

701 HARRISON

Planning Commission Hearing

April 30th, 2020





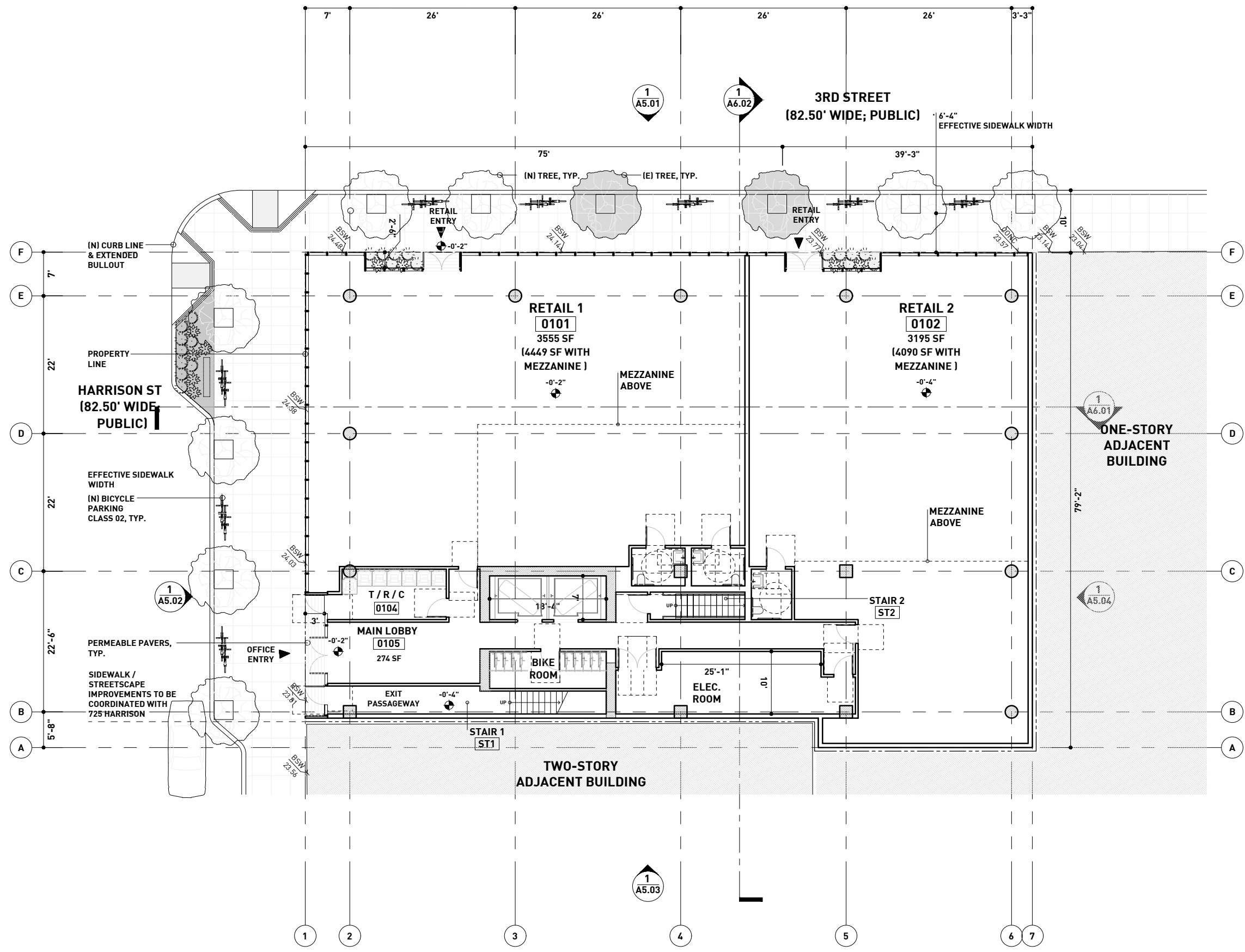
1. 3RD STREET

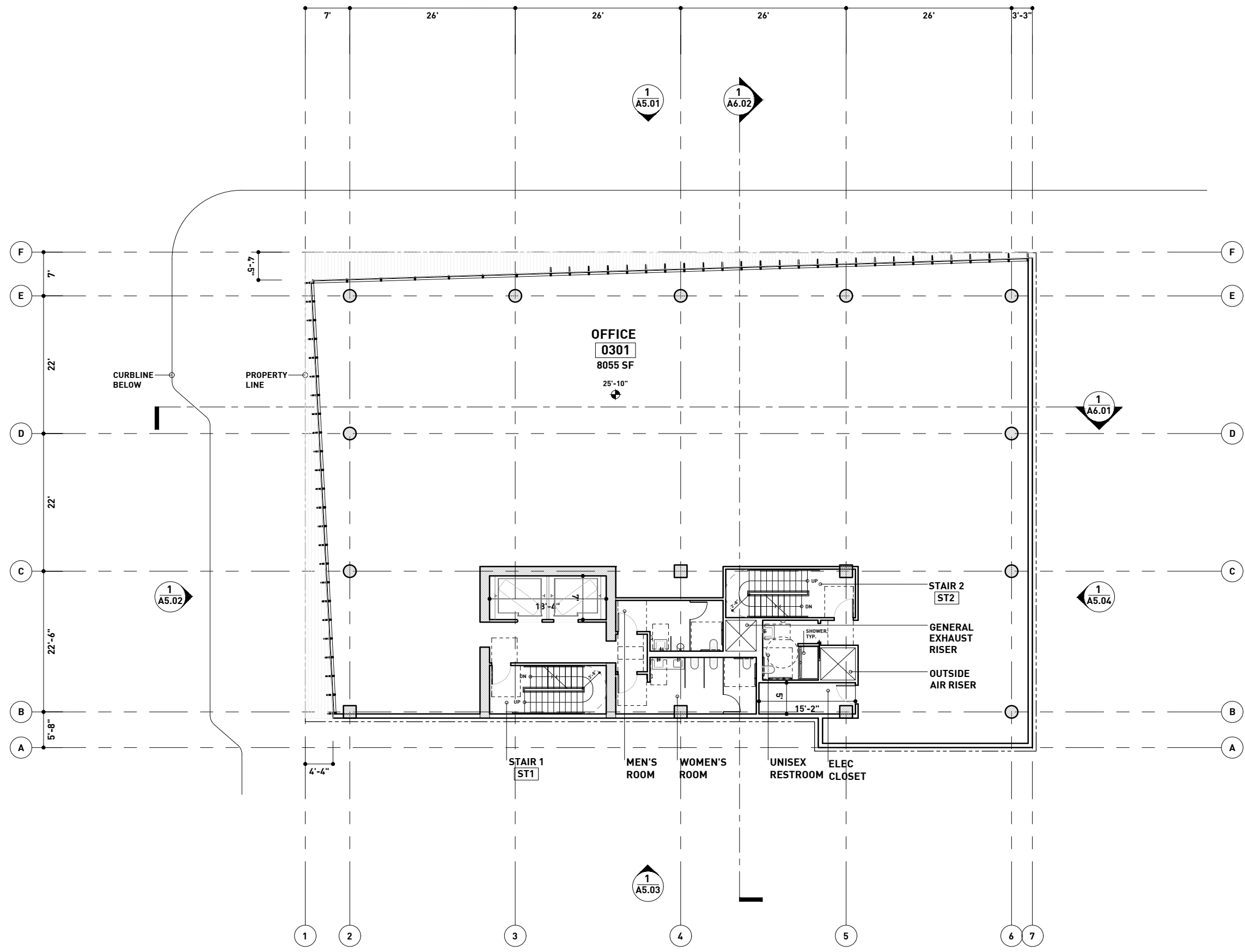


