



ZONING MASS



eppstein uhen : architects



STONE HOUSE PARCEL 3

EUA #718185
11.14.2018



AREA PURSUED FOR UDD 8 GUIDELINE
TEXT AMENDMENT

ZONING



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CONSTELLATION 12 FLOORS

GALEXIE 14 FLOORS

HOTEL INDIGO 5 FLOORS

LYRIC 1
10 FLOORS
PLUS BONUS FLOOR ON 11

LYRIC 3
10 FLOORS
PLUS BONUS FLOOR ON 11

SYLVEE 8 FLOORS

AMERICAN FAMILY
8 FLOORS PLUS PENTHOUSE

CITY HEIGHT COMPARISON

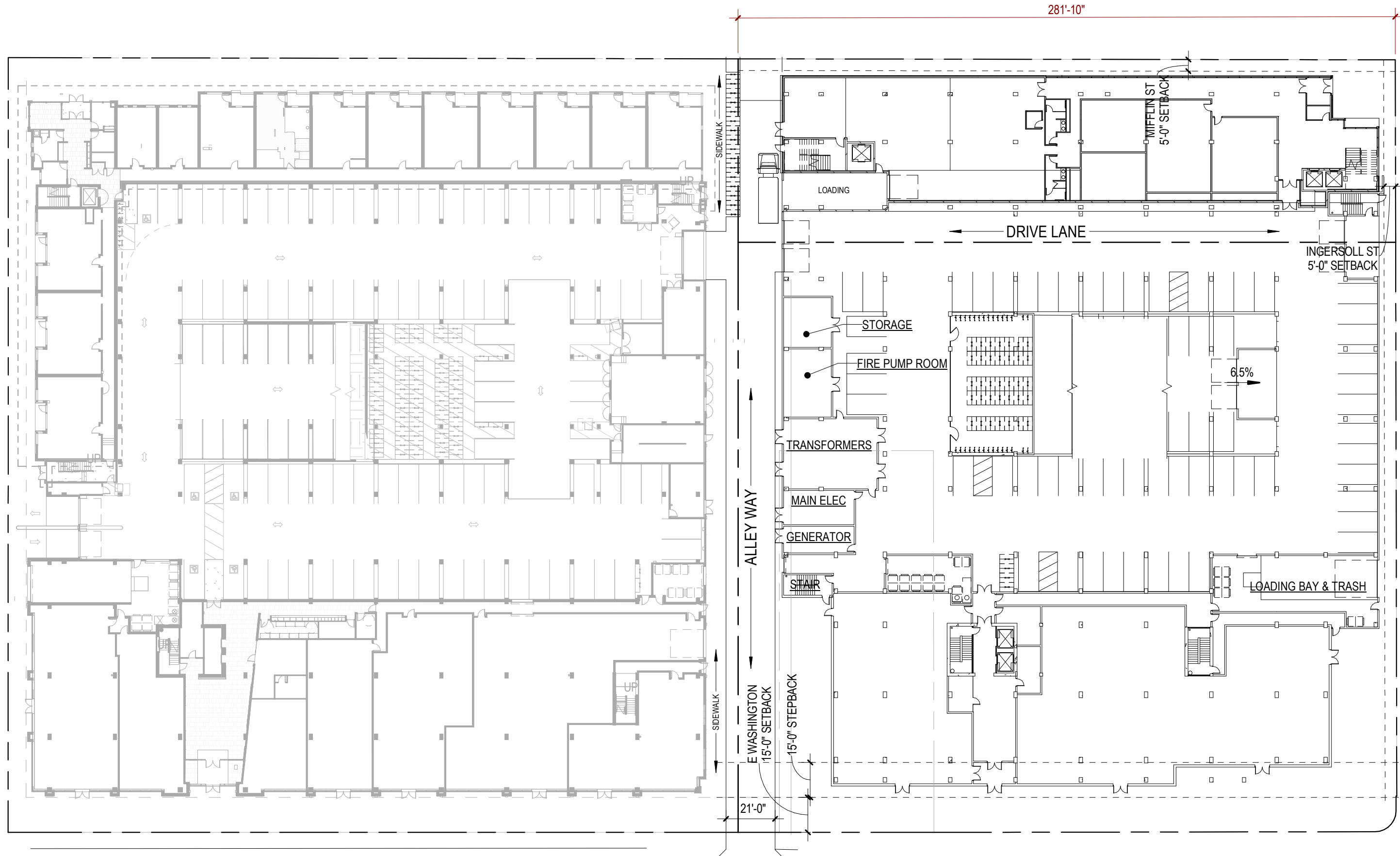


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281'-10"

SIDEWALK

LOADING

MIFFLIN ST
5'-0" SETBACK

DRIVE LANE

INGERSOLL ST
5'-0" SETBACK

STORAGE

FIRE PUMP ROOM

6.5%

TRANSFORMERS

MAIN ELEC

GENERATOR

STAIRS

LOADING BAY & TRASH

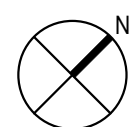
ALLEY WAY

E WASHINGTON
15'-0" SETBACK

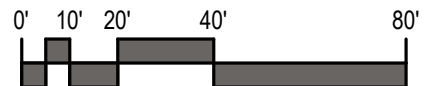
15'-0" SETBACK

21'-0"

