

NOTE PRIVATE SERVICE GARBAGE PICKUP

NOTE (16) NEW TREES PROPOSED, 2.5" CALIPER

SITE INFO & CALCULATIONS	
PROJECT DESCRIPTION	
PROPERTIES REZONED FOR 62 & 54 WAVERLY WAY FROM R-5/HC20L-SA1 AND I-2/HC20L-SA2 TO MR-4B/HC20L-SA2. PROPOSED COMPOSITE SITE PLAN SHOWS 11 SINGLE-FAMILY ATTACHED DWELLING UNITS WITH A CENTRAL DRIVE AND COURT. ALL BUILDINGS ARE TO BE 3 STORIES WITH PENTHOUSES FOR ROOF DECK ACCESS. TOWNHOMES TO BE 35' IN HEIGHT AT FRONT ELEVATIONS WITH PENTHOUSES TO BE SET BACK WITHIN THE TRANSITIONAL HEIGHT PLANE. EXISTING ALLEY TO BE CONSOLIDATED & NEW PROPOSED PROPERTY TO BE AT 54 WAVERLY SIDE OF ALLEY (62 WAVERLY TO GAIN ALLEY AREA).	
ZONING DESIGNATION	
62 & 54 WAVERLY: MR-4B/HC20L-SA2	
SETBACKS:	
- FRONT= 14' (PER HISTORIC DISTRICT COMPATIBILITY)	
- SIDE= 7' AT NORTH SIDE (PER HD COMPATIBILITY) & 5' AT SOUTH SIDE (PER COMPATIBILITY & NO RESIDENTIAL USE ADJACENT TO THIS YARD)	
- REAR=15' (3/4 OF REQ'D. YARD, LARGER THAN COMPATIBILITY REQUIREMENT)	
FLOOR AREA RATIO	
62 WAVERLY WAY	
NET LOT AREA:	11,582 S.F.
GROSS LAND AREA:	14,854 S.F.
54 WAVERLY WAY	
NET LOT AREA:	6,261 S.F.
GROSS LAND AREA:	8,087 S.F.
TOTAL COMPOSITE SITE	
TOTAL NET LOT AREA:	17,843 S.F.
GROSS LAND AREA:	22,941 S.F.
62 WAVERLY WAY F.A.R.:	7 UNITS
TOTAL UNIT TYPE 'A1' FLOOR AREA:	2,004 S.F.
FIRST LEVEL:	237 S.F.
SECOND LEVEL:	667 S.F.
THIRD LEVEL:	836 S.F.
PENTHOUSE LEVEL:	264 S.F.
TOTAL ALL TYPE 'A1' UNITS (x1):	2,004 S.F.
TOTAL UNIT TYPE 'A2' FLOOR AREA:	2,059 S.F.
FIRST LEVEL:	203 S.F.
SECOND LEVEL:	796 S.F.
THIRD LEVEL:	796 S.F.
PENTHOUSE LEVEL:	264 S.F.
TOTAL ALL TYPE 'A2' UNITS (x3):	6,177 S.F.
TOTAL UNIT TYPE 'B1' FLOOR AREA:	2,092 S.F.
FIRST LEVEL:	342 S.F.
SECOND LEVEL:	683 S.F.
THIRD LEVEL:	827 S.F.
PENTHOUSE LEVEL:	240 S.F.
TOTAL ALL TYPE 'B' UNITS (x3):	6,276 S.F.
TOTAL FLOOR AREA FOR 62 WAVERLY	14,457 S.F.
54 WAVERLY WAY F.A.R.:	4 UNITS
TOTAL UNIT TYPE 'C1' FLOOR AREA:	2,222 S.F.
FIRST LEVEL:	379 S.F.
SECOND LEVEL:	719 S.F.
THIRD LEVEL:	864 S.F.
PENTHOUSE LEVEL:	260 S.F.
TOTAL ALL TYPE 'C' UNITS (x3):	6,666 S.F.
TOTAL UNIT TYPE 'C2' FLOOR AREA:	2,345 S.F.
FIRST LEVEL:	420 S.F.
SECOND LEVEL:	760 S.F.
THIRD LEVEL:	905 S.F.
PENTHOUSE LEVEL:	260 S.F.
TOTAL ALL TYPE 'C' UNITS (x1):	2,345 S.F.
TOTAL FLOOR AREA FOR 54 WAVERLY	9,011 S.F.
TOTAL PROPOSED FLOOR AREA ON SITE:	23,468 S.F. (1.31)
MAXIMUM ALLOWABLE FLOOR AREA (1.49 NET LOT AREA):	26,586 S.F.
MINIMUM OPEN SPACE REQUIREMENTS	
PUBLIC SPACE & TOSR	NONE
UOSR	9,406 SF (0.41 PER SECTOR 4)
ROOF DECKS (400 SF/ UNIT)	4400 SF
PORCHES	1056 SF
YARDS & WALKS	4016 SF
TOTAL PROPOSED	9,472 SF
MINIMUM PARKING REQUIREMENTS	
PER LUI TABLE, SECTOR 4, 1.22 PROPOSED FAR:	0.77 PER DWELLING UNIT
REQUIRED	9 PARKING SPACES
PROVIDED	22 OFF-STREET (2 PER DWELLING UNIT, PRIVATE GARAGES) & 4 ON-STREET PARKING

A,1 SITE PLAN
 1" = 10'-0"
 1" = 20'-0" WHEN PRINTED AT HALF SCALE ON 11x17

PARAPET / PLANTER



BUILDING A - SOUTH ELEVATION

VARIANCE REQ'D TO HIDE PENTHOUSE USING ROOF (ABOVE 35')
PENTHOUSE CAN EXCEED 35' LIMIT AS PER SECT 16-28.022



BUILDING A - NORTH ELEVATION

PARAPET / PLANTER



BUILDING A - WEST ELEVATION (COURTYARD)

VARIANCE REQ'D TO HIDE PENTHOUSE USING ROOF (ABOVE 35')
PENTHOUSE CAN EXCEED 35' LIMIT AS PER SECT 16-28.022



BUILDING A - EAST ELEVATION (STREET)

PARAPET / PLANTER



BUILDING B - SOUTH ELEVATION

VARIANCE REQ'D TO HIDE PENTHOUSE USING ROOF (ABOVE 35')
PENTHOUSE CAN EXCEED 35' LIMIT AS PER SECT 16-28.022

VARIANCE REQ'D TO HIDE PENTHOUSE USING ROOF (ABOVE 35')
PENTHOUSE CAN EXCEED 35' LIMIT AS PER SECT 16-28.022



BUILDING B - NORTH ELEVATION

VARIANCE REQ'D TO HIDE PENTHOUSE USING ROOF (ABOVE 35')
PENTHOUSE CAN EXCEED 35' LIMIT AS PER SECT 16-28.022

PARAPET / PLANTER



BUILDING B - WEST ELEVATION (COURTYARD)



BUILDING B - EAST ELEVATION (STREET)

