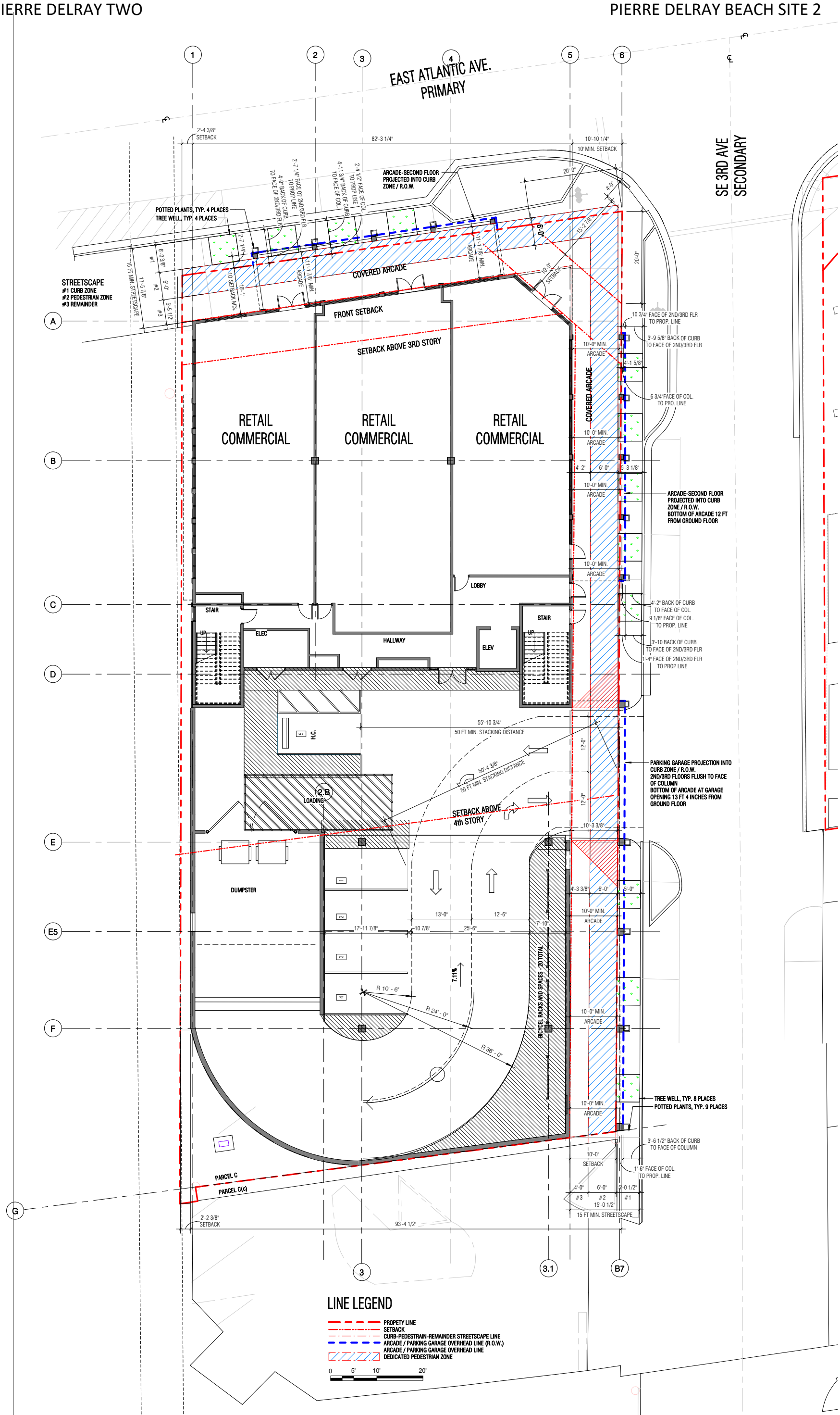
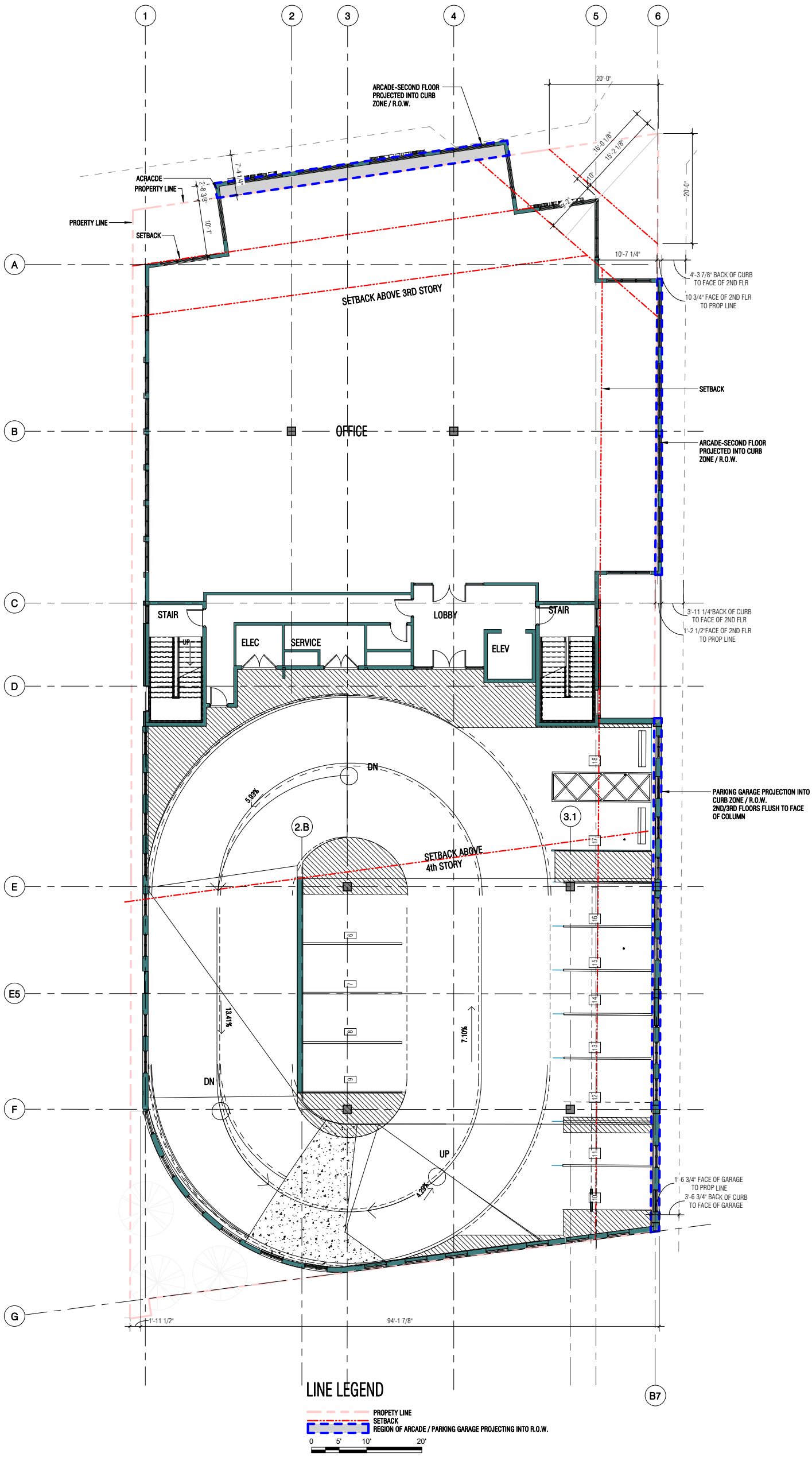
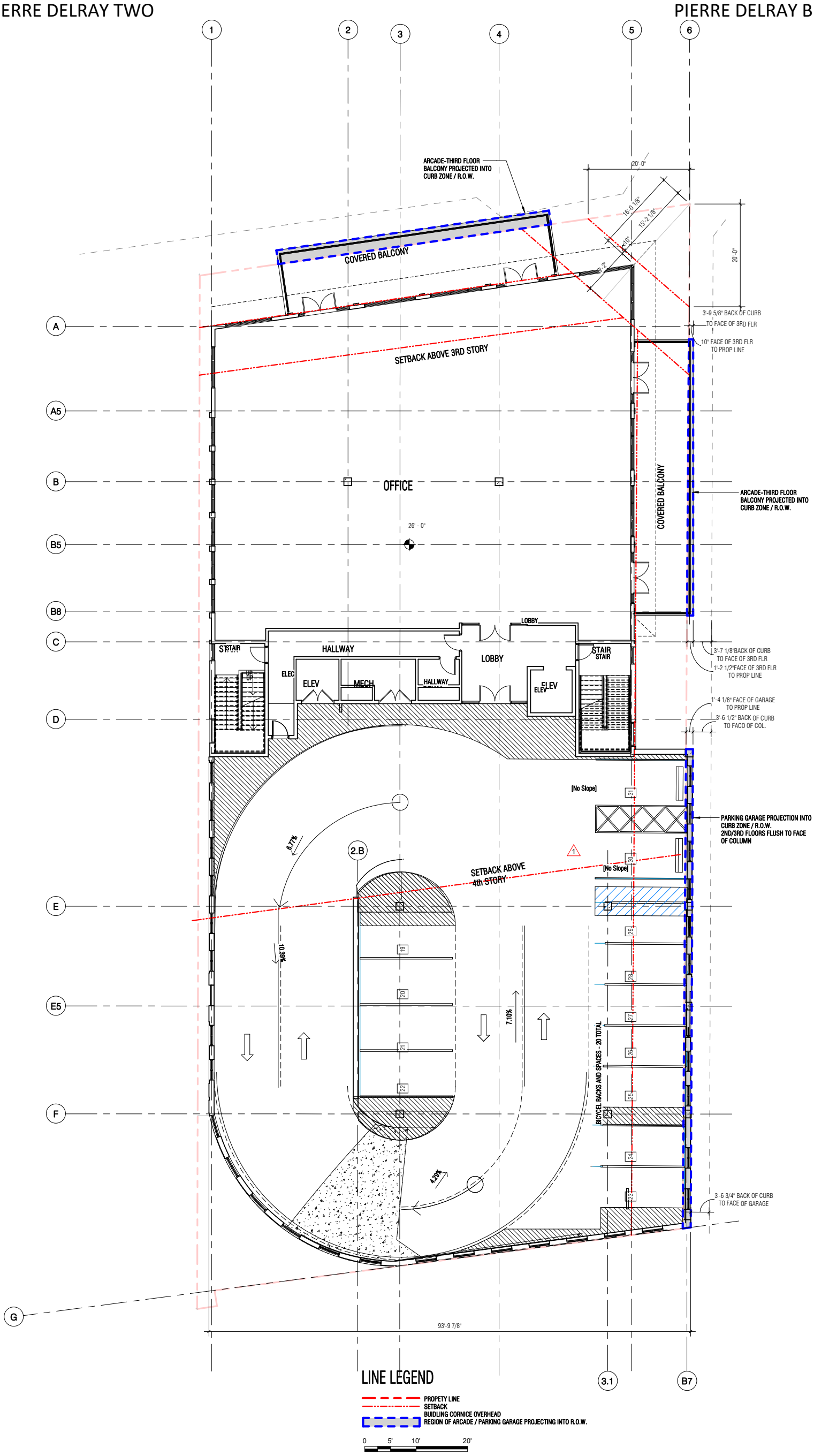
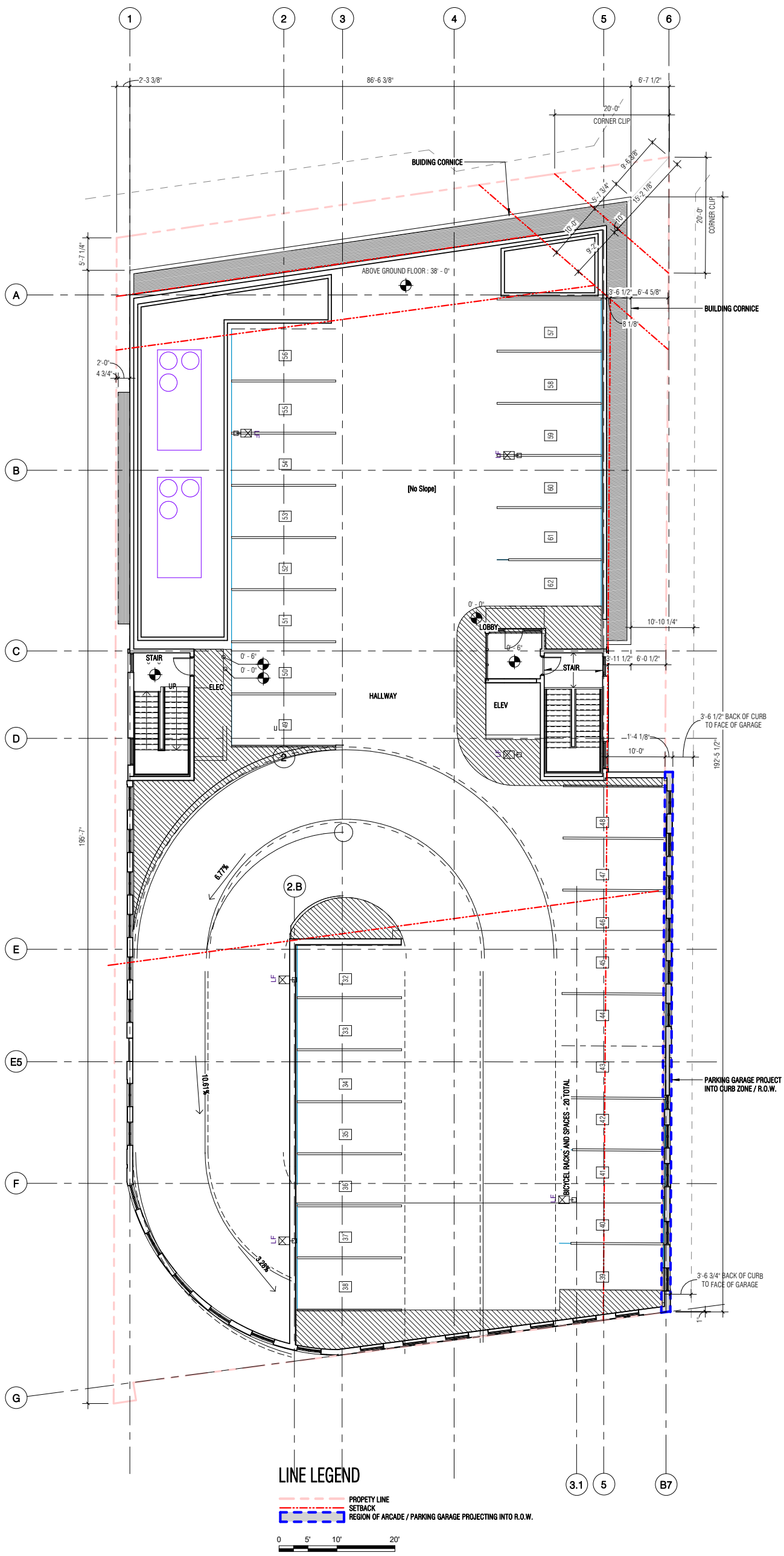

EAST ATLANTIC AVE.
PRIMARY
SE 3RD AVE
SECONDARY
82'-3 1/4"