SIDEWALK

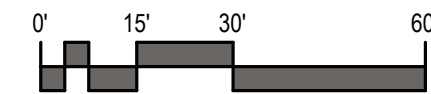
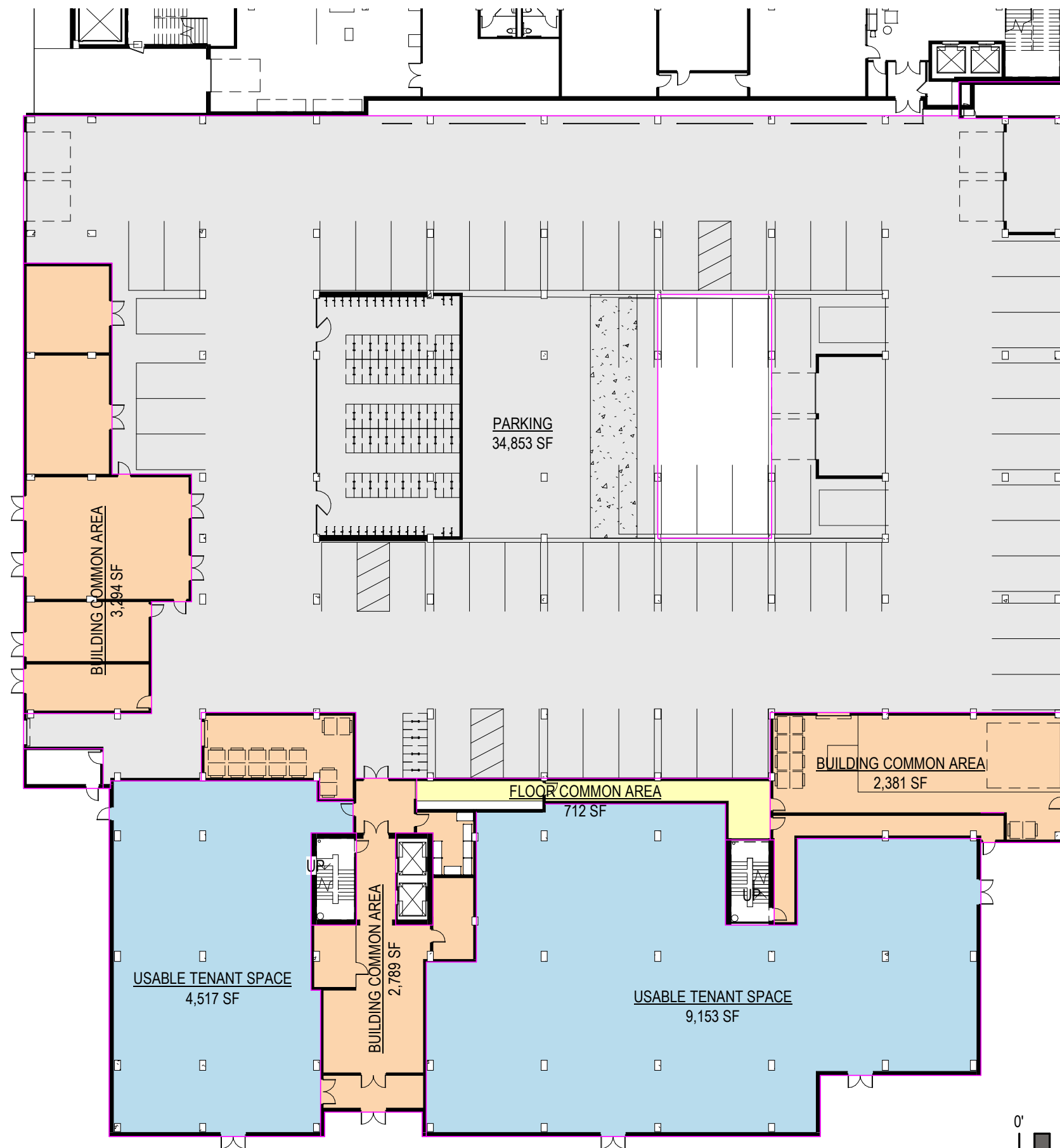


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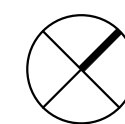


SCALE: 1" = 40'

PRELIMINARY SITE PLAN

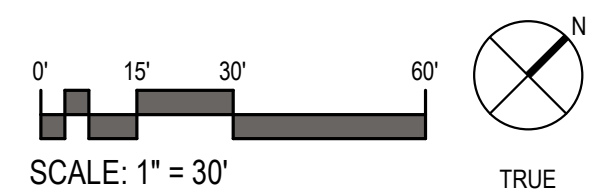
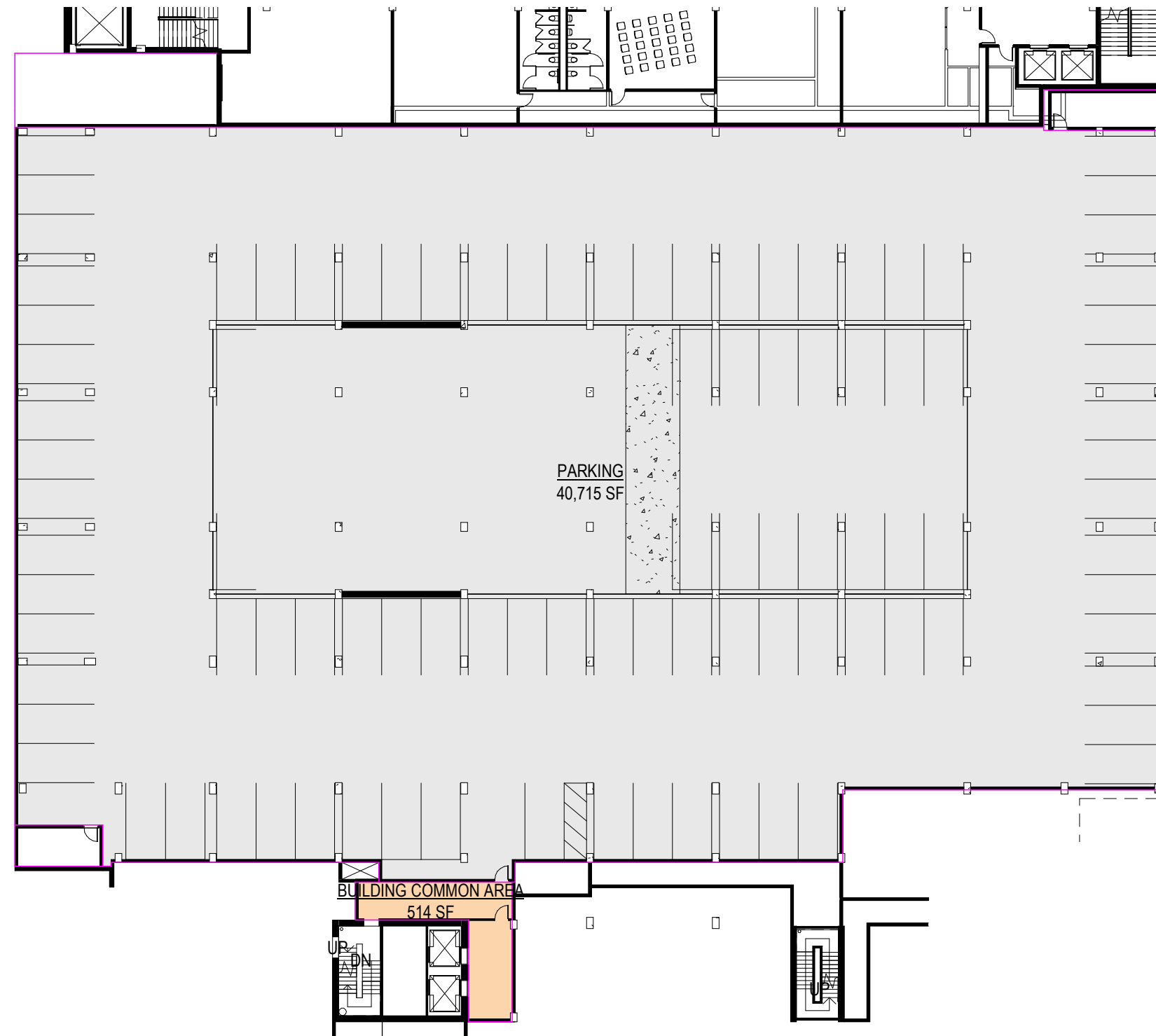


