



**STRUCTURE INFO:**

**NO. OF STORIES, BUILDING TOTAL:** (5) STORIES WITH ROOF DECK; 14,737 GROSS FT<sup>2</sup> TOTAL

- **LEVEL 01:** 2,116 INTERIOR GROSS FT<sup>2</sup>
- **LEVEL 02 - 05:** 2,286 INTERIOR GROSS FT<sup>2</sup>; 299 BALCONY GROSS FT<sup>2</sup>
- **ROOFTOP:** 2,281 GROSS FT<sup>2</sup>

**CONSTRUCTION TYPE / OCCUPANCY CLASSIFICATION:**

**OCCUPANCY PER IBC CHAPTER 3/ NFPA 6.1.8.1.5, 6.1.14.3:** LEVEL 01 -"M" MERCANTILE; LEVEL 02 THRU 05 – "R-2" RESIDENTIAL (APARTMENT HOUSES); AND ROOF DECK – "R-2" RESIDENTIAL, SAME AS STORY IMMEDIATELY BELOW ROOF DECK

**MAXIMUM HEIGHT AND AREA (IBC TABLE 504.3, 504.4, & 506.2):** (5) STORIES AND/OR 75'-0" WITH SPRINKLERS, NOT INCLUDING ROOF DECK PENTHOUSES PER IBC 503.1.4 AND SECTION 1511; 48,000 SF MAX FLOOR AREA PER STORY

**OCCUPANCY SEPARATION, PER IBC TABLE 508.4:** 1-HOUR HORIZONTAL SEPARATION REQUIRED BETWEEN MERCANTILE AND RESIDENTIAL LEVELS (SPRINKLERED)

**CONSTRUCTION TYPE PER NFPA 101 8.2.1 & IBC CHAPTER 6:** TYPE II (222) / TYPE I-B WITH SPRINKLERS – NON-COMBUSTIBLE

**OVERALL FIRE RESISTANCE RATING, PER NFPA 101 TABLE A.8.2.1.2 & IBC TABLE 601:** PRIMARY STRUCTURAL FRAME = 2 HOURS; EXTERIOR BEARING WALLS = 2 HOURS (N/A ON THIS PROJECT) ; INTERIOR BEARING WALLS = 2 HOURS (N/A ON THIS PROJECT); INTERIOR AND EXTERIOR NON-BEARING WALLS = 0 HOURS; FLOOR - CEILING ASSEMBLIES = 2 HOURS; ROOF - CEILING ASSEMBLIES = 1 HOURS

**PROJECTIONS (IBC TABLE 705.2):** 0' TO <2' = NOT PERMITTED; 2' TO <3' = 24"; 3' TO <5' = 2/3 OF FSD; ≥ 5' = 40"

**FIRE RESISTANCE RATING FOR EXTERIOR WALLS, PER IBC TABLE 705.5:** X < 5' = 2 HOURS AT MERCANTILE LEVEL, 1 HOURS AT RESIDENTIAL LEVELS; 5' ≤ X < 10' = 1 HOUR AT MERCANTILE, 1 HOURS AT RESIDENTIAL LEVELS; X ≥ 10 = 0 HOURS (X = FIRE SEPARATION DISTANCE)

**OPENINGS (IBC TABLE 705.8):** UNPROTECTED, SPRINKLERED - 0' TO < 3' = NOT PERMITTED; 3' TO < 5' = 1.5%; 5' TO < 10' = 25%

**EGRESS REQUIREMENTS:**

**OCCUPANT LOAD FACTOR PER IBC TABLE 1004.1.2:** "M" MERCANTILE = 60 GROSS AND 300 GROSS FOR STOCK/STORAGE AREAS; "R-2" RESIDENTIAL = 200 GROSS; "A-2" ASSEMBLY = 15 NET AND 100 GROSS FOR SERVICE AREAS; AND POOL DECK = 30 NET FOR POOL DECK, 50 NET FOR POOL

**OCCUPANT LOAD FACTOR PER NFPA TABLE 7.3.1.2:** "M" MERCANTILE = 30 GROSS AND 300 GROSS FOR STOCK/STORAGE AREAS; "R-2" RESIDENTIAL = 200 GROSS; "A" ASSEMBLY = 15 NET AND 100 GROSS FOR SERVICE AREAS; AND "A" ASSEMBLY = 30 NET FOR POOL DECK, 50 NET FOR POOL, AND 100 GROSS FOR SERVICE AREAS

**DESIGN OCCUPANT LOADS:** TOTAL BUILDING OCCUPANT LOAD = (134) OCCUPANTS

- **LEVEL 01 CALCULATED OCCUPANT LOAD:** RETAIL & LOBBY = 1,242 GROSS SF/30 = (42) OCCUPANTS; SERVICE & STORAGE AREAS = 417 GROSS SF / 300 = (2) OCCUPANTS; (44) TOTAL OCCUPANTS
- **LEVELS 02 THRU 05 CALCULATED OCCUPANT LOAD:** RESIDENCES= 1,875 GROSS SF/200 = (10) OCCUPANTS PER FLOOR; BALCONIES = 299 GROSS SF/200 = (2) OCCUPANTS PER FLOOR; (12) OCCUPANTS TOTAL PER FLOOR; (48) OCCUPANTS COMBINED TOTAL FOR RESIDENCES
- **ROOF DECK CALCULATED OCCUPANT LOAD:** POOL DECK = 856 GROSS SF/30 = (29) OCCUPANTS; POOL = 405 SURFACE SF/50 = (9) OCCUPANTS; SERVICES AREAS = 391 GROSS SF/100 = (4) OCCUPANTS; (42) OCCUPANTS