VARIANCE REQ'D TO HIDE PENTHOUSE USING ROOF (ABOVE 35')
PENTHOUSE CAN EXCEED 35' LIMIT AS PER SECT 16-28.022



BUILDING C - SOUTH ELEVATION



BUILDING C - NORTH ELEVATION

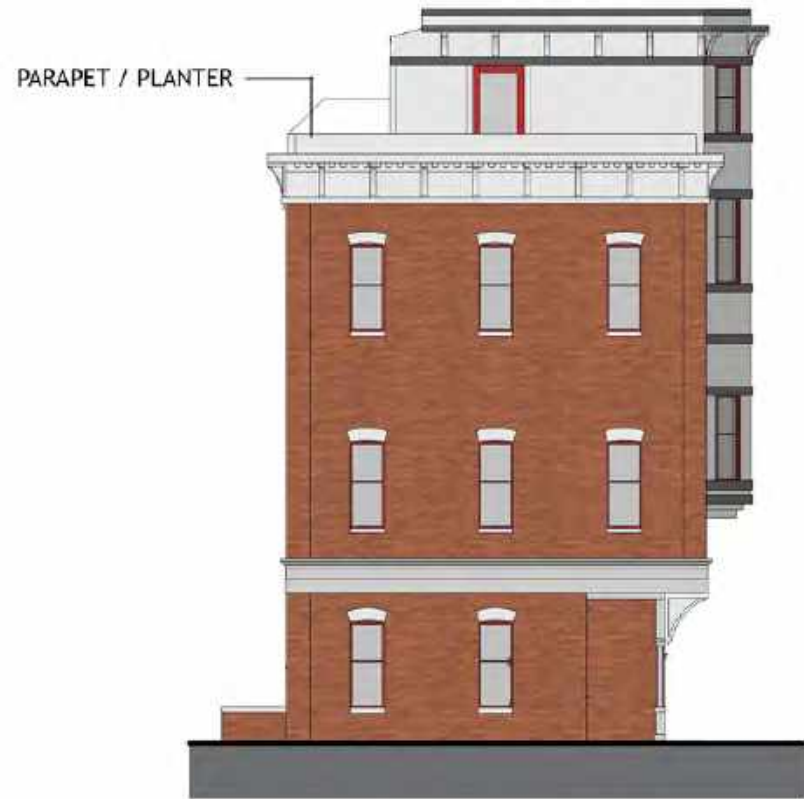
VARIANCE REQ'D TO HIDE PENTHOUSE USING ROOF (ABOVE 35')
PENTHOUSE CAN EXCEED 35' LIMIT AS PER SECT 16-28.022



BUILDING C - WEST ELEVATION (REAR)



BUILDING C - EAST ELEVATION (COURTYARD)



BUILDING D - SOUTH ELEVATION



BUILDING D - NORTH ELEVATION

VARIANCE REQ'D TO HIDE PENTHOUSE USING ROOF (ABOVE 35')
 PENTHOUSE CAN EXCEED 35' LIMIT AS PER SECT 16-28.022



BUILDING D - WEST ELEVATION (REAR)



BUILDING D - EAST ELEVATION (COURTYARD)











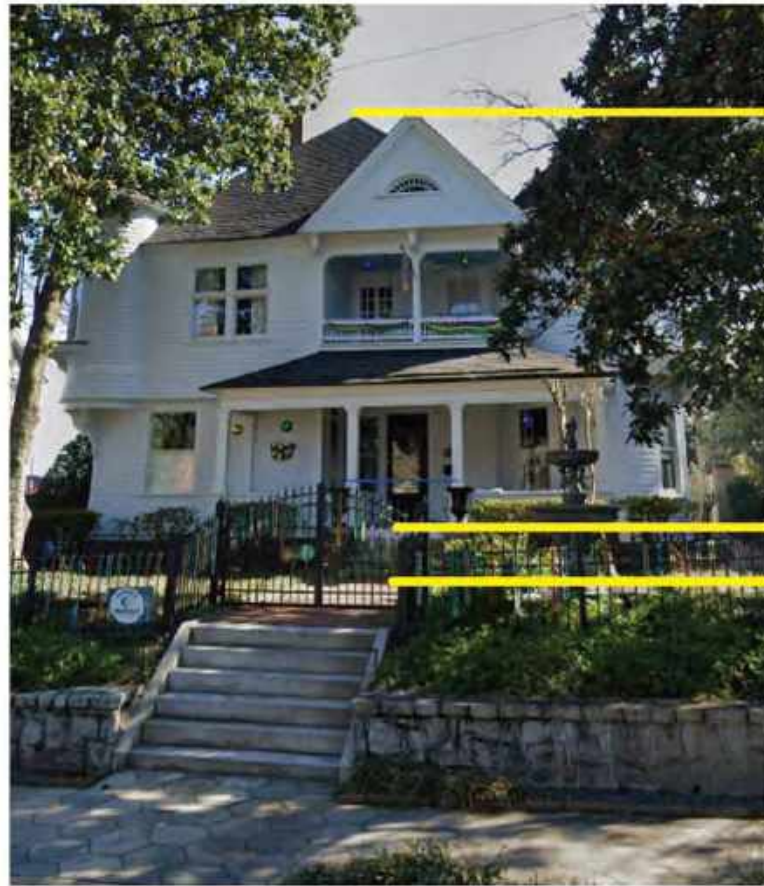










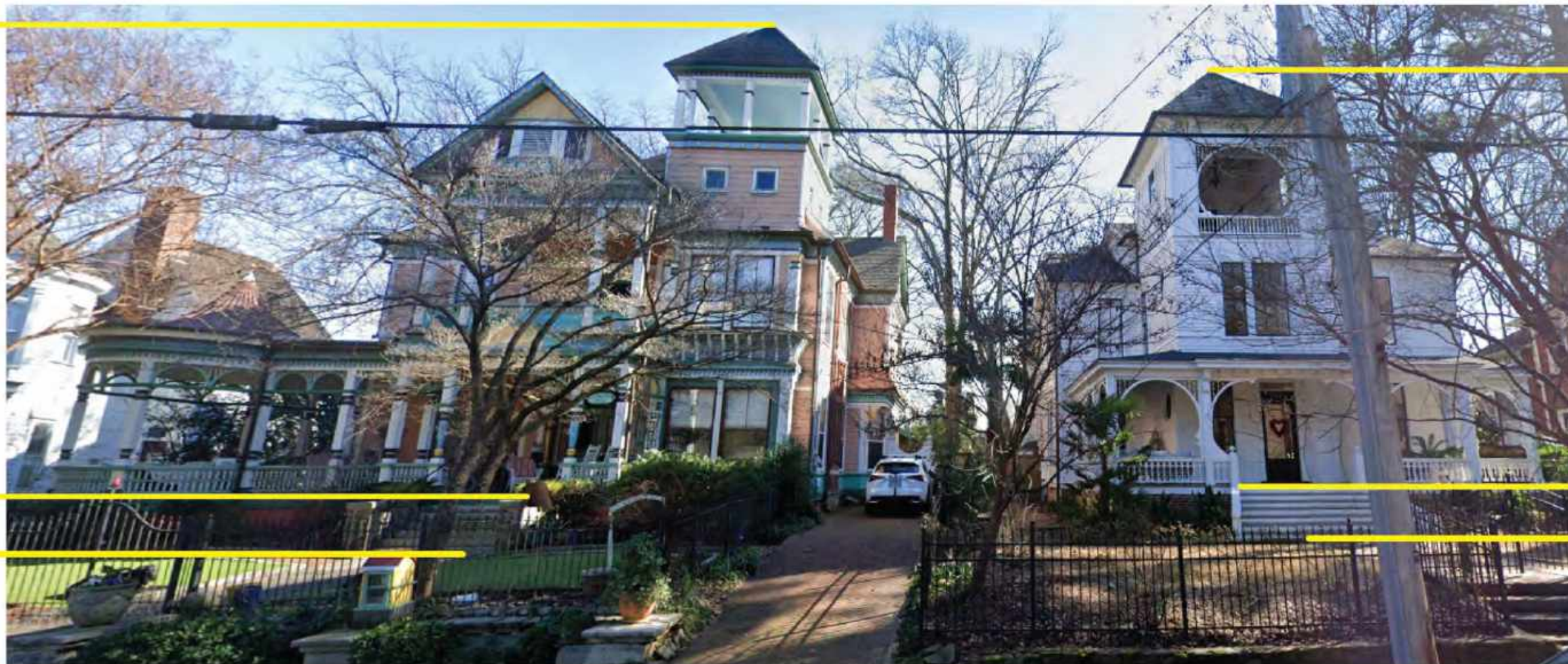


~41.4' PORCH TO RIDGE

~2.5' PORCH TO GRADE

COMPATIBILITY NOTES:

- BRACKETS
- WINDOW GROUPS AND WINDOW STYLE
- PORCH DETAIL, ORNAMENTATION
- SQUARED BAY WINDOW
- CIRCULAR TOWER/TURRET ELEMENT
- TOWER ELEMENT
- GABLE + PEDIMENT
- RAILINGS



~51.6' PORCH TO RIDGE

~4' PORCH TO GRADE

~43.5' PORCH TO RIDGE

~4' PORCH TO GRADE

Compatibility Study - Victorian

Tower Element

Cornice

Bay Type

Porch Detail

Sunburst + Pediment over bay

Brackets at Cornice and Porches

Roof Form

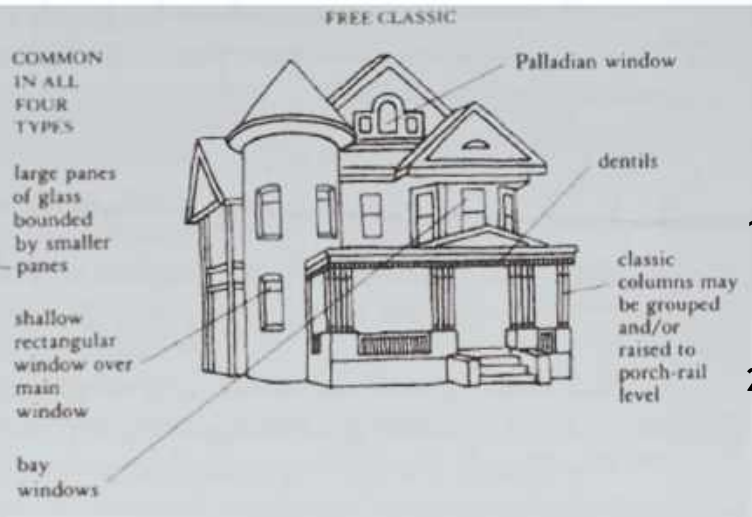
