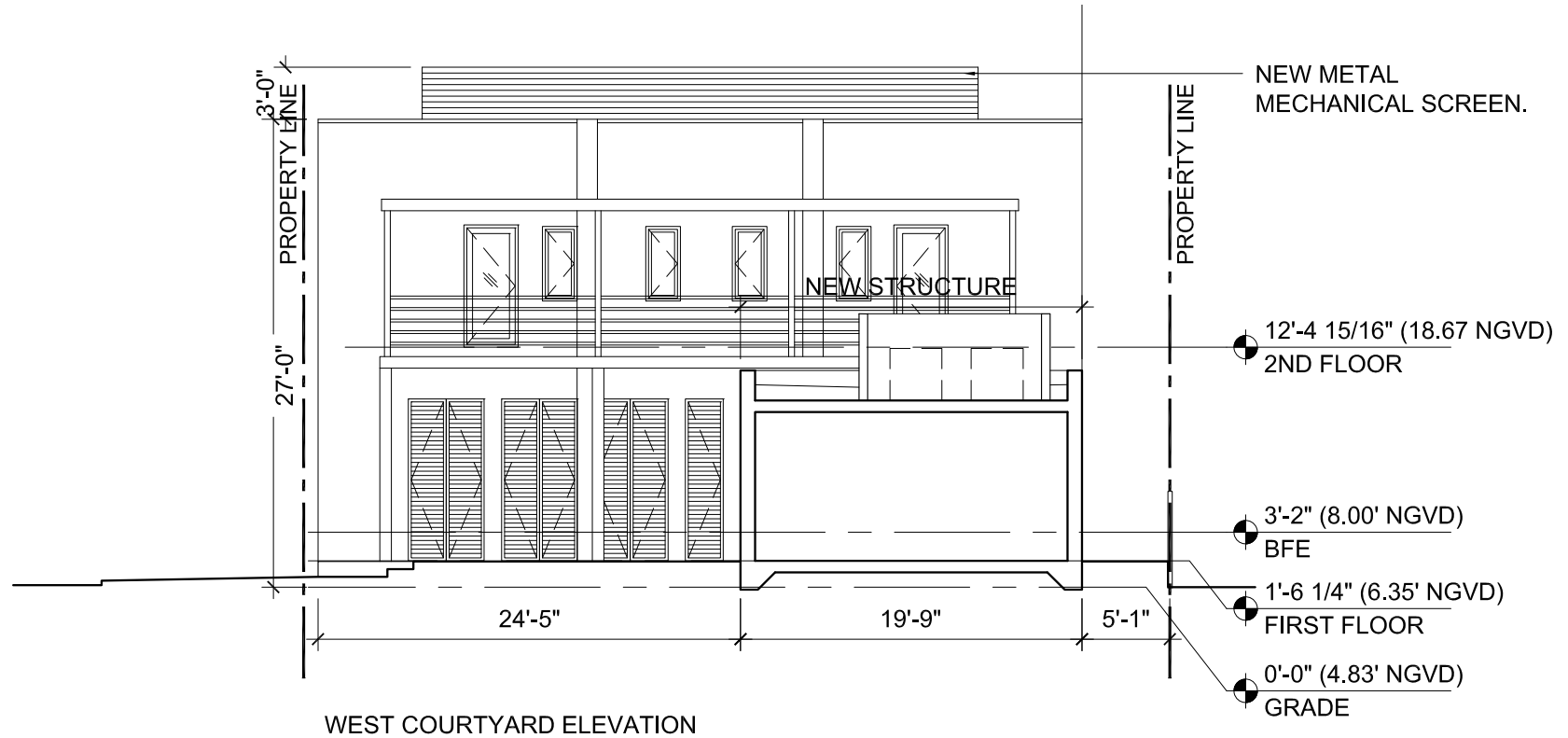
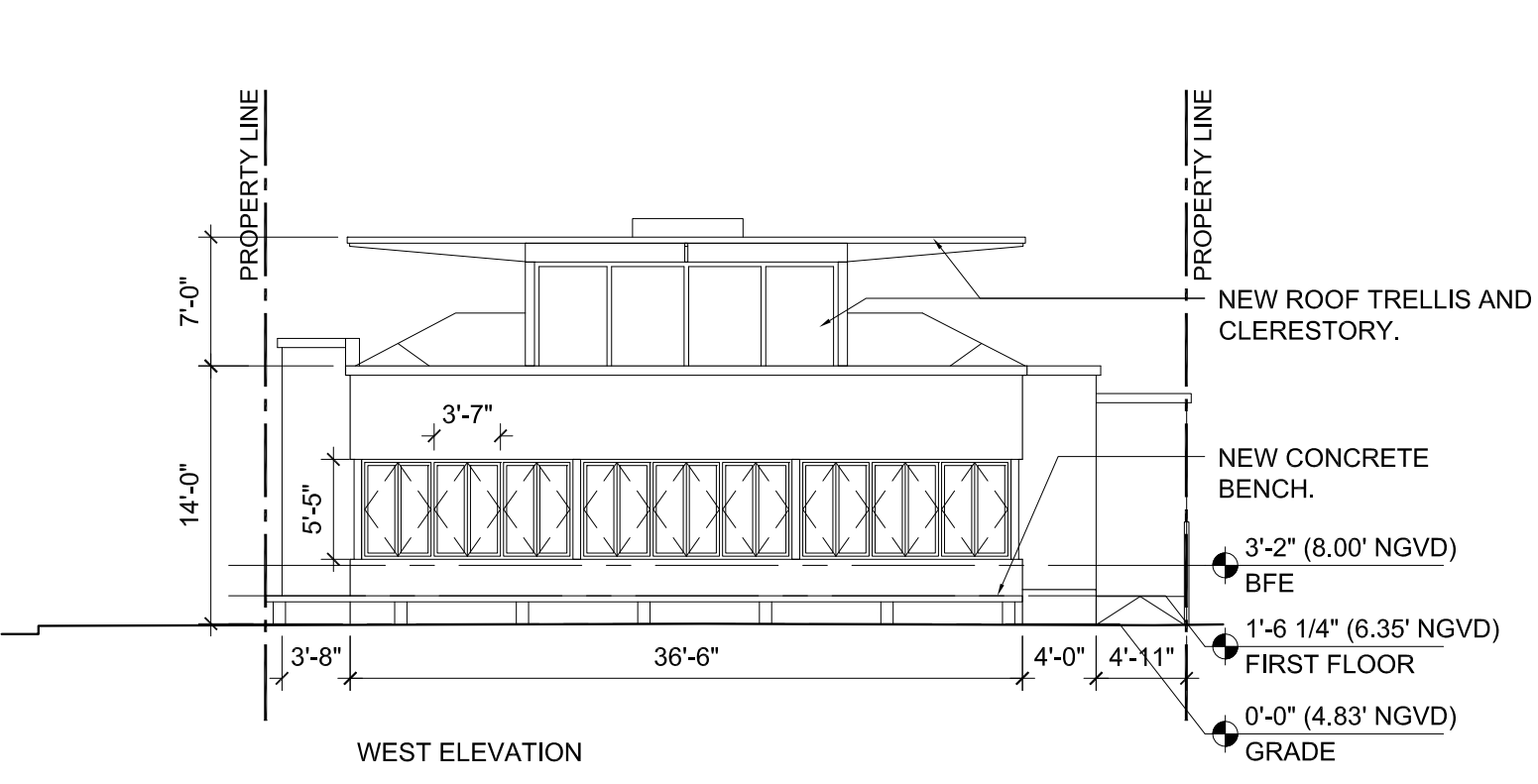
A-1.02 PROPOSED SECOND FLOOR PLAN