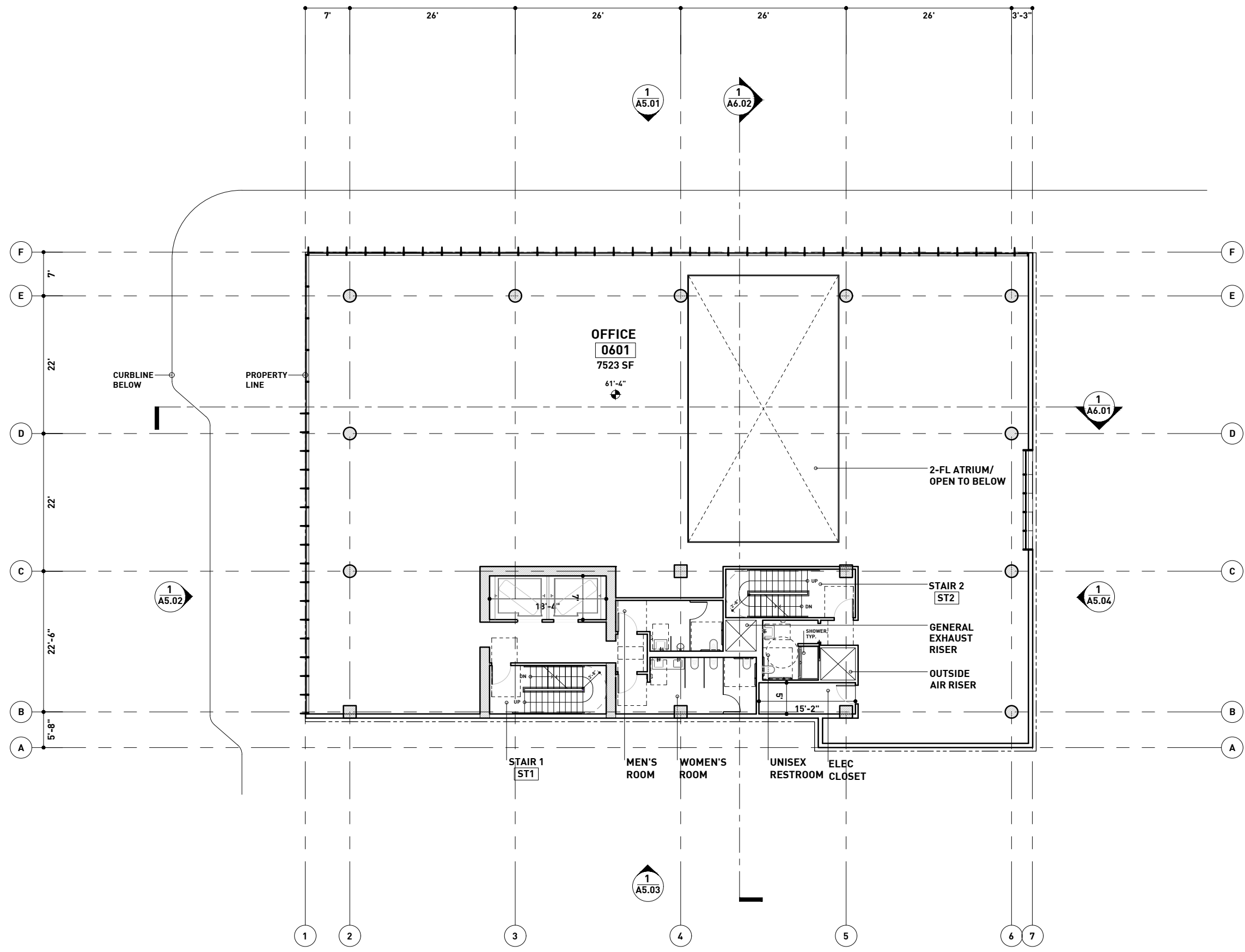