**MAXIMUM TOTAL TRAVEL DISTANCE ALLOWED PER IBC TABLE 1017.2:** 250' WITH SPRINKLER SYSTEM

**MINIMUM NUMBER OF MEANS OF EGRESS PER SECTION 7.4 OF NFPA:**

- (2) MEANS OF EGRESS REQUIRED ON EACH LEVEL

- EXIT STAIRS MUST BE MINIMUM OF 36" IN WIDTH (0.3 X 66)

- EXIT DOOR MUST BE 36" MINIMUM WIDTH

**LIFE SAFETY ELEMENTS REQUIRED:**

- FIRE ALARM AND SPRINKLER ARE REQUIRED

**CITY ZONING:**

**ZONING DISTRICT:** MU-1 – MEDIUM INTENSITY MIXED-USE DISTRICT

**FUTURE LAND USE DESIGNATION:** MUM – MIXED-USE MEDIUM DENSITY

**OVERLAY AND INTERIM ZONING DISTRICTS:** (1) CPC CHARACTER PRESERVATION CORRIDOR DESIGN DISTRICT; (2) MISC. SHORT TERM RENTAL DISTRICTS THAT DO NOT APPLY TO THIS PROJECT

**PROPOSED USE:** RETAIL GOODS ESTABLISHMENT (LEVEL 01), DWELLING, MULTI-FAMILY (LEVELS 02 THRU 05) – "P" PERMITTED

**BULK & YARD RESTRICTIONS (CZO TABLE 15-2):**

**MINIMUM LOT AREA:** MULTI-FAMILY – 1000 PER DWELLING UNIT; NON-RESIDENTIAL: NONE

**MAXIMUM BUILDING HEIGHT:** MULTI-FAMILY & NON-RESIDENTIAL – 60' / MAX (5) STORIES

- PROPOSED TOP OF PARAPET: 62'-9"; BUILDING HEIGHT WILL REQUIRE A VARIANCE

**MINIMUM PERMEABLE OPEN SPACE:** 20% OF LOT AREA (672 SF REQUIRED)

- PROPOSED PERMEABLE OPEN SPACE: 674 SF

**FRONT YARD SETBACK (SECTION 15.3.A.2):** THE AVERAGE OF THE FRONT YARD OF THE ADJACENT LOTS ON EITHER SIDE MAY BE USED TO ESTABLISH THE REQUIRED FRONT YARD BUILD-TO LINE. AVERAGING IS BASED ON THE TWO (2) ADJACENT, WITH UP TO A 3'-0" VARIATION

- PROPOSED FRONT YARD SETBACK: 4'-0"

**INTERIOR SIDE YARD:** MULTI-FAMILY & NON-RESIDENTIAL – NONE

**REAR YARD:** MULTI-FAMILY & NON-RESIDENTIAL – NONE, UNLESS ABUTTING RESIDENTIAL USE, THEN 20'

**MINIMUM REQUIRED OFF-STREET VEHICLE AND ELECTRIC VEHICLE SPACES (CZO TABLE 22-1 AND SECTION 22.4.C):** (1) REQUIRED PER DWELLING UNIT; FIRST 5,000 SF OF COMMERCIAL IS EXEMPT; ON-STREET SPACES MAY BE COUNTED; (4) TOTAL SPACES REQUIRED