SCALE: 1" = 30'

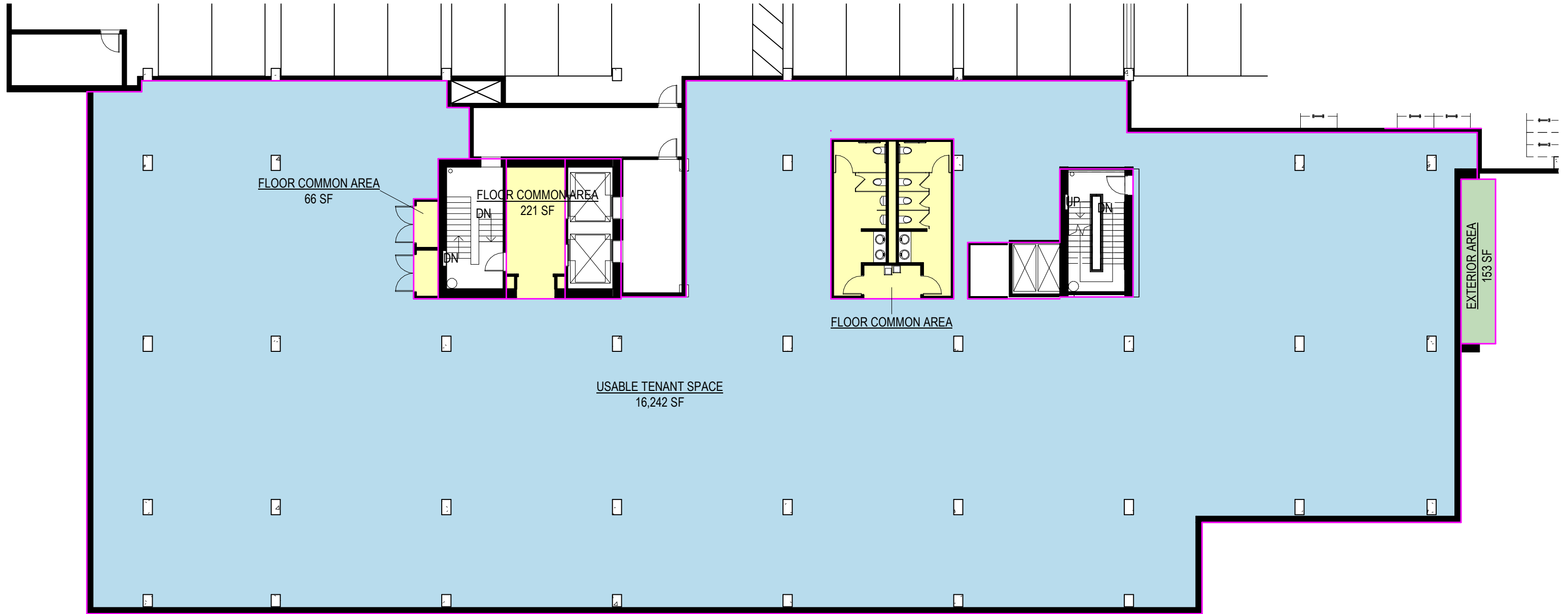



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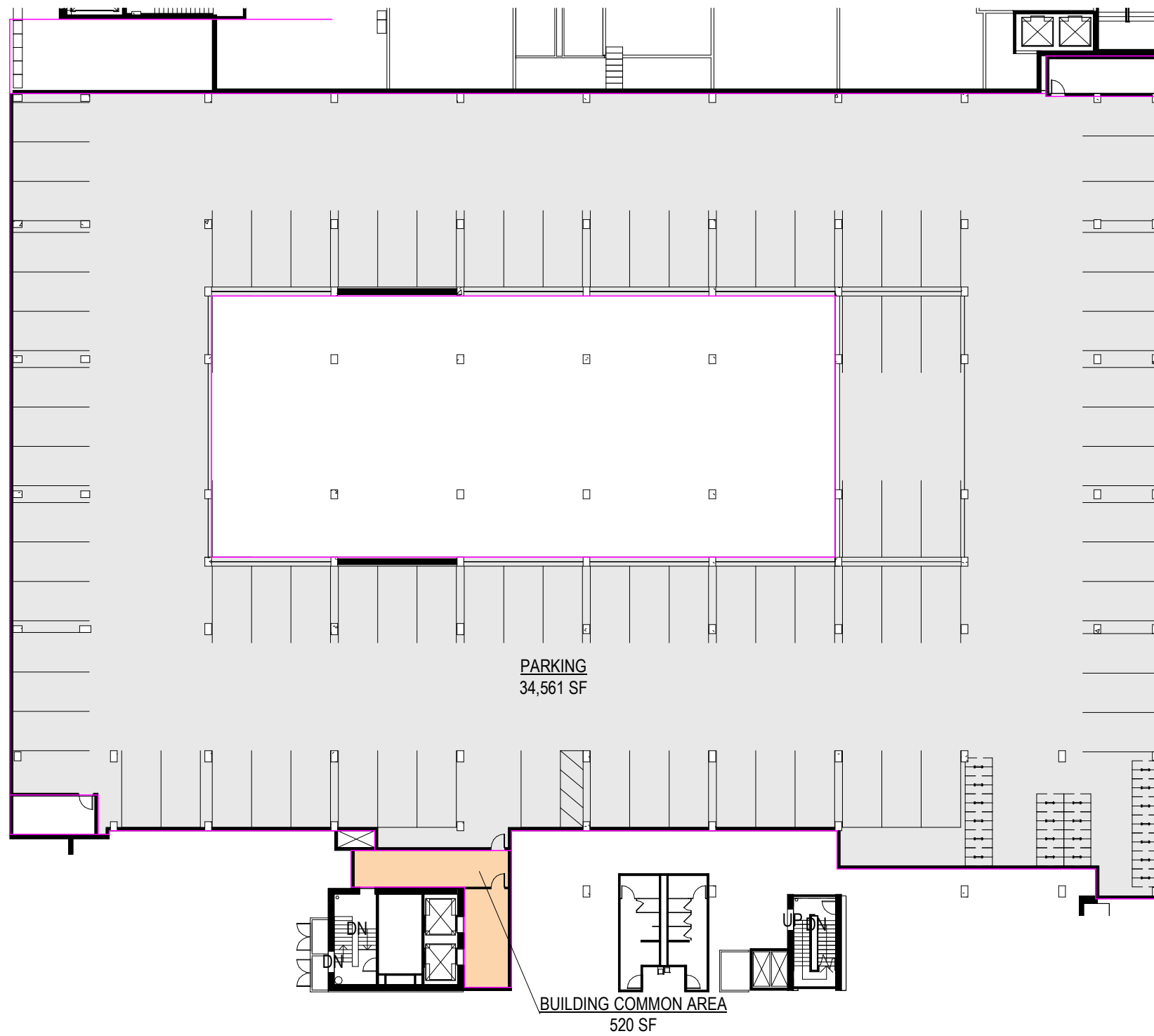
1ST FLR AREA PLAN



2ND PARKING AREA PLAN

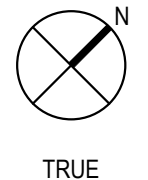
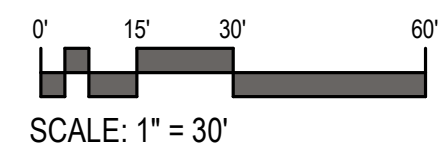


0' 4' 8' 16' 32'  TRUE 2ND FLR AREA PLAN
 SCALE: 1/16" = 1'-0"