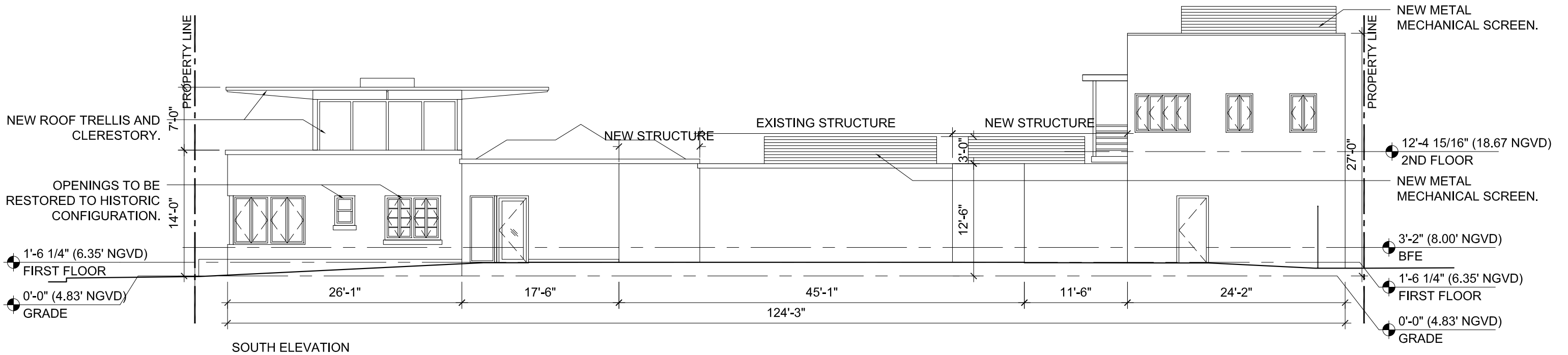
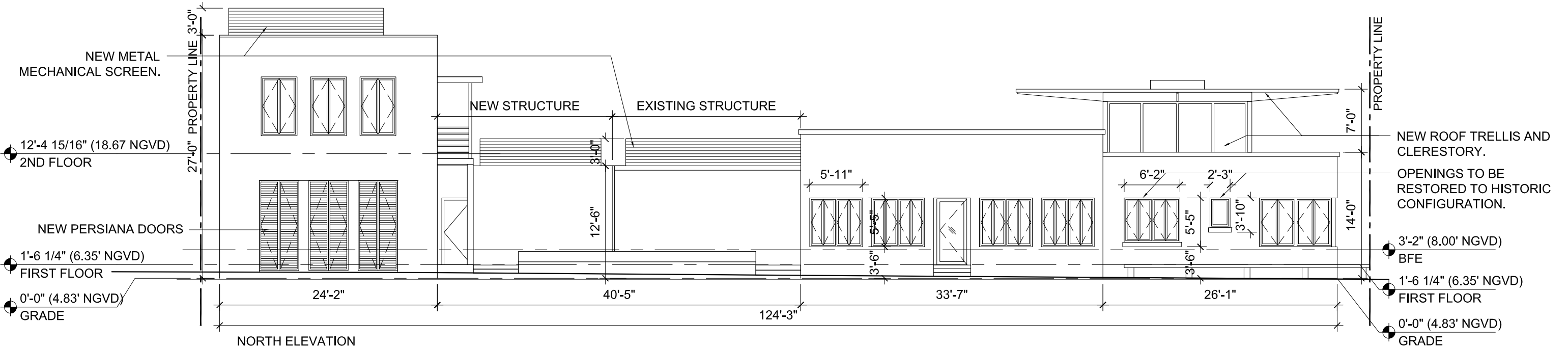
A-1.03 PROPOSED ROOF PLAN