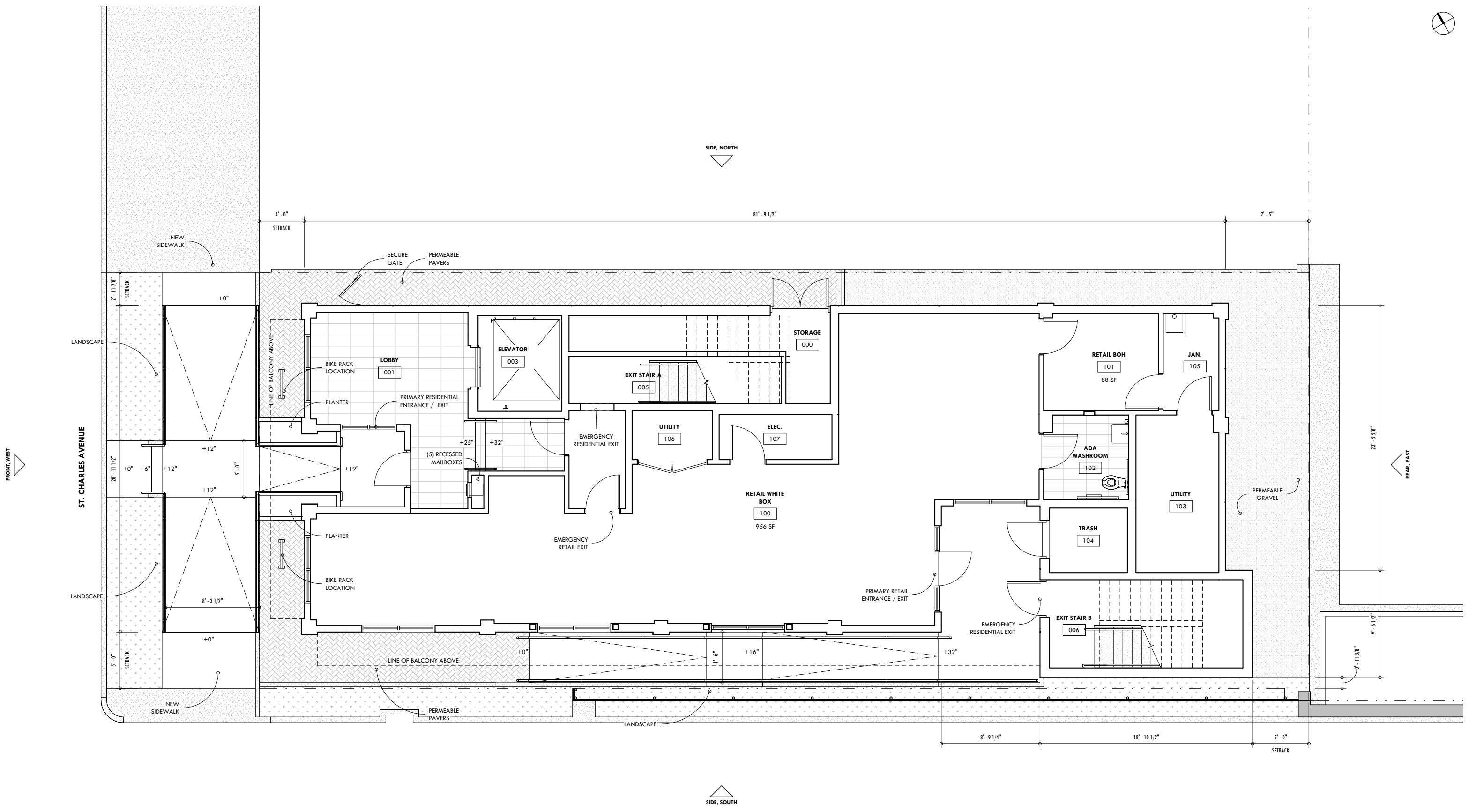
- (2) ON-STREET SPACES COUNTED; VARIANCE FOR (2) SPACES IS REQUIRED

**MINIMUM REQUIRED SHORT TERM BIKE SPACES (TABLE 22-1):** (1) SPACE FOR EACH (5) DWELLING UNITS; (1) SPACE REQUIRED FOR EVERY 5000 GFA OF RETAIL; (3) SHORT-TERM BIKE SPACES REQUIRED; (2) LONG TERM BIKE SPACES REQUIRED

- (4) SHORT-TERM SPACES AND (4) LONG TERM SPACES PROVIDED

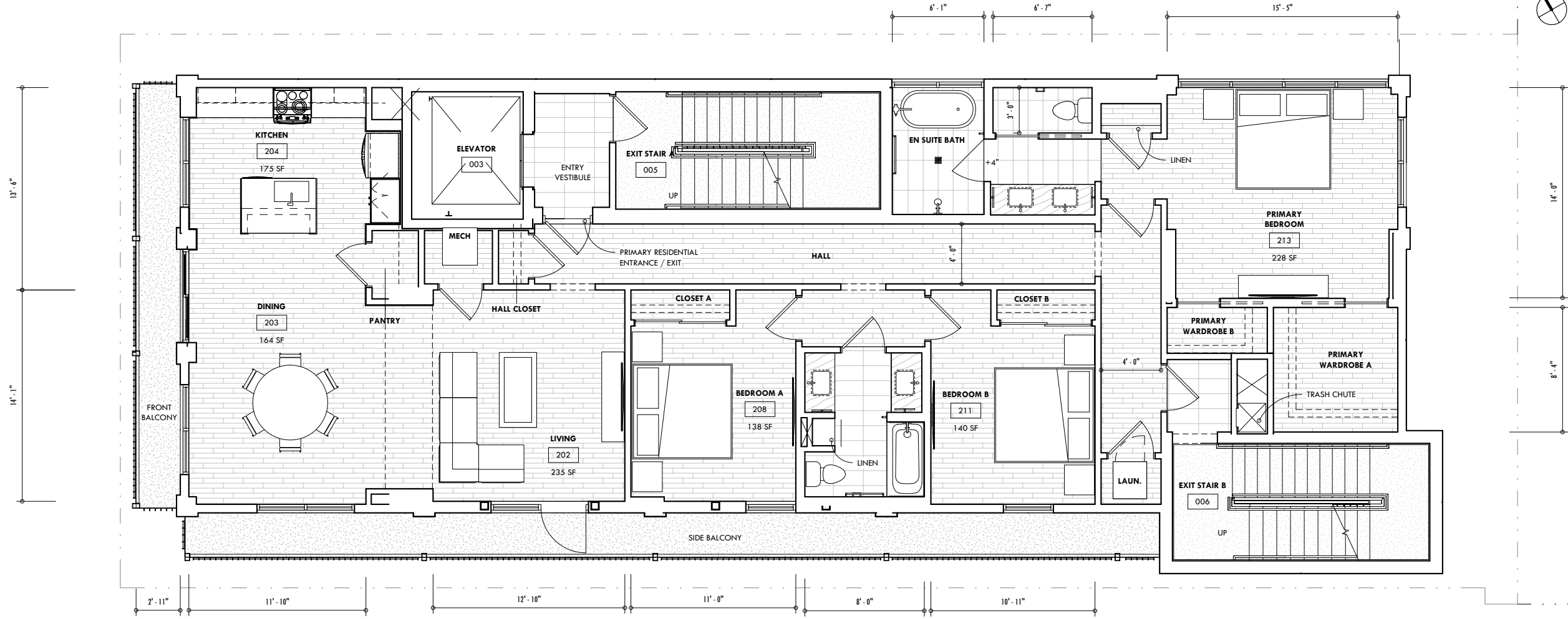
**MAXIMUM NUMBER OF DWELLING UNITS:** (1) PER 1,000 SF OF SITE AREA

