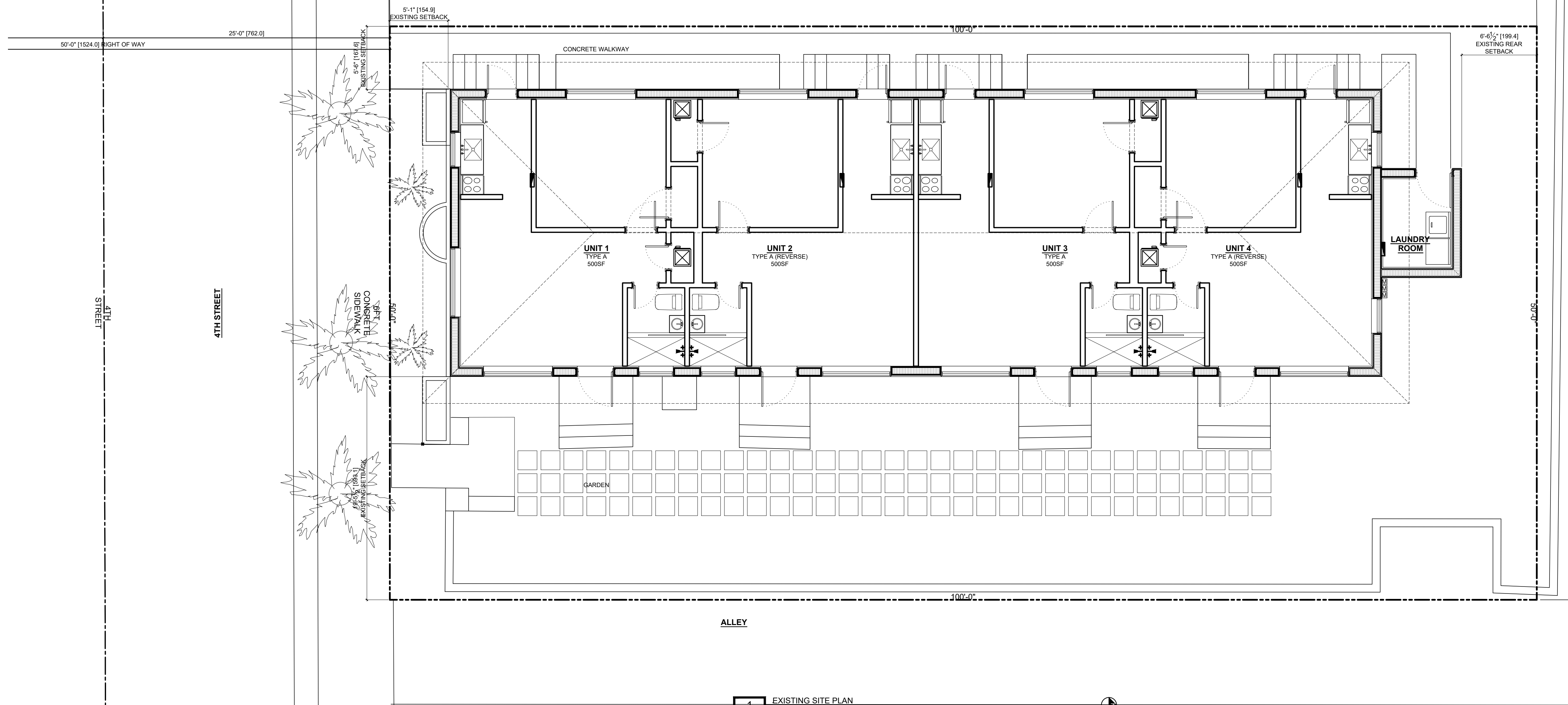
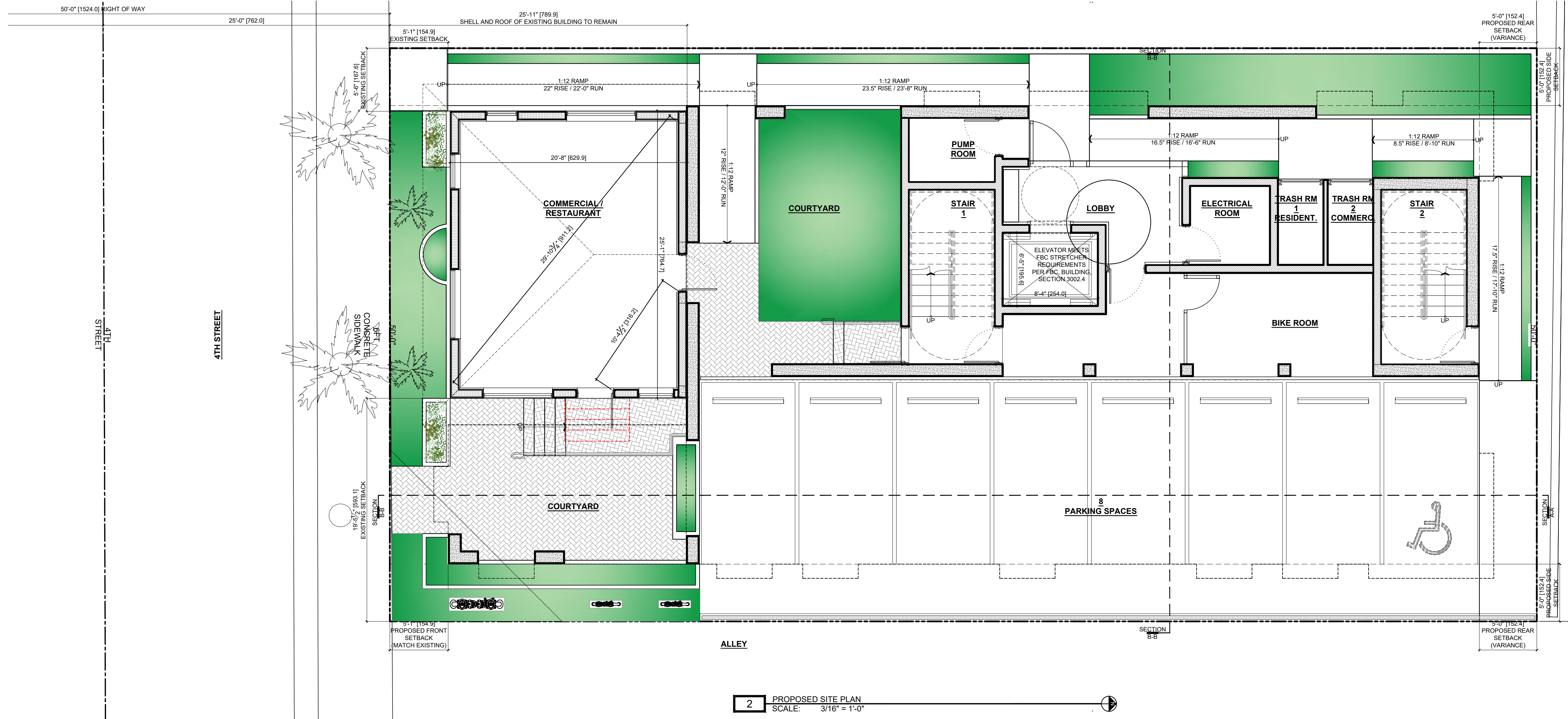