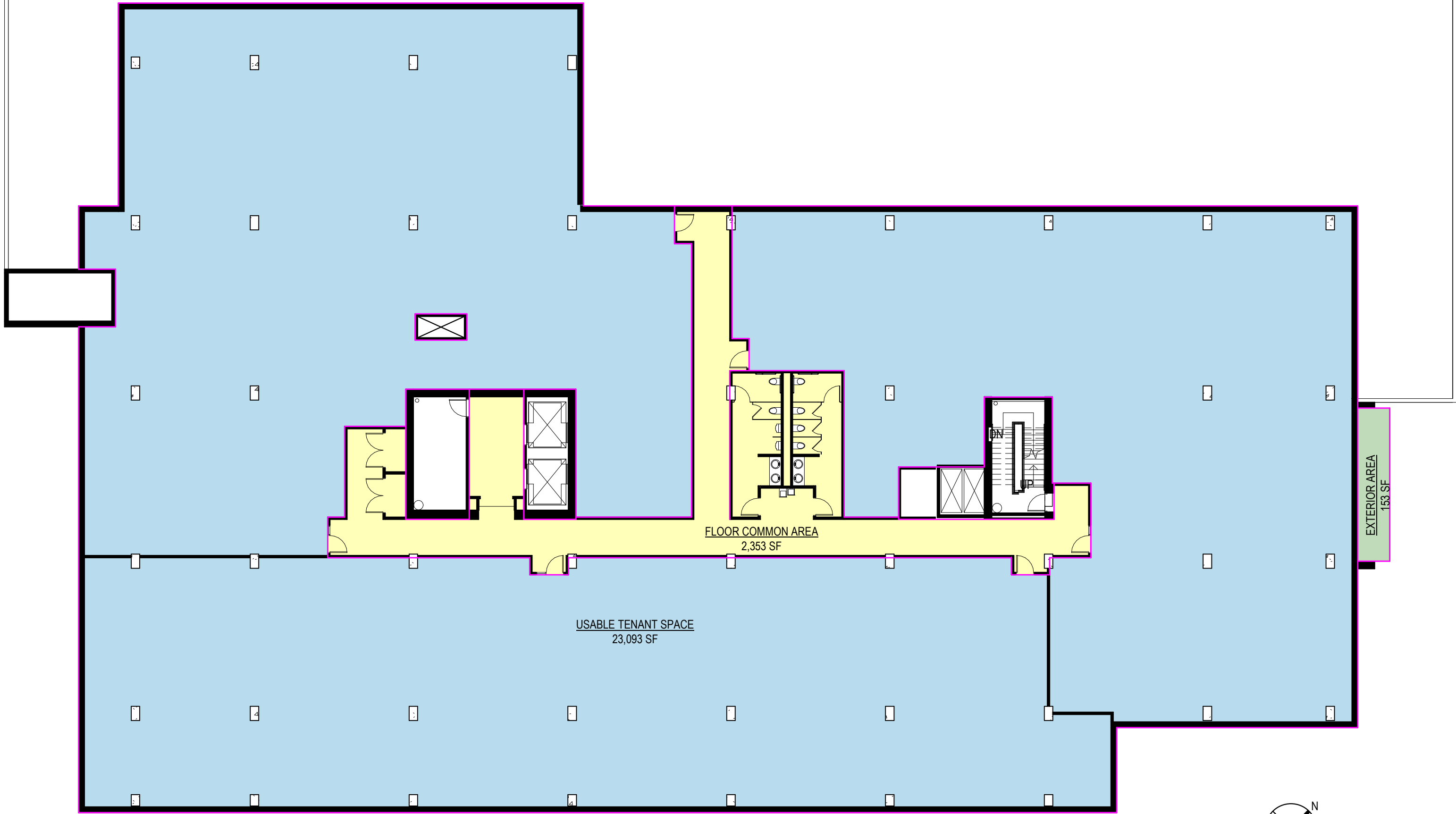


PARKING
34,561 SF

BUILDING COMMON AREA
520 SF



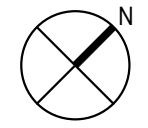
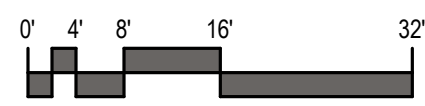