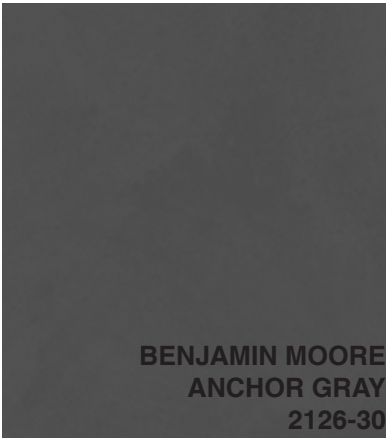
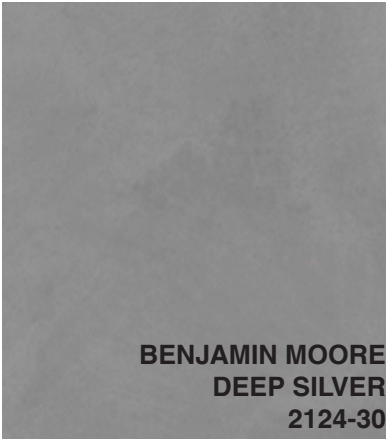
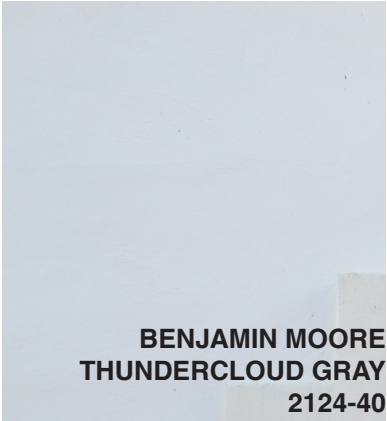
A-2.01 PROPOSED EAST AND WEST ELEVATION



