

CENTRAL LOFTS

TYPE II DESIGN REVIEW
SUBMITTAL 04 • OCTOBER 11, 2017
APPENDIX



AERIAL



LOMBARD RETAIL FACADE



RESIDENTIAL ENTRY



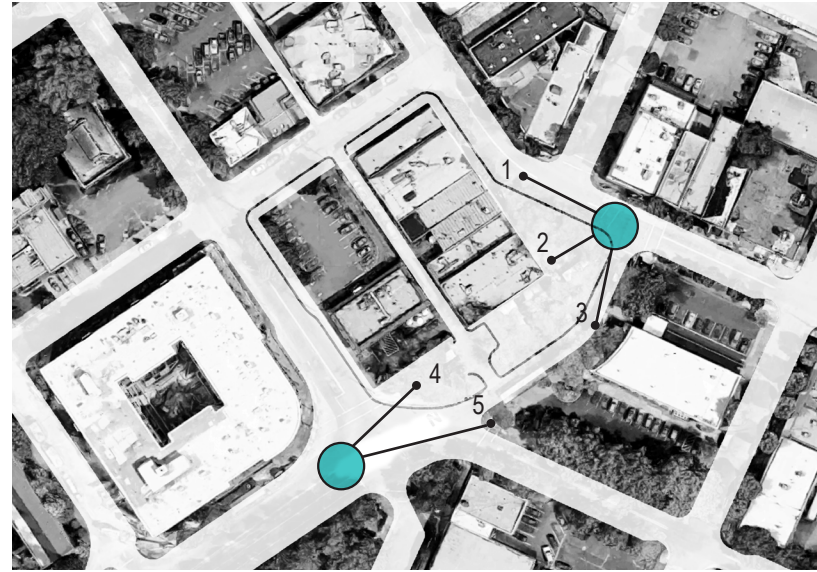
PLAZA FACADE



VICINITY MAP



1



2



4



3



5

EXISTING SITE PHOTOS



1



2



4

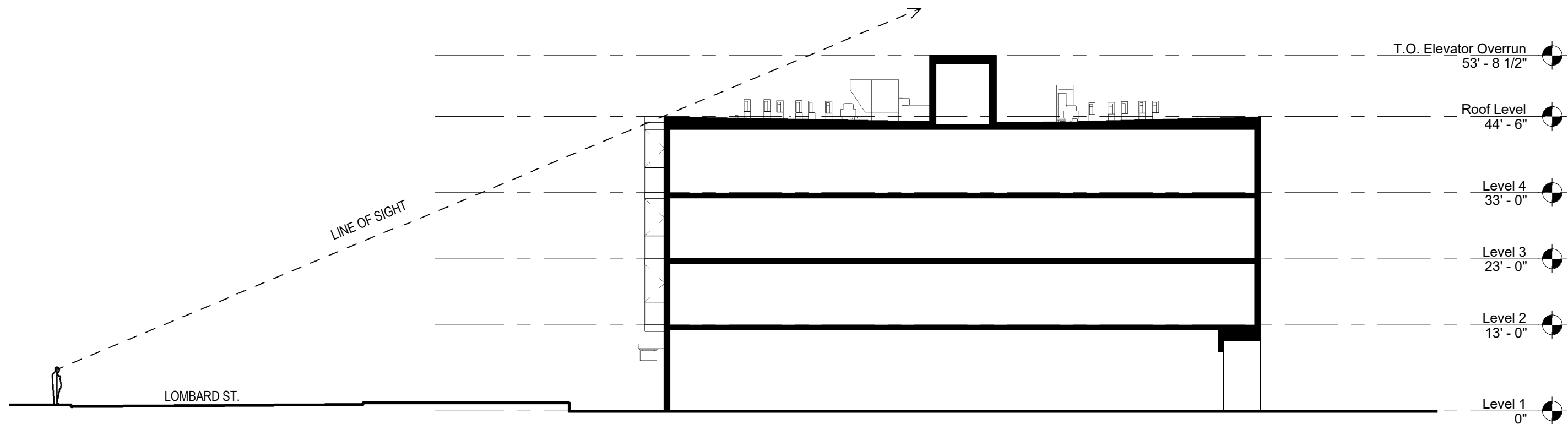
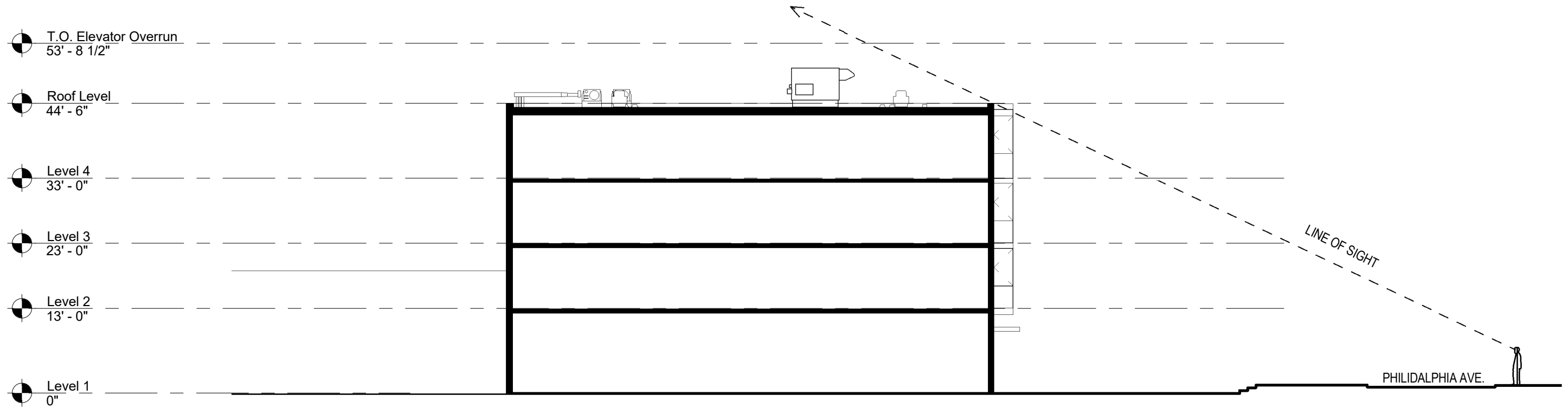


