

+42'-4 ▽ t.o. elevator shaft 38'-4" trellis +36'-0 ▽ max allowable height +23'-4 ▽ 3rd flr. f.f.e. +11'-8" 🗸 2nd flr. f.f.e. open to carport no stepback required from the alley

> 03.SOUTH ELEVATION 1/8" = 1'-0"

note: excluding patio trellis from stepback projection calculations per sec. 5.3006.l.2 2' alley dedication exception **+42'-8"** ▽ t.o. mech. screen 4" typ $_{ eal}$ +36'-0" ▽ max allowable height 132.00 s.f. 4'-0" (4"x12) 3'-8" (4"x11) 4'-0" +23'-4" ▽ 3rd flr. f.f.e. +11'-8" ▽ 2nd flr. f.f.e. 12'-3½" 66'-0" 2,042.84 s.f. length of west face of building: area of west face of building: 25'-4" 132.00 s.f. length of stepback protrusions: area of stepback protrusion: stepback protrusion: 132 / 2,042.84 = 6.46% stepback protrusion: 25'-4" / 66' = 38.38% 33% maximum allowed 50% maximum allowed

02. WEST ELEVATION

1/8" = 1'-0"

note: excluding elevator shaft and stairwell cores from stepback standard calculations per sec. 5.3006.I.4 exception and patio trellis/cover per sec. 5.3006.I.2 42'-8" ▽ t.o. mech. screen 10'-0" +36'-0 ▽ max allowable height 25'-5" patio cover 29'-0" trellis +23'-4 ▽ 3rd flr. f.f.e. +11'-8" ▽ 2nd flr. f.f.e. 59'-10½"

01. NORTH ELEVATION 1/8" = 1'-0"

> note: level 1 finish floor elevation set at 1260.32 per civil

HATCH LEGEND

building projections

stair/elevator projections allowable per section 5.3006.l.4



cornice/covered patios/trellis/sidewalk cover projections

STAFF DETERMINATION ON SETBACKS:

SETBACKS APPROVED AS SHOWN BELOW.



allowable per section 5.3006.I.2

GROUND FLOOR SETBACK HONORED AT 12'-3.5" (AS SHOWN ON PLANS) SINCE EXISTING BUILDING WALL IS TO REMAIN IN PLACE.

(THIS SAME PROCESS WAS APPROVED FOR THE SITE TO THE WEST VIA 13-DR-2016.)

2ND AND 3RD FLOOR: ADDITIONAL 10' SETBACK (AFTER THE INITIAL 12') IS TAKEN AT A MINIMUM OF 22' FROM BACK OF CURB. PLANS PROVIDE FOR 22'-1.5". THIS IS HOW CASE WAS REVIEWED AND APPROVED. - KP & BC

STIPULATION SET RETAIN FOR RECORDS

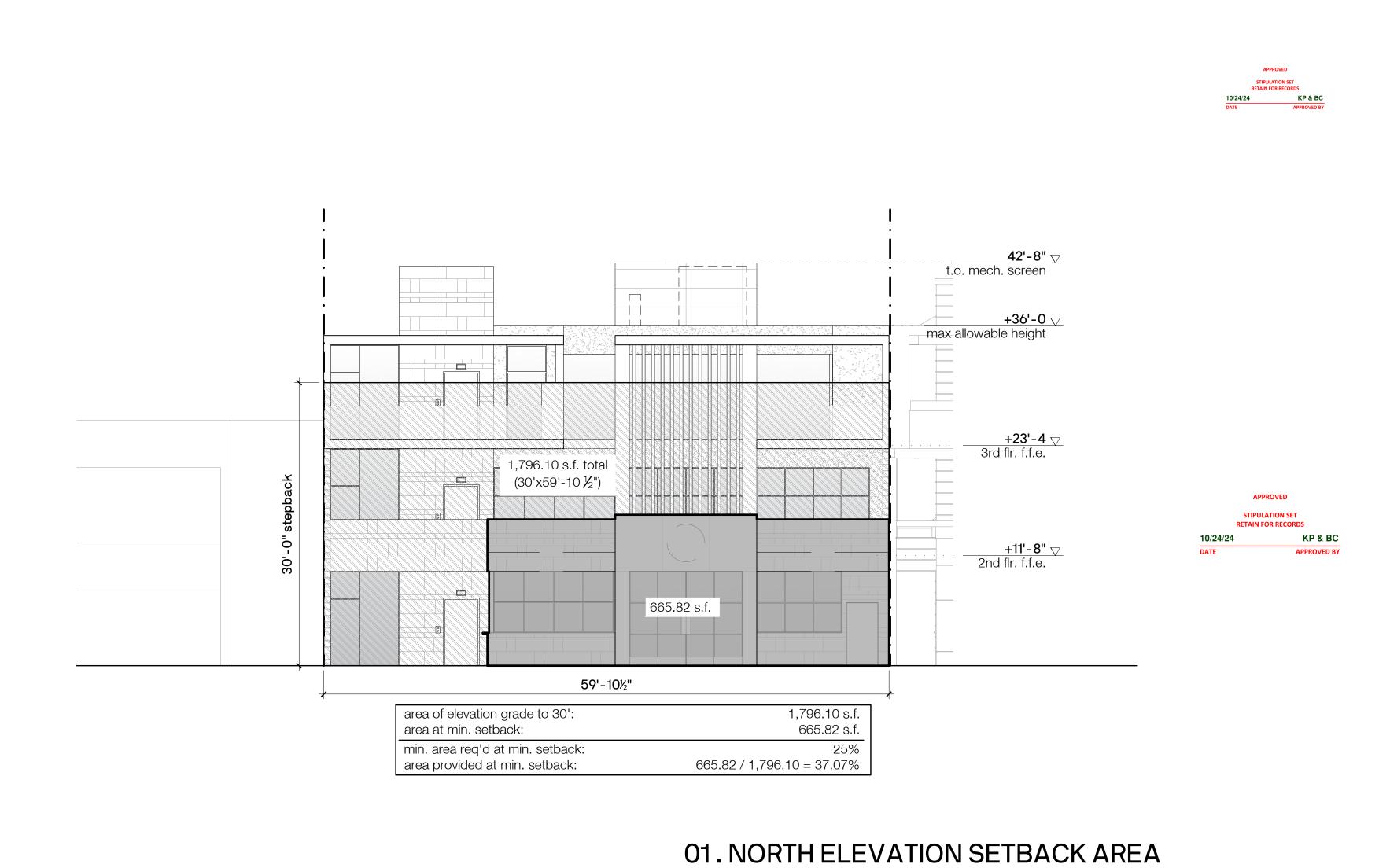
KP & BC

10/24/24

2ND DRB SUBMITTAL
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ELEVATIONS WORKSHEET

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1/8" = 1'-0"

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