- (4) DWELLING UNITS PROPOSED ON 3,360 SF SITE; 640 SF VARIANCE IS REQUIRED



FRONT WEST

ST. CHARLES AVENUE



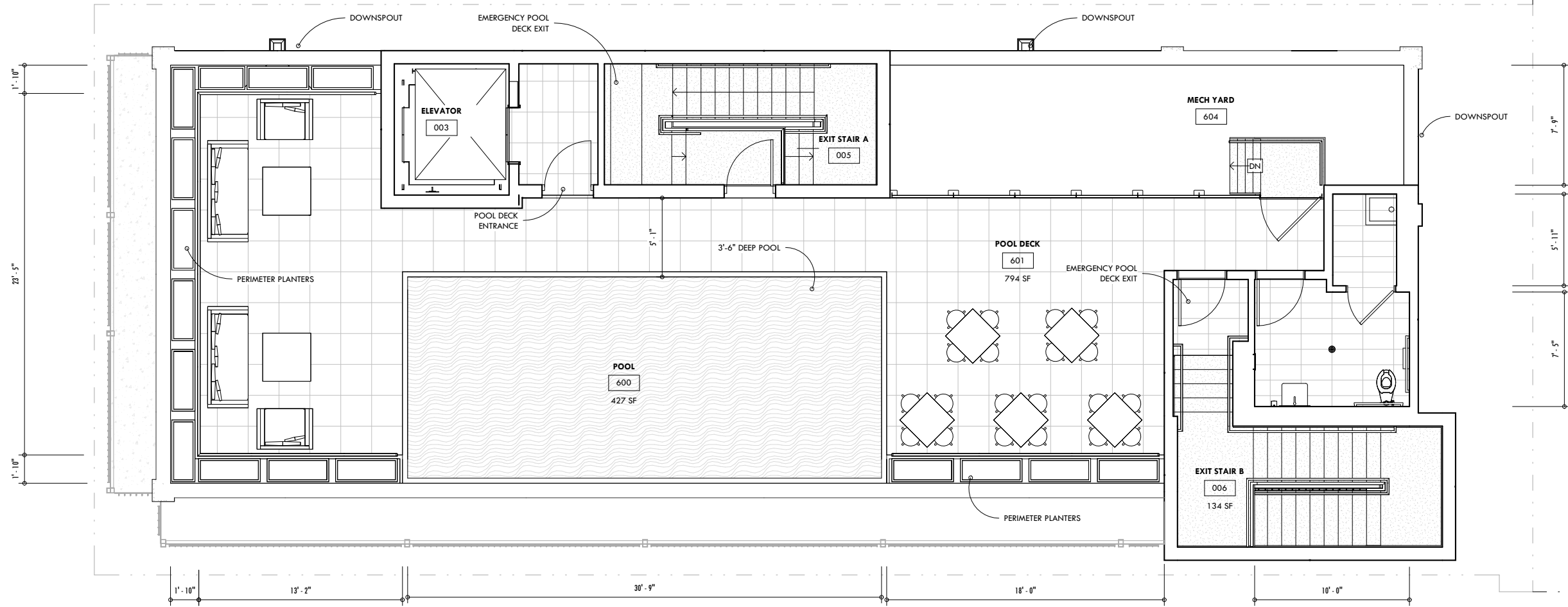
SIDE, NORTH

SIDE, SOUTH



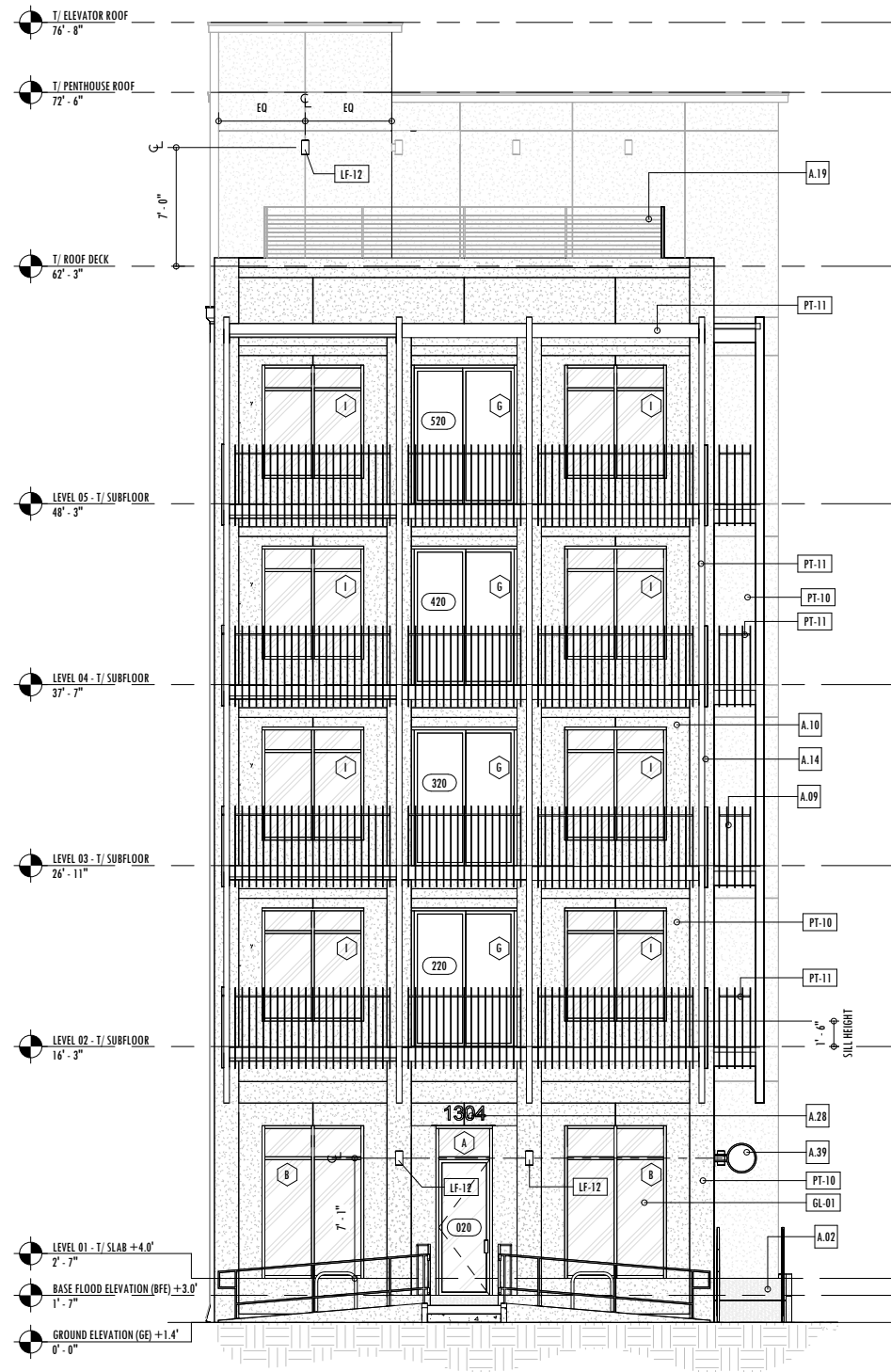
FRONT WEST

ST. CHARLES AVENUE

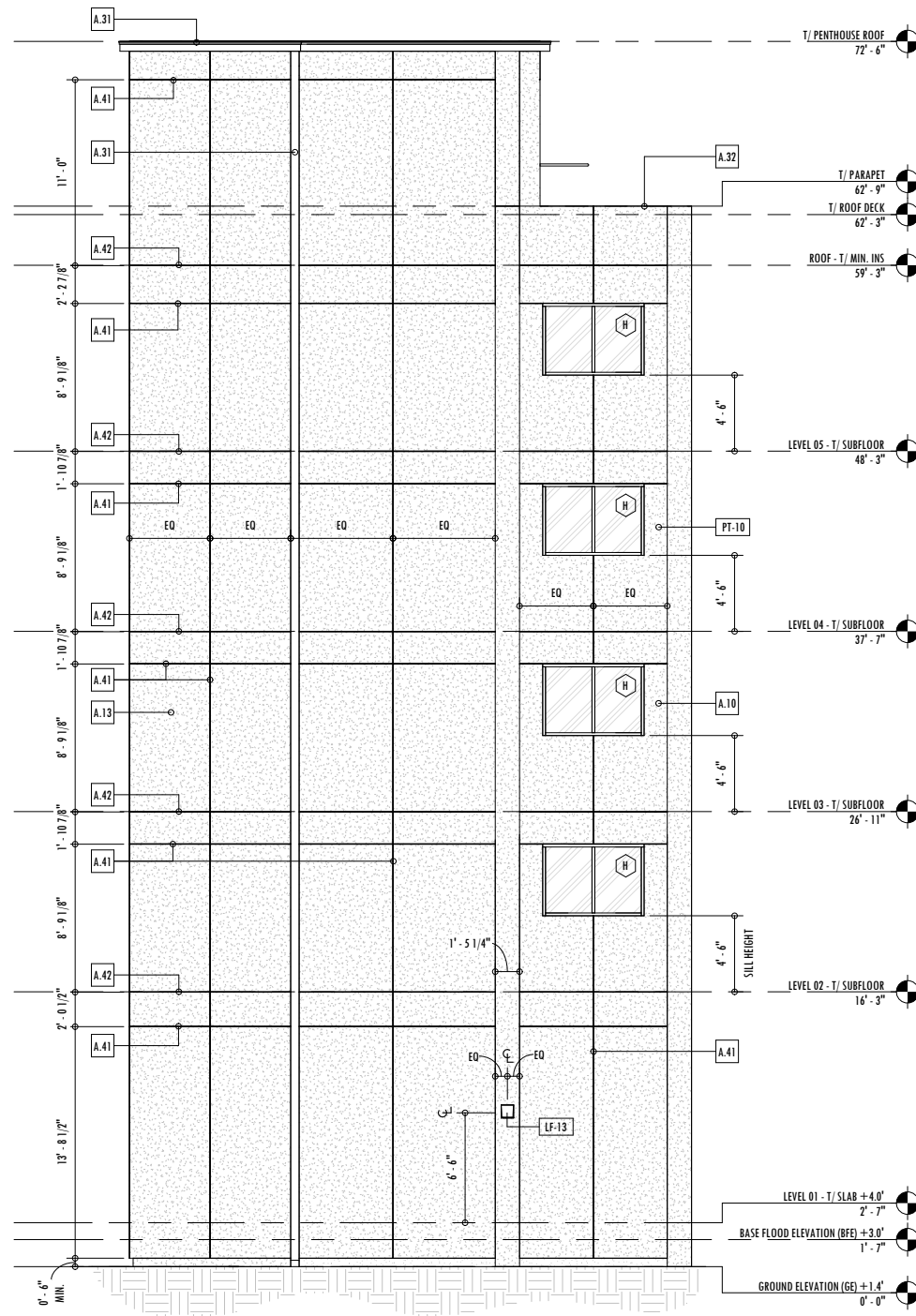


SIDE SOUTH

REAR EAST



1 FRONT BUILDING ELEVATION, WEST



2 BACK BUILDING ELEVATION, EAST

**KEYNOTES:**

- A.02 ADA ACCESSIBLE CONCRETE RAMP; SEE STAIR & RAMP DETAILS AND/OR SITE PLAN FOR MORE INFORMATION