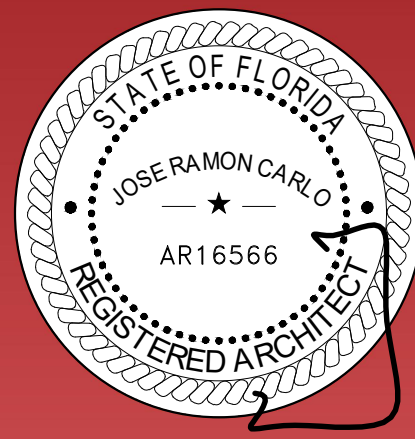
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1 EXISTING SITE PLAN  
SCALE: 3/16" = 1'-0"



2 PROPOSED SITE PLAN  
SCALE: 3/16" = 1'-0"



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DESIGN  
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ADVISORY

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**MIXED-USE PROJECT**  
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JANUARY 17, 2023

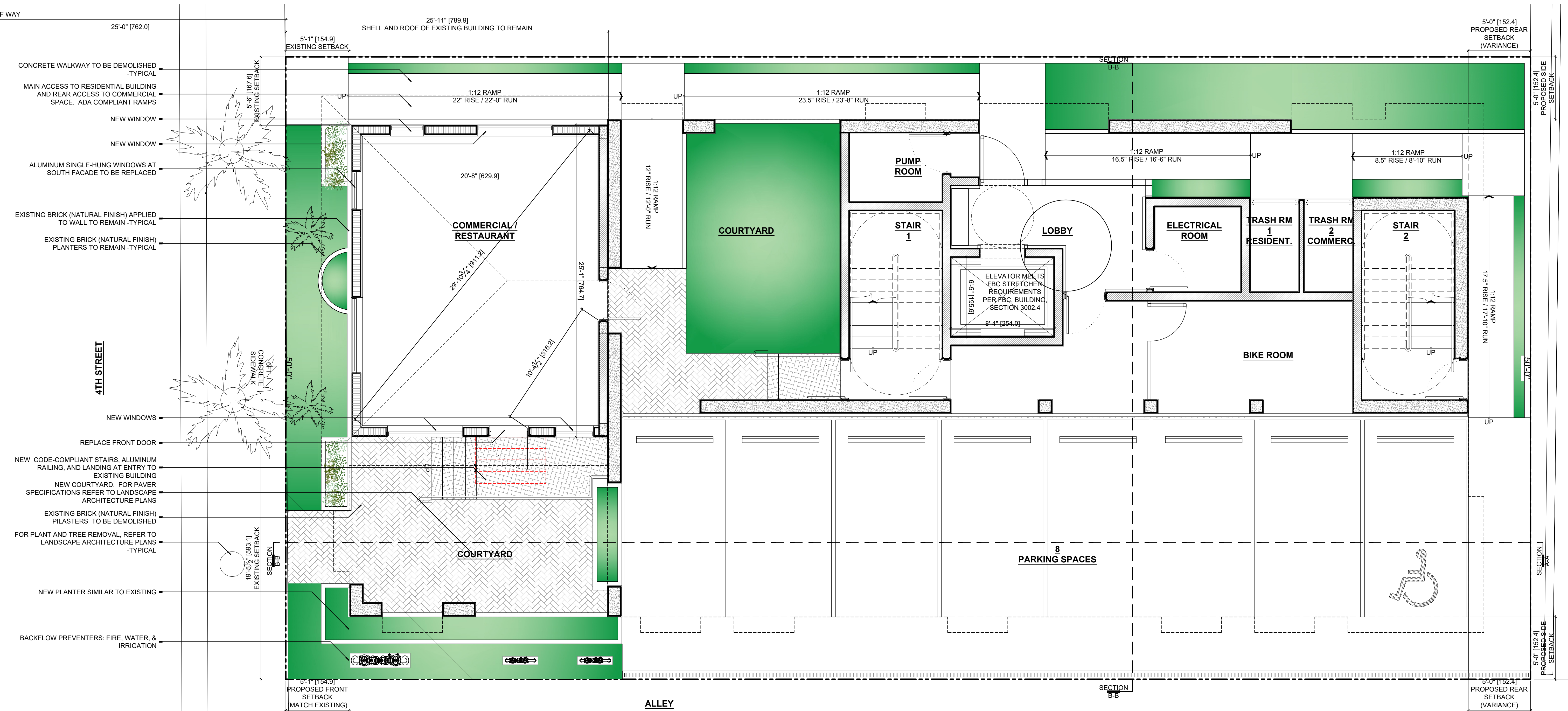
PROJECT: 2203  
DATE: JANUARY 17, 2023  
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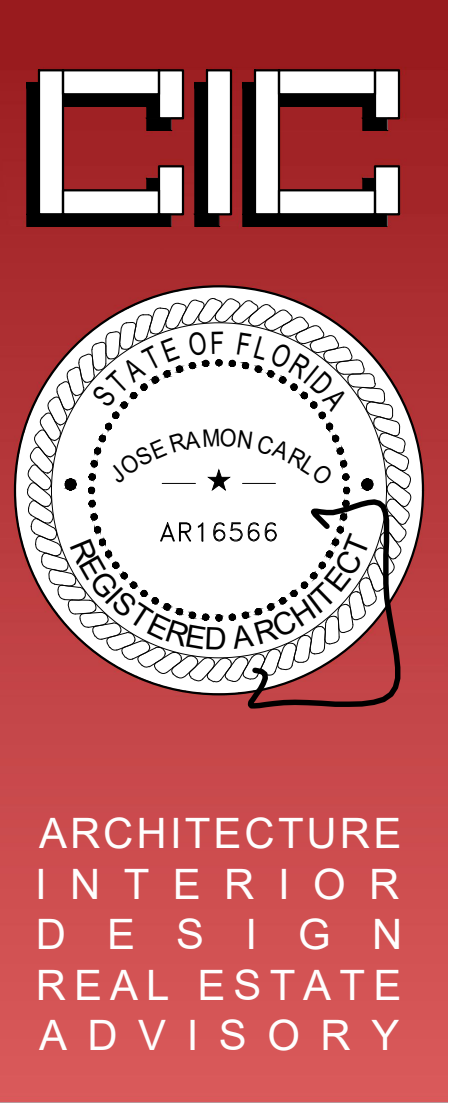
SCALE: 3/16" = 1'-0"

EXISTING &  
PROPOSED  
SITE PLAN  
**A2.0**

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1 PROPOSED LEVEL 1  
 SCALE: 1/4" = 1'-0"



