

59-61 BOW STREET

DEVELOPMENT REVIEW APPLICATION

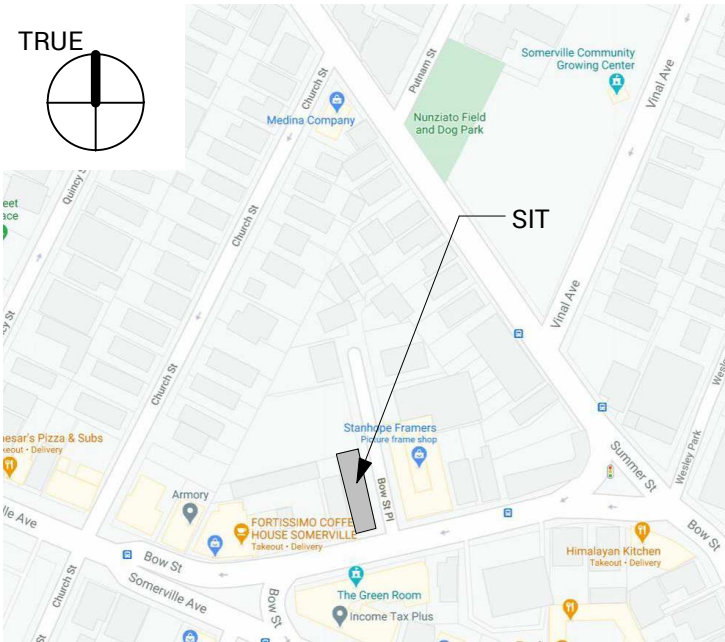


COVER

DRAWING LIST DRA	
Sheet Number	Sheet Name
Z0.0	COVER
Z0.1	CIVIL PLAN
Z0.2	CONTEXT STREET LEVEL
Z0.3	CONTEXT PLAN
Z0.4	CONTEXT AERIAL
Z0.4a	ZONING, TRANSPORT, PEDESTRIAN
Z0.5	ARCH. SITE PLAN
Z0.6	STREET SCAPE
Z0.7	DIMENSIONAL TABLE
Z0.8	DIMENSIONAL ANALYSIS
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Z0.10	DIMENSIONAL ANALYSIS
Z1.1	FIRST FLOOR PLAN
Z1.2	SECOND FLOOR PLAN
Z1.3	THIRD FLOOR PLAN

DRAWING LIST DRA	
Sheet Number	Sheet Name
Z1.4	FOURTH FLOOR PLAN
Z1.5	FIFTH FLOOR PLAN
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Z1.7	FAR CALCAULATIONS
Z1.8	FAR & UNIT COUNT
Z2.0	ELEVATION - BOW & REAR
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Z3.0	MASSING
Z3.1	PERSPECTIVES
Z4.0	MATERIALS

LOCUS MAP



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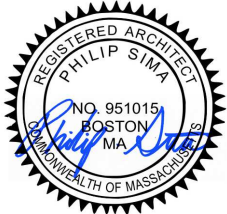
CONTEXT STREET LEVEL

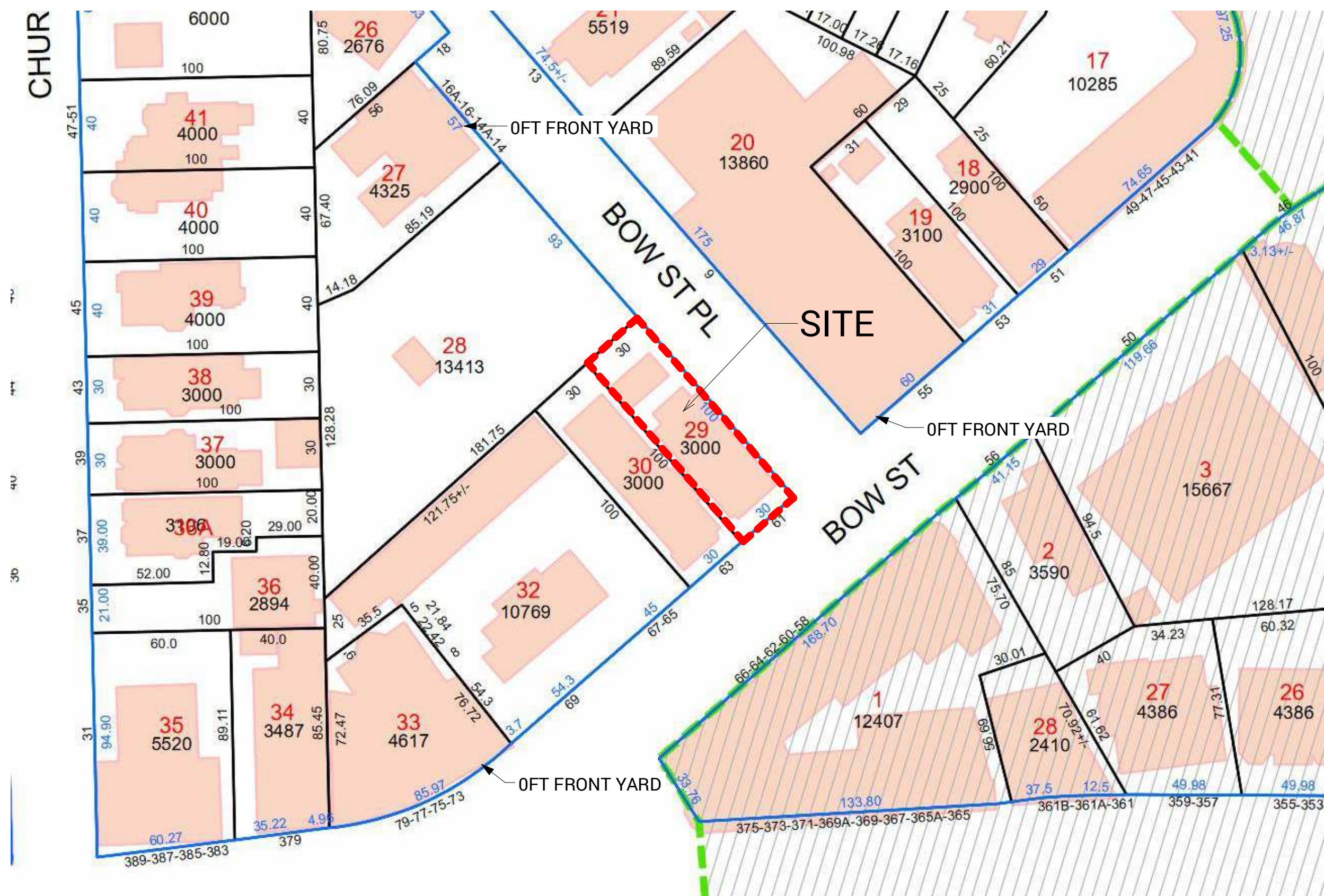
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CONTEXT PLAN

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CONTEXT AERIAL

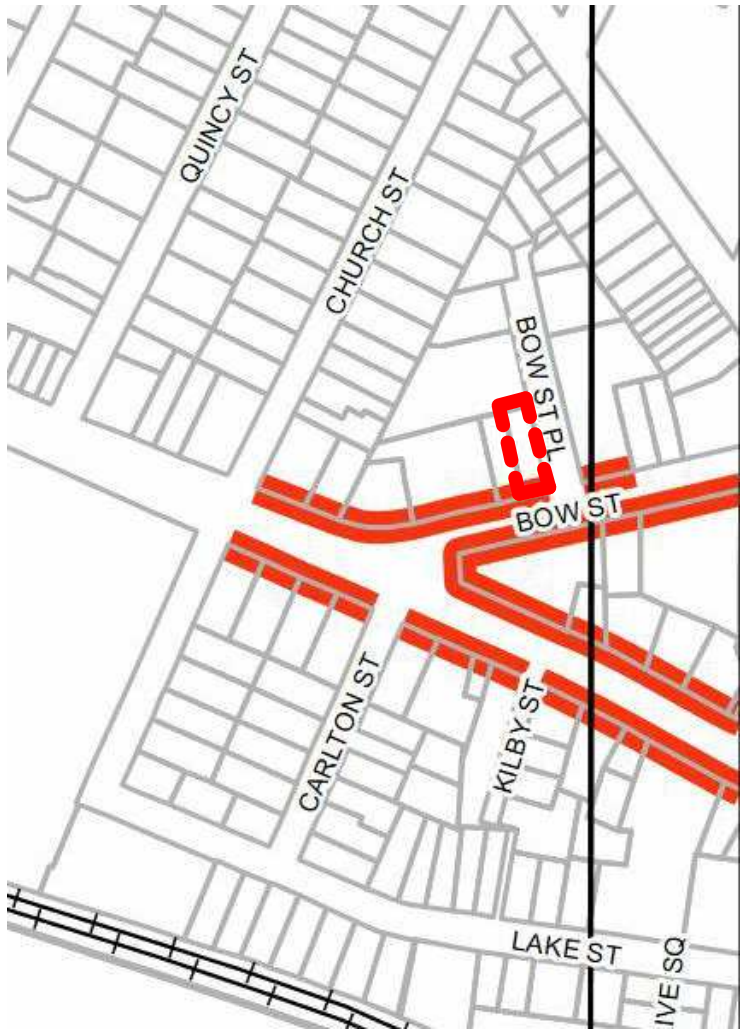
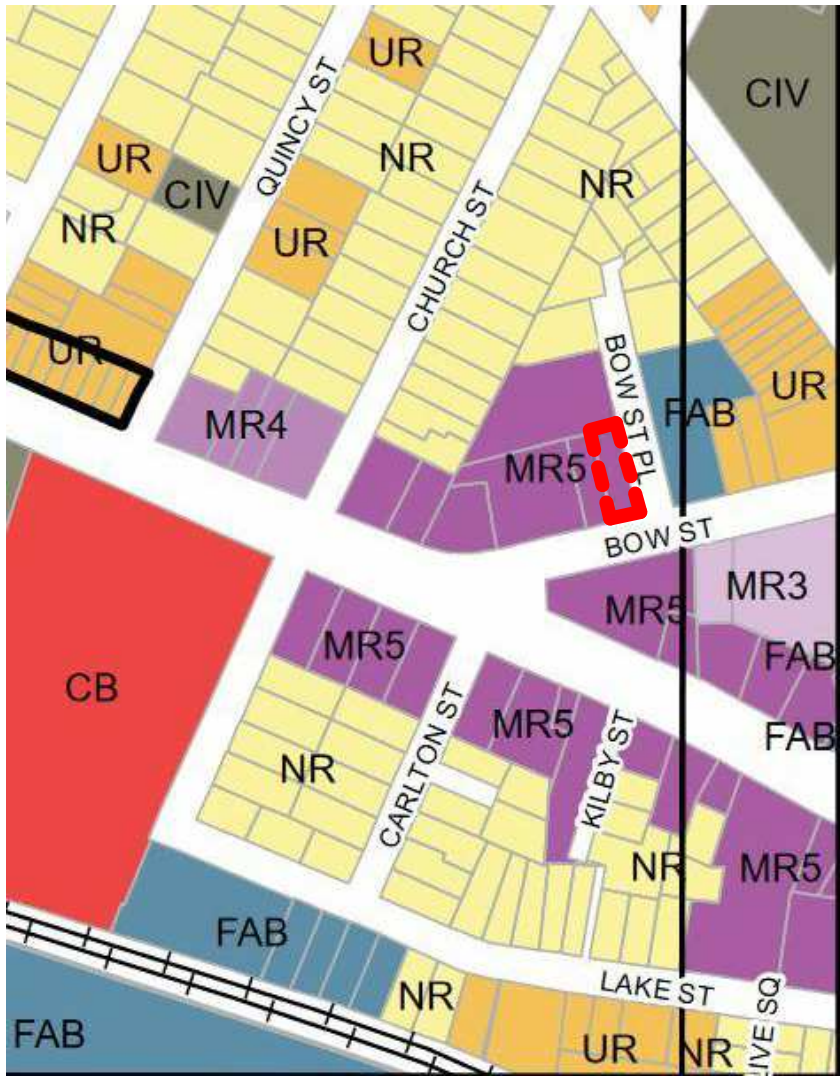
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Lot Dimensions	
A Lot Width (min)	30 ft
Lot Development	
Lot Coverage (max)	90%
Green Score	—
Minimum	0.20
Ideal	0.25
B Open Space (min)	15%