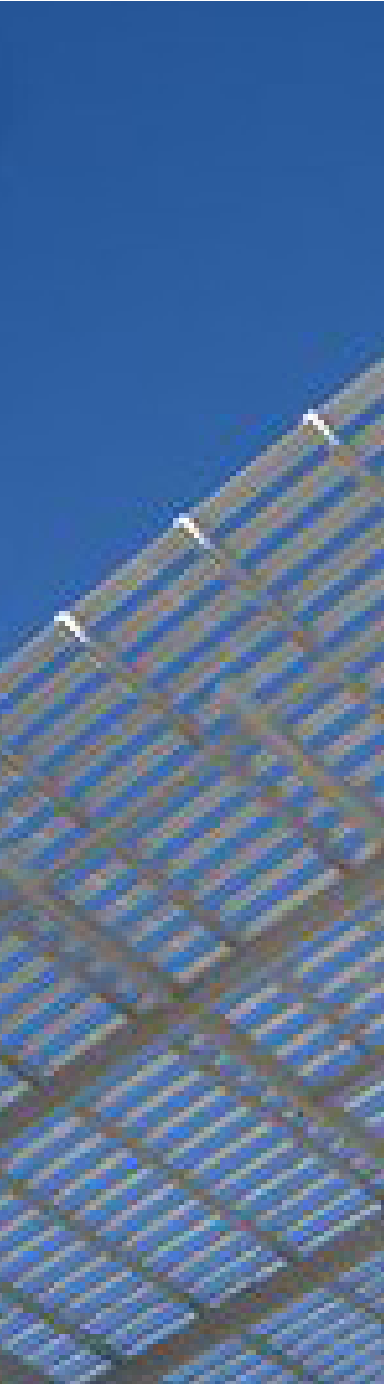
A-2.02 PROPOSED NORTH AND SOUTH ELEVATION