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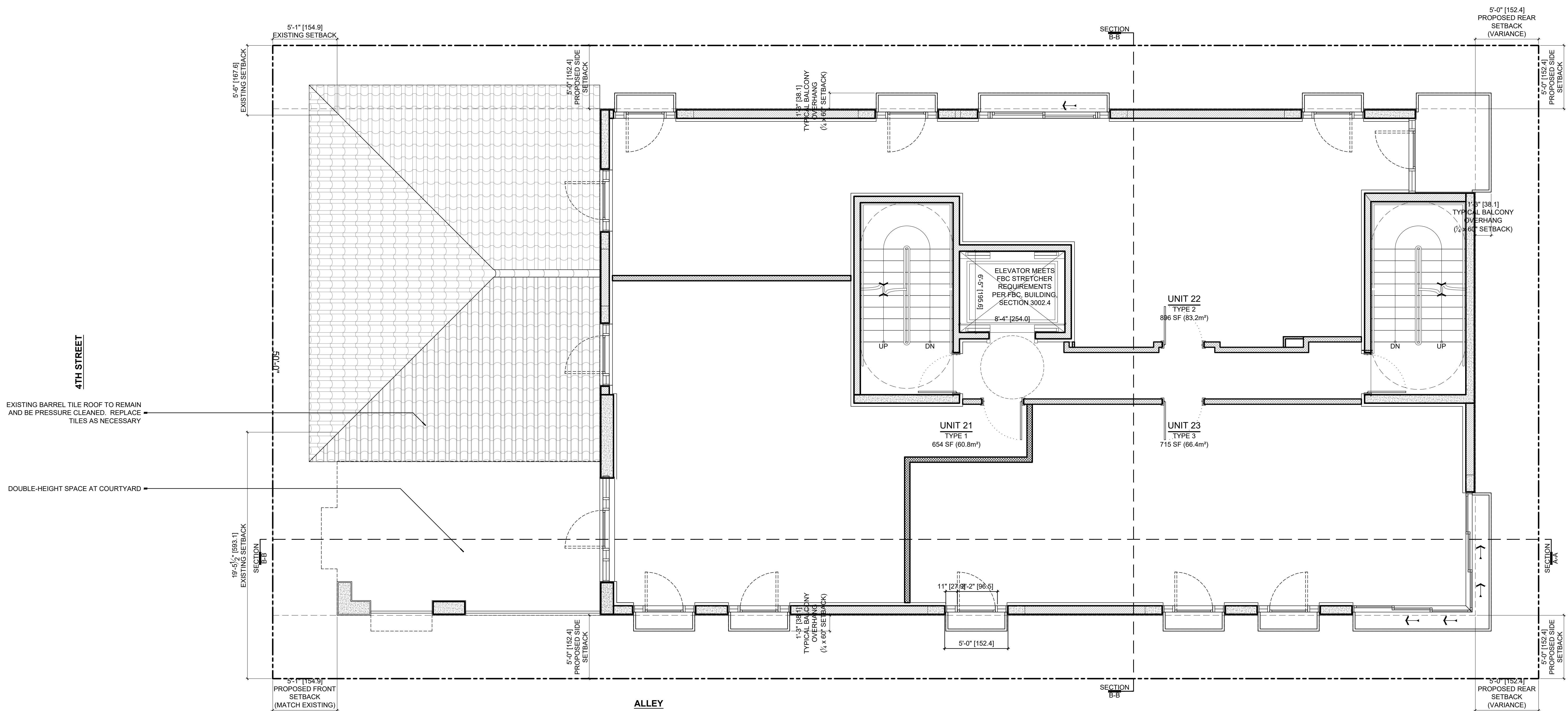
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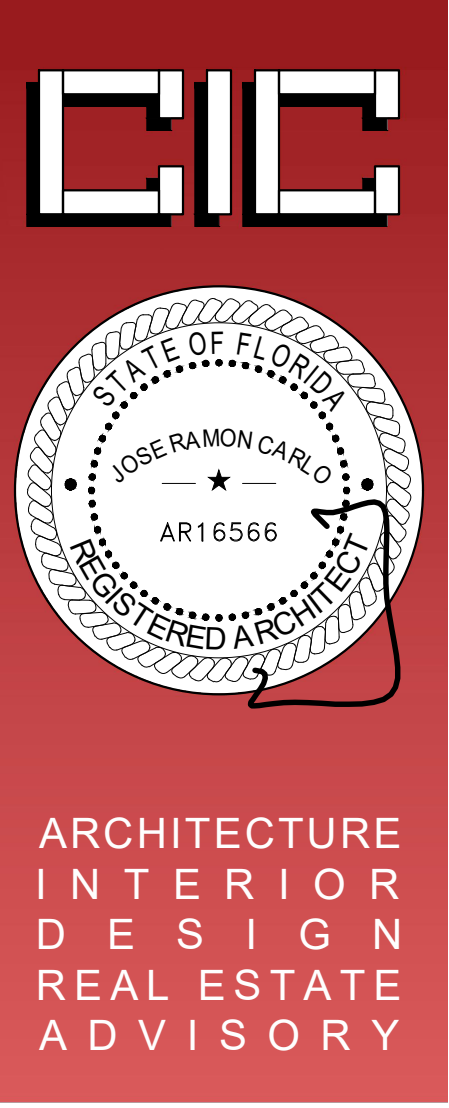
SCALE: 1/4" = 1'-0"

PROPOSED  
 LEVEL 1  
**A2.1**

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1 PROPOSED LEVEL 2  
 SCALE: 1/4" = 1'-0"



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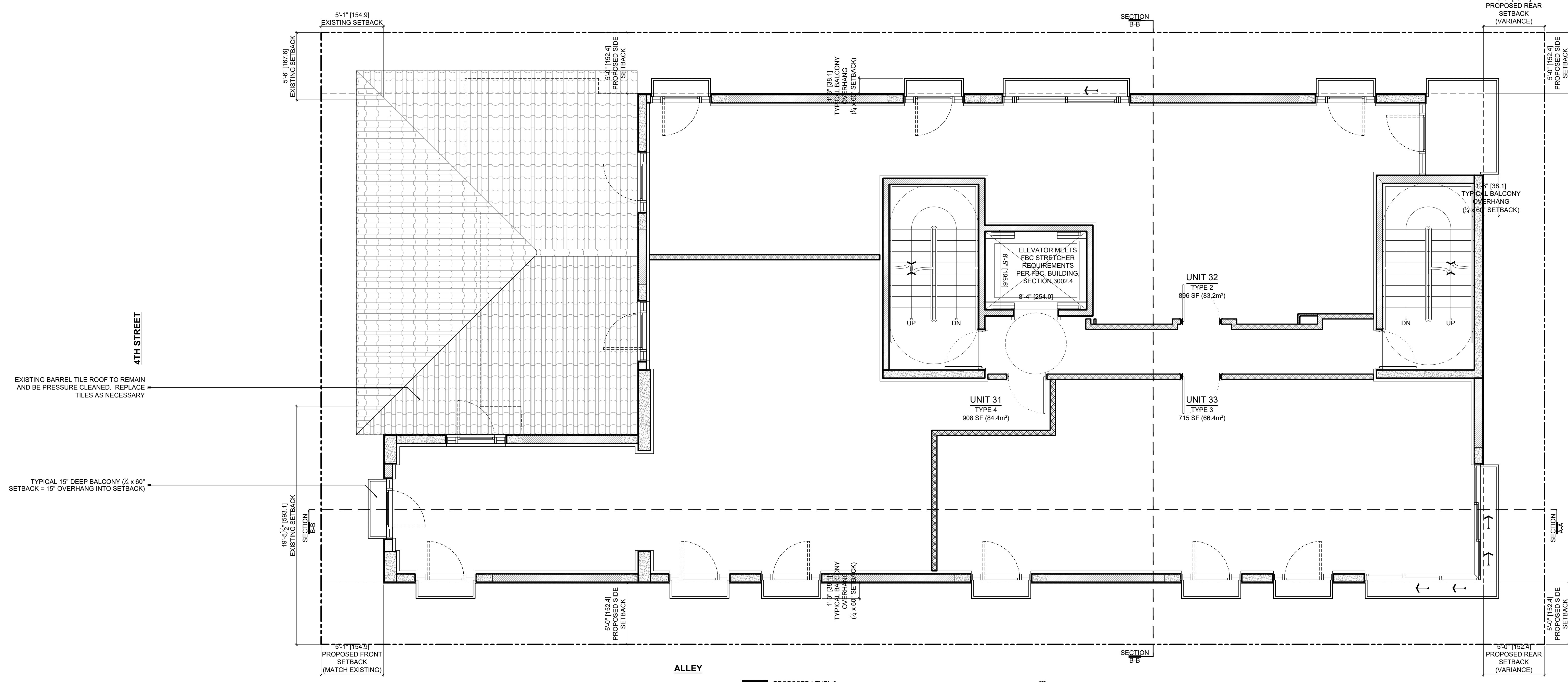
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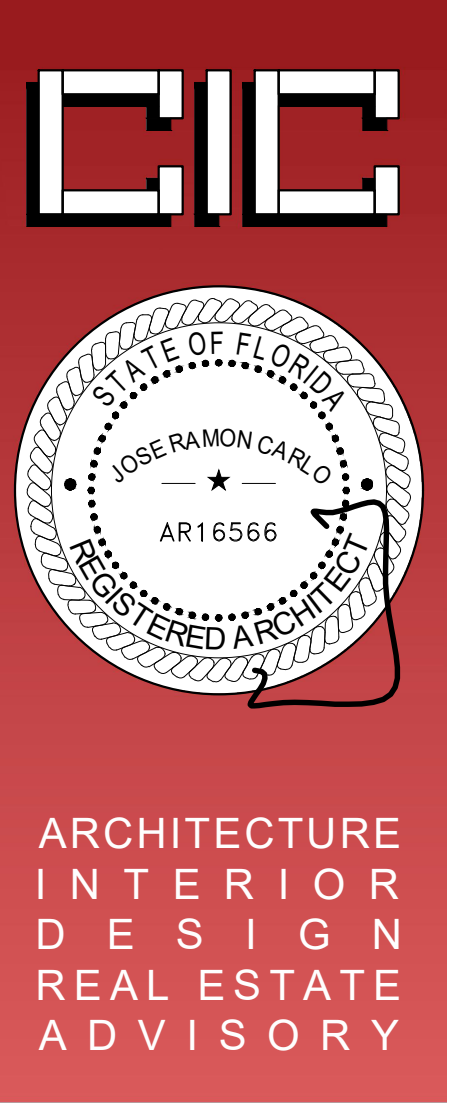
SCALE: 1/4" = 1'-0"