Building Setbacks		
A Primary Front Setback (min/max)	2 ft	15 ft
B Secondary Front Setback (min/max)	2 ft	15 ft
C Side Setback (min)	—	
Abutting an Alley or R-ROW	0 ft	
Abutting any non-NR or -LHD	0 ft	
1st - 3rd Story abutting NR or LHD	10 ft	
4th - 5th Story abutting NR or LHD	30 ft	
D Rear Setback (min)	—	
Abutting an Alley or R-ROW	0 ft	
Abutting any non-NR or -LHD	10 ft	
1st - 3rd Story abutting NR or LHD	20 ft	
4th - 5th Story abutting NR or LHD	30 ft	

Parking Setbacks	
E Primary Front Setback (min)	30 ft
F Secondary Front Setback (min)	30 ft

Main Massing	
A Building Width (max)	200 ft
Facade Build Out (min)	—
Primary Front	80%
Secondary Front	65%
B Floor Plate (max)	20,000 sf
C Ground Story Height (min)	14 ft
D Upper Story Height (min)	10 ft
E Number of Stories (min/max)	3 5
F Step-Back, 5th Story (min)	10 ft
G Building Height, Feet (max)	66 ft
Roof Type	Flat

Facade Composition	
A Ground Story Fenestration (min)	70%
B Upper Story Fenestration (min/max)	15% 50%
Blank Wall (max)	20 ft
Use & Occupancy	
Ground Story Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
Gross Floor Area per DU	—
Lot Area < 5,500 sf	1,500
Lot Area >= 5,500 sf	1,125
Net Zero Ready Building	850
100% Affordable Housing	850
Outdoor Amenity Space (min)	1/DU

ZONING, TRANSPORT, PEDESTRIAN

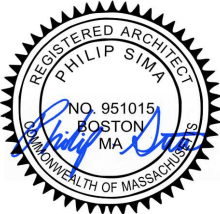
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Z0.4a



DIMENSIONAL TABLE

Dimensional Table59-61 BOW STREET

Zoning DistrictMR-5
Transit AreaQuarter Mile
Pedestrian StreetYes – Bow Street
Lot Area (S.F.)3,000.0 SF

Data	ALLOWED	PROPOSED	COMMENTS
Use	Multiple	Retail/Residential	Proposed use conforms with allowed
Building Type		General Building	Proposed use conforms with allowed
Lot Dimensions			
Lot Width (Min.)	30.0 ft	30.0 ft	Proposed conforms
Lot Coverage			
Lot Coverage %	90.0%	86.0%	Proposed conforms
Lot Coverage in Area	2,700.0 SF	2,580.0 SF	Proposed conforms – Unilock Pavers 0.0 Runoff Coefficient
Green Score			
Minimum	0.20	0.21	Refer to landscape drawings
Ideal	0.25	0.21	Refer to landscape drawings
Building Setbacks			
Primary Front Setback Min/Max	3.2 ft	3.2 ft	Proposed conforms with allowed
Secondary Front Setback Min/Max	2.0 ft	2.0 ft	Proposed conforms with allowed
Side Setback Long	.0 ft	.4 ft	Proposed conforms with allowed
Side Setback Short	.0 ft	3.0 ft	Proposed conforms with allowed
Parking Setbacks			
Parking Setbacks (NA)	NA	NA	No surface parking included - conforms with allowed
Main Mass			
Building Width (max)	200.0 ft	28.0 ft	Proposed conforms with allowed
Facade Build Out			
Primary Front (min)	80.0%	93.30%	Proposed conforms with allowed
Secondary Front (min)	65.0%	93.40%	Proposed conforms with allowed
Floor Plate (max)	30,000.0 SF	2,770.0 SF	Proposed conforms with allowed
Ground Story Height (Min.)	14.0 ft	14.0 ft	Proposed conforms with allowed
Story Height (min)	10.0 ft	10.5 ft	Proposed conforms with allowed
Number of Stories (Min/Max)	3 /5	5.0	Proposed conforms with allowed
Step-Back Facade, 5th Story (Min.)	10.0 ft	10.0 ft	Proposed conforms with allowed
Building Height (feet)	66.0 ft	55.5 ft	Proposed conforms with allowed
Roof Type	Flat	Flat	Proposed conforms with allowed
Facade Composition			
Ground Story Fenestration Primary Front (min)	70.0%	72.4%	Proposed conforms with allowed
Ground Story Fenestration Secondary Front (min)	15% 70%	46.1%	Proposed conforms with allowed
Upper Story Fenestration Bow Street (min/max)	15% 50%	40.1%	Proposed conforms with allowed
Upper Story Fenestration Bow Place (min/max)	15% 50%	41.3%	Proposed conforms with allowed
Use & Occupancy			
Gross Floor Area per DU	-	-	
Net Zero Ready Building (850 GFA/DU)	850.0 SF	943.8 SF	13,856 SF Gross Floor Area
Number of Units	14.0	13.0	Proposed conforms with allowed
Affordable Dwelling Units (20%)	2.6	3.0	Proposed conforms with allowed
Outdoor Amenity Space	1/DU	1/DU	7 Private Balconies/decks, 2 Common Roof Decks
Ground Story Entrance Spacing (max)	30.0 ft	14.5 ft	Proposed conforms with allowed
Commercial Space Depth (min)	30.0 ft	30.0	Proposed conforms with allowed
Parking			
Vehicular			NA, no vehicular parking in the project
Bicycle Short Term			
Restaurant within Transit Area 666 sf (min)	1.0	1.0	Conforming bike rack on sidewalk
Residential within Transit Area (min)	1.5	2.0	Conforming bike rack on sidewalk
Bicycle Long Term			
Restaurant within Transit Area 666 sf (min)	0.5	1.0	Conforming in Bike Room
Residential within Transit Area (min)	13.0	13.0	Conforming in Bike Room

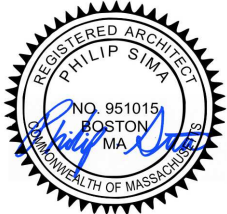
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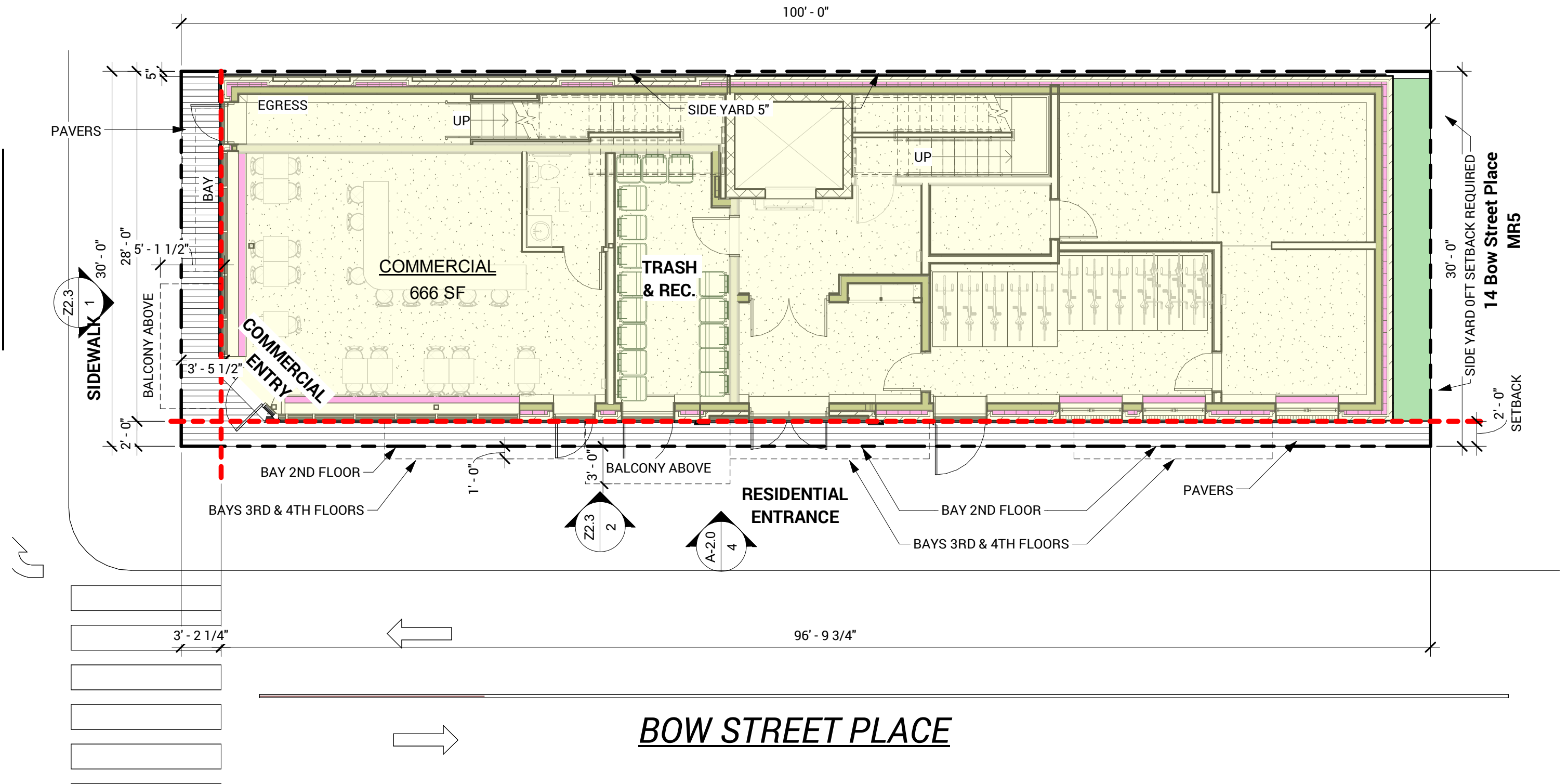
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ARCH. SITE PLAN