3



5

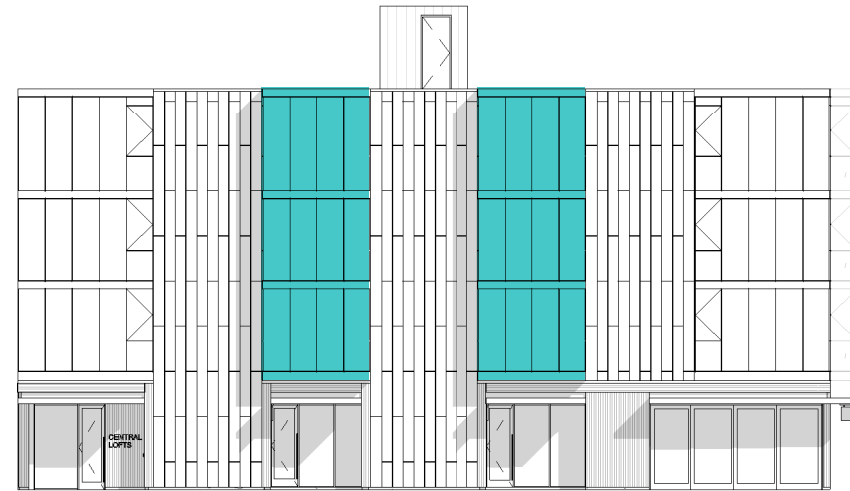
SITE CONTEXT PHOTOS



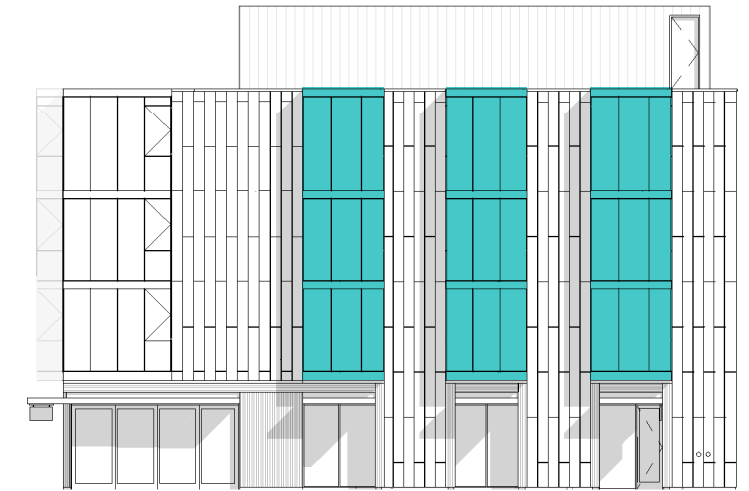
LINE OF SIGHT
1/16"=1'-0"