PROPOSED  
 LEVEL 2  
**A2.2**

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1 PROPOSED LEVEL 3  
SCALE: 1/4" = 1'-0"



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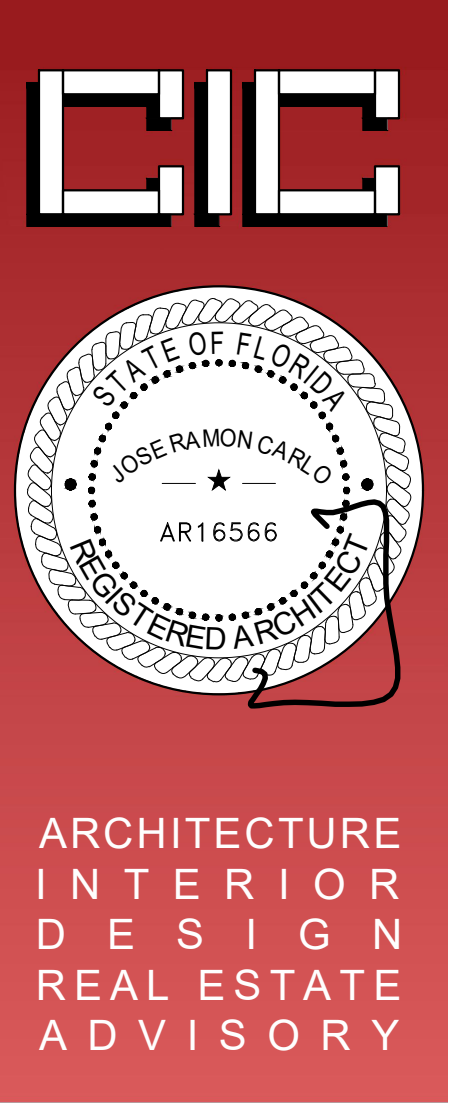
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SCALE: 1/4" = 1'-0"

PROPOSED  
 LEVEL 3  
**A2.3**

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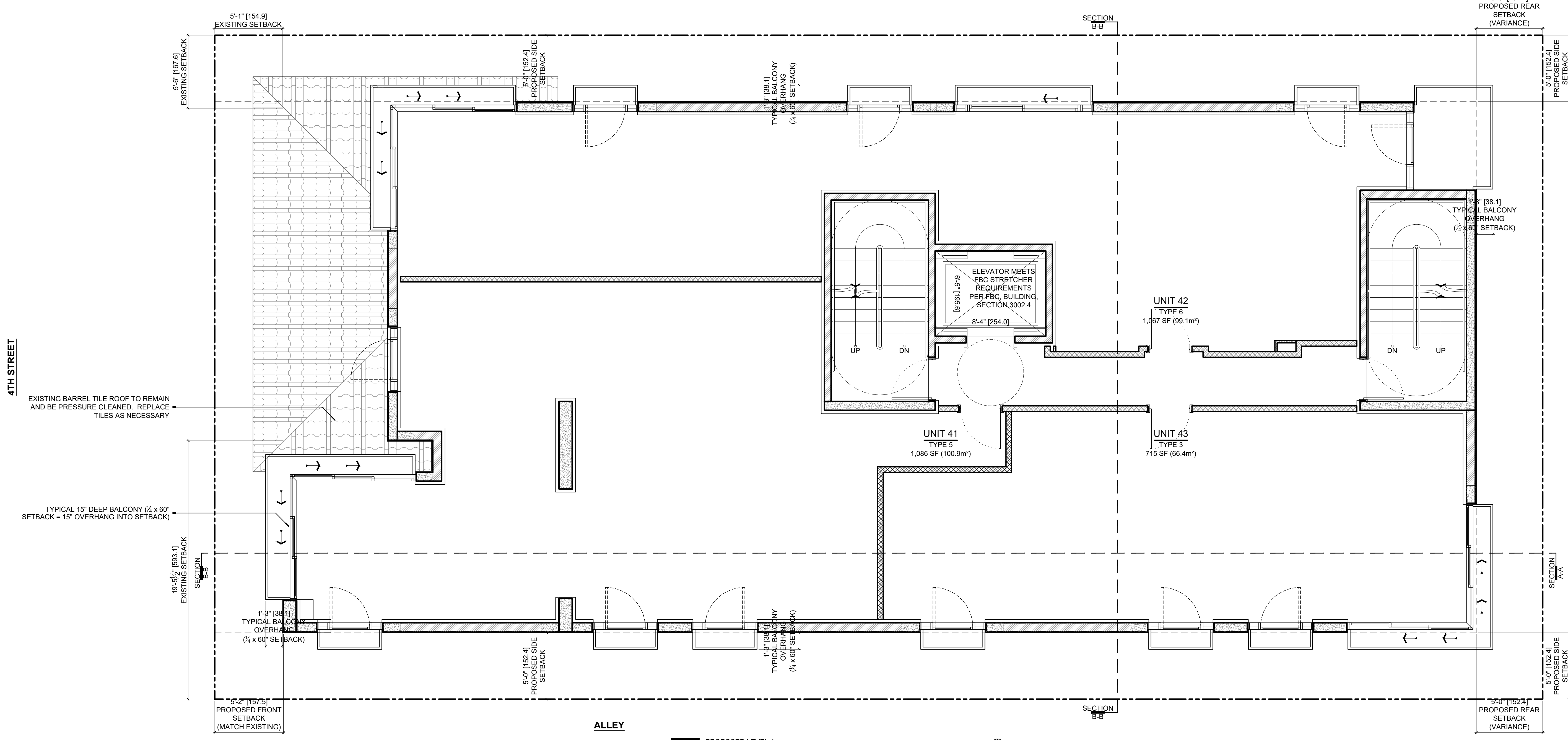
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SCALE: 1/4" = 1'-0"