- A.09 CUSTOM STEEL BALCONY GUARDRAIL; SEE DETAILS FOR MORE INFORMATION
- A.10 METAL FRAMED EXTERIOR WALLS; 3 5/8" STUDS, WIDTH, SPACING, AND GAUGE PER STRUCTURAL; FILL STUD BAYS WITH R-13 BATT INSULATION; SEE ELEVATIONS, WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION
- A.13 EXTERIOR 2-HOUR FIRE RATED CMU WALL (U905); SEE ELEVATIONS, WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION INCLUDING FINISHES
- A.14 EXTERIOR STUD COLUMN WRAP; SEE DETAILS FOR MORE INFORMATION
- A.19 PAINTED STEEL GUARDRAIL (PT-11); SEE DETAILS FOR MORE INFORMATION
- A.28 OWNER SELECTED BATHROOM CASEWORK AND FIXTURES
- A.31 6" x 6" METAL BOX GUTTER AND 6" x 6" DOWNSPOUT; COLOR TO MATCH STUCCO
- A.32 CONT. BRAKE METAL PARAPET CAP; COLOR TO MATCH STUCCO
- A.39 FUTURE ILLUMINATED RETAIL BLADE SIGN, BY OTHERS; GC TO PROVIDE ELECTRICAL WHIP, SWITCH, AND BLANK PLATE
- A.41 TYPICAL EXPANSION / CONTROL JOINTS IN STO POWERWALL STUCCO SYSTEM
- A.42 FLOORLINE EXPANSION JOINT IN STO POWERWALL STUCCO SYSTEM; SEE SECTION DETAILS AND MANUFACTURE'S STANDARDS FOR MORE INFORMATION

