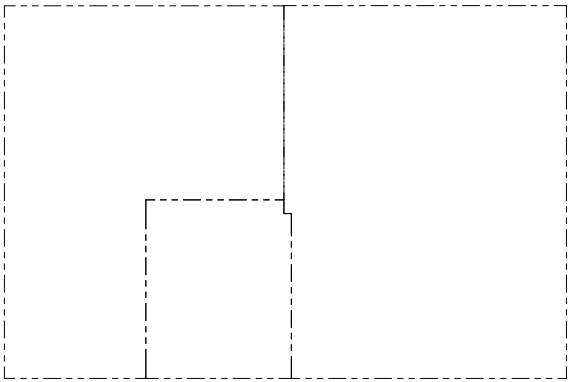
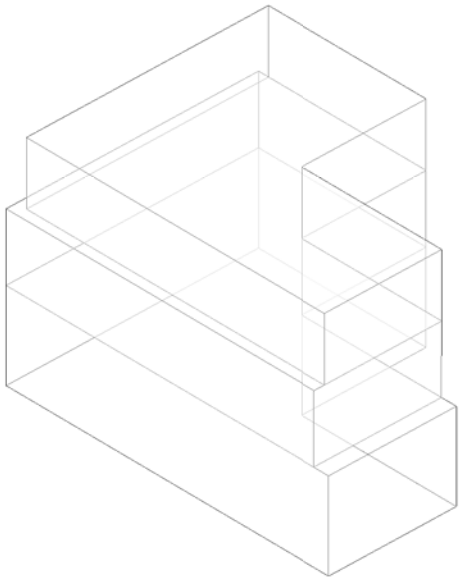


1 SITE
1" = 40'-0"

Maximum Base Height	
Narrow Street:	Wide Street:
60'/125'	125'/150'
Setback:	setbeck:
15'-0"	10'-0"

Zoning		
Name	Value	Source
OSR	none	non residential
FAR	10	zoning resolution article 3 chapter 3 section 33-122
Setbacks	10' on narrow street and 15' on wide streets	zoning resolution article3 chapter 1 section 101-222
Sky Exposure plane	7.6 to 1	zoning resolution article 5 chapter 3 section 33-441
Street wall requirements	60	zoning resolution chapter 3 Article3 Section 101-41
Available bonuses	Permitted Additional Square Feet of Floor Areas per Square Foot of Public Plaza* C6-4 in 6 SQ /'; Permitted Additional Square Feet of Floor Areas per Square Foot of Arcade* C6-4 in 3 SQ /';	zoning resolution chapter 3 Article 3 Section 12-16
Use/Type	community facility uses (Groups 3-4),	zoning resolution chapter 1 Article 1 Section 11-122



2 MASS ENVALOPE

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No.	Description	Date

Owner

Project Name

ZONING

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A101

Scale	1" = 40'-0"

10/40/13 6:00:40 PM