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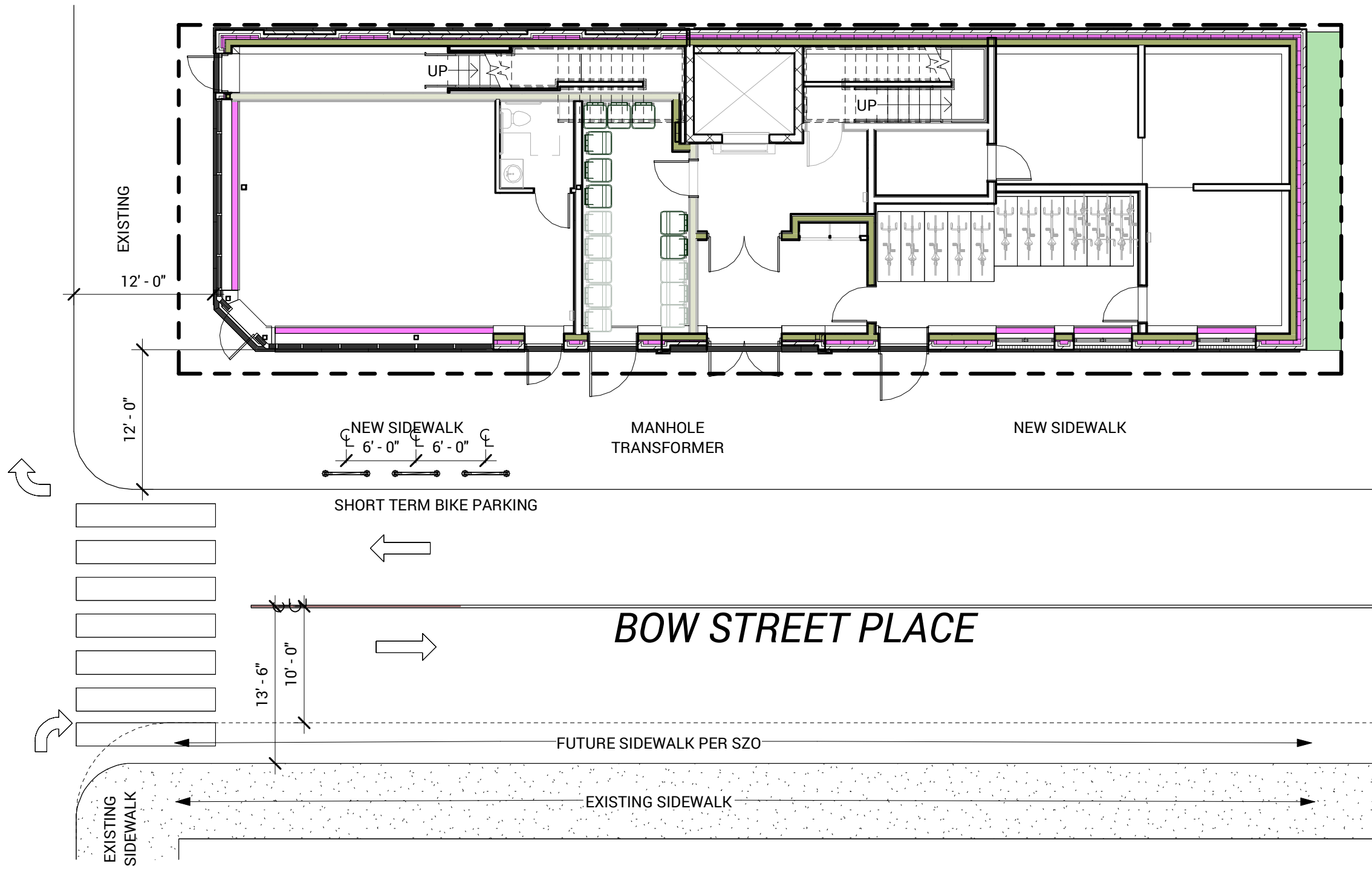
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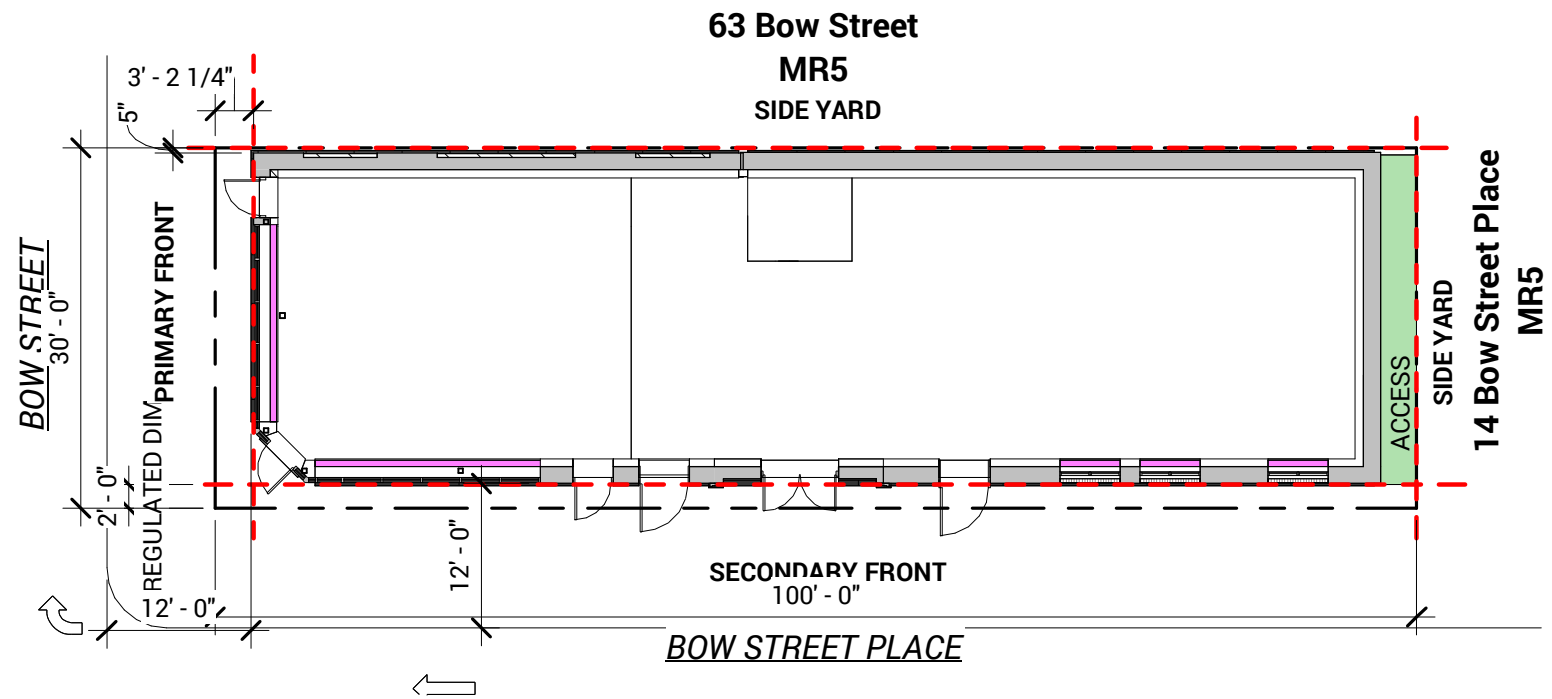
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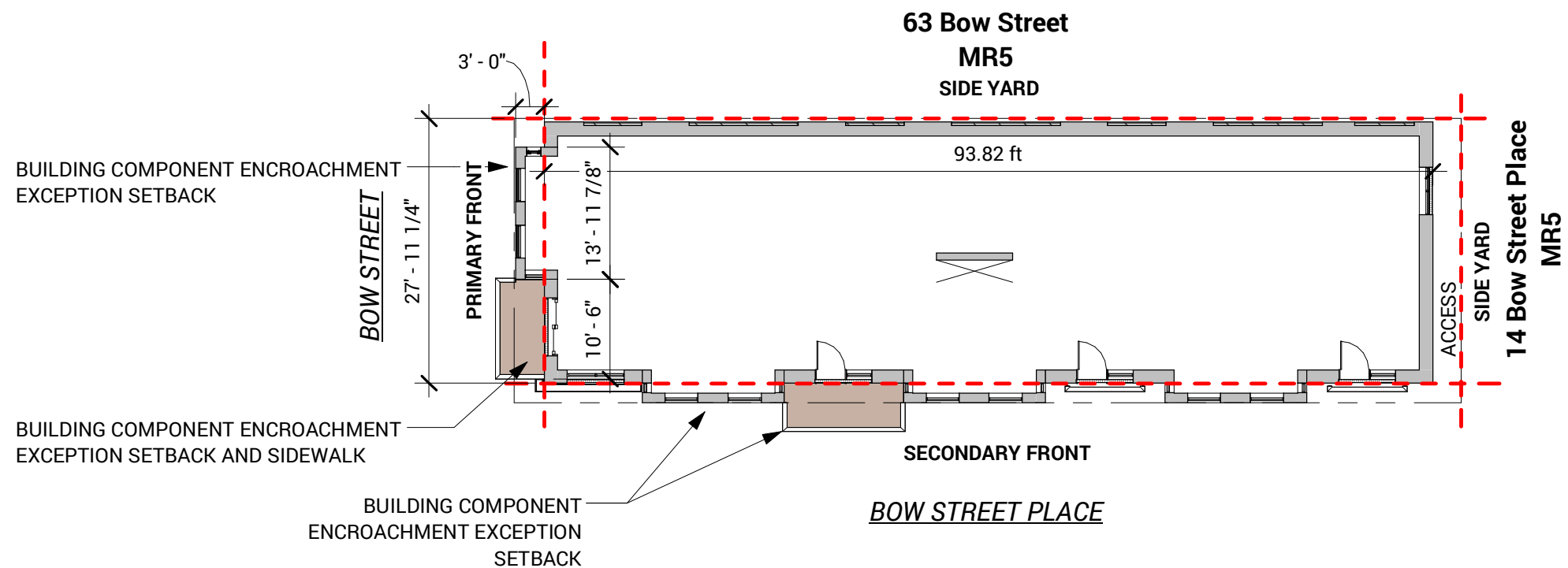
BOW STREET PLACE