**STOREFRONT SCHEDULE:**

TAG	ROUGH WIDTH	ROUGH HEIGHT	SILL HEIGHT	DESCRIPTION	QTY
A	3' - 4"	10' - 0"	0' - 0"	EXTERIOR IMPACT RATED STOREFRONT, KAWNEER	1
B	6' - 0"	9' - 0"	0' - 0"	EXTERIOR IMPACT RATED STOREFRONT, KAWNEER	2
C	6' - 6"	9' - 0"	0' - 0"	EXTERIOR IMPACT RATED STOREFRONT, KAWNEER	4
D	5' - 0"	10' - 0"	0' - 0"	EXTERIOR IMPACT RATED STOREFRONT, KAWNEER	1
F	7' - 8"	9' - 0"	0' - 0"	EXTERIOR IMPACT RATED STOREFRONT, KAWNEER	1
G	6' - 3"	8' - 2"	0' - 0"	EXTERIOR IMPACT RATED STOREFRONT, KAWNEER	4
H	6' - 0"	4' - 3"	4' - 6"	EXTERIOR IMPACT RATED STOREFRONT, KAWNEER	4
I	6' - 0"	6' - 8"	1' - 6"	EXTERIOR IMPACT RATED STOREFRONT, KAWNEER	8
J	6' - 6"	6' - 8"	1' - 6"	EXTERIOR IMPACT RATED STOREFRONT, KAWNEER	4
K	6' - 6"	8' - 2"	0' - 0"	EXTERIOR IMPACT RATED STOREFRONT, KAWNEER	4
L	3' - 4"	6' - 8"	1' - 6"	EXTERIOR IMPACT RATED STOREFRONT, KAWNEER	8
M	14' - 0"	4' - 3"	4' - 6"	EXTERIOR IMPACT RATED STOREFRONT, KAWNEER	4
N	6' - 2"	4' - 3"	4' - 6"	EXTERIOR IMPACT RATED STOREFRONT, KAWNEER	4
O	3' - 4"	7' - 5"	0' - 0"	EXTERIOR IMPACT RATED STOREFRONT, KAWNEER	1

\* SEE OPENING SCHEDULE ON SHEET A902 FOR STOREFRONT SPECIFICATION

**EXTERIOR FINISH LEGEND:**

	<b>SU-01:</b> STUCCO FINISH; BASIS OF DESIGN: STO POWERWALL WITH COLOR INTEGRAL CRACK RESISTANT CEMENTITIOUS STUCCO FINISH; COLOR: 36131		<b>GL-01:</b> EXTERIOR STOREFRONT GLAZING; IMPACT RATED GLAZING, MAX U-0.45, MAX SHGC 0.23
	<b>CNC-02:</b> SITE CAST CONCRETE SLABS & CURBS; SMOOTH-FINISH (OR PAINTED PARGE COAT WHERE NOTED) ON VERTICAL SURFACES AND BROOM BRUSHED FINISH ON HORIZONTAL SURFACES		<b>PT-11:</b> PRIMARY EXTERIOR STEEL PAINT; COLOR: BENJAMIN MOORE "ICE MIST" OC-67



