

**PROPOSED SITE PLAN - NORTH**

**PROPOSED 23RD ST NE R.O.W. CONFIGURATION**

- PARKING SPACE WITH LEVEL 2 EV CHARGING INSTALLED (VIA FLO-CORE+ DUAL PORT EV CHARGER)
- PARKING SPACE WITH LEVEL 2 EV CHARGING CAPACITY
- NUMBER OF PARKING SPACES IN A ROW (A "c" SUFFIX DENOTES 'COMPACT' SPACES)

**LU SITE PLAN LEGEND**

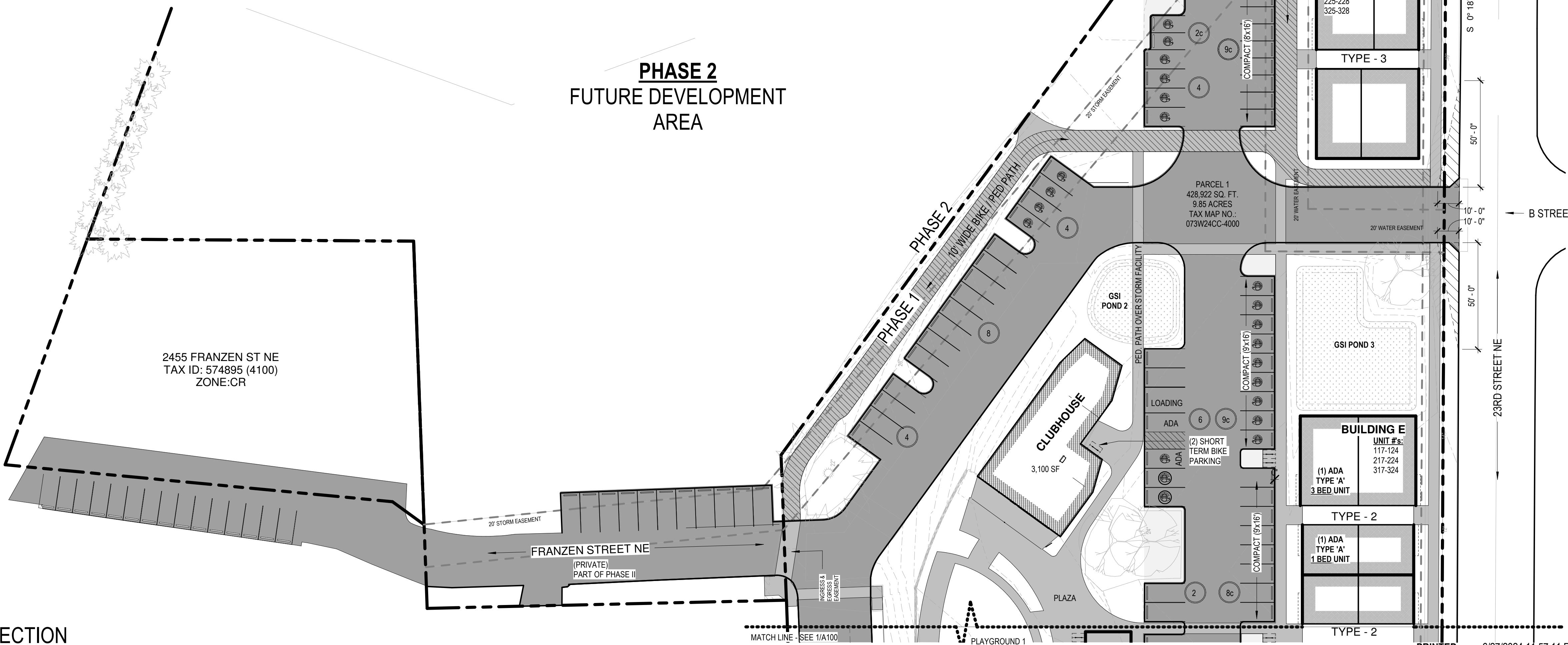
SCALE: 1/8" = 1'-0"

**PROPOSED SITE PLAN - MIDDLE SECTION**



A10  
1

SCALE: 1" = 30'-0"