3RD PARKING AREA PLAN



FLOOR COMMON AREA
2,353 SF

USABLE TENANT SPACE
23,093 SF

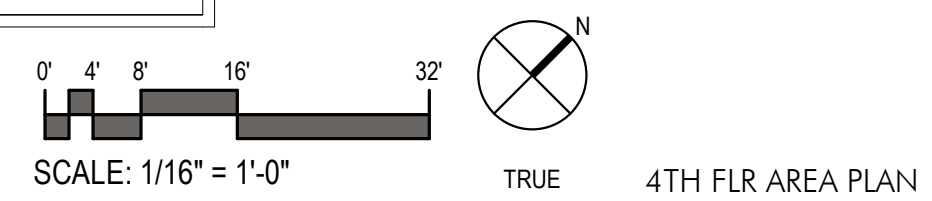
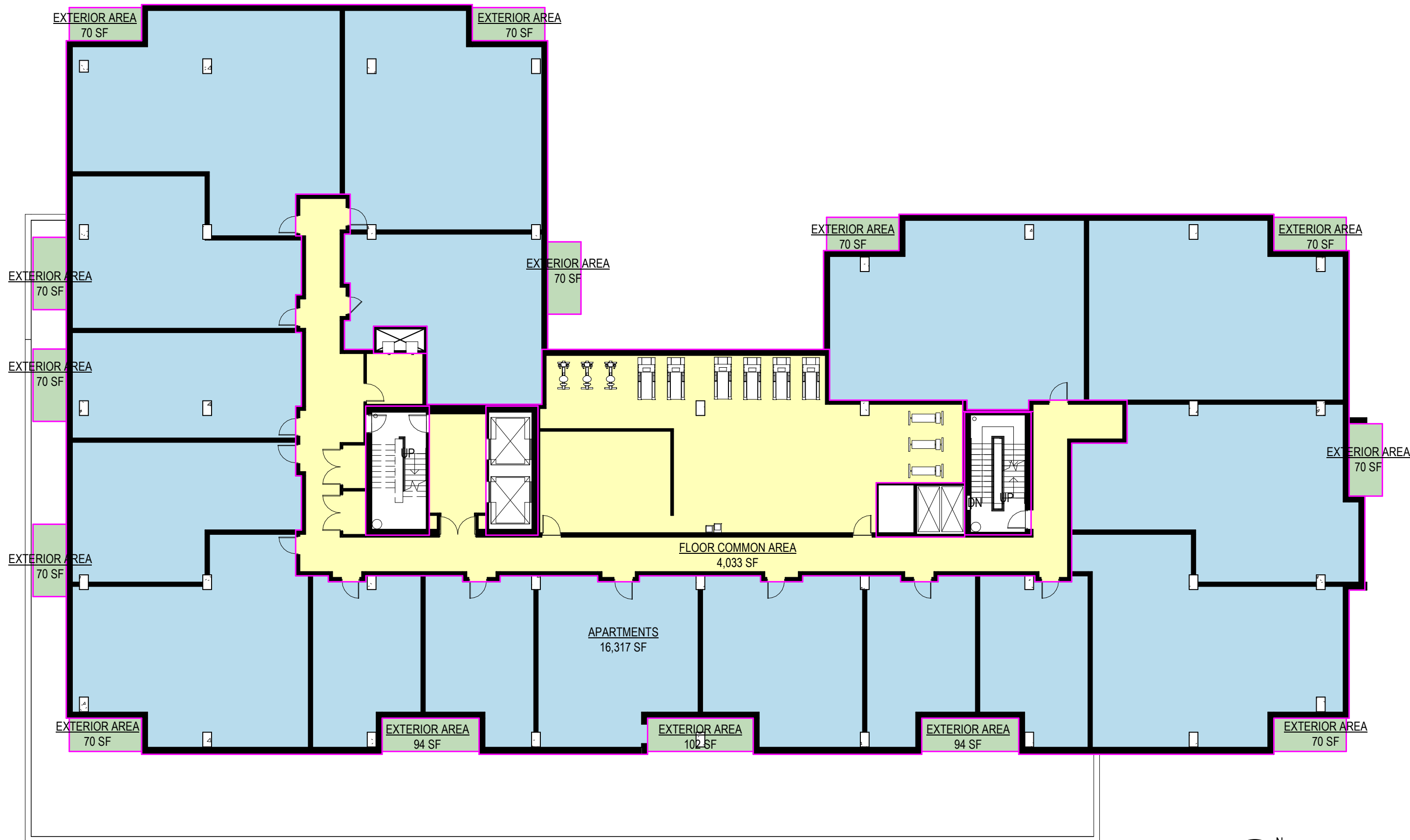
EXTERIOR AREA
153 SF