1 STREETScape
1" = 10'-0"



1 DIMENSIONAL ANALYSIS GROUND FLOOR
1/16" = 1'-0"



2 DIMENSIONAL ANALYSIS - SECOND FLOOR
1/16" = 1'-0"

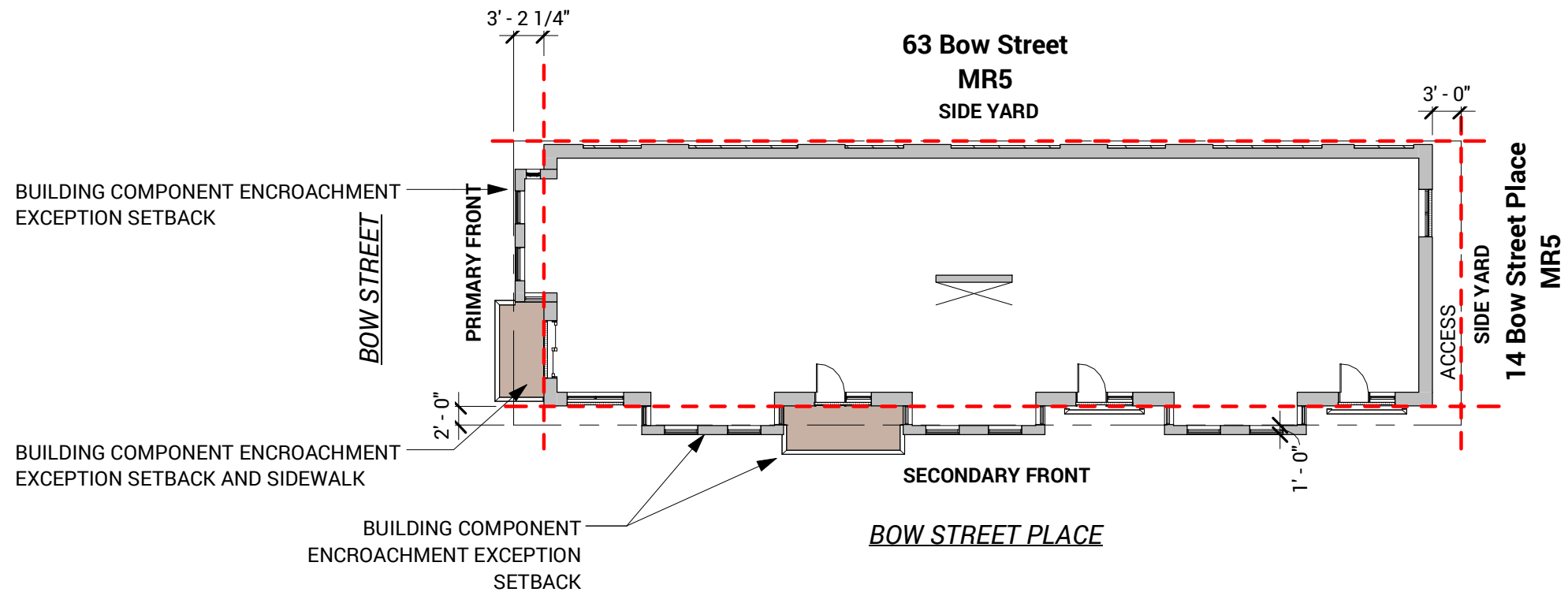
DIMENSIONAL ANALYSIS

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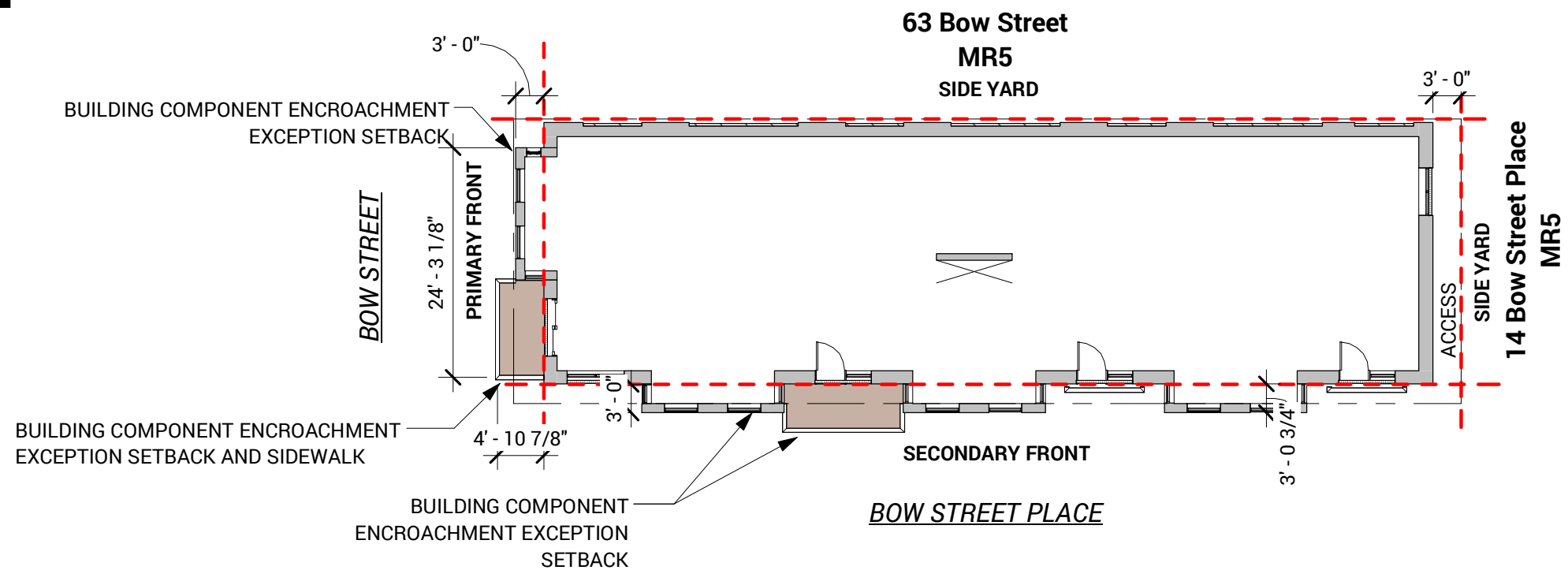




1

DIMENSIONAL ANALYSIS - THIRD FLOOR

1/16" = 1'-0"



2

DIMENSIONAL ANALYSIS - FOURTH FLOOR

1/16" = 1'-0"