PROPOSED  
 LEVEL 4  
**A2.4**



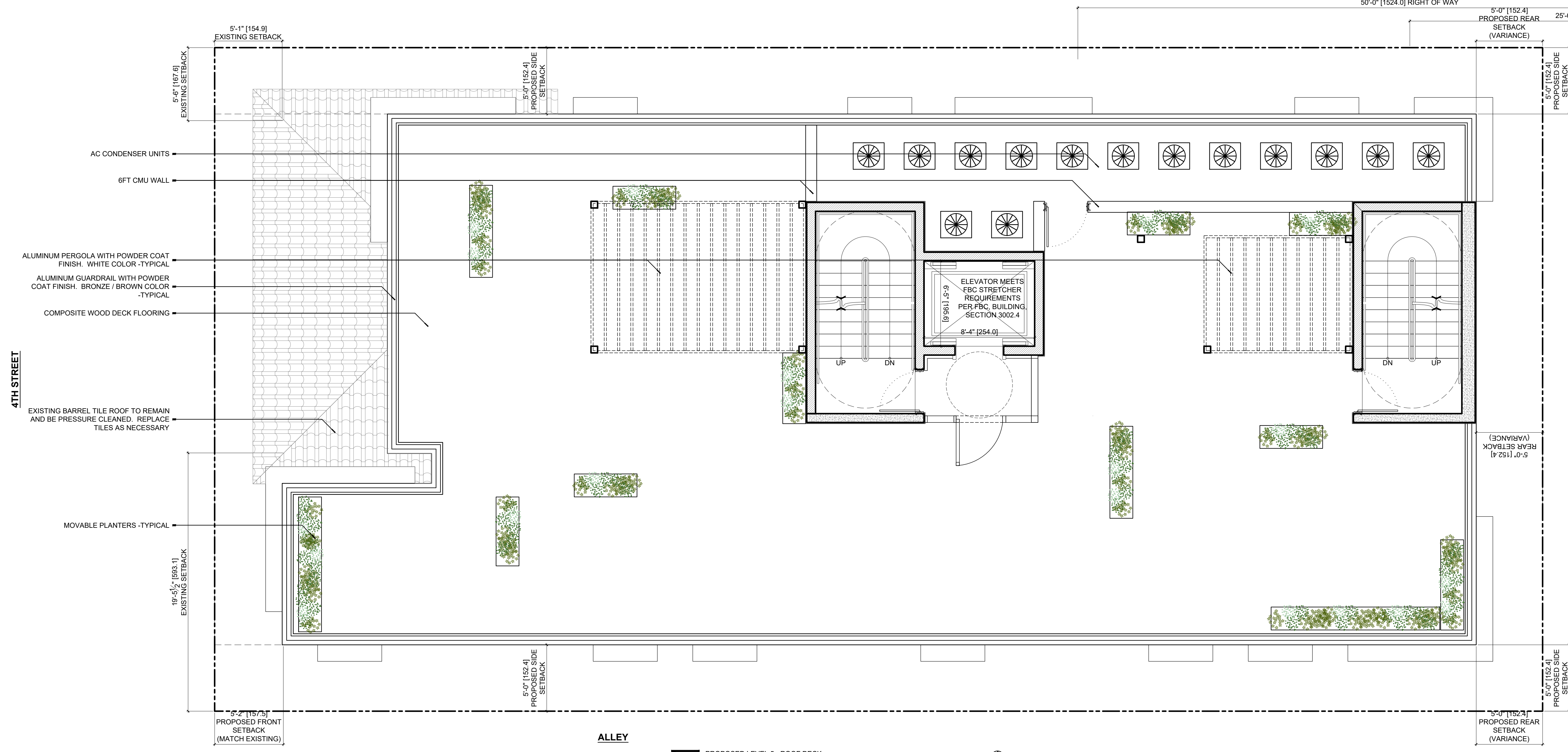
1 PROPOSED LEVEL 4  
 SCALE: 1/4" = 1'-0"

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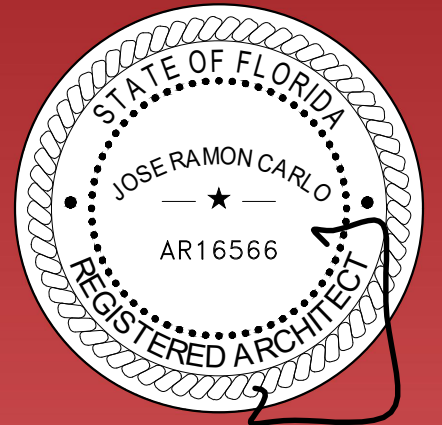
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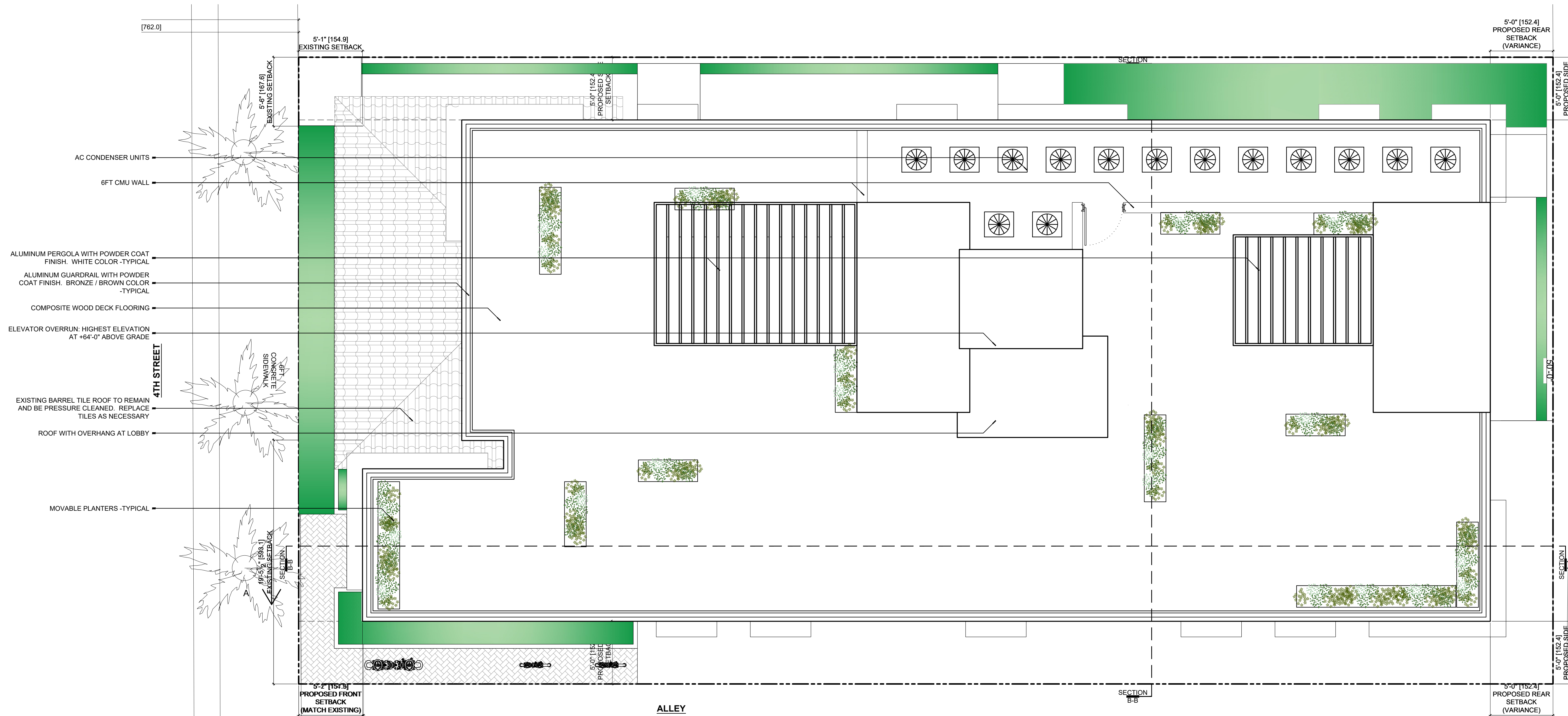
SCALE: 1/4" = 1'-0"