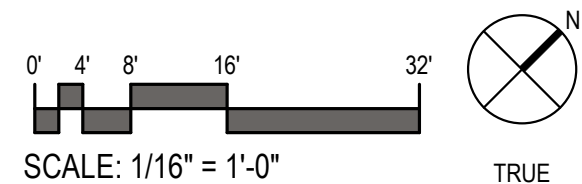
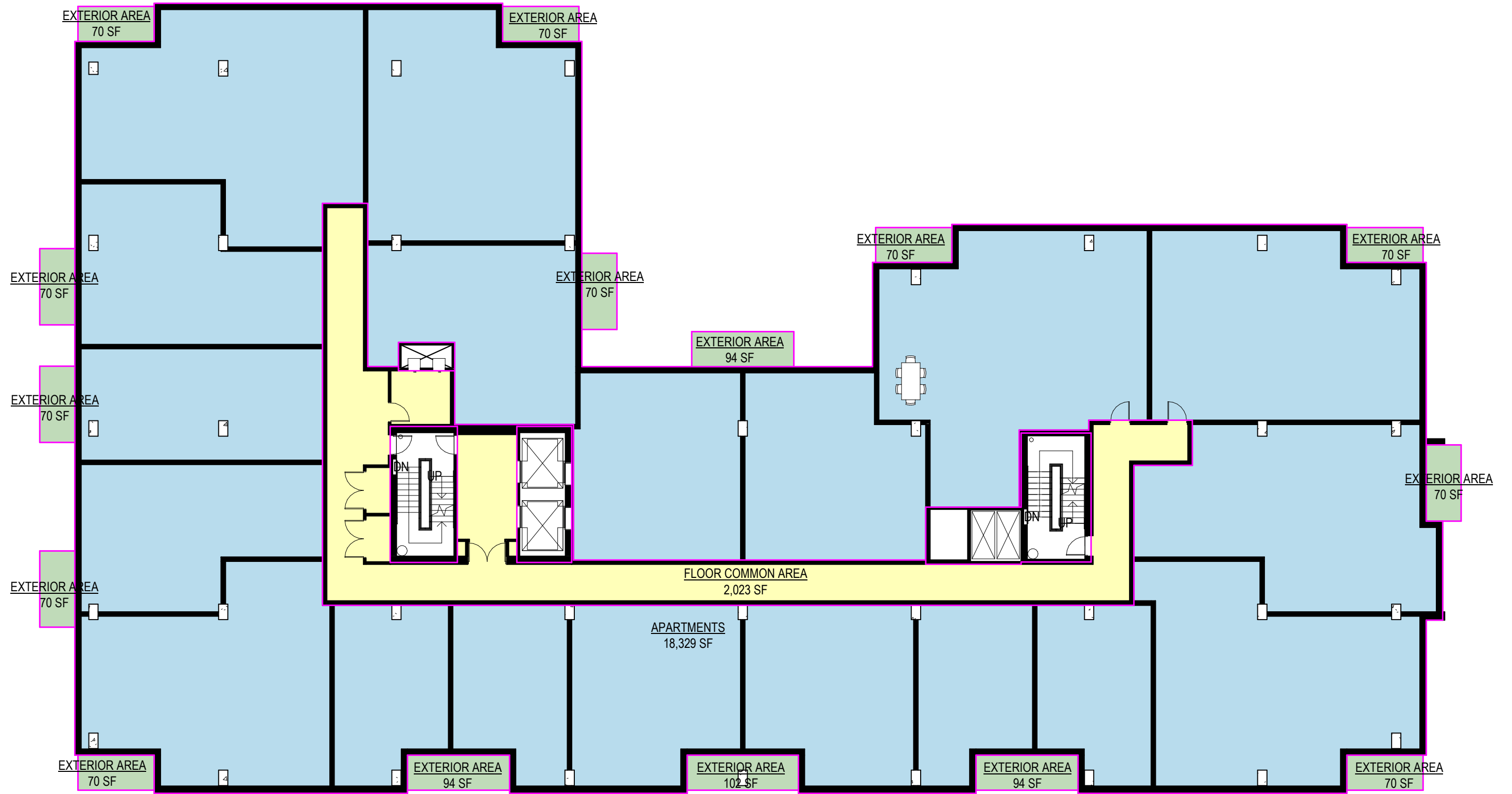


SCALE: 1/16" = 1'-0"