Vertical Trim detail

Dentils

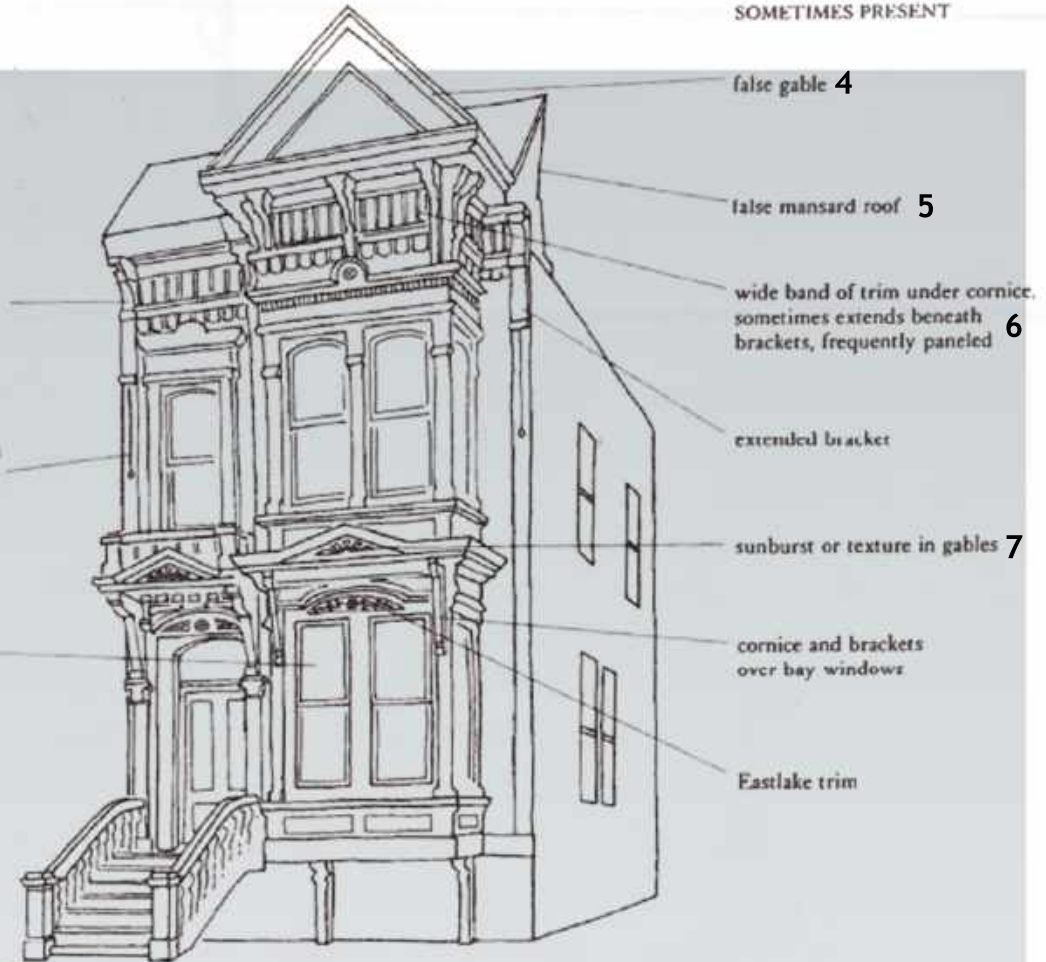
Column Style and Grouping

ALWAYS PRESENT

SOMETIMES PRESENT

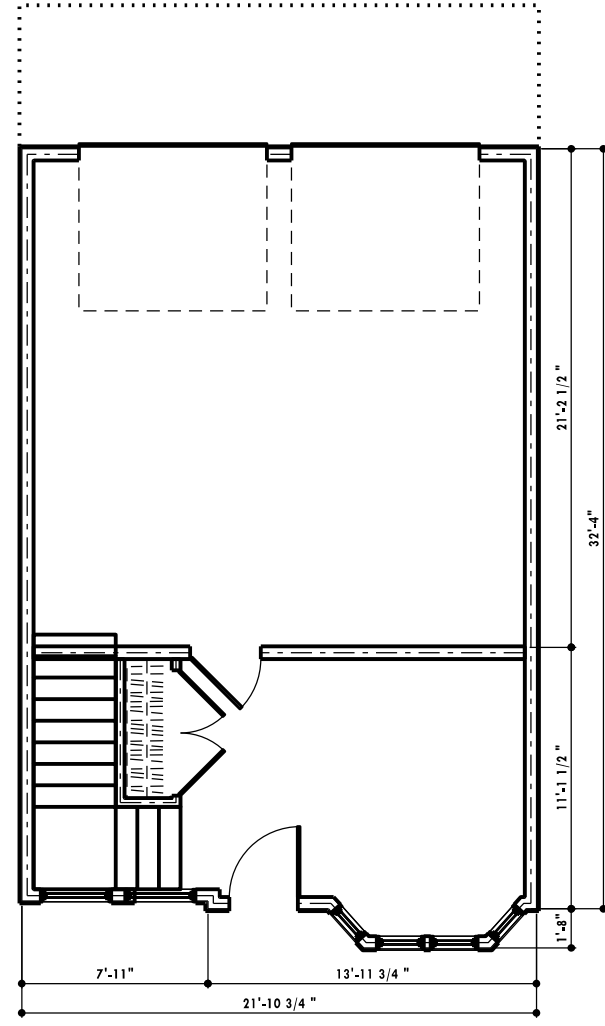
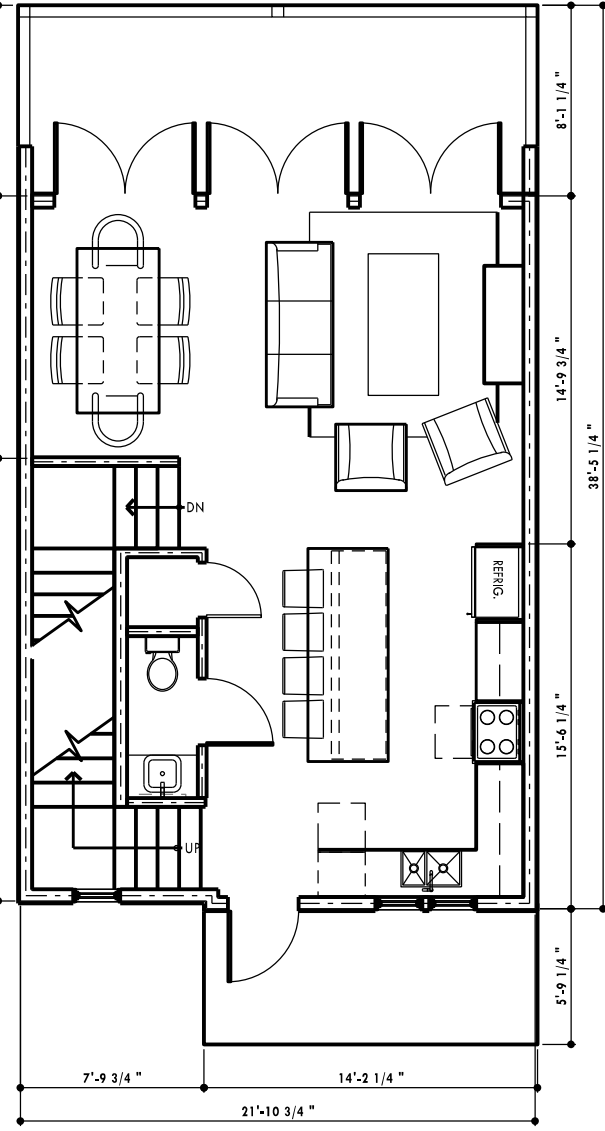
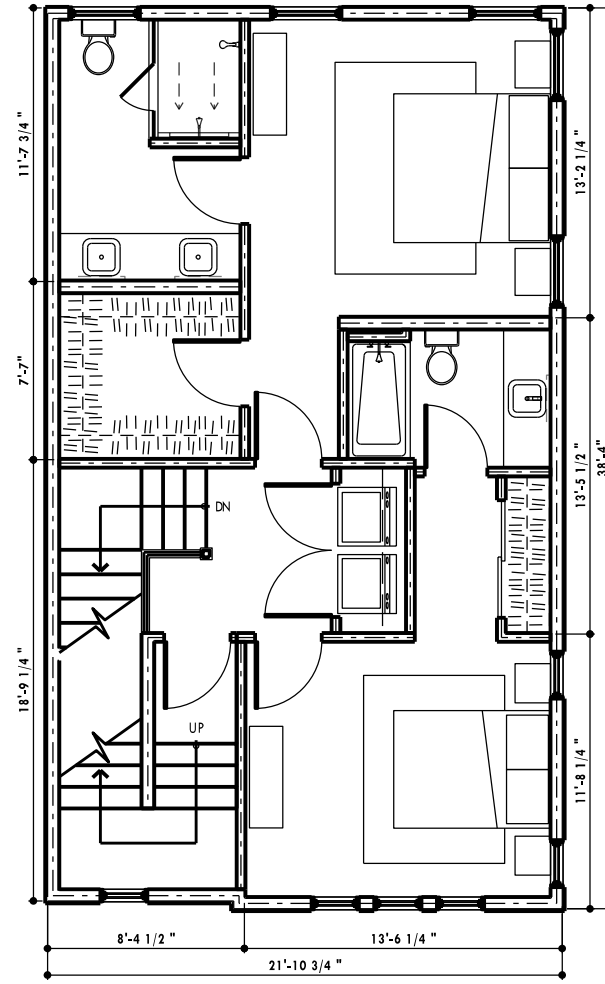
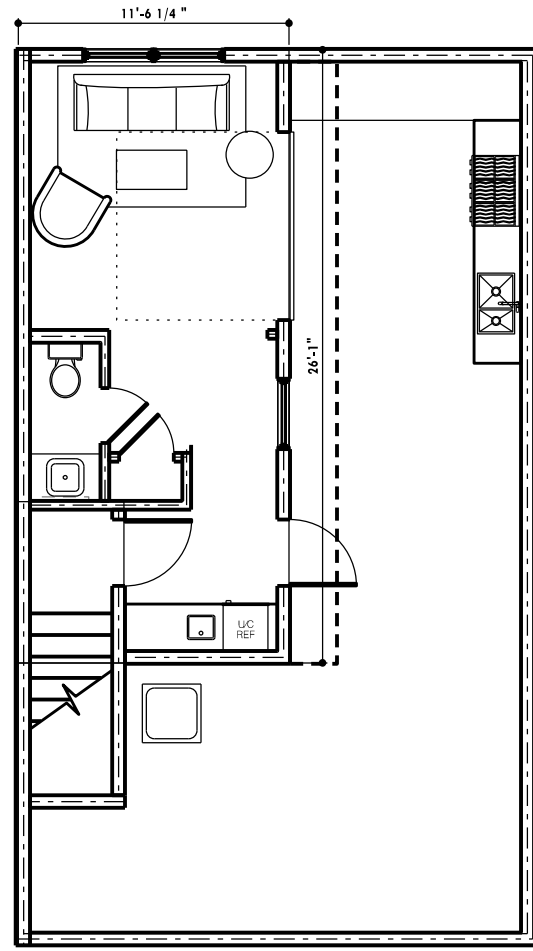


- 1 brackets which form upper extension of vertical strips
- 2 vertical strips at sides of windows and sometimes on corner boards and wall
- 3 squared bay window