2'-4 3/8"
SETBACK
10'-10 1/4"
10' MIN. SETBACK
ARCADE-SECOND FLOOR
PROJECTED INTO CURB
ZONE / R.O.W.
POTTED PLANTS, TYP. 4 PLACES
TREE WELL, TYP. 4 PLACES
STREETSCAPE
#1 CURB ZONE
#2 PEDESTRIAN ZONE
#3 REMAINDER
15 FT MIN. STREETSCAPE
COVERED ARCADE
FRONT SETBACK
SETBACK ABOVE 3RD STORY
RETAIL
COMMERCIAL
RETAIL
COMMERCIAL
RETAIL
COMMERCIAL
COVERED ARCADE
10'-0" MIN.
ARCADE
ARCADE-SECOND FLOOR
PROJECTED INTO CURB
ZONE / R.O.W.
BOTTOM OF ARCADE 12 FT
FROM GROUND FLOOR
LOBBY
STAIR
ELEC
HALLWAY
ELEV
STAIR
H.C.
55'-10 3/4"
50 FT MIN. STACKING DISTANCE
50'-4 3/8"
50 FT MIN. STACKING DISTANCE
LOADING
SETBACK ABOVE
4th STORY
PARKING GARAGE PROJECTION INTO
CURB ZONE / R.O.W.