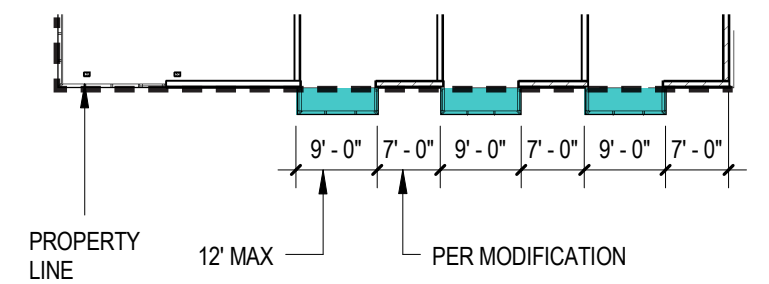
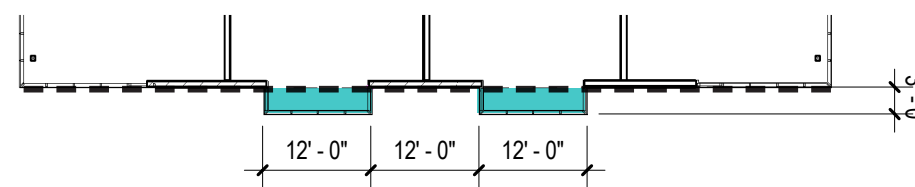
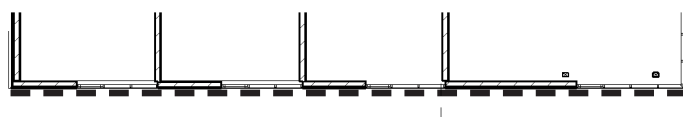
SOUTH ELEVATION
0% OF WALL AREA