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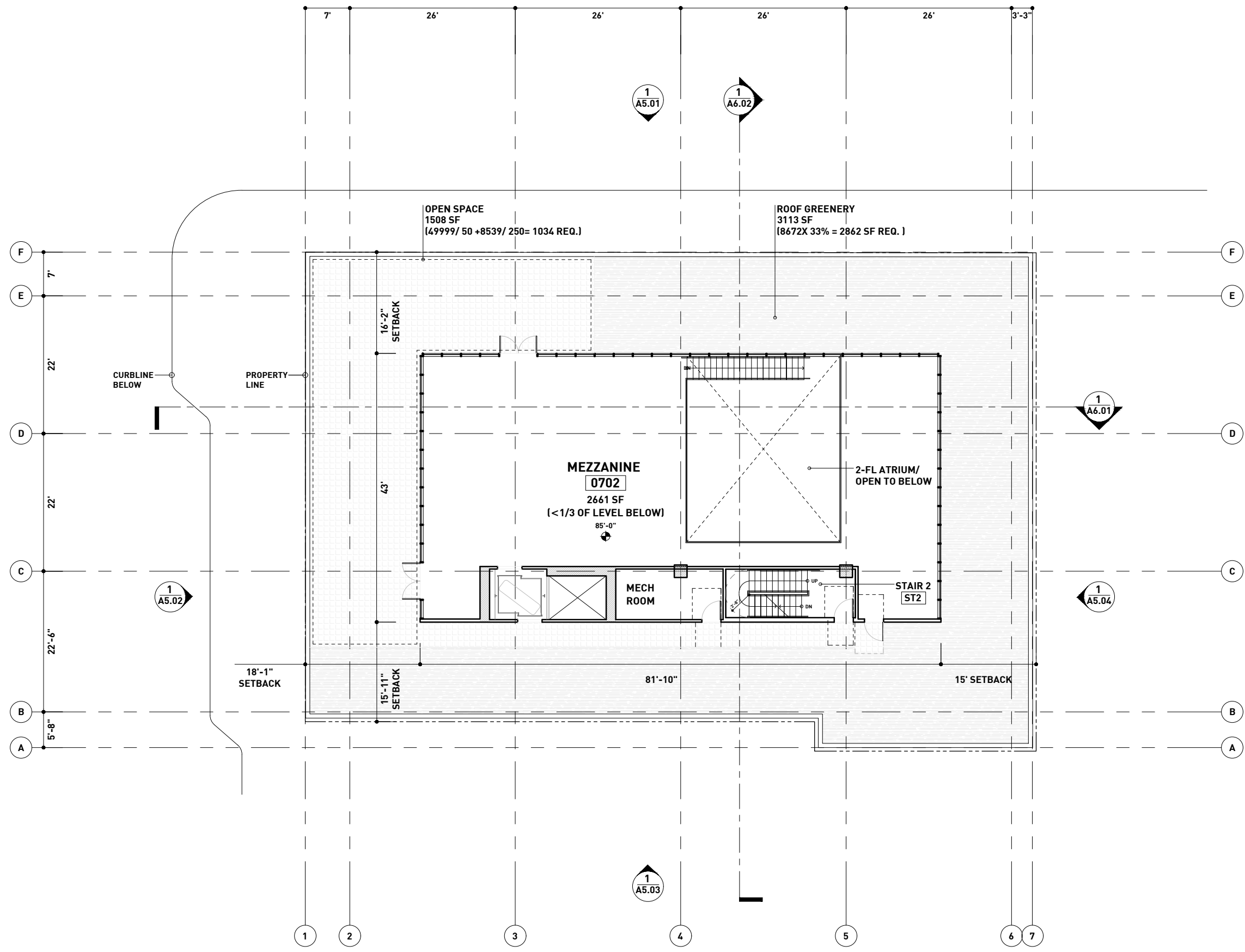