PROPOSED  
 LEVEL 5  
 ROOF DECK  
**A2.5**

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SCALE: 1/4" = 1'-0"

PROPOSED  
ROOF PLAN /  
SITE PLAN  
**A2.6**



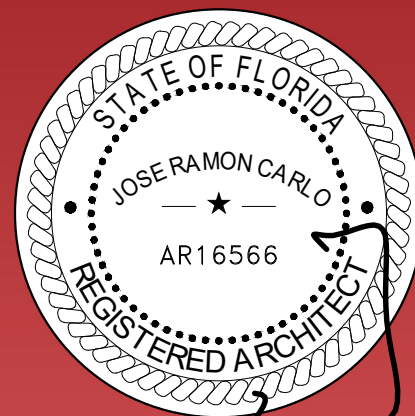
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1 PROPOSED SOUTH ELEVATION @ 4TH STREET  
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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DESIGN  
REAL ESTATE  
ADVISORY

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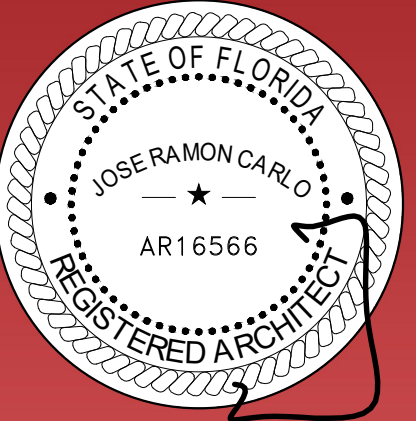
REV.	DESCRIPTION	DATE

SCALE: 1/4" = 1'-0"

PROPOSED  
SOUTH ELEV  
NORTH ELEV.  
**A3.1**



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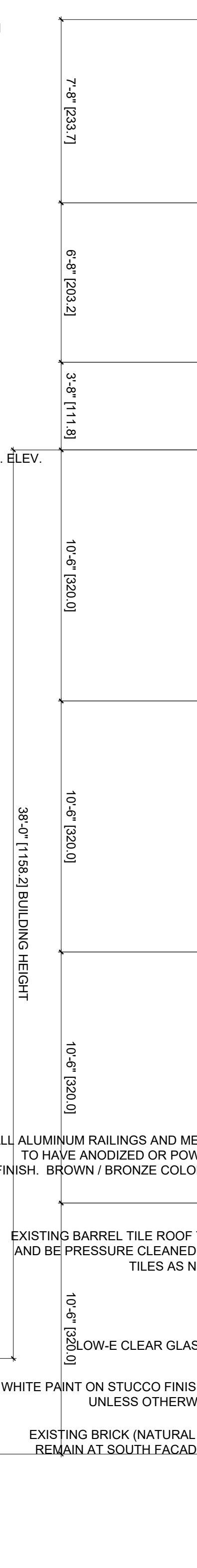
REV. DESCRIPTION DATE

SCALE: 1/4" = 1'-0"

PROPOSED  
EAST (ALLEY)  
ELEVATION  
**A3.2**

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- +64'-0" = +69'-0" NGVD  
TOP OF ELEVATOR OVERRUN
- +56'-4" = +61'-4" NGVD  
TOP OF STAIRWELL
- +49'-8" = +54'-8" NGVD  
TOP OF GUARDRAIL
- +46'-0" = +51'-0" NGVD  
LEVEL 5 ROOF DECK FIN. FLR. ELEV.
- +35'-6" = +40'-6" NGVD  
LEVEL 4 FIN. FLR. ELEV.
- +25'-0" = +30'-0" NGVD  
LEVEL 3 FIN. FLR. ELEV.
- +14'-6" = +19'-6" NGVD  
LEVEL 2 FIN. FLR. ELEV.
- +13'-0" NGVD  
B.F.E. + FREEBOARD
- +4'-0" = +9'-0" NGVD  
LEVEL 1 FIN. FLR. ELEV.
- +3'-0" = +8'-0" NGVD  
EXIST. FIN. FLR. ELEV.
- +0'-0" = +5'-0" NGVD  
EXISTING GRADE



- WHITE PAINT ON STUCCO FINISH - TYPICAL UNLESS OTHERWISE NOTED
- ALUMINUM PERGOLA WITH POWDER COAT FINISH. WHITE COLOR - TYPICAL
- ALL ALUMINUM RAILINGS AND METAL WORK TO HAVE ANODIZED OR POWDER COAT FINISH. BROWN / BRONZE COLOR - TYPICAL UNLESS OTHERWISE NOTED
- WHITE PAINT ON STUCCO FINISH - TYPICAL UNLESS OTHERWISE NOTED
- LOW-E CLEAR GLASS, NO TINT
- ALL ALUMINUM RAILINGS AND METAL WORK TO HAVE ANODIZED OR POWDER COAT FINISH. BROWN / BRONZE COLOR - TYPICAL
- ALL ALUMINUM RAILINGS AND METAL WORK TO HAVE ANODIZED OR POWDER COAT FINISH. BROWN / BRONZE COLOR - TYPICAL UNLESS OTHERWISE NOTED
- LOW-E CLEAR GLASS, NO TINT
- ALL ALUMINUM RAILINGS AND METAL WORK TO HAVE ANODIZED OR POWDER COAT FINISH. BROWN / BRONZE COLOR - TYPICAL
- PORCELAIN TILES WITH CONCRETE APPEARANCE
- ALL ALUMINUM RAILINGS AND METAL WORK TO HAVE ANODIZED OR POWDER COAT FINISH. BROWN / BRONZE COLOR - TYPICAL
- ALL ALUMINUM RAILINGS AND METAL WORK TO HAVE ANODIZED OR POWDER COAT FINISH. BROWN / BRONZE COLOR - TYPICAL
- EXISTING BRICK (NATURAL FINISH) TO REMAIN AT SOUTH FACADE - TYPICAL
- EXISTING BARREL TILE ROOF TO REMAIN AND BE PRESSURE CLEANED. REPLACE TILES AS NECESSARY
- LOW-E CLEAR GLASS, NO TINT
- WHITE PAINT ON STUCCO FINISH - TYPICAL UNLESS OTHERWISE NOTED

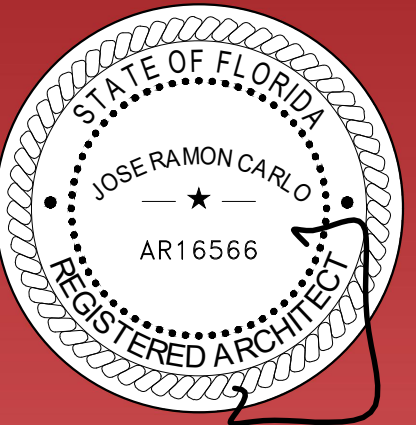
1 PROPOSED EAST ELEVATION @ ALLEY  
SCALE: 1/4" = 1'-0"







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SCALE: 1/4" = 1'-0"