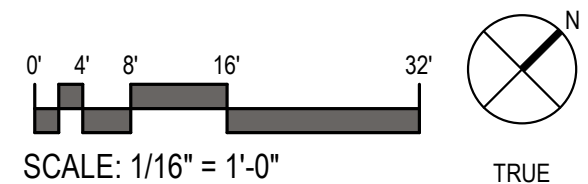
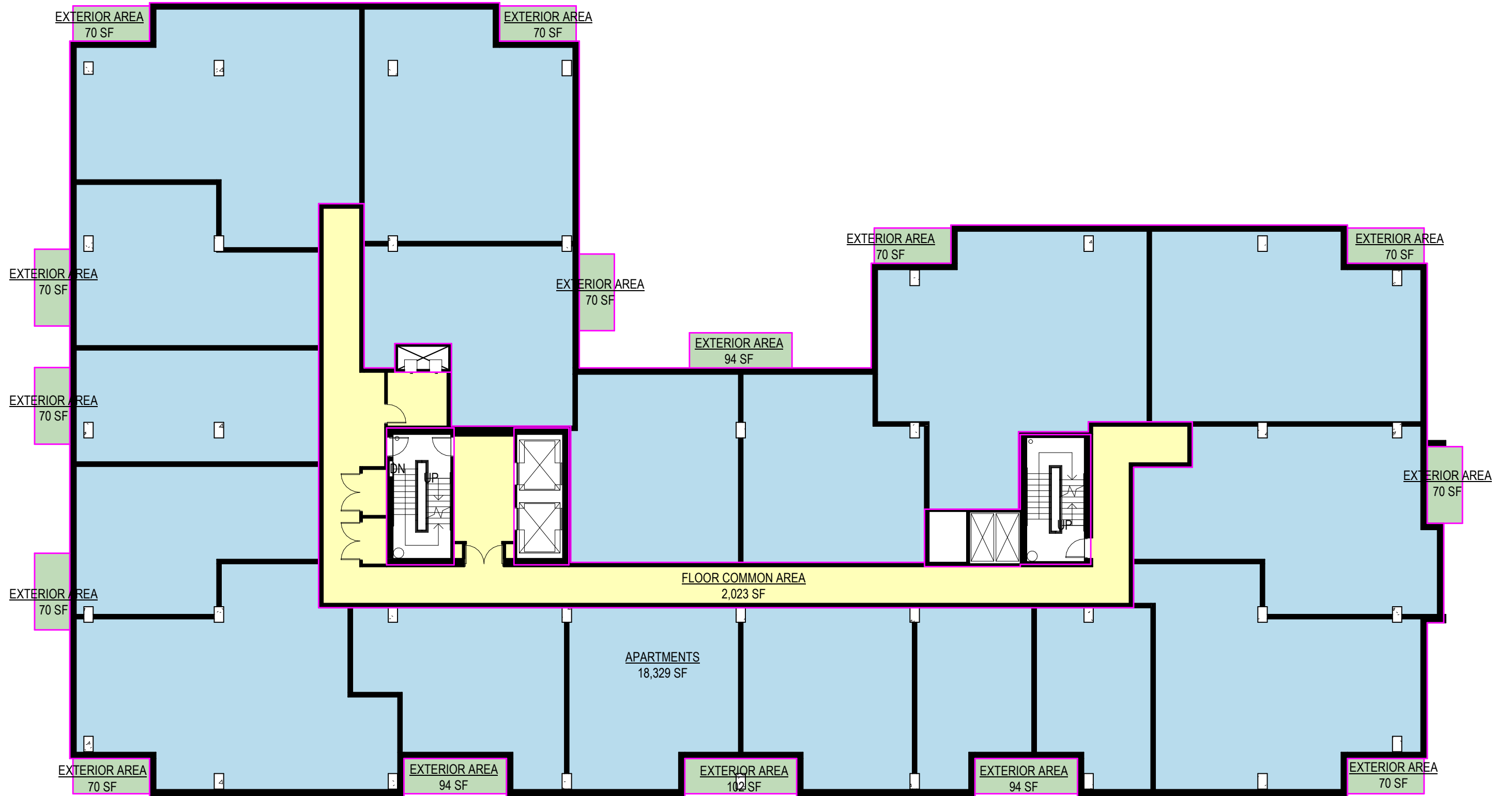
TRUE

3RD FLR AREA PLAN

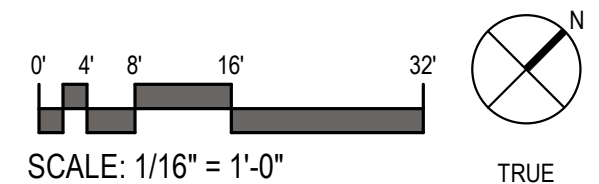
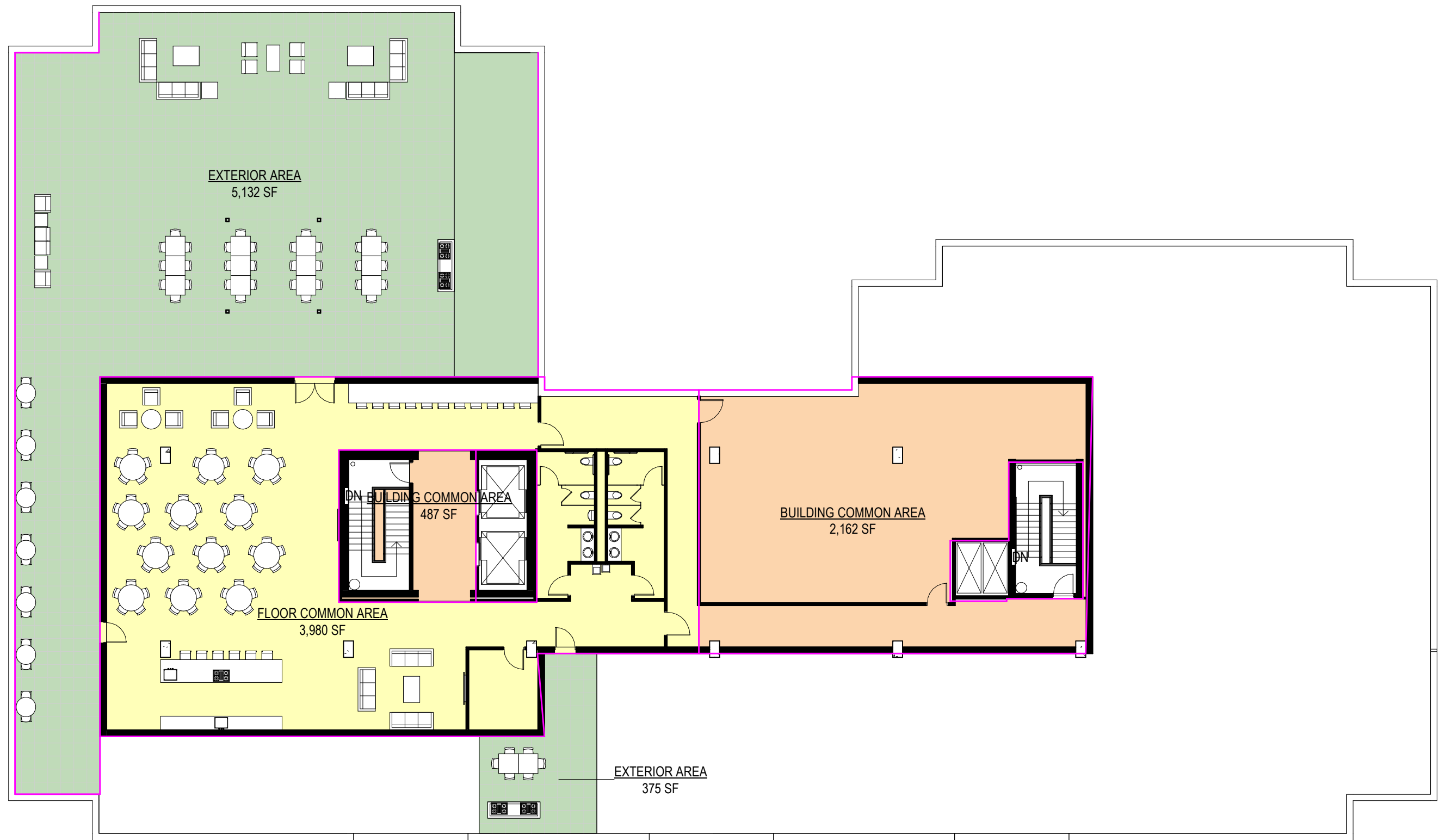