EAST ELEVATION (N PHILADELPHIA AVE)
18.9% OF WALL AREA



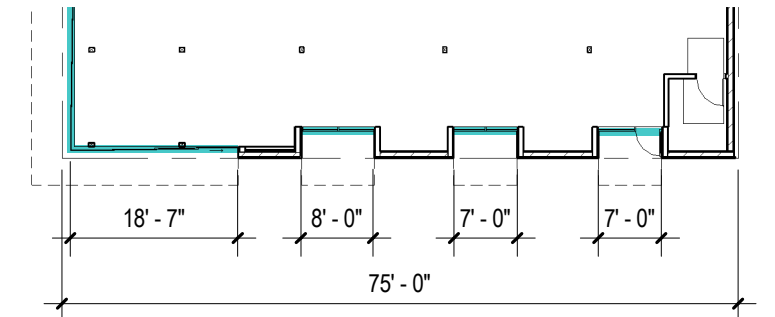
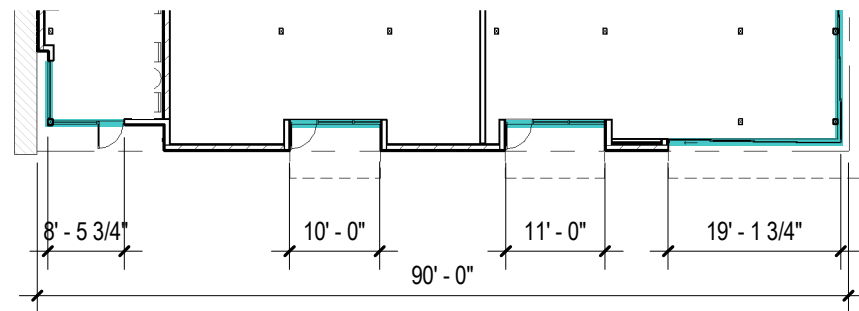
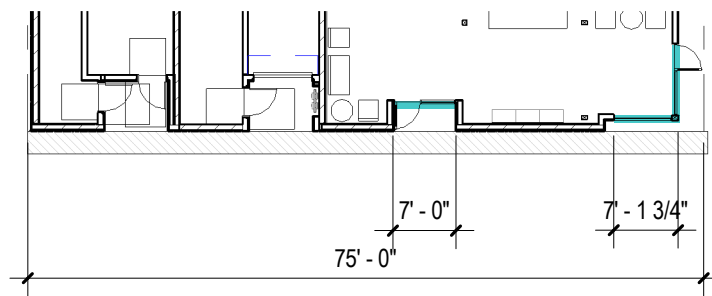
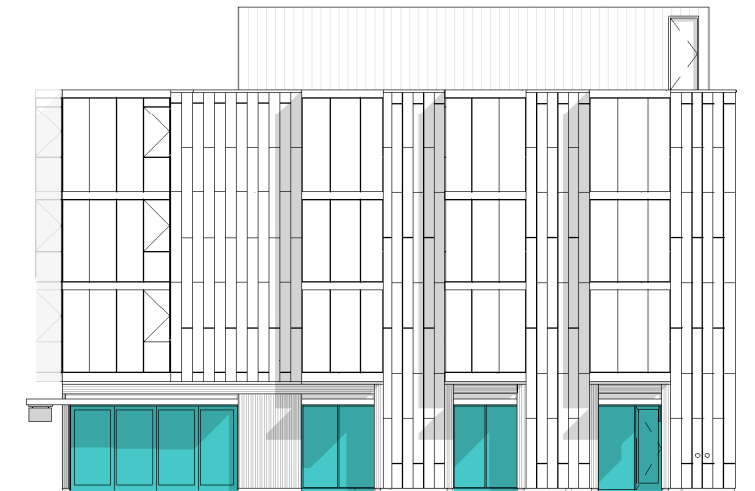
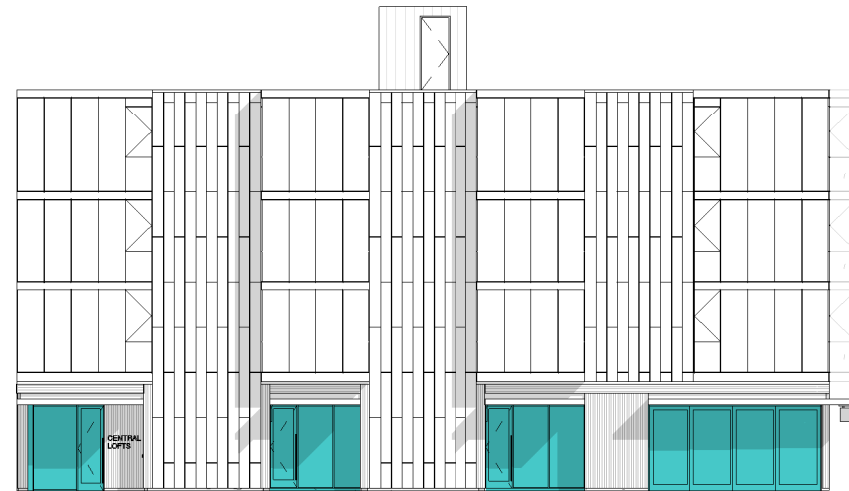
NORTH ELEVATION NORTH ELEVATION (N LOMBARD ST)
26.4% OF WALL AREA



33.130.230 GROUND FLOOR WINDOWS

THE WINDOWS MUST BE AT LEAST 50 PERCENT OF THE LENGTH AND 25 PERCENT OF THE GROUND LEVEL WALL AREA.

THE GENERAL STANDARD MUST BE MET ON THE FRONTAGE OF THE STREET THAT HAS THE HIGHEST TRANSIT STREET CLASSIFICATION ACCORDING TO THE TRANSPORTATION ELEMENT OF THE COMPREHENSIVE PLAN. IF TWO OR MORE STREETS HAVE THE SAME HIGHEST TRANSIT STREET CLASSIFICATION, THEN THE APPLICANT MAY CHOOSE ON WHICH STREET TO MEET THE GENERAL STANDARD. ON ALL OTHER STREETS, THE REQUIREMENT IS 1/2 OF THE GENERAL STANDARD.



SOUTH ELEVATION
NON-STREET-FACING FACADE
LENGTH: REQUIRED - 0%
AREA: REQUIRED - 0%

EAST ELEVATION (N PHILADELPHIA AVE)
STREET-FACING FACADE
LENGTH: REQUIRED - 25%, PROVIDED - 54%
AREA: REQUIRED - 12.5%, PROVIDED - 39%

NORTH ELEVATION (N LOMBARD ST)
STREET-FACING FACADE OF HIGHEST TRANSIT CLASSIFICATION
LENGTH: REQUIRED - 50%, PROVIDED - 54%
AREA: REQUIRED - 25%, PROVIDED: - 39%

GROUND STORY GLAZING