**PHASE 2**  
FUTURE DEVELOPMENT  
AREA

NOTE: ALL PARKING SPACES ARE 9'x19' 'STANDARD' SIZE UNLESS OTHERWISE NOTED

MU-1 CODE REQUIREMENTS	PROPOSED
<b>BUILDINGS</b> (1) MAXIMUM 10-FT SETBACK APPLIES IF THE SETBACK IS USED FOR PED AMENITIES. B) FOR DOUBLE FRONTAGE LOTS, THE SETBACK ABUTTING A STREET SHALL ONLY APPLY TO THE STREET W/ THE HIGHEST STREET CLASSIFICATION OR WHERE BOTH HAVE THE SAME CLASSIFICATION, THE STREET DESIGNATED BY THE APPLICANT. NO MIN OR MAX IS REQ ABUTTING THE OTHER STREET	<b>ADJUSTEMENT REQUESTED</b>
<b>HEIGHT</b> MAX 65' MIN 20' MAY PROVIDE A FALSE FRONT, PROMINENT ENTRY, CUPOLA, OR REVERSE SHED TO MEET THIS REQUIREMENT.	<b>MET</b> BLDG 1 (COMMON) >20' BLDGS 2-18 (RES) <65' ACCESS. STRUC. = EXEMPT
<b>BUILDING FRONTAGE</b> MIN 75% FOR CORNER LOTS, THIS STANDARD MUST BE MET ON THE FRONTAGE OF THE STREET W/ THE HIGHEST CLASSIFICATION. THE INTERSECTING STREET HAS A 40% MIN STANDARD	CENTER = 60% (149'/248') : <b>ADJUSTMENT REQUESTED</b>  23RD = 56% (1030'/580') : <b>MET</b>
<b>533-6 PED ORIENTED DESIGN</b> GROUND FLOOR HEIGHT ON PRIMARY STREETS 14 FT MIN. (FLOOR TO CEILING)  SEPARATION OF GROUND FLOOR USES FOR RES USE VERTICAL OR HORIZ SEPARATION IS REQ FROM PUBLIC ROW VERTICAL DISTANCE MIN 1.5' MAX 3' HORIZONTAL DIST MIN 5' MAX 10' SHALL TAKE THE FORM OF LANDSCAPED AREA OR PLAZA	<b>ADJUSTEMENT REQUESTED</b>  <b>ADJUSTEMENT REQUESTED</b>
<b>BUILDING FACADE ARTICULATION</b> (2) BLDGS SHALL INCORPORATE VERTICAL AND HORIZONTAL ARTICULATION AND SHALL DIVIDE VERTICAL MASS INTO A BASE, MIDDLE, AND TOP. A) BASE: GROUND FLOOR FACADES: 1. CHANGE IN MATERIALS 2. CHANGE IN COLOR 3. MOLDING OR OTHER HORIZONTALLY-ARTICULATED TRANSITION PIECE B) MIDDLE; INCORPORATED AT A MIN OF EVERY 50' AT LEAST ONE OF THE FOLLOWING 1. RECESSES OF A MIN DEPTH OF 2' 2. EXTENSIONS OF A MIN DEPTH OF 2' 3. VERTICALLY-ORIENTED WINDOWS 4. PILASTERS C) TOP 1. CORNICE A MIN OF 8" TALL AND 3" BEYOND FACE OF FACADE 2. CHANGE IN MATERIAL FROM THE UPPER FLOORS, 8" TALL 3. OFFSETS OR BREAKS IN ROOF ELEVATION, A MIN OF 3' HIGH 4. A ROOF OVERHANG A MIN OF 8" DEEP	<b>MET</b> 1, 2, & 3 PROVIDED  <b>MET</b> 2 & 3 PROVIDED  <b>MET</b> 4 PROVIDED
<b>GROUND FLOOR WINDOWS</b> (APPLIES TO PRIMARY STREETS) MIN 65% ONLY TRANSPARENT WINDOWS COUNT	<b>ADJUSTEMENT REQUESTED</b>
<b>BUILDING ENTRANCES</b> (APPLIES TO PRIMARY STREETS) 2) FOR RESIDENTIAL USES ON GROUND FLOOR, A PRIMARY BLDG ENTRANCE FOR EACH BLDG FACADE FACING A PRIMARY STREET SHALL BE LOCATED ON THE PRIMARY STREET. 3) BLDG ENTRANCES SHALL INCLUDE WEATHER PROTECTION	<b>MET</b> CENTRAL OUTDOOR ENTRY AREA W/ AWNING AT ENTRY
<b>WEATHER PROTECTION</b> (APPLIES TO GROUND FLOORS ADJACENT TO STREET) MIN 75% 1) AWNINGS OR CANOPIES 2) MIN CLEARANCE OF 8' ABOVE GROUND SURFACE. MAY ENCROACH INTO PUBLIC ROW.	<b>ADJUSTEMENT REQUESTED</b>
<b>PARKING</b> BEHIND OR BESIDE STRUCTURES, NOT BETWEEN STRUCTURE AND STREET	<b>MET</b>
<b>MECH EQUIPMENT</b> 1) GROUND LEVEL EQUIPMENT SHALL BE SCREENED W/ LANDSCAPING OR SITE OBSCURING FENCE OR WALL; LOCATED BEHIND OR BESIDE BLDGS  2) ROOF TOP EQUIP (OTHER THAN SOLAR) SHALL BE SET BACK OR SCREENED SO AS NOT TO BE VISIBLE TO A PERSON STANDING AT GROUND LEVEL 60' AWAY.	<b>MET</b> PTAC UNITS WILL BE USED THROUGHOUT THE PROJECT