PROPOSED  
EAST (ALLEY)  
ELEVATION  
**A3.5**

- +64'-0" = +69'-0" NGVD  
TOP OF ELEVATOR OVERRUN
- +56'-4" = +61'-4" NGVD  
TOP OF STAIRWELL
- +49'-8" = +54'-8" NGVD  
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- +46'-0" = +51'-0" NGVD  
LEVEL 5 ROOF DECK FIN. FLR. ELEV.
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LEVEL 2 FIN. FLR. ELEV.
- +13'-0" NGVD  
B.F.E. + FREEBOARD
- +4'-0" = +9'-0" NGVD  
LEVEL 1 FIN. FLR. ELEV.
- +3'-0" = +8'-0" NGVD  
EXIST. FIN. FLR. ELEV.
- +0'-0" = +5'-0" NGVD  
EXISTING GRADE
- +0'-0" NGVD



- WHITE PAINT ON STUCCO FINISH - TYPICAL UNLESS OTHERWISE NOTED
- ALUMINUM PERGOLA WITH POWDER COAT FINISH. WHITE COLOR - TYPICAL
- ALL ALUMINUM RAILINGS AND METAL WORK TO HAVE ANODIZED OR POWDER COAT FINISH. BROWN / BRONZE COLOR - TYPICAL UNLESS OTHERWISE NOTED
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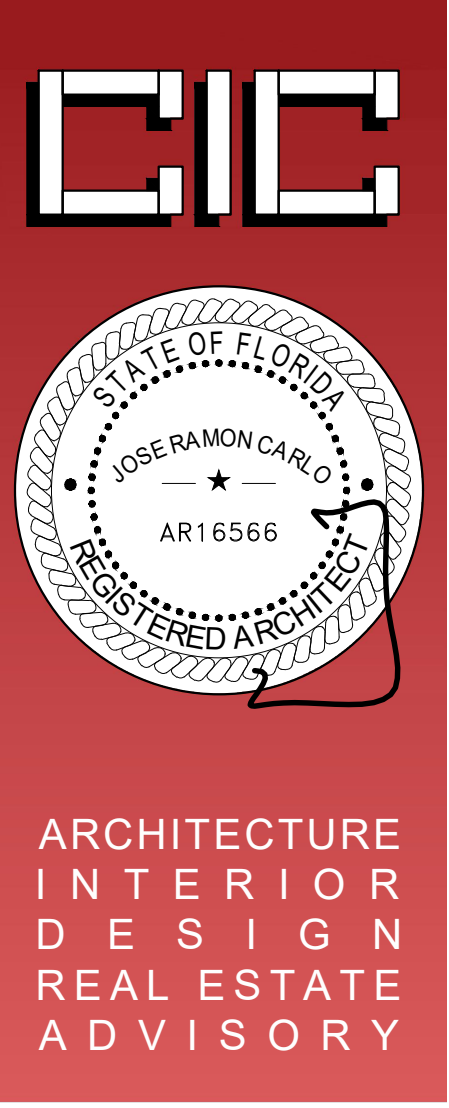
1 PROPOSED EAST ELEVATION @ ALLEY  
SCALE: 1/4" = 1'-0"

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**1** PROPOSED WEST ELEVATION  
 SCALE: 1/4" = 1'-0"



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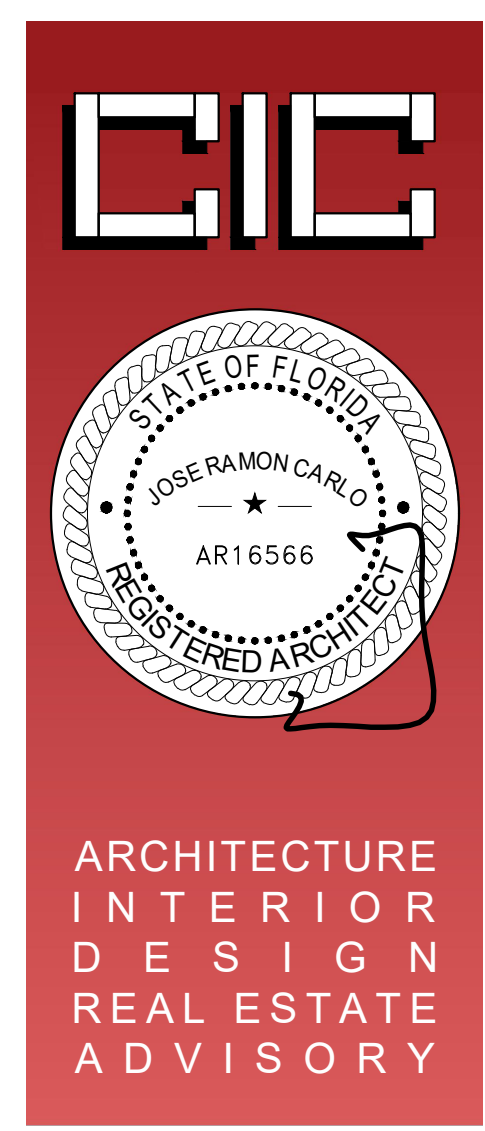
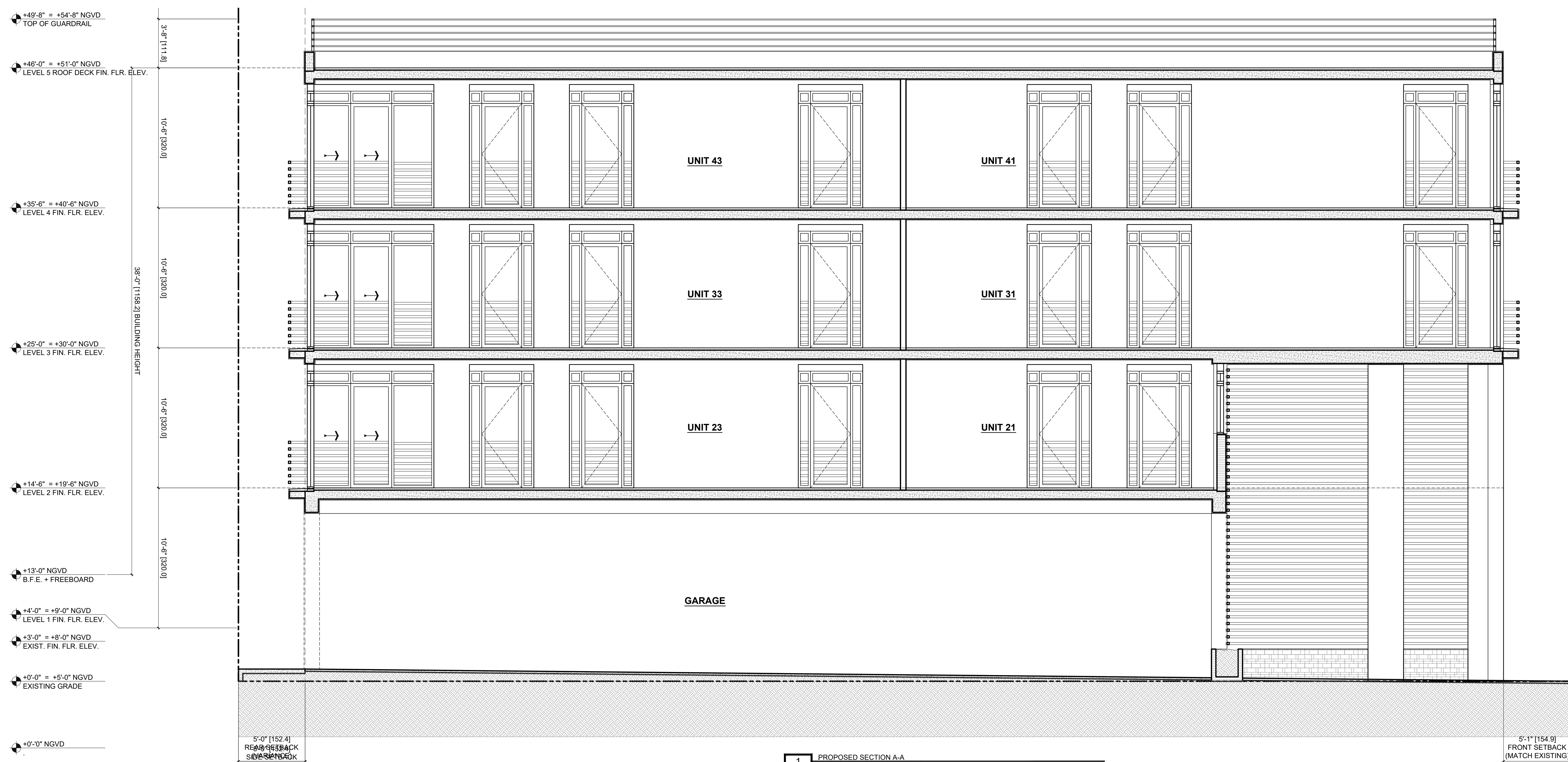
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PROPOSED  
 WEST  
 ELEVATION  
**A3.3**