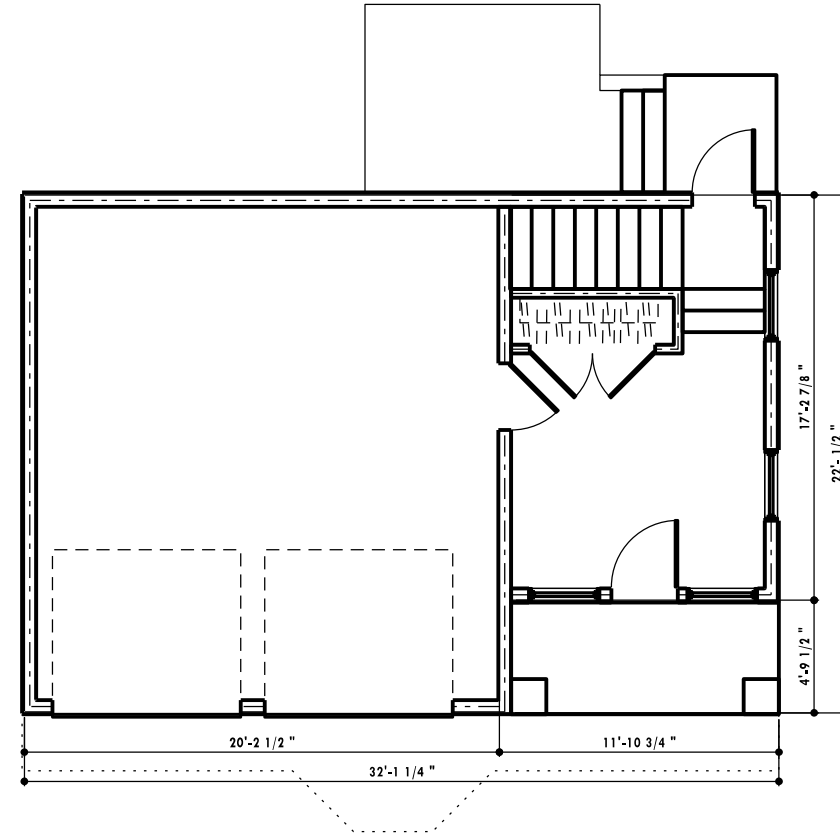
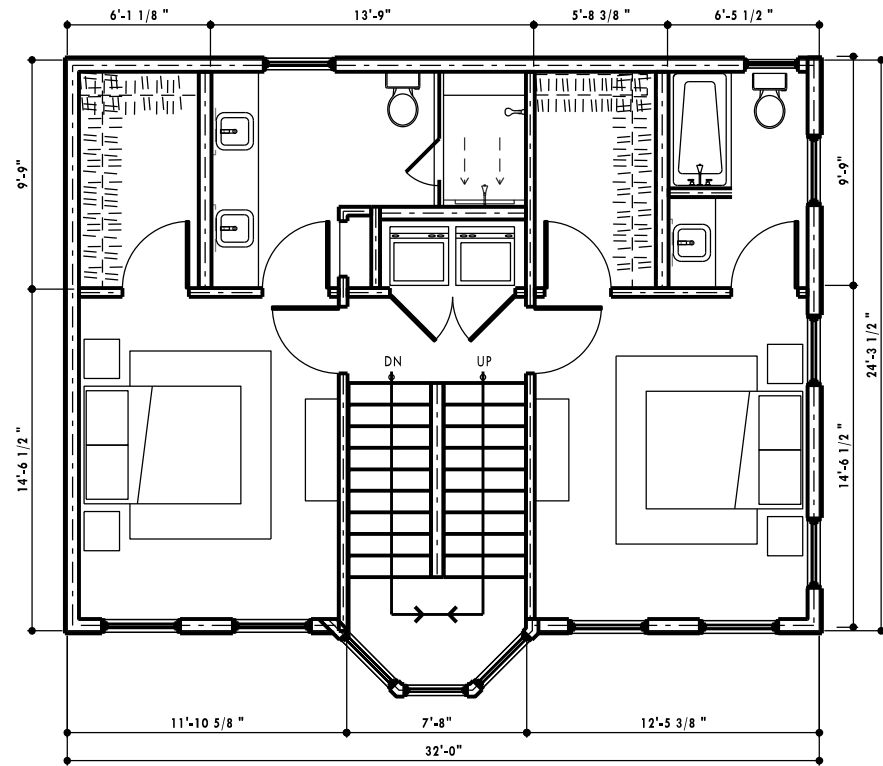
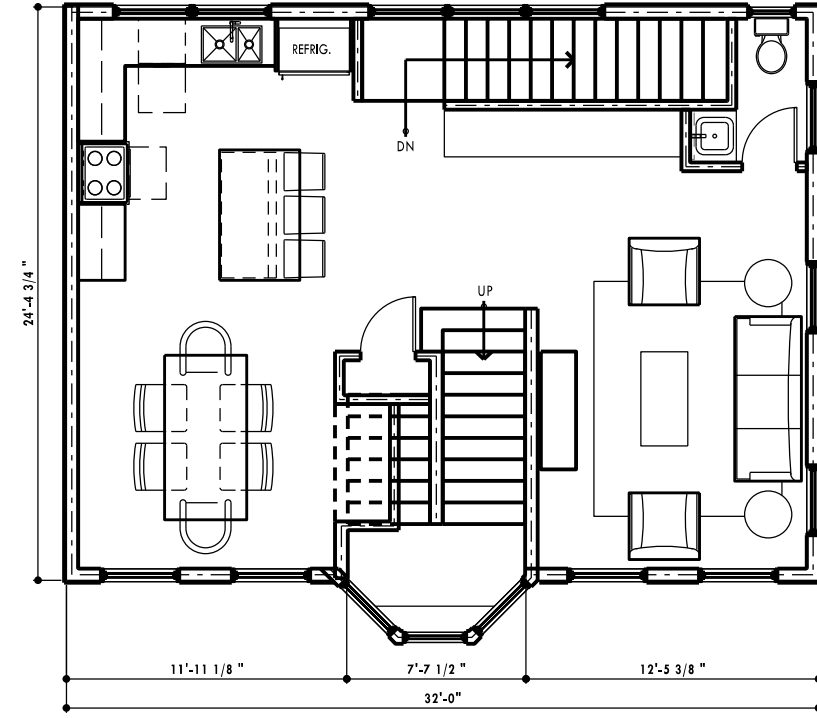
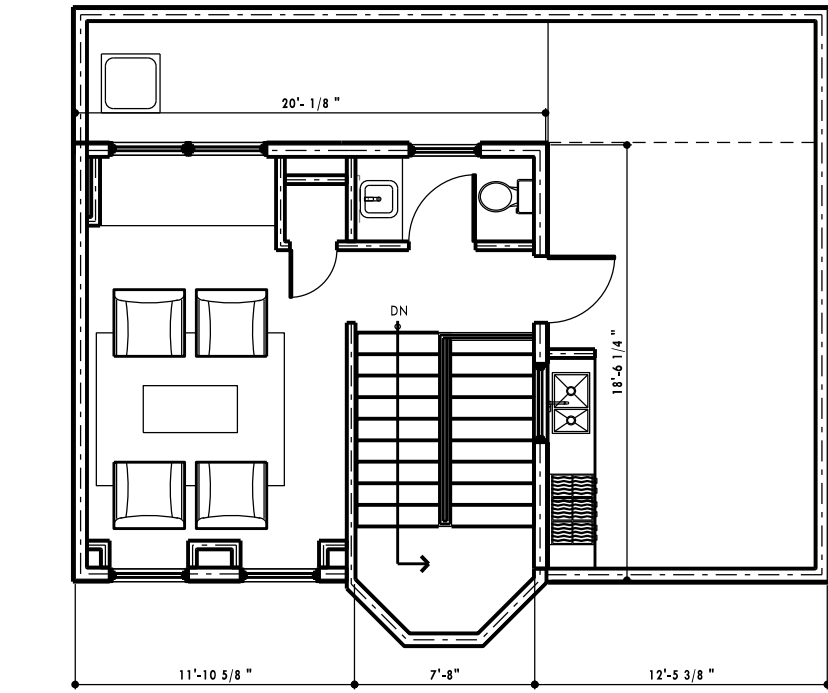


Compatibility Study - Victorian
Tower Element
Cornice
Bay Type
Brackets at Cornice and Entry
Roof Form
Vertical Trim detail
Dentils
Column Style and Grouping