**PROJECT INFO:**  
891 23RD ST NE  
TAX ID: 527113 (4000)  
SIZE 9.85 ACRES  
ZONE: MU-1

**LOT AREA SUMMARY**  
ORIGINAL LOT AREA : 9.85 ACRES ( 428,907.74 SQ. FT. )  
  
LOT LINE ADJUSTMENT @ NW CORNER OF LOT: 0.16 ACRES ( 6,805.43 SQ. FT. )  
ASSUMED 10' PROPERTY DEDICATION ON SOUTH LOT LINE : 0.11 ACRES( 5007.54 SQ. FT. )  
  
PHASE I : 6.27 ACRES ( 273,332 SQ. FT. )  
PHASE II : 3.3 ACRES (143,763 SQ. FT. ) (NOT PART OF THIS SUBMISSION)

UNIT AND PARKING SUMMARY	
x6	4 BED/2 BA
x54	3 BED/1.5BA
x30	2 BED/1.0BA
x30	1 BED/1.0BA
120	TOTAL UNITS
PARKING : 197 TOTAL PARKING SPACES (1.64 PER UNIT)*	
130 STANDARD (INCLUDES 4 ADA SPACES AND 2 LOADING SPACES)	
67 COMPACT	
*DOES NOT INCLUDE THE EXISTING PARALLEL PARKING ALONG MEDICAL CENTER DRIVE NE	