1 SIDE BUILDING ELEVATION, SOUTH

**KEYNOTES:**

- A.10 METAL FRAMED EXTERIOR WALLS; 3 5/8" STUDS, WIDTH, SPACING, AND GAUGE PER STRUCTURAL; FILL STUD BAYS WITH R-13 BATT INSULATION; SEE ELEVATIONS, WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION
- A.13 EXTERIOR 2-HOUR FIRE RATED CMU WALL (U905); SEE ELEVATIONS, WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION INCLUDING FINISHES
- A.14 EXTERIOR STUD COLUMN WRAP; SEE DETAILS FOR MORE INFORMATION
- A.19 PAINTED STEEL GUARDRAIL (PT-11); SEE DETAILS FOR MORE INFORMATION
- A.31 6" x 6" METAL BOX GUTTER AND 6" x 6" DOWNSPOUT; COLOR TO MATCH STUCCO
- A.39 FUTURE ILLUMINATED RETAIL BLADE SIGN, BY OTHERS; GC TO PROVIDE ELECTRICAL WHIP, SWITCH, AND BLANK PLATE
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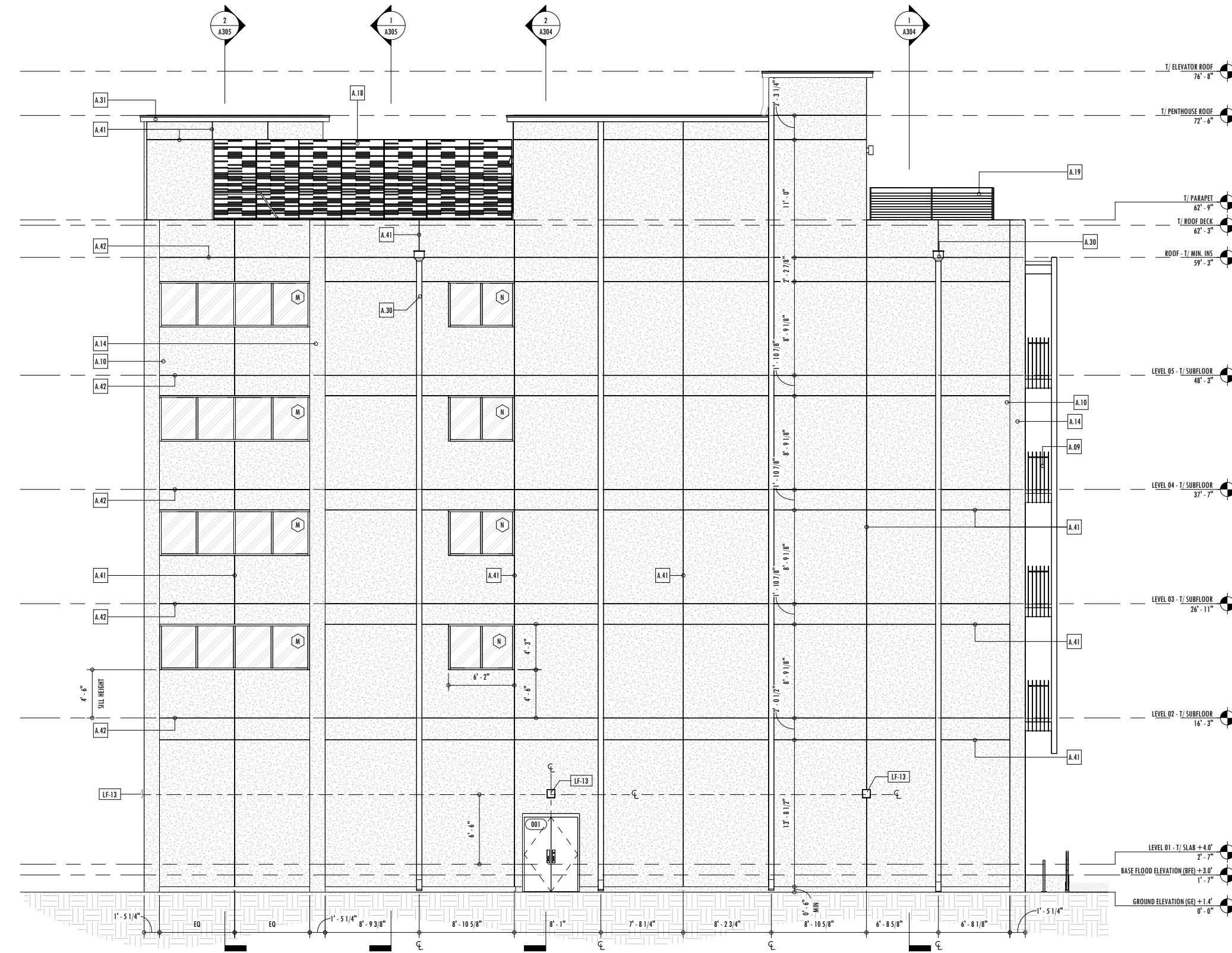
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N	6' - 2"	4' - 3"	4' - 6"	EXTERIOR IMPACT RATED STOREFRONT, KAWNEER	4
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<p><b>CNC-02:</b> SITE CAST CONCRETE SLABS &amp; CURBS; SMOOTH-FINISH (OR PAINTED PARGE COAT WHERE NOTED) ON VERTICAL SURFACES AND BROOM BRUSHED FINISH ON HORIZONTAL SURFACES</p>	<p><b>PT-11:</b> PRIMARY EXTERIOR STEEL PAINT; COLOR: BENJAMIN MOORE "ICE MIST" OC-67</p>



1 SIDE BUILDING ELEVATION, NORTH  
3/16" = 1'-0"  
1/A110

**KEYNOTES:**

- A.09 CUSTOM STEEL BALCONY GUARDRAIL; SEE DETAILS FOR MORE INFORMATION
- A.10 METAL FRAMED EXTERIOR WALLS; 3 5/8" STUDS, WIDTH, SPACING, AND GAUGE PER STRUCTURAL; FILL STUD BAYS WITH R-13 BATT INSULATION; SEE ELEVATIONS, WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION
- A.14 EXTERIOR STUD COLUMN WRAP; SEE DETAILS FOR MORE INFORMATION
- A.18 MECHANICAL SCREENING; BOK MODERN 47.5" x 120" x 12 GA. STEEL PANEL SYSTEMS, PATTERN: B21, FINISH; FACTORY APPLIED POWDER COAT TO MATCH PT-11; STAINLESS STEEL HARDWARE AND INTEGRATED GATE IN NOTED LOCATION; GC TO SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION
- A.19 PAINTED STEEL GUARDRAIL (PT-11); SEE DETAILS FOR MORE INFORMATION
- A.30 THROUGH-WALL SCUPPER AND DOWNSPOUT LOCATION; SEE DETAILS
- A.31 6" x 6" METAL BOX GUTTER AND 6" x 6" DOWNSPOUT; COLOR TO MATCH STUCCO
- A.41 TYPICAL EXPANSION / CONTROL JOINTS IN STO POWERWALL STUCCO SYSTEM
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**1137 ST CHARLES AVE**  
(2 BLOCKS FROM SITE)



**1205 ST CHARLES AVE**  
(1 BLOCKS FROM SITE)

**1750 ST CHARLES AVE**  
(5 BLOCKS FROM SITE)