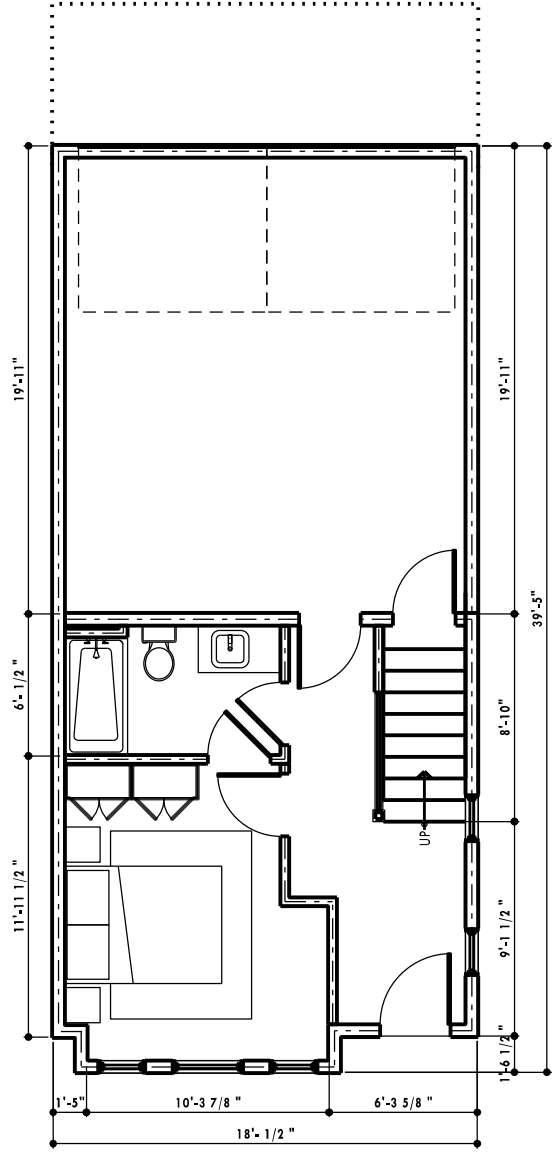
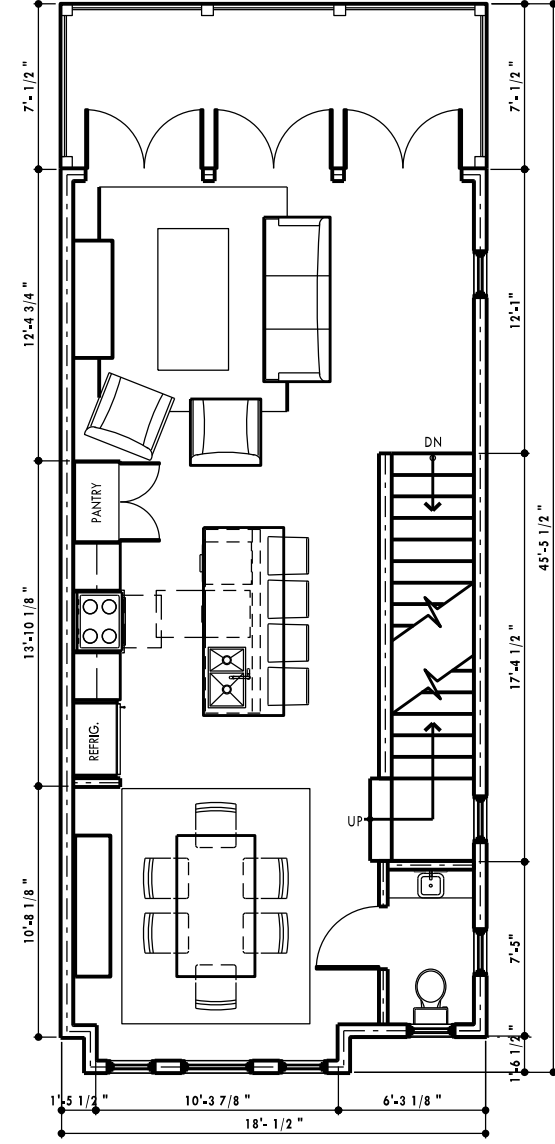
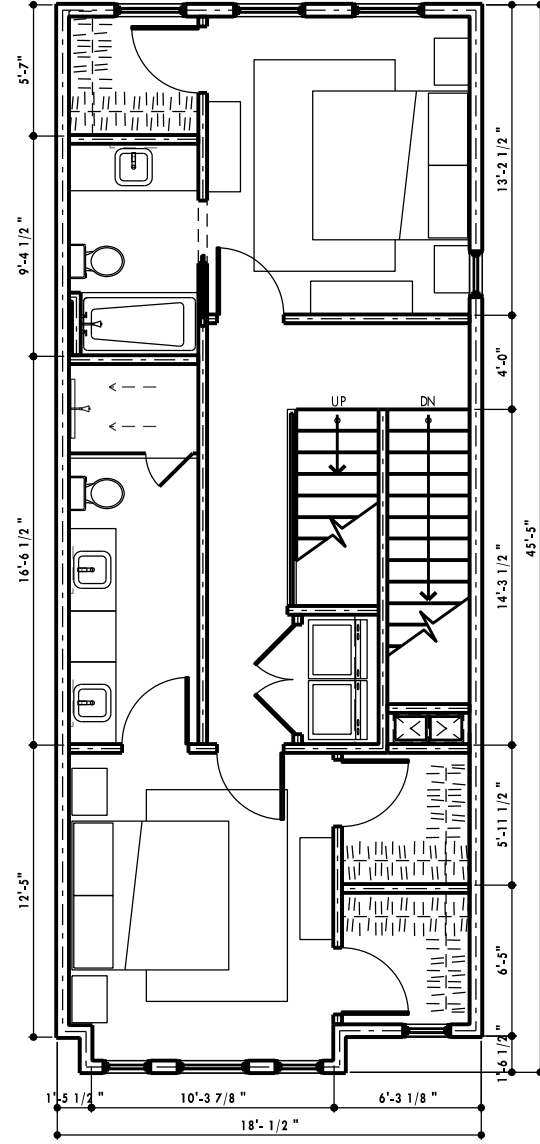
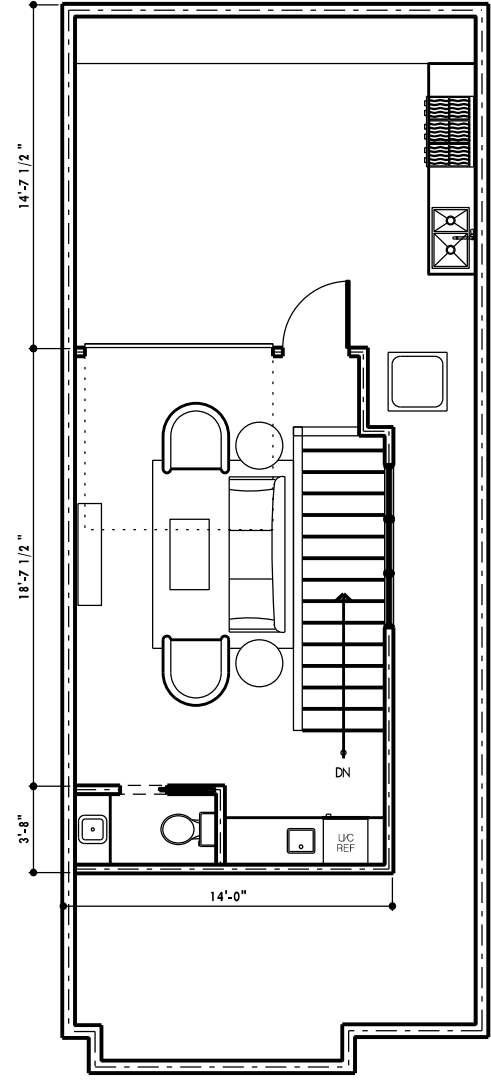




