EXISTING CONDITIONS - 2019
MATERIAL PRESERVATION

EXISTING MASONRY DETAILS TO BE REBUILT

DEMO & REUSE BRICK V.I.F.
REBUILD TO MATCH CHARACTER OF OPENINGS

NEW WALL TO BE CMU

DEMO & REUSE BRICK V.I.F.

NEW WALL TO BE CMU/STUCCO

EXISTING GROCERY SIGNAGE TO BE REBUILT
EXISTING MASONRY DETAILS TO BE REBUILT
DEMO & REUSE BRICK V.I.F.
REBUILD TO MATCH CHARACTER OF OPENINGS
NEW OPENINGS TO BE LARGER TO ACCOMDATE THE NEW USE
INCORPORATE PARKING ENTRANCE
PATIO CONCEPT
PATIO CONCEPT
PLAN | TYPICAL PARKING
17,176 SF PER FLOOR
35 SPACES PER FLOOR
315 TOTAL PARKING SPACES

PLAN | TYPICAL RESIDENTIAL
13,404 GSF PER FLOOR
10,929 NRSF PER FLOOR (84.5% EFFICIENCY)

45% MAX OPENINGS

SETBACK TO ALLOW 75% MAX OPENINGS

AMENITY DECK BELOW
## PROGRAM SUMMARY

### PARKING
- 9 floors above grade
- 36 spaces/floor
- 315 total spaces (1.03 SP/UNIT)

### RESIDENTIAL
- 32 floors
- 420,789 GSF
- 306 units
- 1,110 NRSF/UNIT AVG.
- 339,603 NRSF (81.9% EFFICIENCY)
- 353,985 GRSF

### AMENITY
- 10,470 GSF indoor amenity (lobby & amenity)
- 8,190 GSF outdoor amenity

### RETAIL
- 4,600 GSF

### MECHANICAL / BOH
- 14,540 GSF

### TOTAL BUILDING
- 598,270 GSF
- 442,220 GSF FAR ATTRIBUTABLE AREA

## ZONING SUMMARY

- Site SF: 17,707 SF
- Maximum FAR: 25 : 1
- Total GSF FAR allowable: 442,675 GSF
Historical Designation Criteria

- At least 50 years old
- Retains high degree of integrity
  - X Significantly Modified
- Meets two of the following five criteria:
  - X Architecture
  - ✓ Historical association
  - X Archeology
  - X Community value
  - X Landscape feature
§ 25-2-352 HISTORIC DESIGNATION CRITERIA

(A) The council may designate a structure or site as a historic landmark (H) combining district if:

(b) demonstrates significance in at least two of the following categories:

(i) Architecture. The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building. A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance.
§ 25-2-352 HISTORIC DESIGNATION CRITERIA

(A) The council may designate a structure or site as a historic landmark (H) combining district if:

(ii) Historical Associations. The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historical time.
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§ 25-2-352 HISTORIC DESIGNATION CRITERIA

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(iii) Archeology. The property has, or is expected to yield, significant data concerning the human history or prehistory of the region.
§ 25-2-352
HISTORIC DESIGNATION CRITERIA

(A) The council may designate a structure or site as a historic landmark (H) combining district if:

(iv) Community Value. The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.
§ 25-2-352  HISTORIC DESIGNATION CRITERIA

(A)  The council may designate a structure or site as a historic landmark (H) combining district if:

(v)  Landscape Feature. The property is a significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural, or historical value to the city.