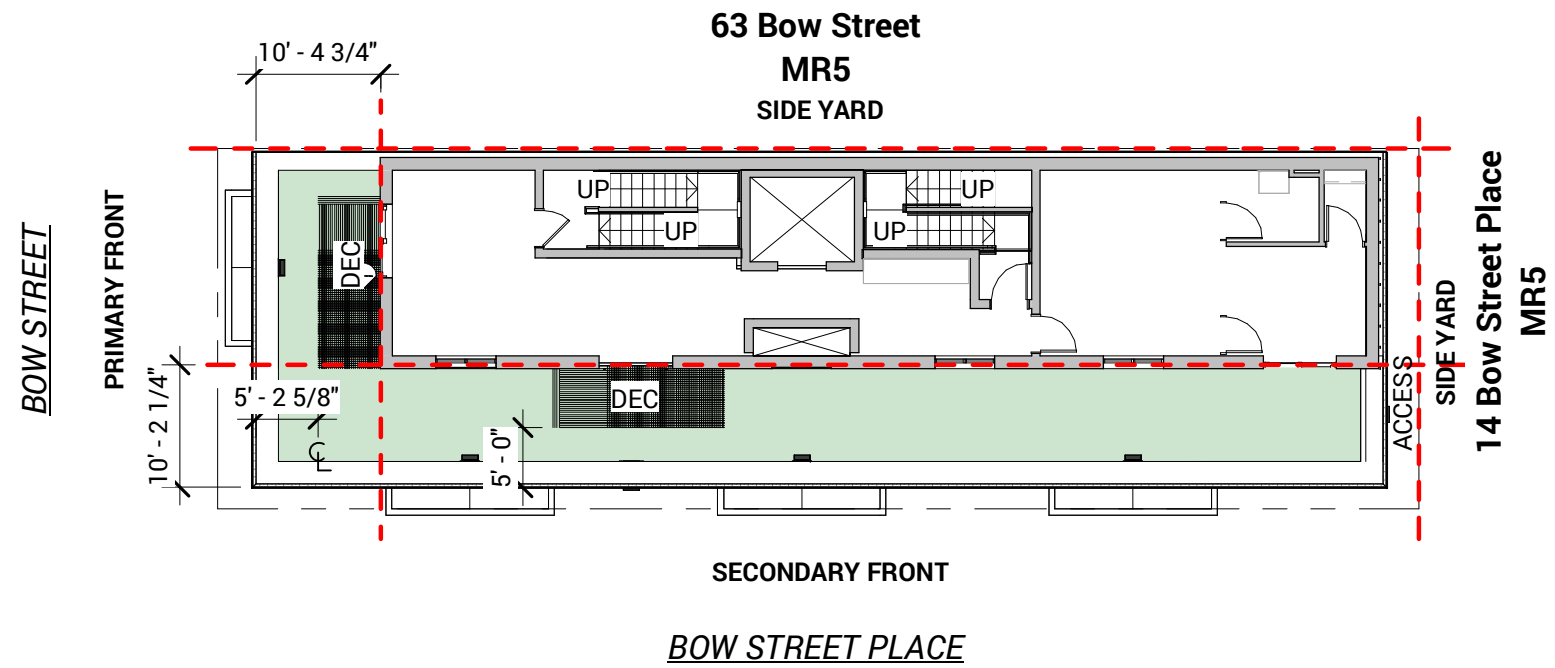
DIMENSIONAL ANALYSIS

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Z0.9





1 DIMENSIONAL ANALYSIS - FIFTH FLOOR
1/16" = 1'-0"

FIRST FLOOR PLAN

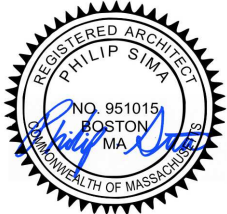
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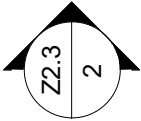
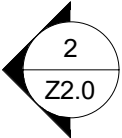
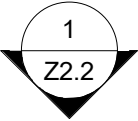
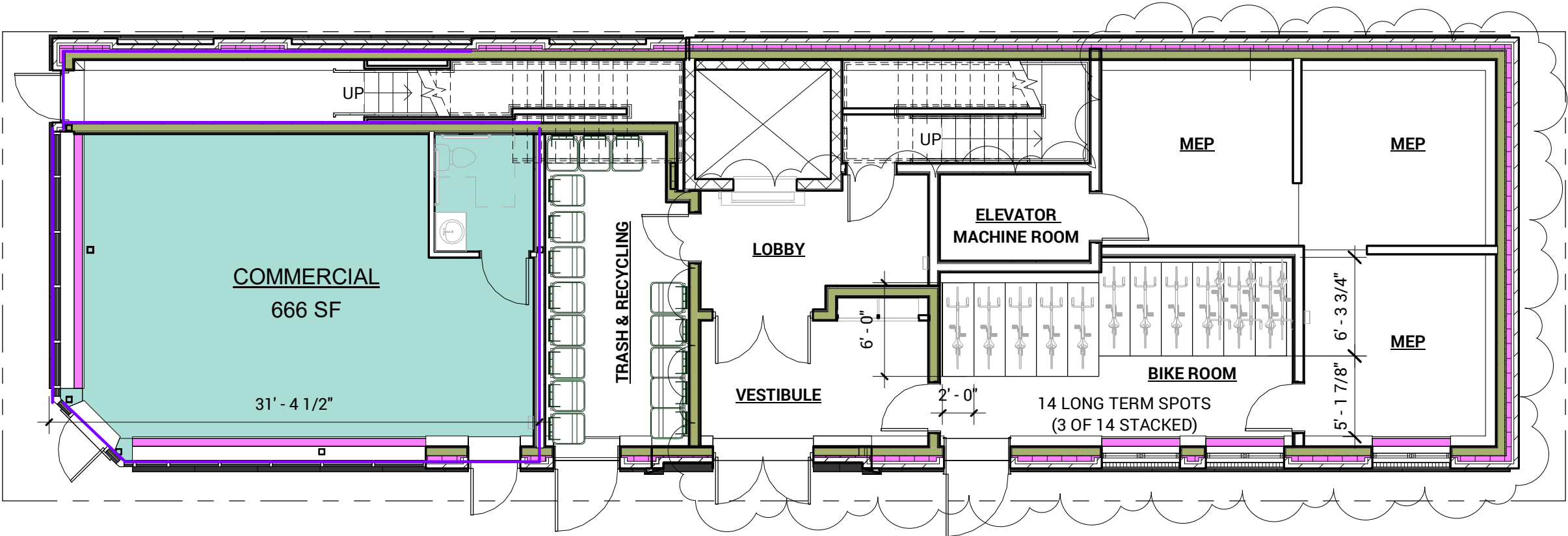
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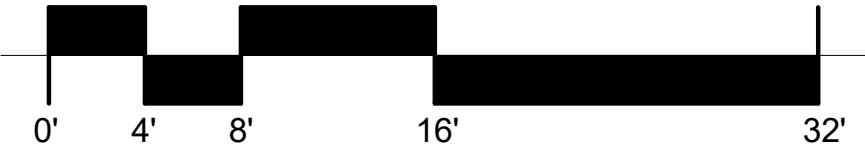
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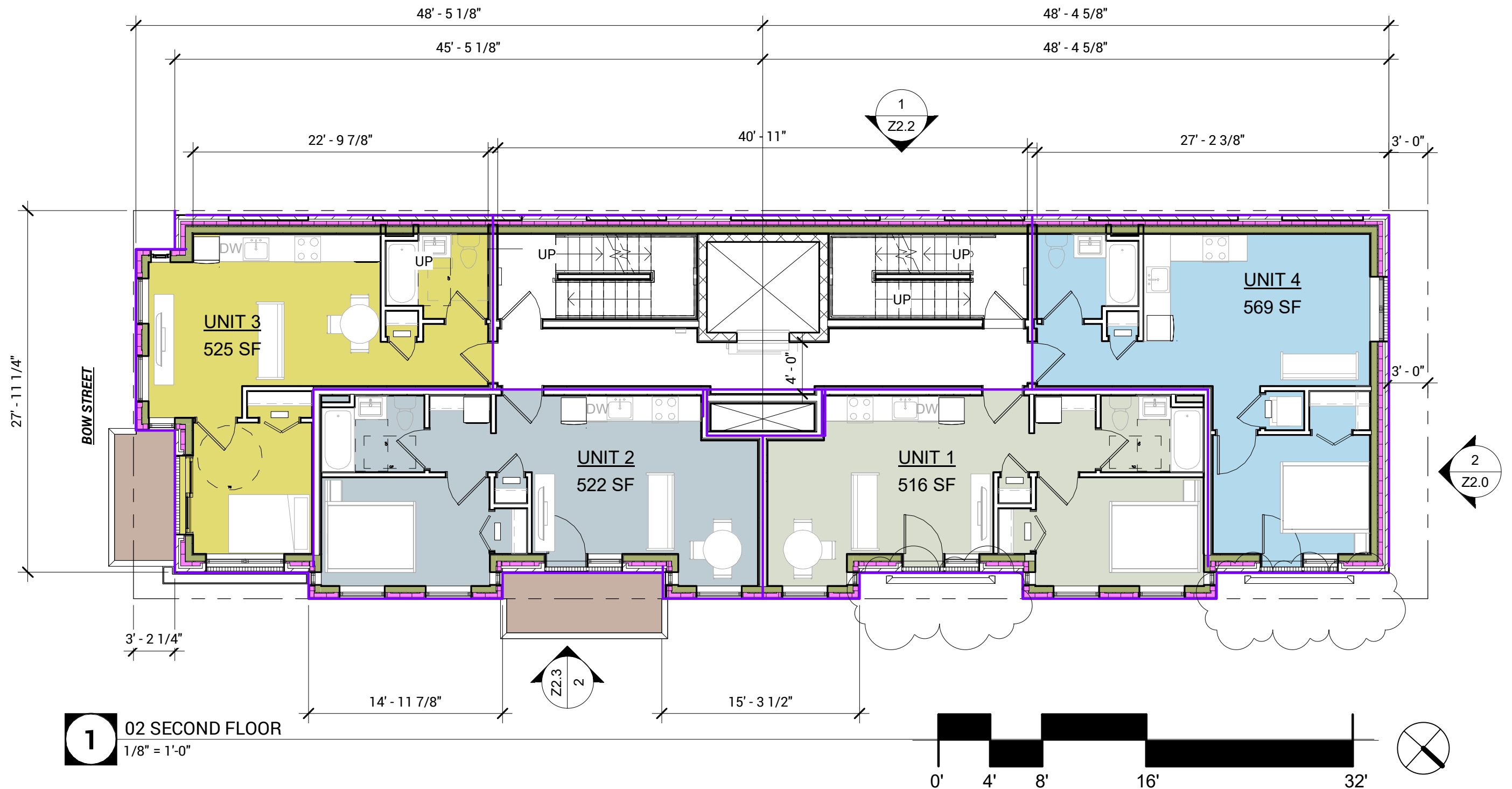


BOW STREET



BOW PLACE





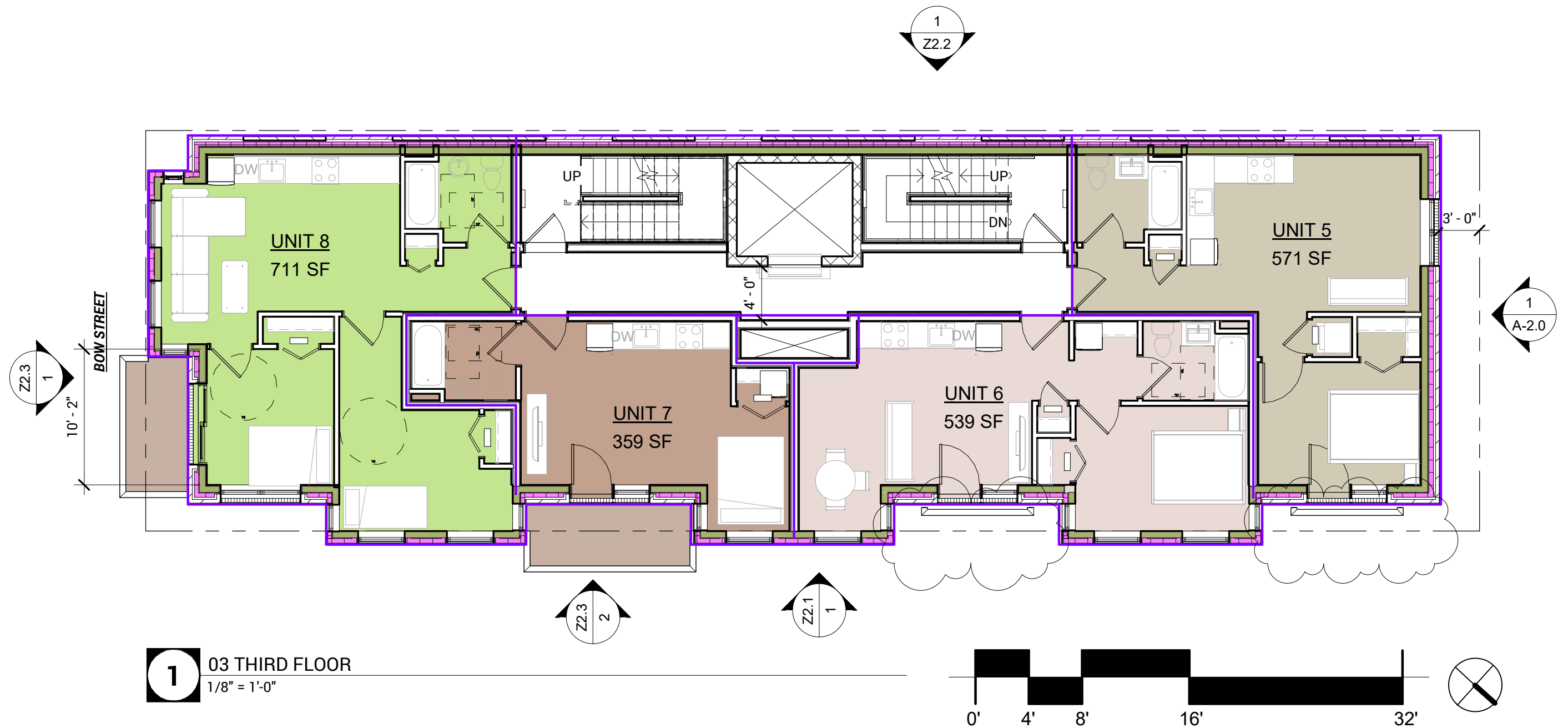
SECOND FLOOR PLAN

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Z1.2





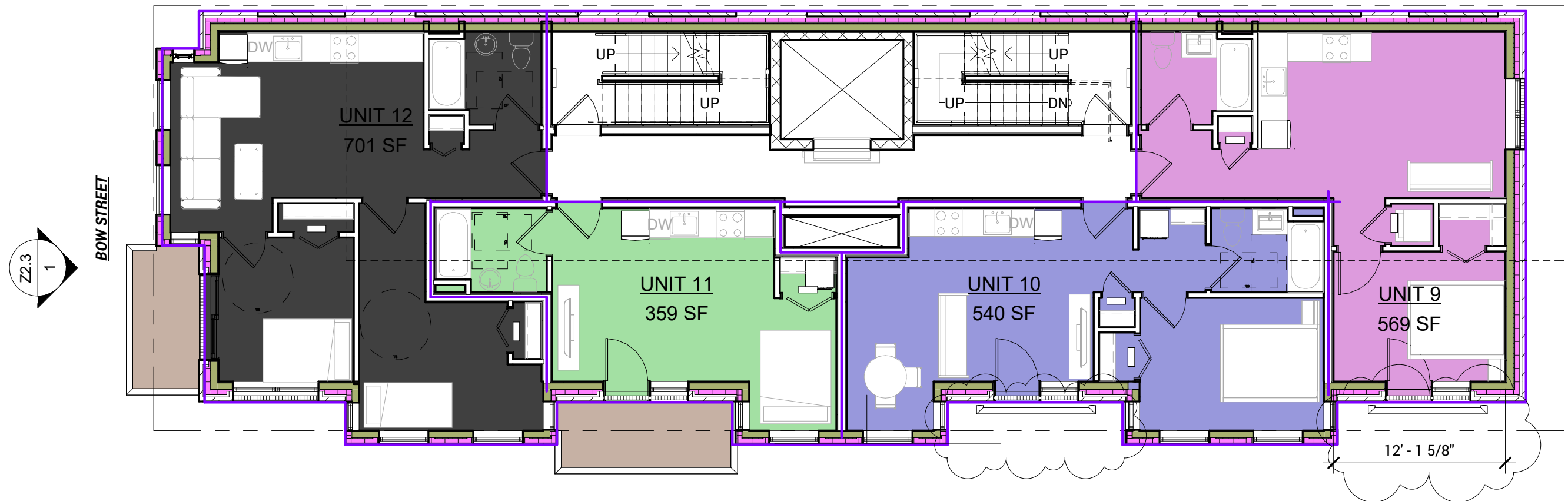
THIRD FLOOR PLAN

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Z1.3





1 04 FOURTH FLOOR
1/8" = 1'-0"