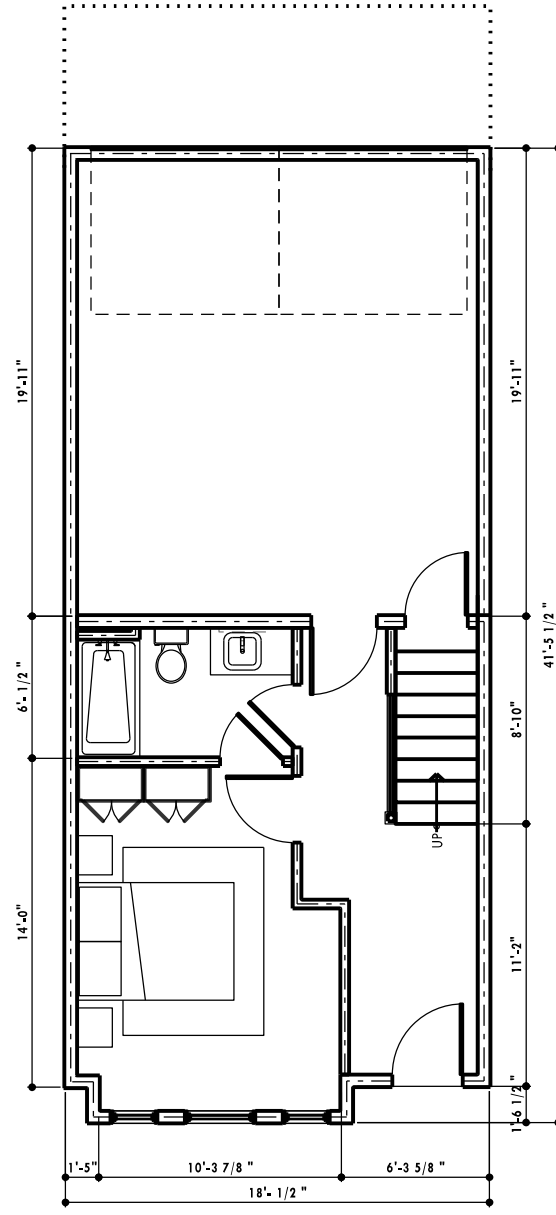
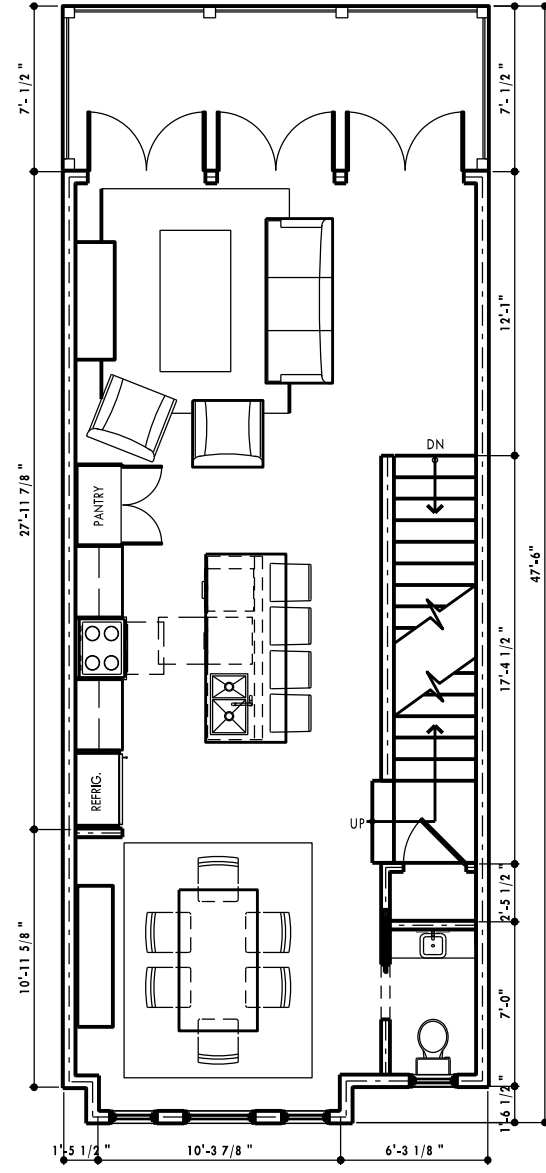
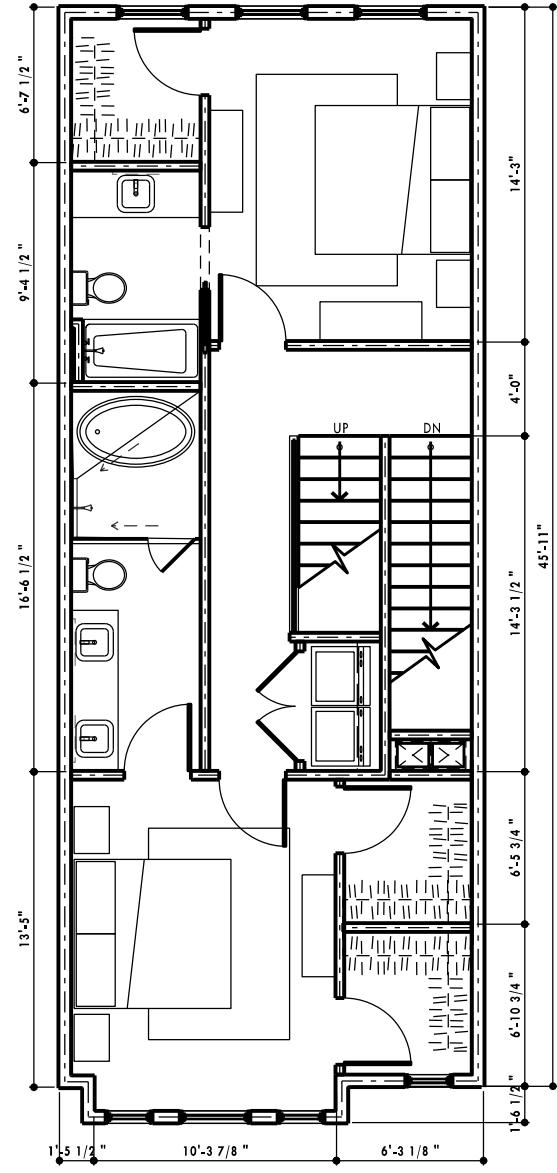
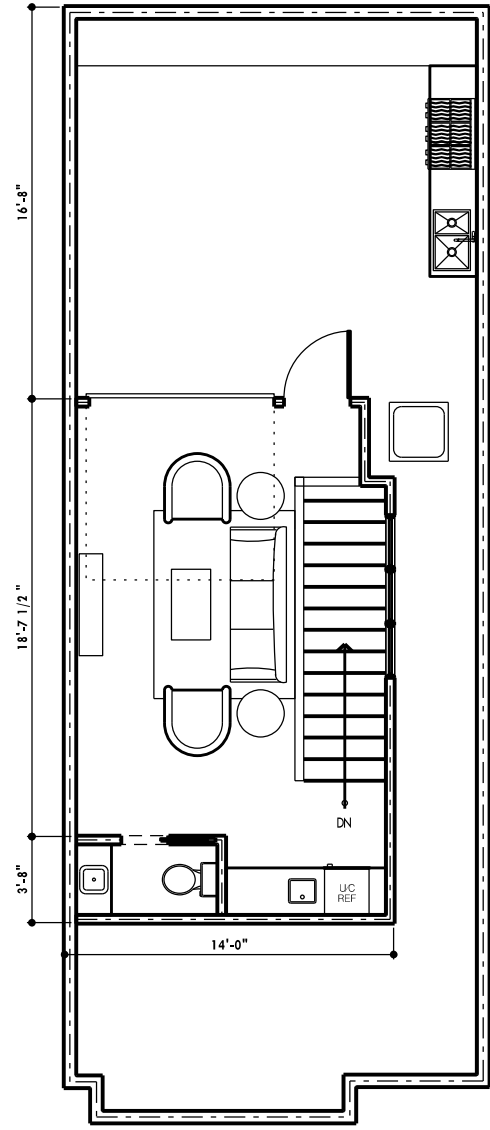
UNIT PLAN - A1 -1 TOTAL