G-1.17 MATERIALS



PROPOSED STUCCO

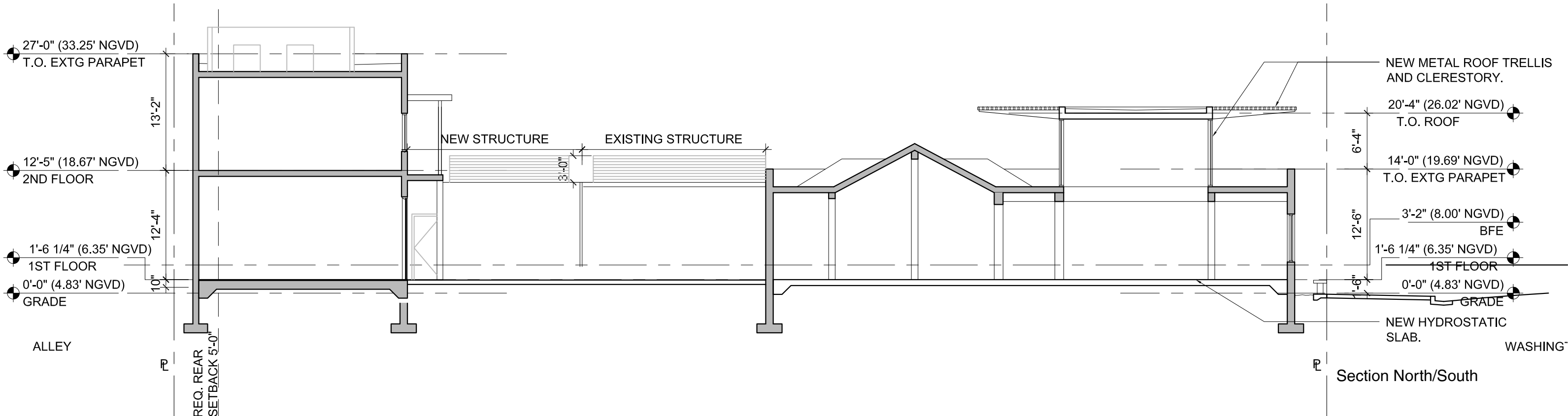
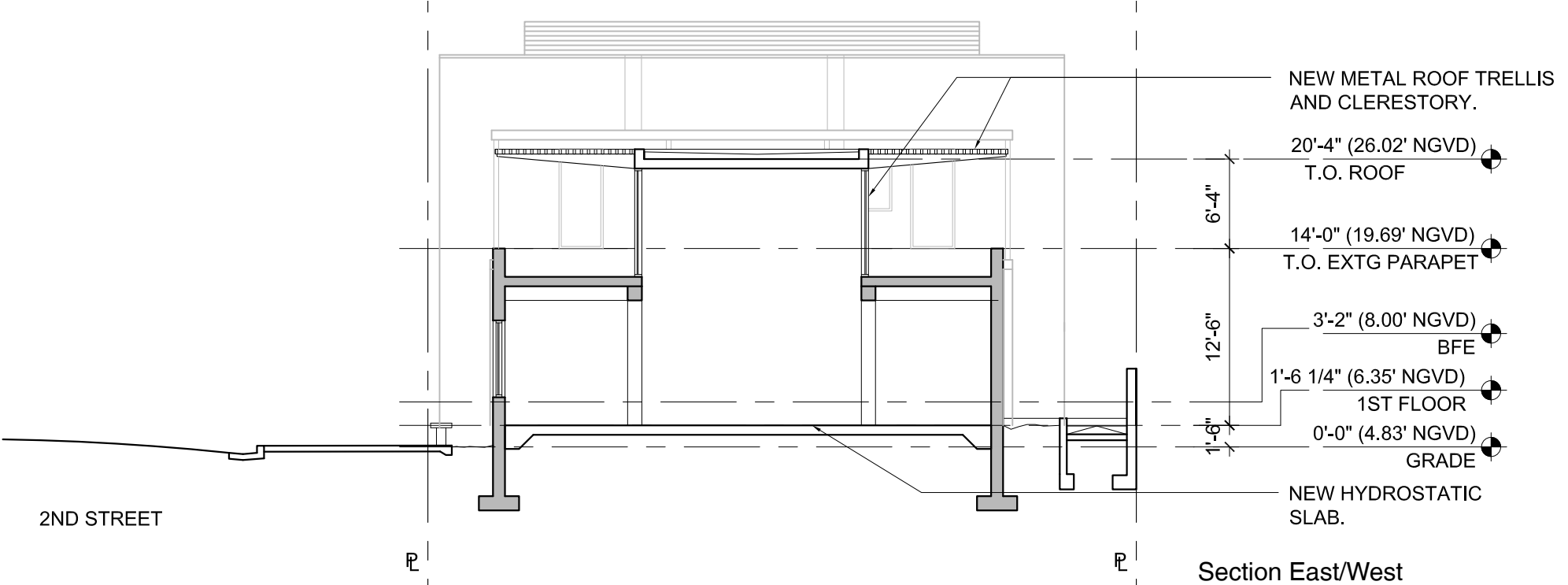


ROOF TRELLIS



PERSIANA DOORS.