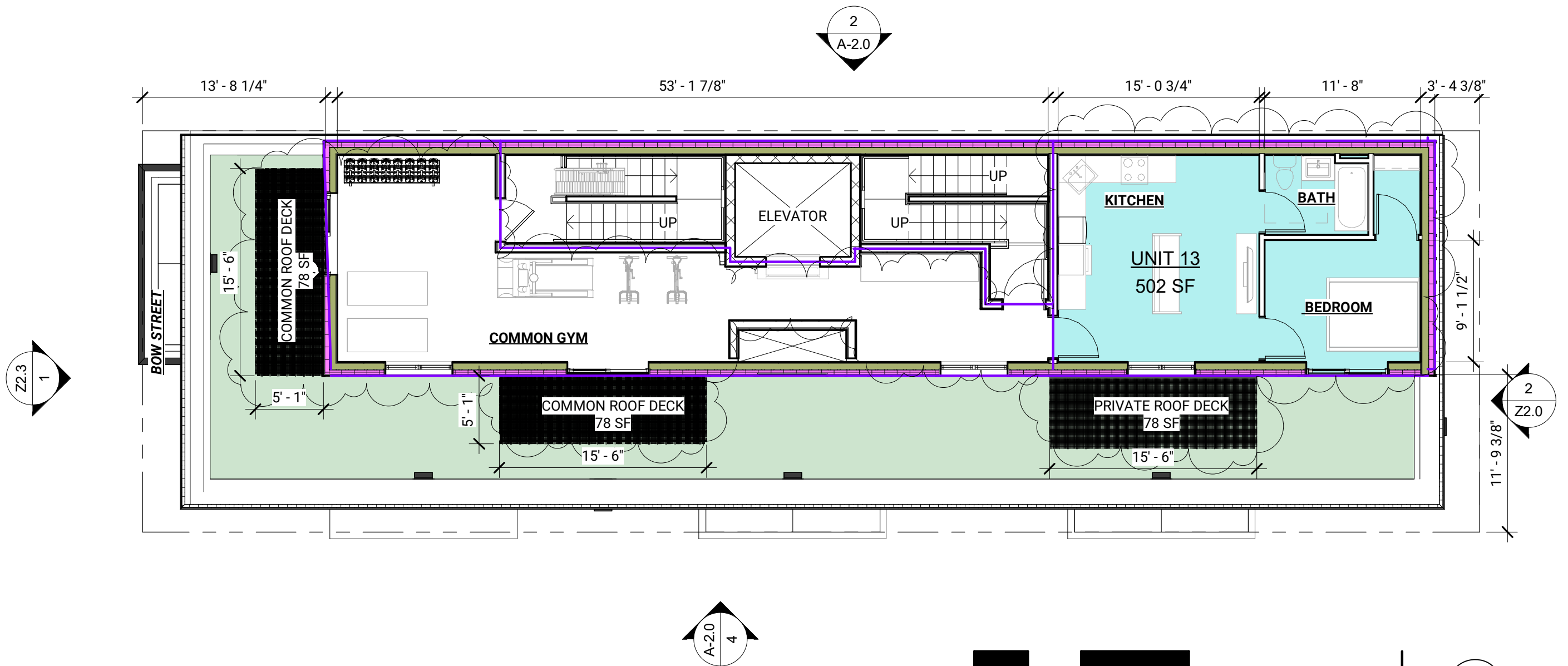
FOURTH FLOOR PLAN

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Z1.4





1 05 FIFTH FLOOR
1/8" = 1'-0"



FIFTH FLOOR PLAN

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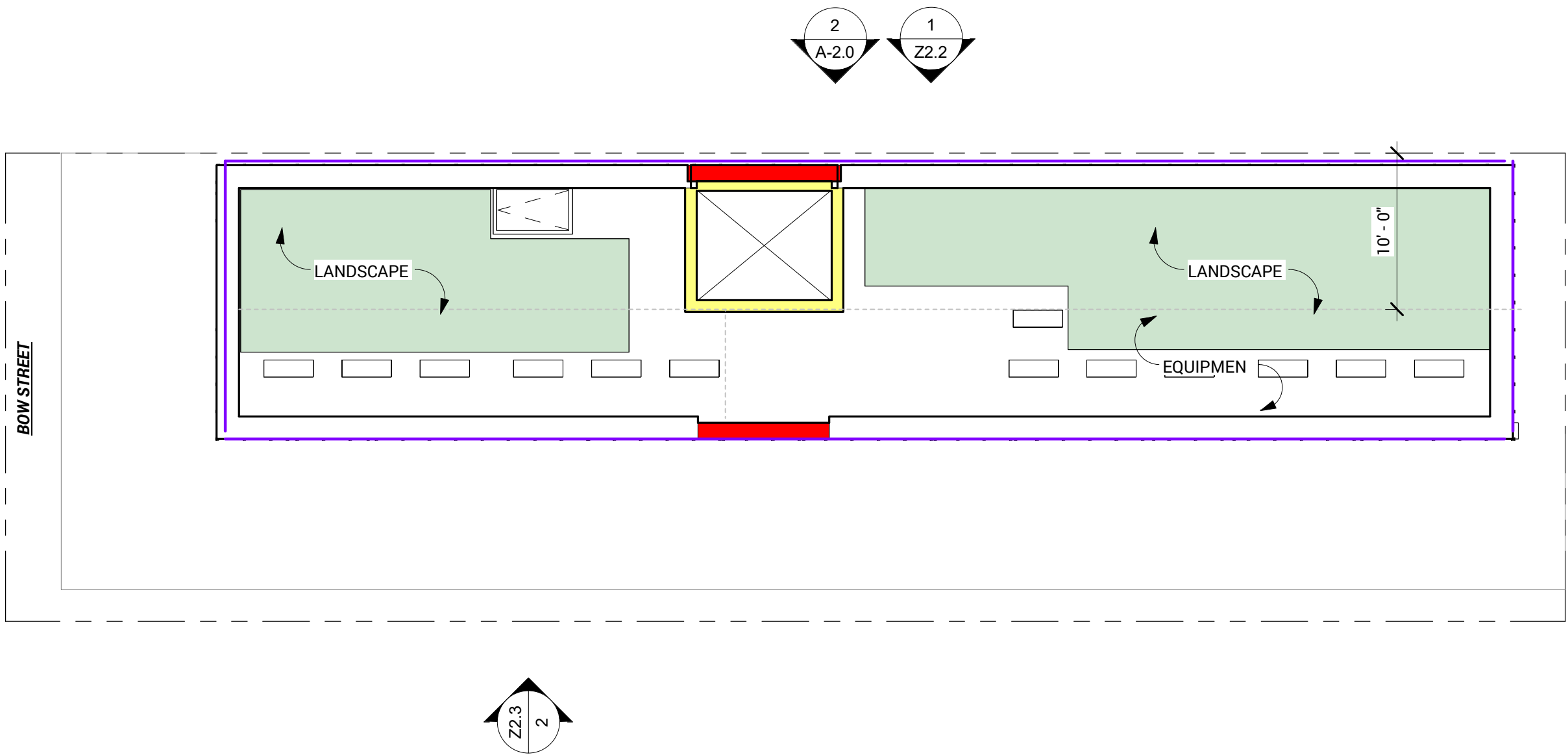


Z1.5



ROOF PLAN

1 06 ROOF
1/8" = 1'-0"