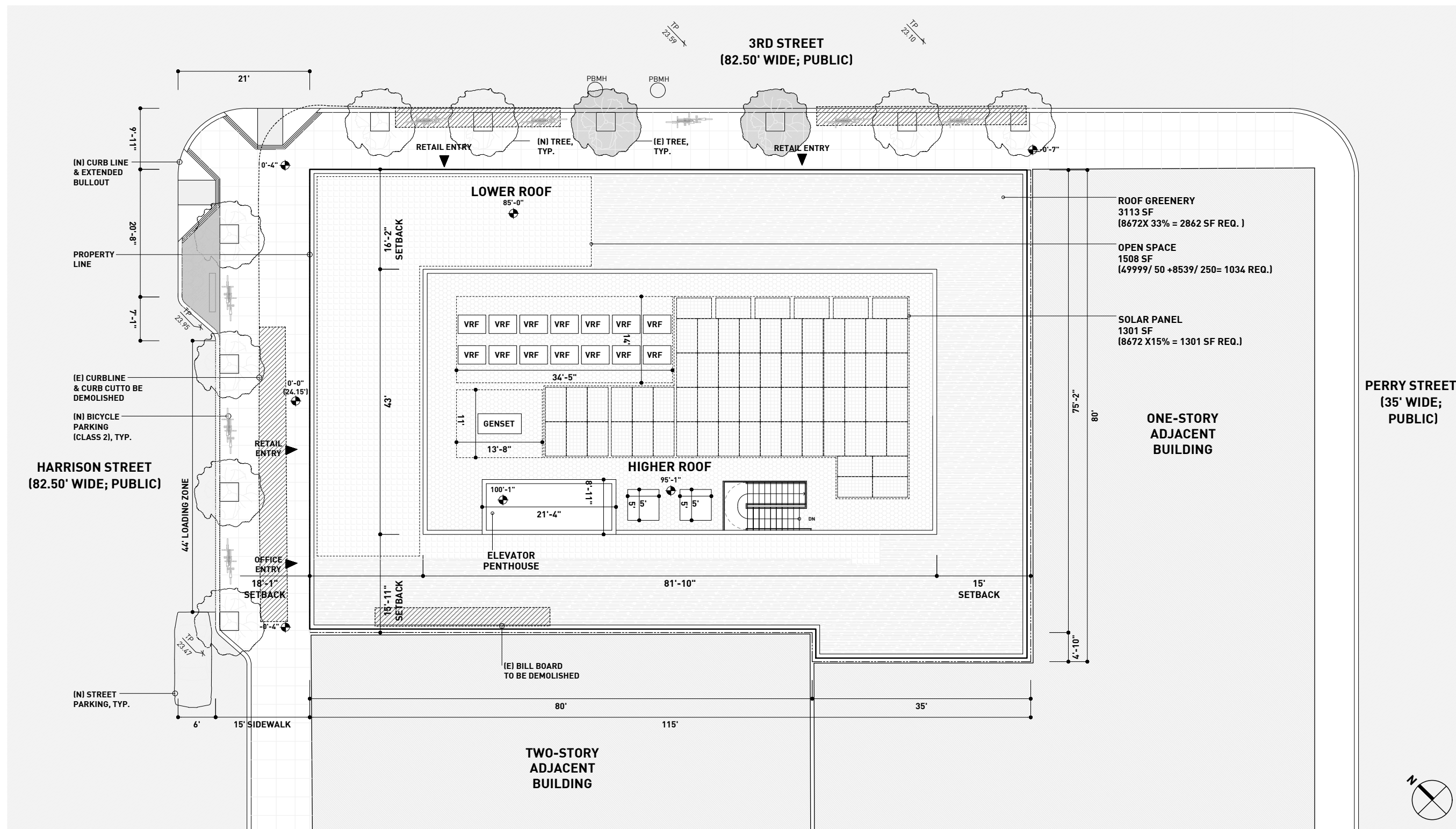


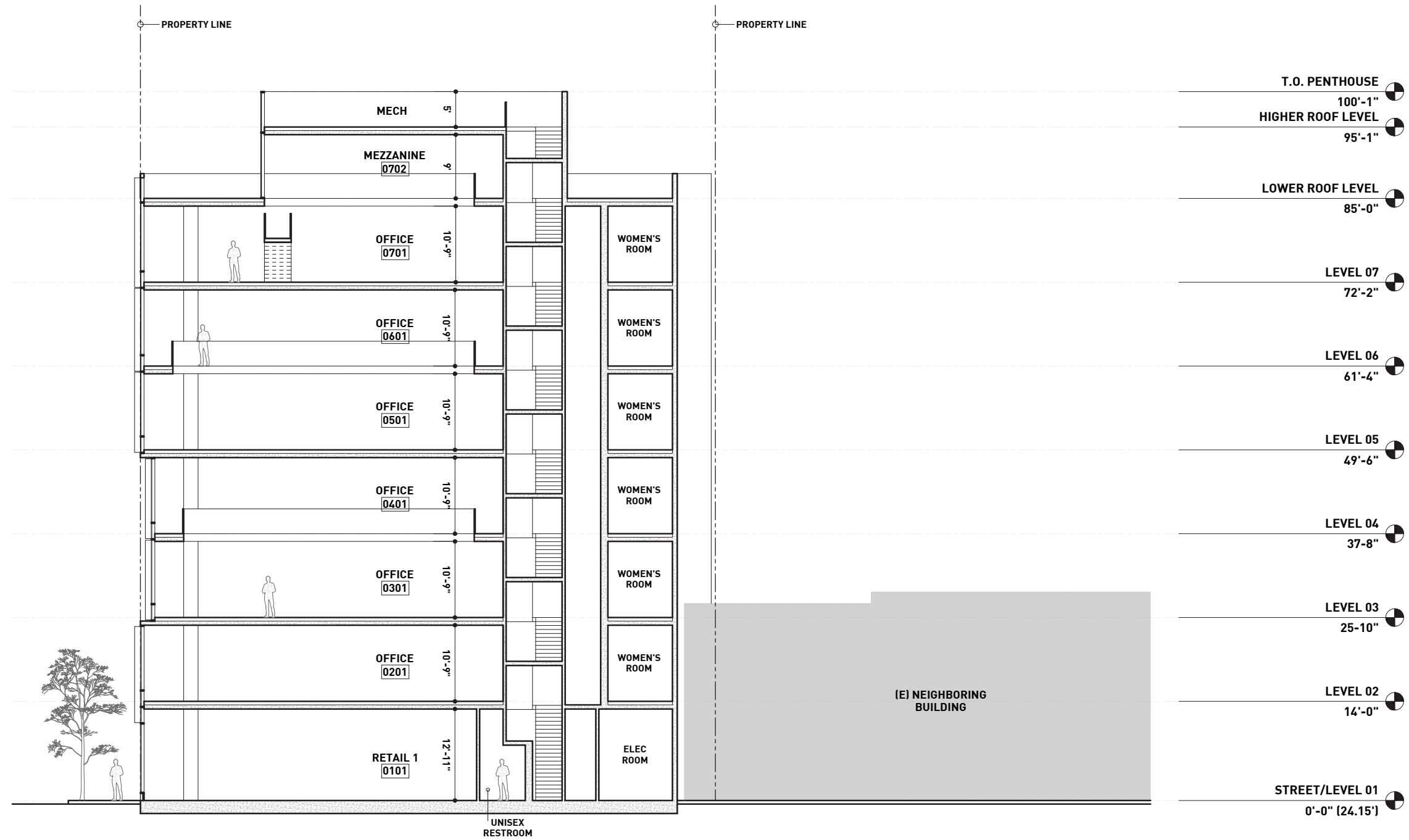






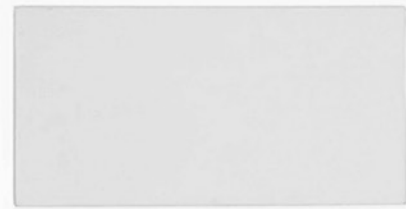




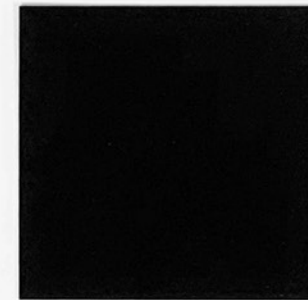




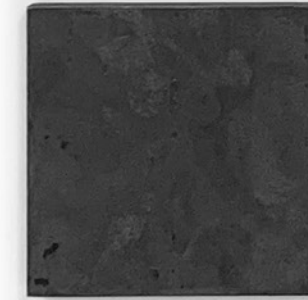
1A CLEAR INSULATED
GLASS
1B
2



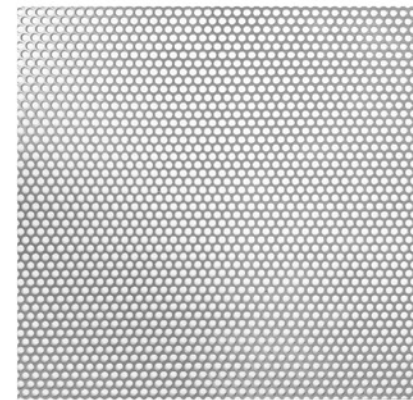