A-3.01 PROPOSED SECTIONS



A-4.04 PERSPECTIVE LOOKING SOUTH EAST



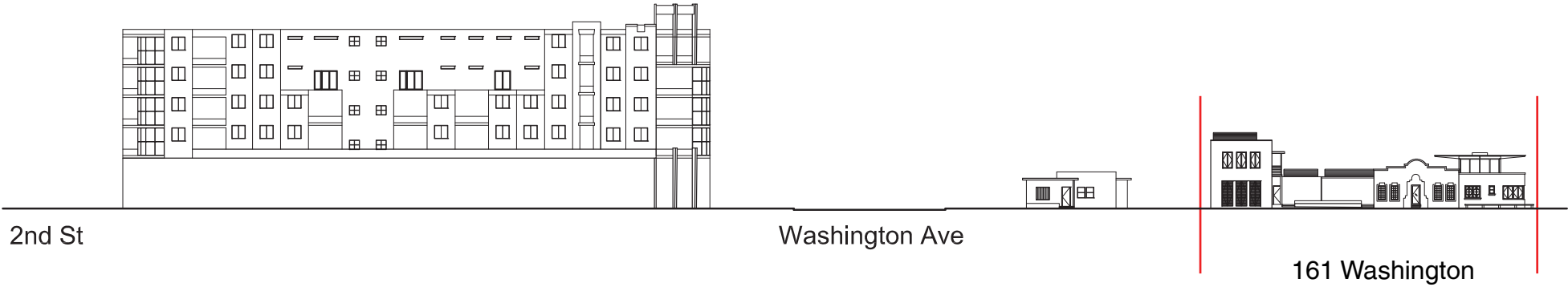
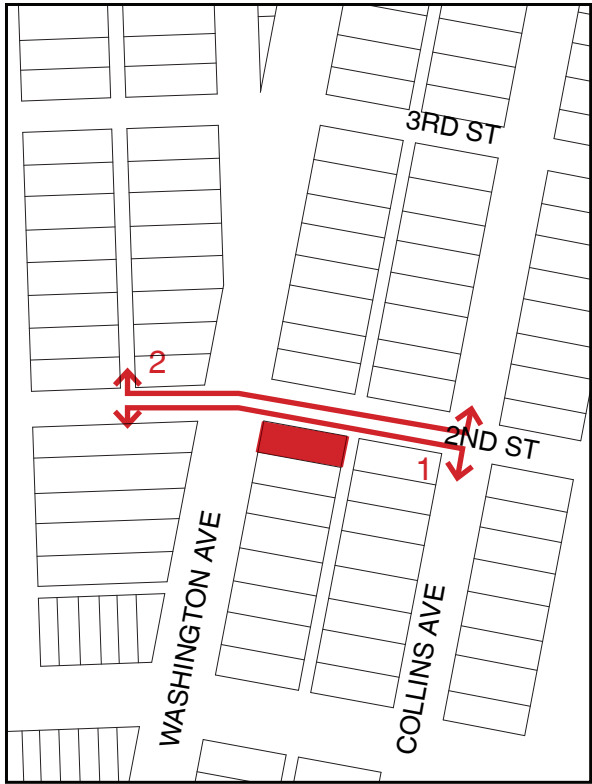
A-4.05 PERSPECTIVE LOOKING SOUTH WEST