2ND/3RD FLOORS FLUSH TO FACE
OF COLUMN
BOTTOM OF ARCADE AT GARAGE
OPENING 13 FT 4 INCHES FROM
GROUND FLOOR
DUMPSTER
BICYCEL RACKS AND SPACES - 20 TOTAL
R 10' - 6"
R 24' - 0"
R 36' - 0"
TREE WELL, TYP. 8 PLACES
POTTED PLANTS, TYP. 9 PLACES
PARCEL C
PARCEL C(c)
93'-4 1/2"
LINE LEGEND
PROPETY LINE
SETBACK
CURB-PEDESTRAIN-REMAINDER STREETSCAPE LINE
ARCADE / PARKING GARAGE OVERHEAD LINE (R.O.W.)
ARCADE / PARKING GARAGE OVERHEAD LINE
DEDICATED PEDESTRIAN ZONE


ARCADE-SECOND FLOOR PROJECTED INTO CURB ZONE / R.O.W.
ACRACDE
PROPERTY LINE
PROERTY LINE
SETBACK
SETBACK ABOVE 3RD STORY
OFFICE
SETBACK
ARCADE-SECOND FLOOR PROJECTED INTO CURB ZONE / R.O.W.
4'-3 7/8" BACK OF CURB TO FACE OF 2ND FLR
10 3/4" FACE OF 2ND FLR TO PROP LINE
3'-11 1/4"BACK OF CURB TO FACE OF 2ND FLR
1'-2 1/2"FACE OF 2ND FLR TO PROP LINE
STAIR
ELEC
SERVICE
LOBBY
ELEV
STAIR
PARKING GARAGE PROJECTION INTO CURB ZONE / R.O.W. 2ND/3RD FLOORS FLUSH TO FACE OF COLUMN
SETBACK ABOVE 4th STORY
1'-6 3/4" FACE OF GARAGE TO PROP LINE
3'-6 3/4" BACK OF CURB TO FACE OF GARAGE
94'-1 7/8"
LINE LEGEND
PROPETY LINE
SETBACK
REGION OF ARCADE / PARKING GARAGE PROJECTING INTO R.O.W.


ARCADE-THIRD FLOOR BALCONY PROJECTED INTO CURB ZONE / R.O.W.
COVERED BALCONY
SETBACK ABOVE 3RD STORY
OFFICE
26' - 0"
COVERED BALCONY
ARCADE-THIRD FLOOR BALCONY PROJECTED INTO CURB ZONE / R.O.W.
20'-0"
16'-0 1/8"
15'-2 1/8"
20'-0"
3'-9 5/8" BACK OF CURB TO FACE OF 3RD FLR
10" FACE OF 3RD FLR TO PROP LINE
LOBBY
HALLWAY
STAIR
ELEV
MECH
HALLWAY
LOBBY
STAIR
ELEV
3'-7 1/8"BACK OF CURB TO FACE OF 3RD FLR
1'-2 1/2"FACE OF 3RD FLR TO PROP LINE
1'-4 1/8" FACE OF GARAGE TO PROP LINE
3'-6 1/2" BACK OF CURB TO FACO OF COL.
[No Slope]
PARKING GARAGE PROJECTION INTO CURB ZONE / R.O.W. 2ND/3RD FLOORS FLUSH TO FACE OF COLUMN
6.77%
2.B
SETBACK ABOVE 4th STORY
[No Slope]
10.39%
7.10%
BICYCEL RACKS AND SPACES - 20 TOTAL
4.29%
3'-6 3/4" BACK OF CURB TO FACE OF GARAGE
93'-9 7/8"
LINE LEGEND
PROPETY LINE
SETBACK
BUIDLING CORNICE OVERHEAD
REGION OF ARCADE / PARKING GARAGE PROJECTING INTO R.O.W.
0 5' 10' 20'


2'-3 3/8"
86'-6 3/8"
6'-7 1/2"
20'-0"
CORNER CLIP
BUIDING CORNICE
ABOVE GROUND FLOOR : 38' - 0"
BUILDING CORNICE
[No Slope]
HALLWAY
STAIR
ELEC
UP
LOBBY
ELEV
STAIR
3'-6 1/2" BACK OF CURB TO FACE OF GARAGE
PARKING GARAGE PROJECT INTO CURB ZONE / R.O.W.
BICYCEL RACKS AND SPACES - 20 TOTAL
3'-6 3/4" BACK OF CURB TO FACE OF GARAGE
6.77%
10.61%
3.28%
195'-7"
192'-5 1/2"
LINE LEGEND
PROPETY LINE
SETBACK
REGION OF ARCADE / PARKING GARAGE PROJECTING INTO R.O.W.
0
5'
10'
20'