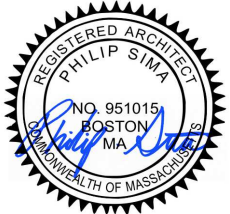


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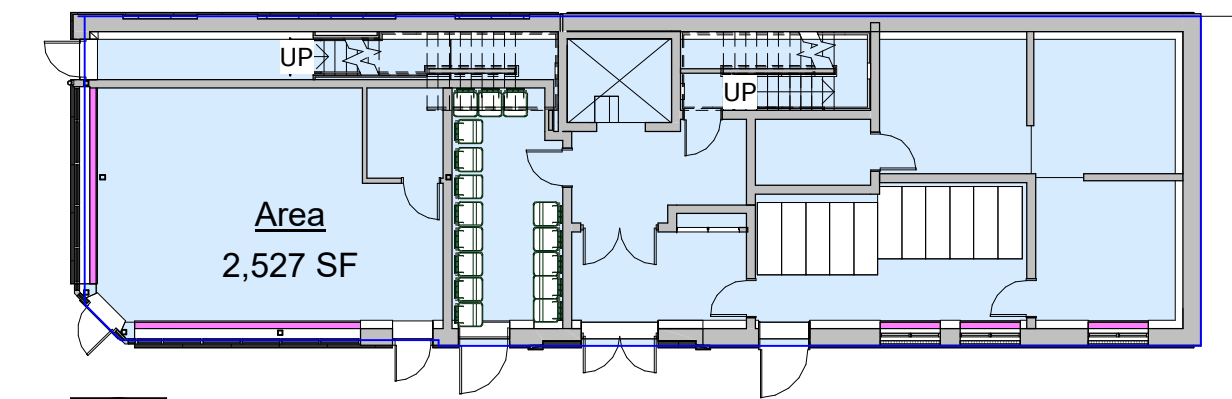
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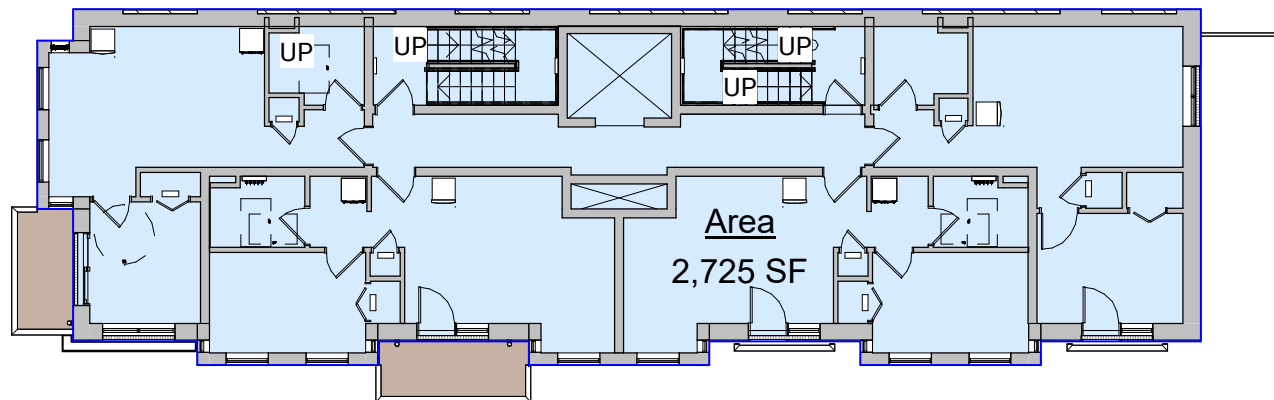
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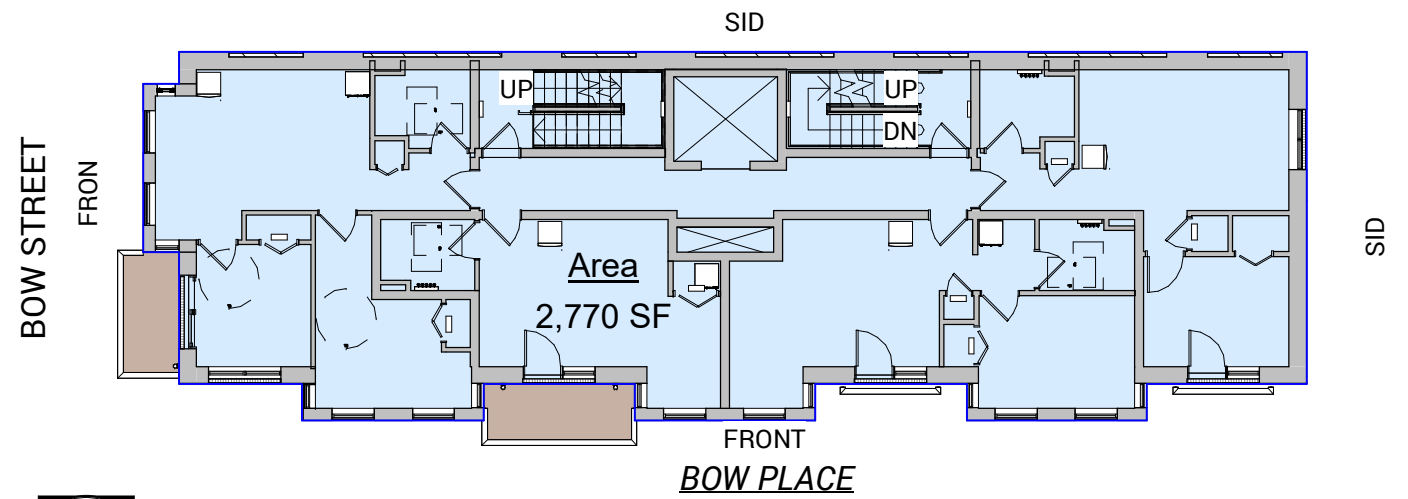
FAR CALCAULATIONS



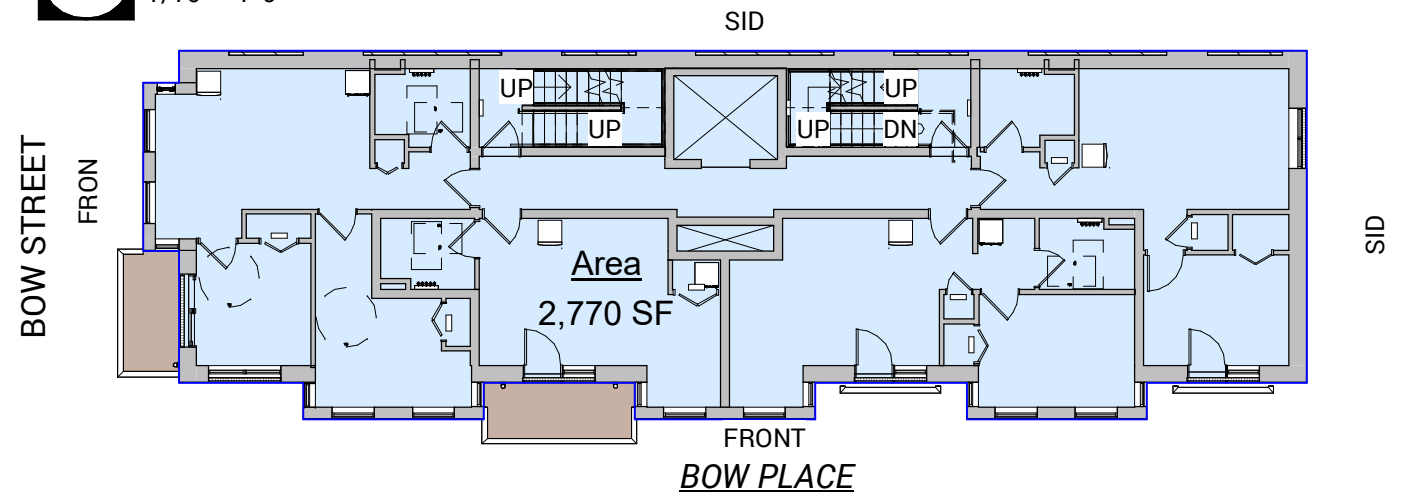
2 01 FIRST FLOOR
1/16" = 1'-0"



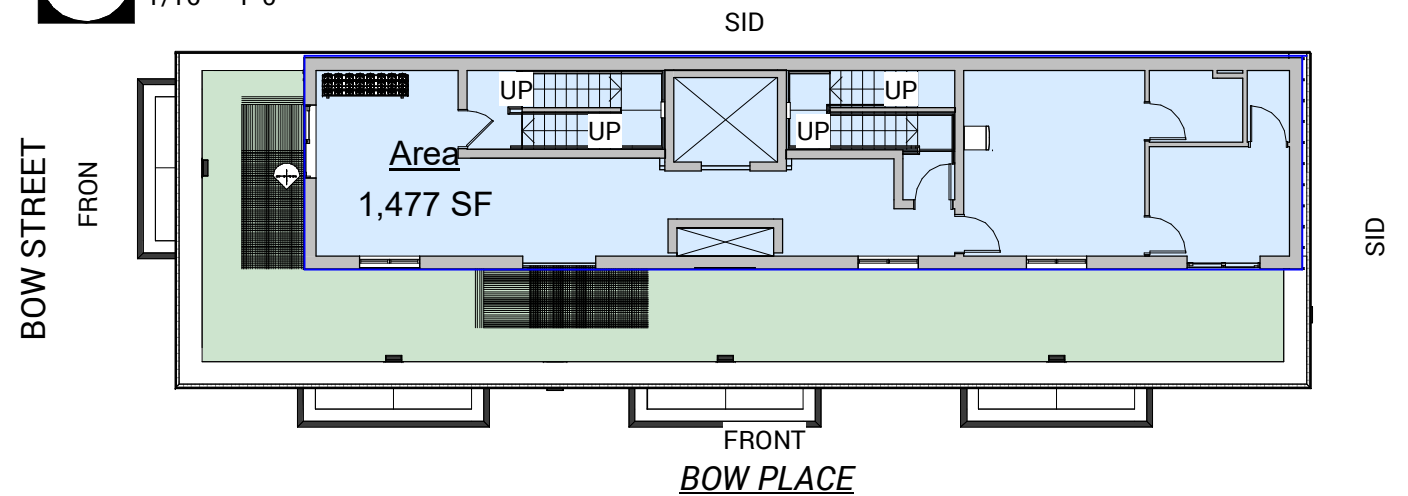
3 02 SECOND FLOOR
1/16" = 1'-0"



4 03 THIRD FLOOR
1/16" = 1'-0"



5 04 FOURTH FLOOR
1/16" = 1'-0"



6 05 FIFTH FLOOR
1/16" = 1'-0"

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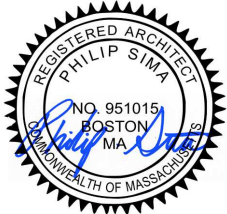


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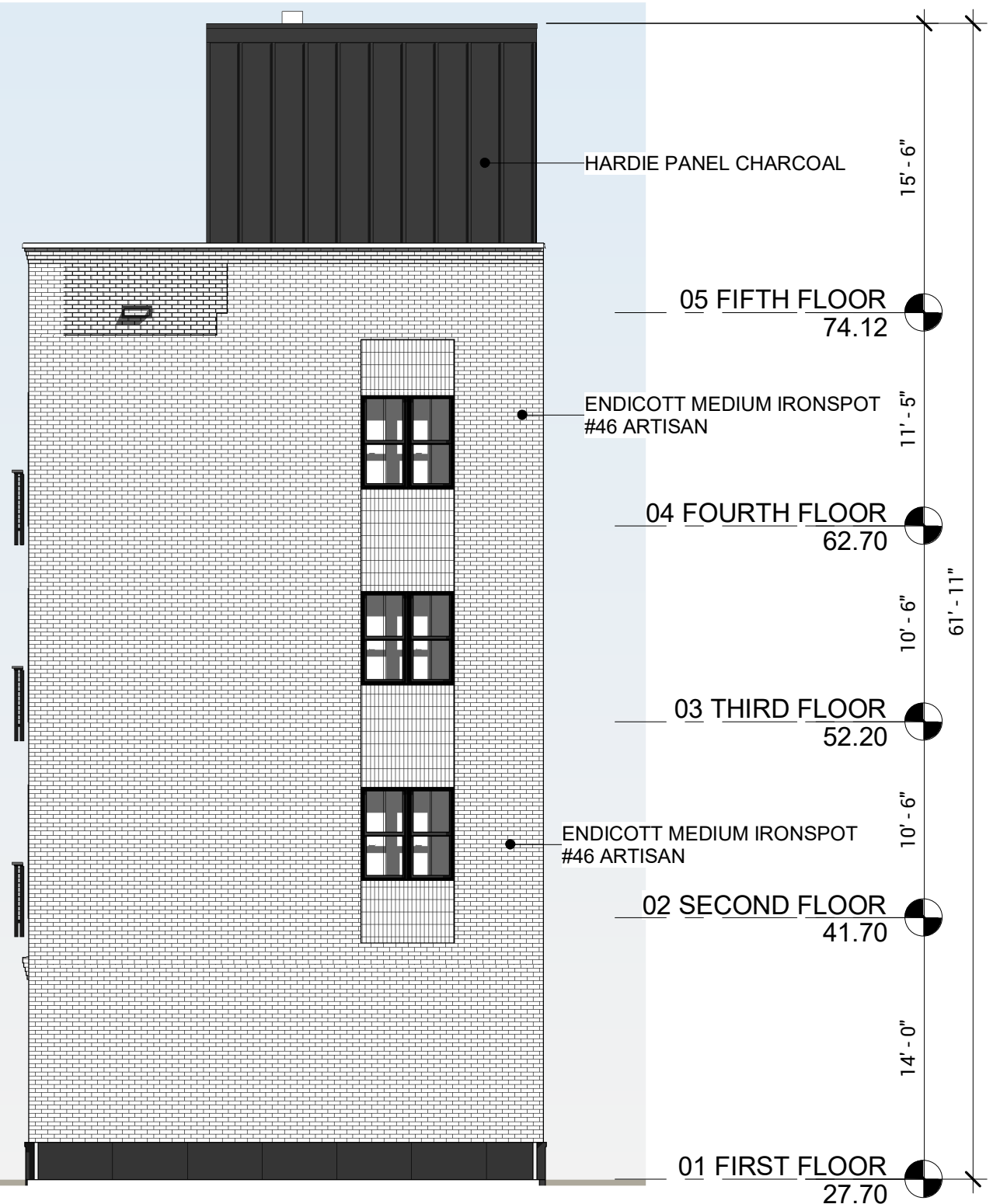
Area Schedule (Gross Building)		
Level	Area	Allowable Units
01 FIRST FLOOR	2,527 SF	2.972704
02 SECOND FLOOR	2,725 SF	3.206204
03 THIRD FLOOR	2,770 SF	3.259356
04 FOURTH FLOOR	2,770 SF	3.258913
05 FIFTH FLOOR	1,477 SF	1.737783
Grand total: 5	12,270 SF	14.434961