1A CLEAR ANODIZED
ALUMINUM
1B



2 BLACK ANODIZED
ALUMINUM



5 BLACKENED
STEEL



4 PERFORATED
METAL



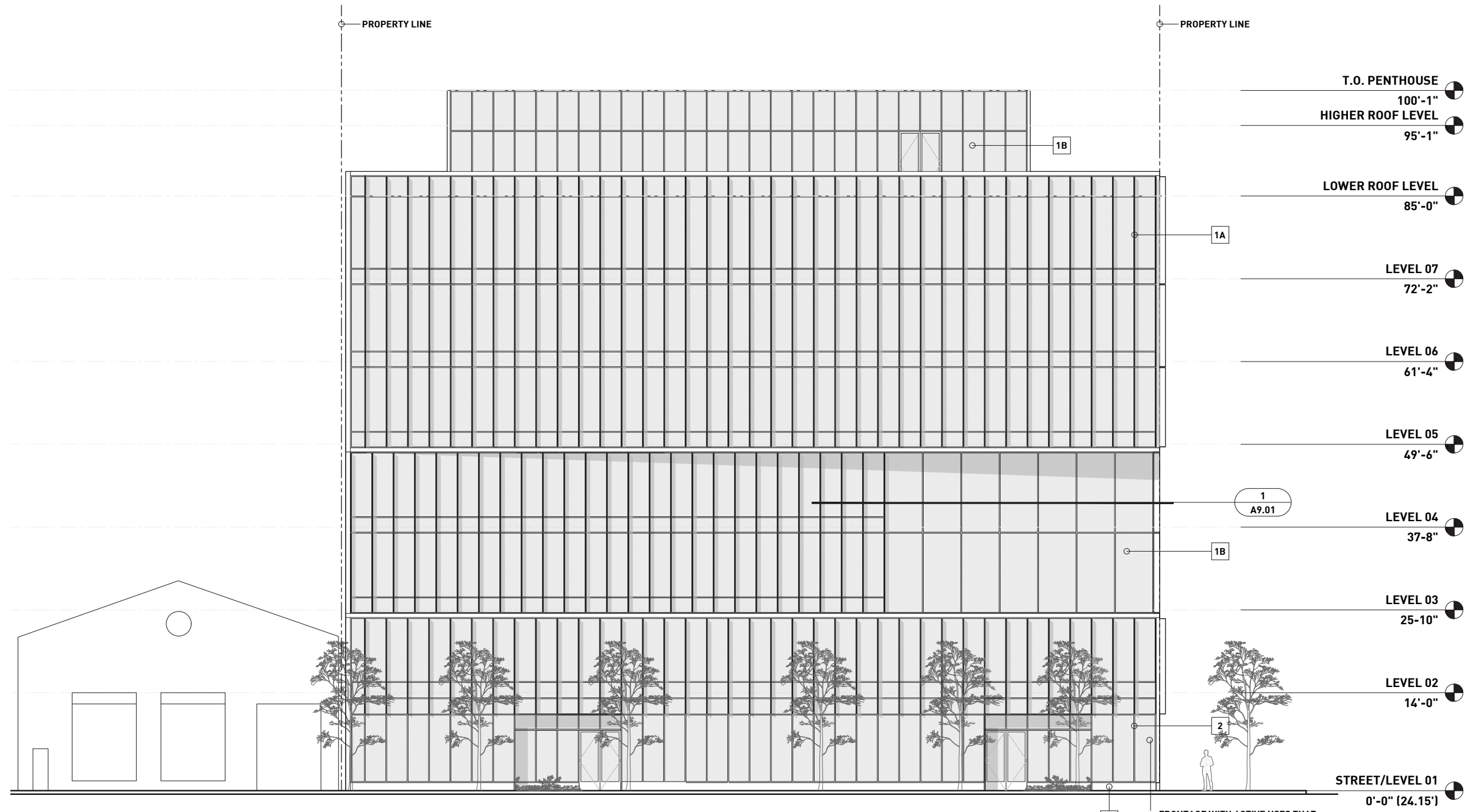
3 PAINTED CEMENTITIOUS
MATERIAL - COLOR A
BENJAMIN MOORE STORMY SKY 1616
OR ARCHITECT APPROVED EQUAL



3 PAINTED CEMENTITIOUS
MATERIAL - COLOR B
BENJAMIN MOORE ROCK GRAY 1615
OR ARCHITECT APPROVED EQUAL



3 PAINTED CEMENTITIOUS
MATERIAL - COLOR C
BENJAMIN MOORE SILENT NIGHT 1613
OR ARCHITECT APPROVED EQUAL



T.O. PENTHOUSE
100'-1"

HIGHER ROOF LEVEL
95'-1"

LOWER ROOF LEVEL
85'-0"

LEVEL 07
72'-2"

LEVEL 06
61'-4"

LEVEL 05
49'-6"