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 FILE: HPB 230117  
 REV. DESCRIPTION DATE

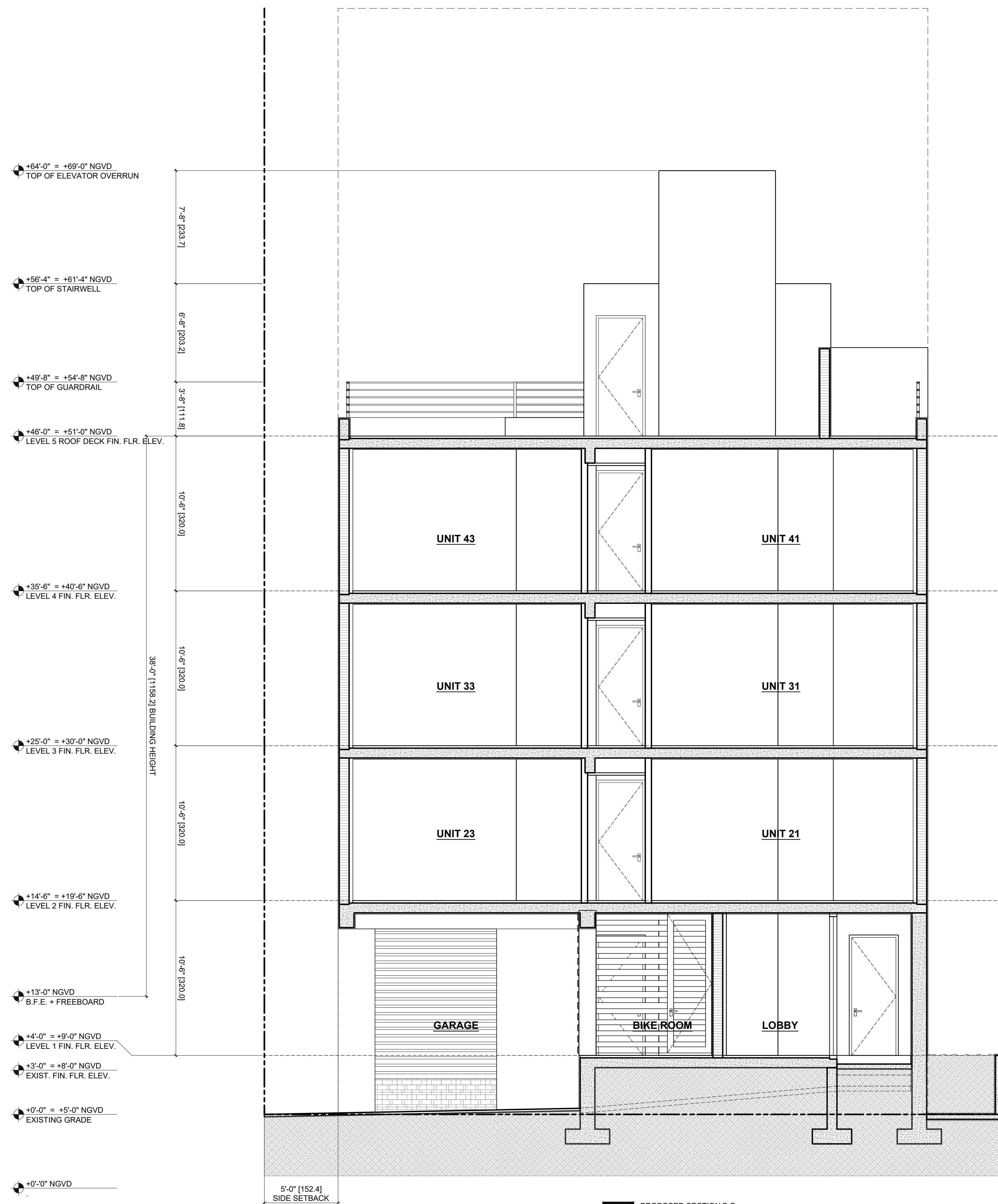
SCALE: 1/4" = 1'-0"

PROPOSED  
 SECTION A-A

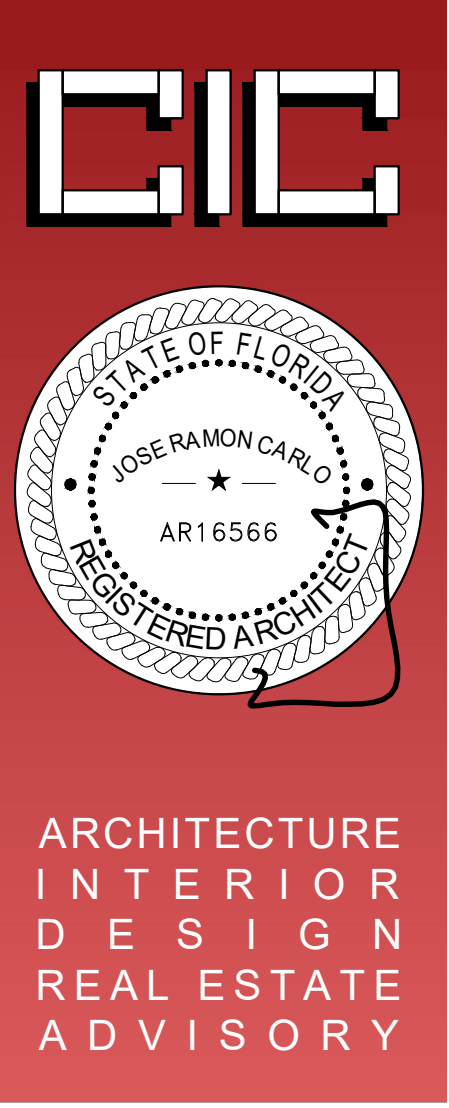
**A4.1**

1 PROPOSED SECTION A-A  
 SCALE: 1/4" = 1'-0"

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1 PROPOSED SECTION B-B  
SCALE: 1/4" = 1'-0"



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 HISTORIC PRESERVATION BOARD  
 JANUARY 17, 2023

PROJECT:	2203	
DATE:	JANUARY 17, 2023	
FILE:	HPB 230117	
REV.	DESCRIPTION	DATE

SCALE: 1/4" = 1'-0"

PROPOSED  
SECTION B-B

A4.2