Area Schedule (Unit Area Plans)			
Name	Area	Level	Comments
COMMERCIAL	666 SF	01 FIRST FLOOR	
UNIT 1	516 SF	02 SECOND FLOOR	ONE BEDROOM
UNIT 2	522 SF	02 SECOND FLOOR	ONE BEDROOM
UNIT 3	525 SF	02 SECOND FLOOR	ONE BEDROOM
UNIT 4	569 SF	02 SECOND FLOOR	ONE BEDROOM
UNIT 5	571 SF	03 THIRD FLOOR	ONE BEDROOM
UNIT 6	539 SF	03 THIRD FLOOR	ONE BEDROOM
UNIT 7	359 SF	03 THIRD FLOOR	STUDIO
UNIT 8	711 SF	03 THIRD FLOOR	TWO BEDROOM
UNIT 9	569 SF	04 FOURTH FLOOR	ONE BEDROOM
UNIT 10	540 SF	04 FOURTH FLOOR	ONE BEDROOM
UNIT 11	359 SF	04 FOURTH FLOOR	STUDIO
UNIT 12	701 SF	04 FOURTH FLOOR	TWO BEDROOM
UNIT 13	502 SF	05 FIFTH FLOOR	ONE BEDROOM





1 ELEVATION - BOW STREET ZONING
1/8" = 1'-0"



2 ELEVATION - REAR ZONING
1/8" = 1'-0"

ELEVATION - BOW & REAR

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Z2.0





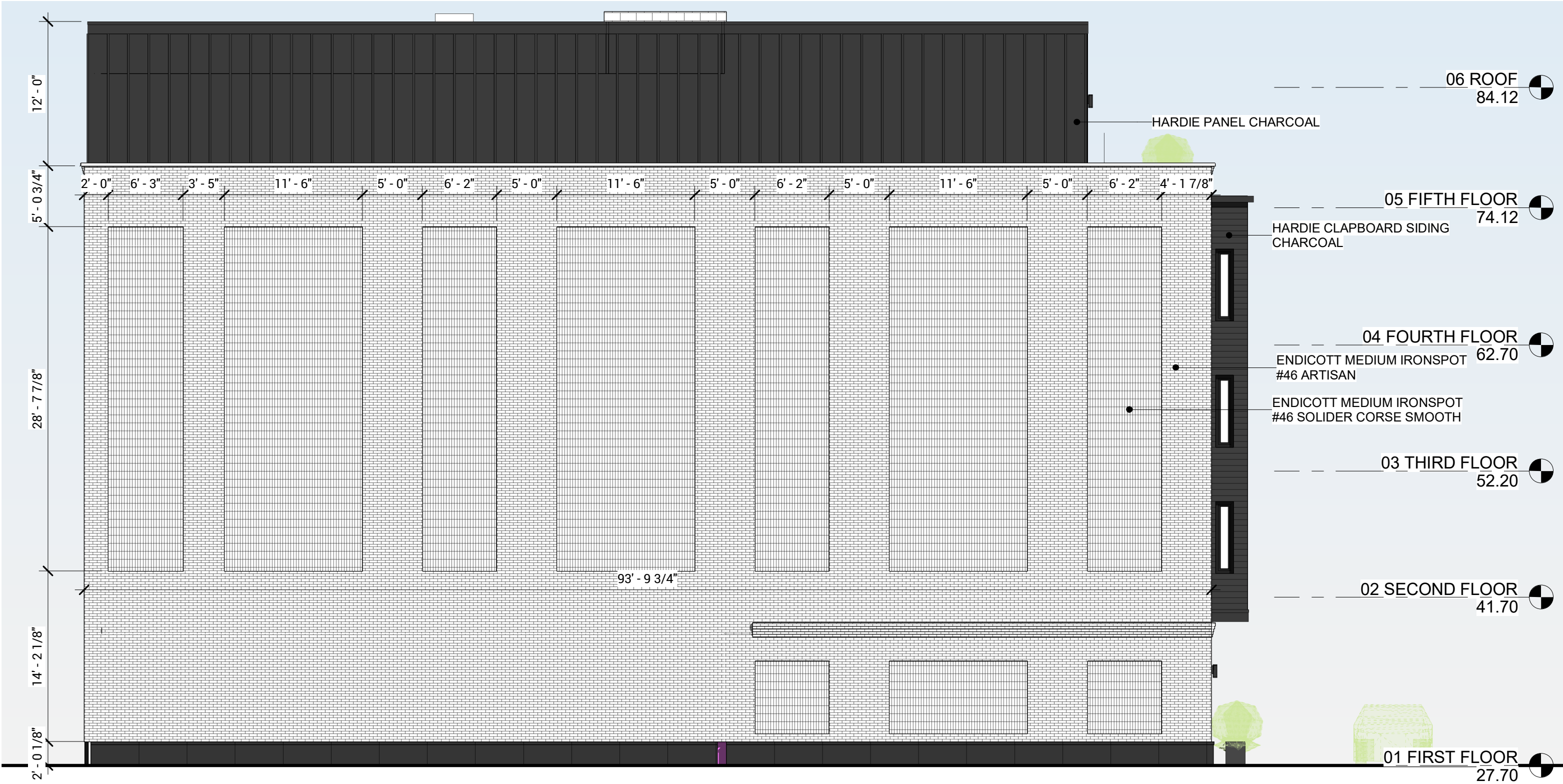
ELEVATION - BOW PLACE

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Z2.1





ELEVATION - SIDE

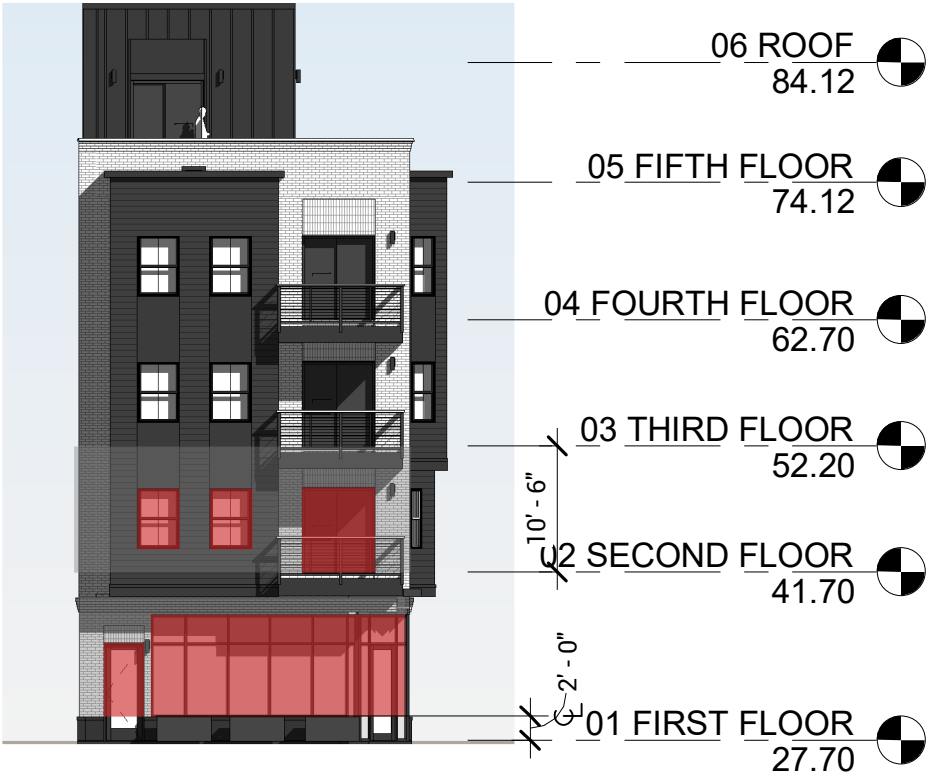
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1

ELEVATION - BOW STREET GLAZING
1/16" = 1'-0"



2

ELEVATION - BOW PLACE GLAZING
1/16" = 1'-0"

PERCENTAGE OF GLAZING - GROUND STORY SOUTH						
Area	Facade Location	Family and Type	Total Facade	% of Facade	Type Comments	% of Facade
344 SF	Bow Place Glazing	Fire Safety Zone Detail: Zone Glazing	927 SF	37.1%	FIRE SAFETY ZONE GLAZING	37.1
252 SF	Bow Place Upper Story Glazing	Fire Safety Zone Detail: Zone Glazing	980 SF	25.7%	FIRE SAFETY ZONE GLAZING	25.7
200 SF	Bow Street Glazing	Fire Safety Zone Detail: Zone Glazing	275 SF	72.8%	FIRE SAFETY ZONE GLAZING	72.8
79 SF	Bow Street Upper Story Glazing	Fire Safety Zone Detail: Zone Glazing	294 SF	26.9%	FIRE SAFETY ZONE GLAZING	26.9



1 BOW STREET & BOW PLACE



2 BOW PLACE

MASSING

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Z3.0





1 CORNER PERSPECTIVE



2 BOW STREET PLACE PERSPECTIVE

PERSPECTIVES

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