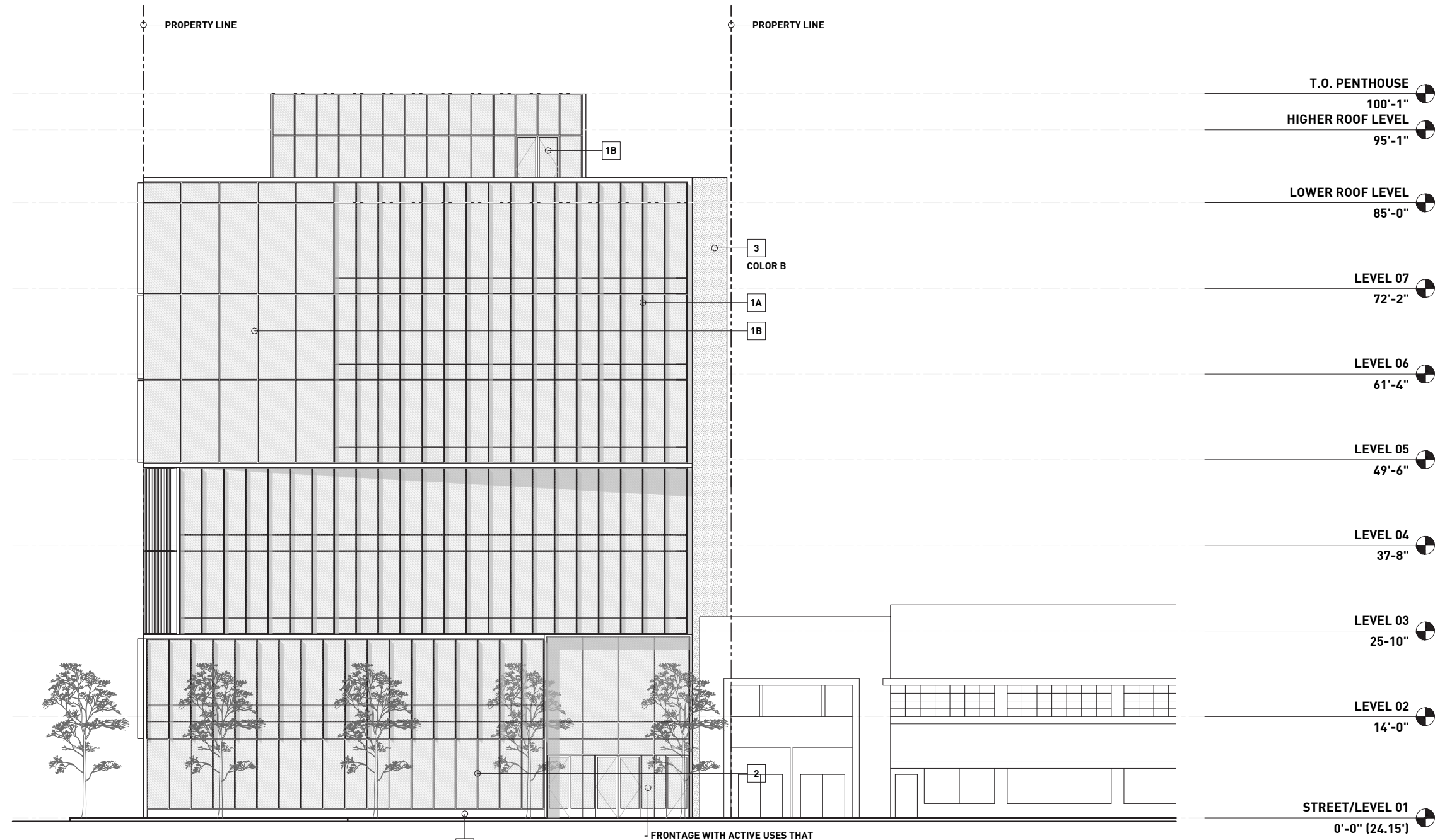
LEVEL 04
37'-8"

LEVEL 03
25'-10"

LEVEL 02
14'-0"

STREET/LEVEL 01
0'-0" (24.15')

- FRONTAGE WITH ACTIVE USES THAT ARE NOT PDR = 1,509 SF
- FRONTAGE FENESTRATED WITH TRANSPARENT WINDOWS & DOORWAYS IS GREATER THAN 905 SF (= 60% X 1,509 SF)
- DECORATIVE RAILINGS OR GRILLWORK, OTHER THAN WIRE MESH, WHICH IS PLACED IN FRONT OF OR BEHIND GROUND FLOOR WINDOWS (CURRENTLY NOT INCLUDED IN THE DESIGN), SHALL BE AT LEAST 75 PERCENT OPEN TO PERPENDICULAR VIEW.



- FRONTAGE WITH ACTIVE USES THAT ARE NOT PDR = 979 SF
 - FRONTAGE FENESTRATED WITH TRANSPARENT WINDOWS & DOORWAYS IS GREATER THAN 587 SF (= 60% X 979 SF)
 - DECORATIVE RAILINGS OR GRILLWORK, OTHER THAN WIRE MESH, WHICH IS PLACED IN FRONT OF OR BEHIND GROUND FLOOR WINDOWS (CURRENTLY NOT INCLUDED IN THE DESIGN), SHALL BE AT LEAST 75 PERCENT OPEN TO PERPENDICULAR VIEW.