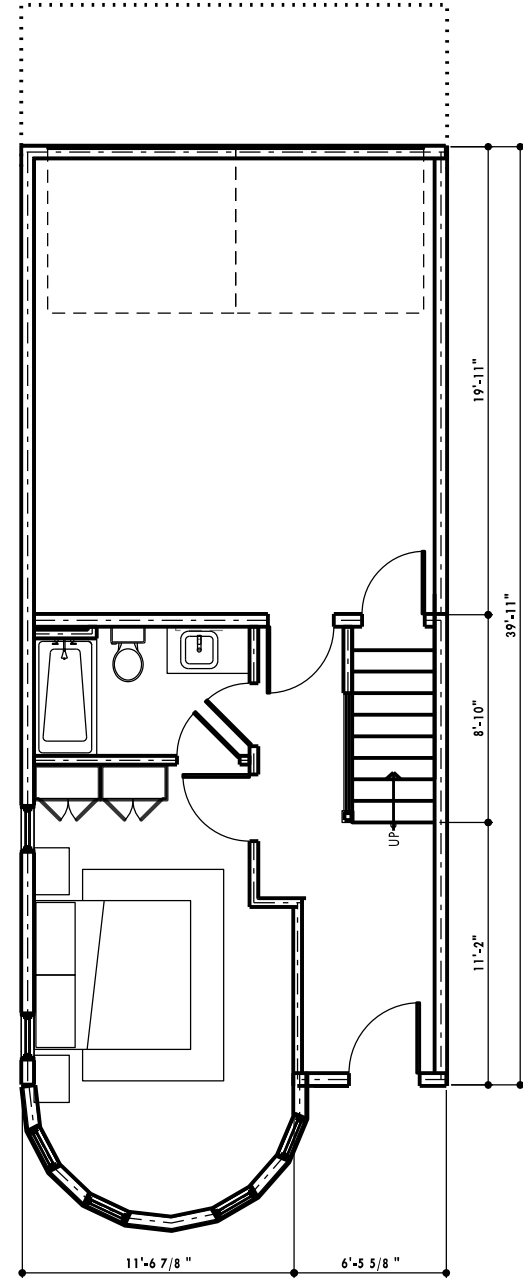
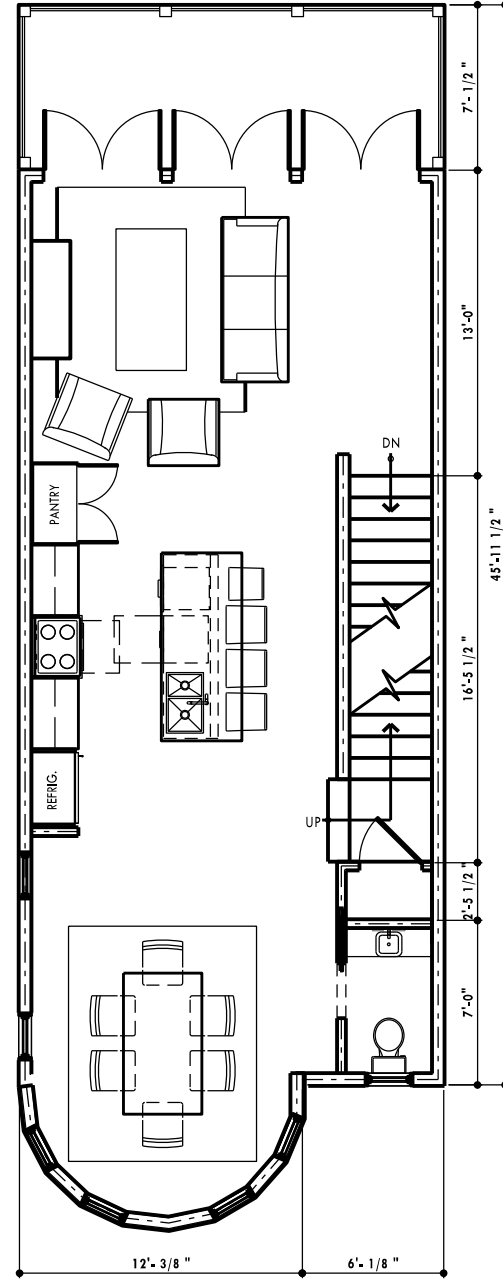
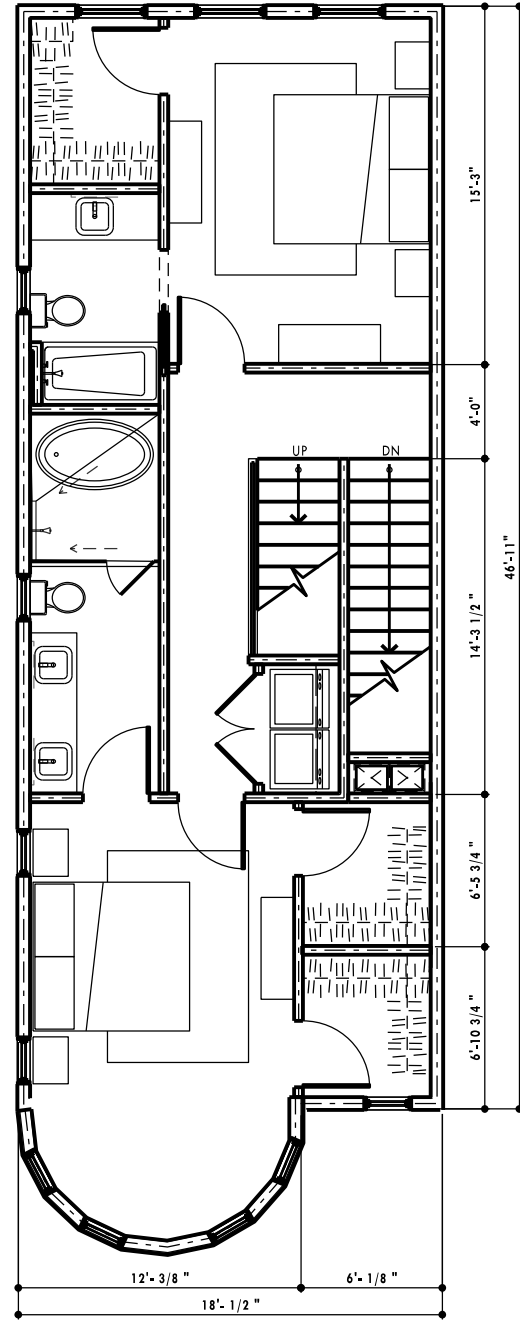
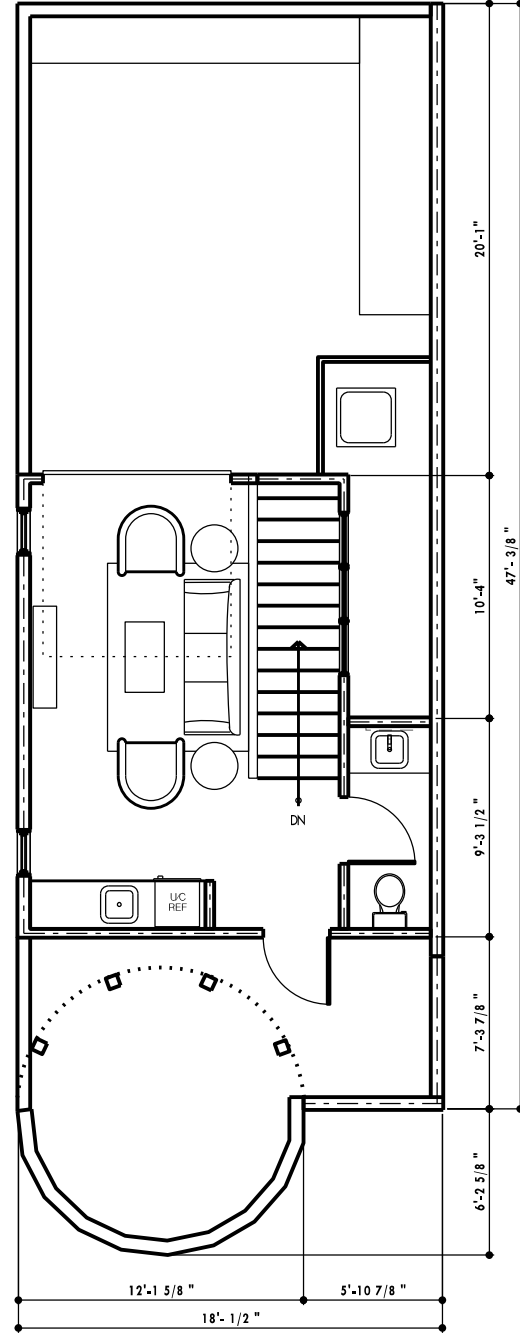
UNIT PLAN - A2 -3 TOTAL



UNIT PLAN - B1 -3 TOTAL



UNIT PLAN - C1 -3 TOTAL



UNIT PLAN - C2 -1 TOTAL