A-4.06 COURTYARD



G-1.06 CONTEXT ELEVATIONS

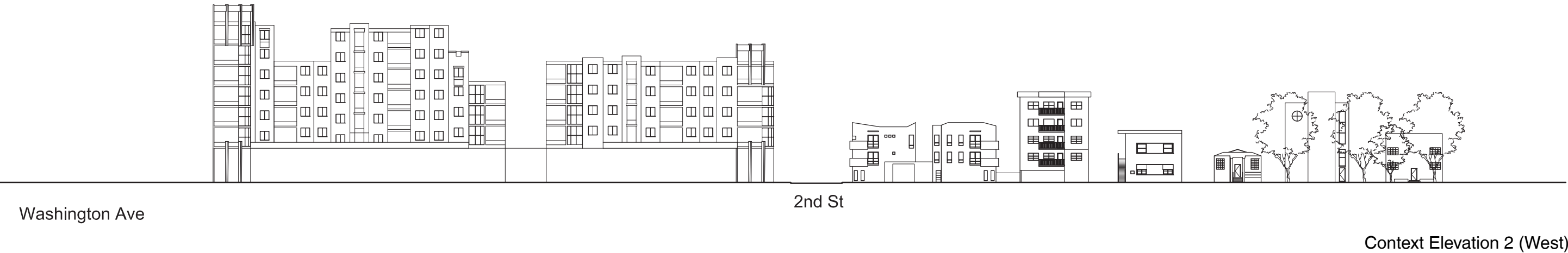
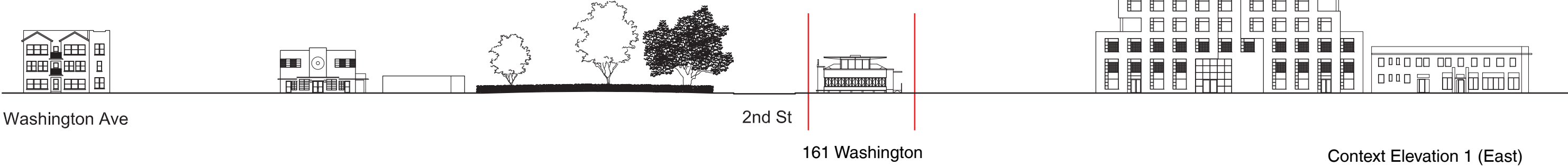
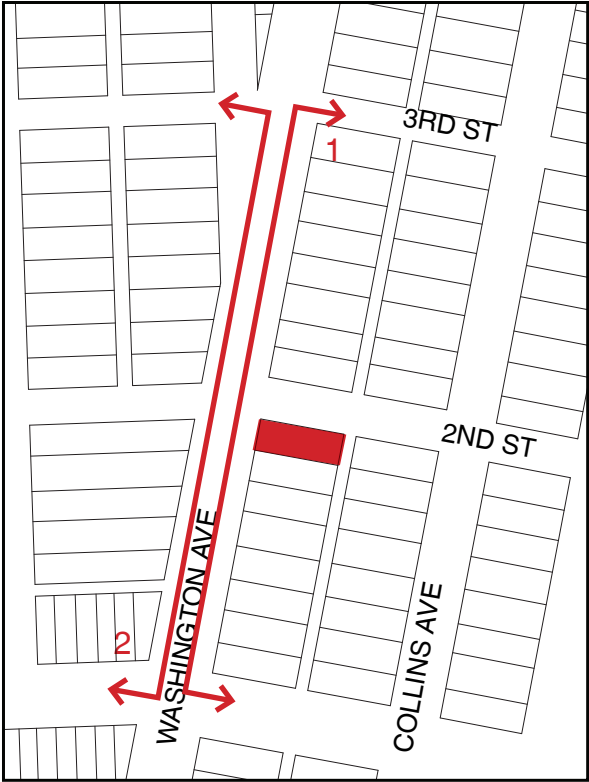


Context Elevation 1 (South)



Context Elevation 2 (North)

G-1.07 CONTEXT ELEVATIONS



A-2.03 SITE LINE ANALYSIS