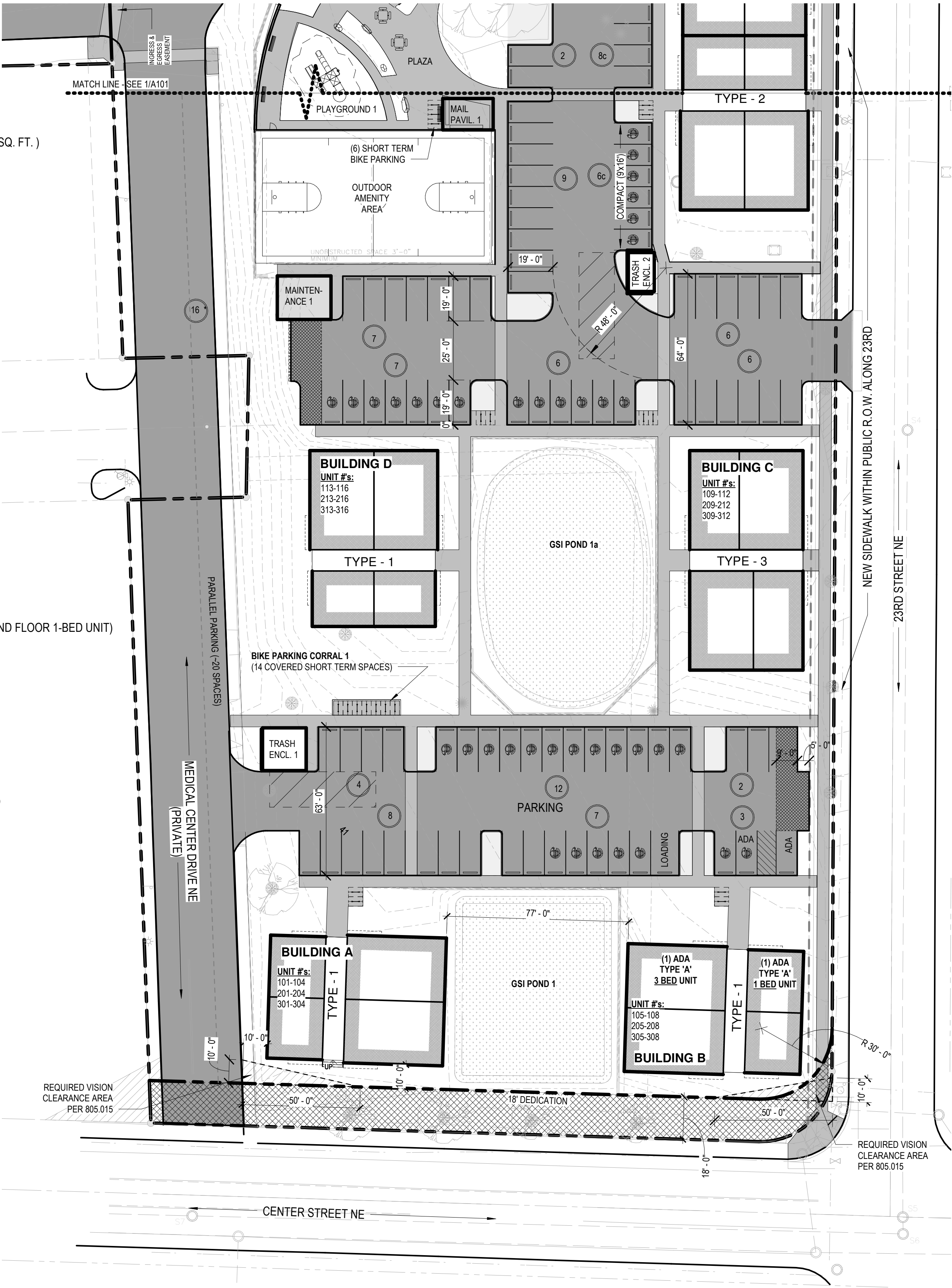
EV PARKING	
TOTAL PARKING:	197 SPACES
EV ENABLED PARKING REQ:	79 SPACES MIN (197x0.40=78.8)
EV ENABLED PARKING PROVIDED:	79 SPACES

BIKE PARKING SUMMARY	
REQUIRED RATIO:	1 SPACE /UNIT
NUMBER OF UNITS:	120
REQUIRED NO. OF SPACES:	120
TOTAL SPACES PROVIDED:	120
LT PARKING PROVIDED IN UNIT:	10 SPACES (1 PER GROUND FLOOR 1-BED UNIT)
ST PARKING PROVIDED AT BLDGS (6/12 UNITS)	60
ST PARKING AT COMMON AREAS:	8
ST COVERED BIKE PARKING CORRAL SPACES:	28
BIKE PARKING 1:	14
BIKE PARKING 2:	28

**PARKING LANDSCAPING**

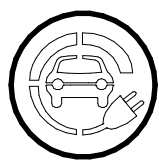
**PARKING AREA: 81,213 SF**  
**REQUIRED LANDSCAPE AREA: 6497 SF (81,213 x 0.08)**  
(INCLUDING PARKING SPACES, AISLES, PLANTING ISLANDS, CORNER AREAS, AND CURBED AREAS, BUT NOT INCLUDING INTERIOR DRIVEWAYS.)

**INTERIOR PARKING LANDSCAPE AREA PROVIDED: 7135 SF (<6497 REQ)**

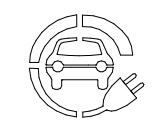


**A11 2 ZONING INFO**

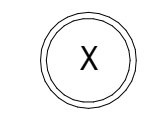
SCALE: 1" = 50'-0"



PARKING SPACE WITH LEVEL 2 EV CHARGING INSTALLED  
(VIA FLO-CORE+ DUAL PORT EV CHARGER)



PARKING SPACE WITH LEVEL 2 EV CHARGING CAPACITY



NUMBER OF PARKING SPACES IN A ROW  
(A "c" SUFFIX DENOTES 'COMPACT' SPACES)

**LU SITE PLAN LEGEND**

SCALE: 1/8" = 1'-0"



**A11 1 PROPOSED SITE PLAN - SOUTH SECTION**

SCALE: 1" = 30'-0"