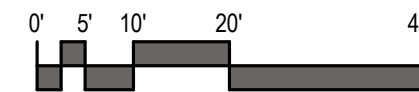
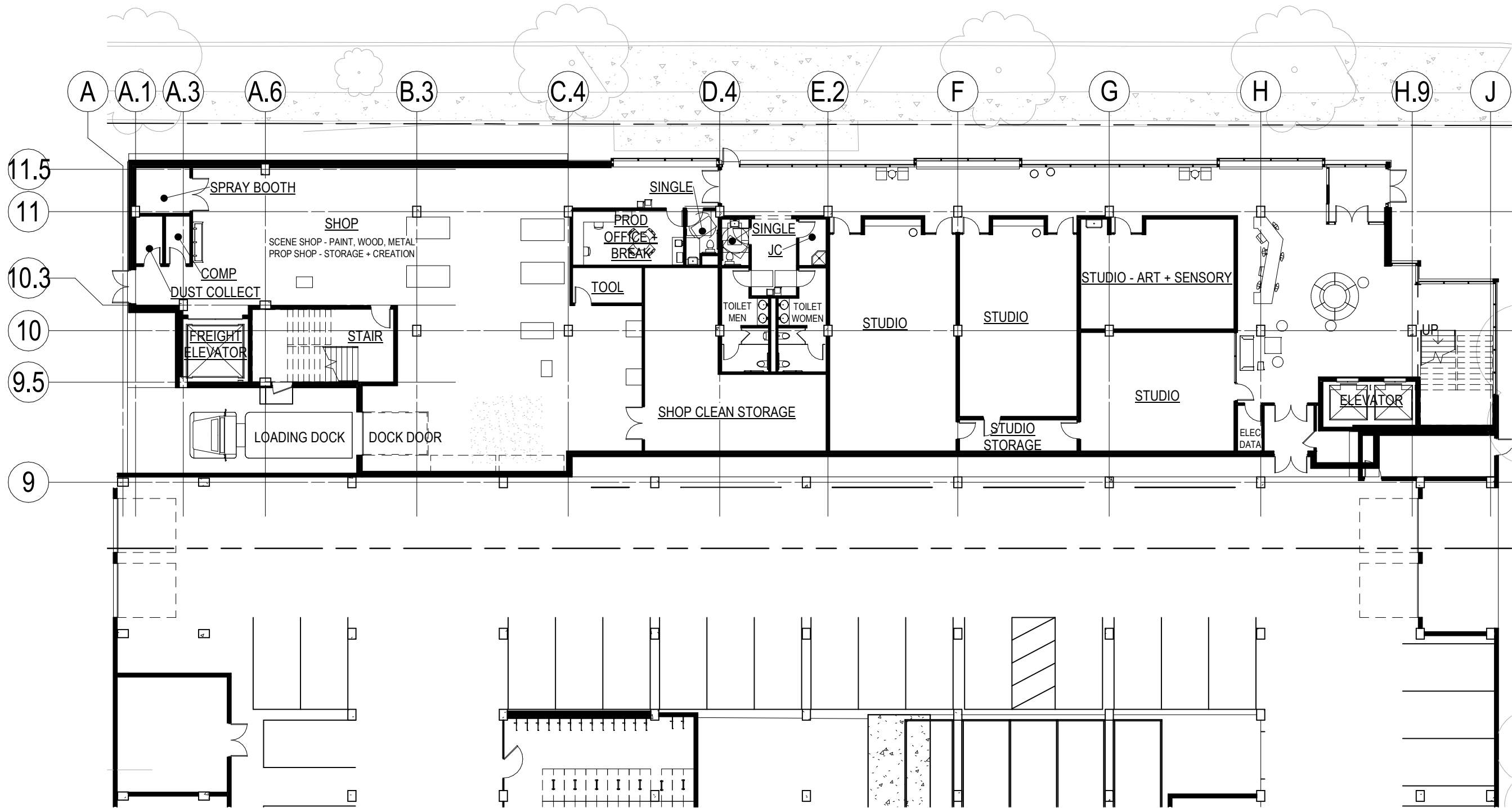
TRUE 5TH-8TH FLR AREA PLAN



TRUE 9TH-10TH FLR AREA PLAN



11TH FLR AREA PLAN

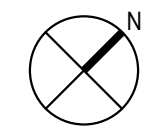
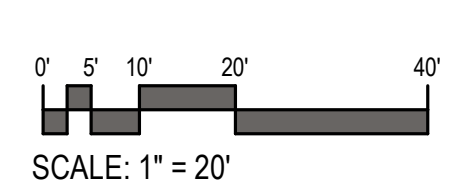
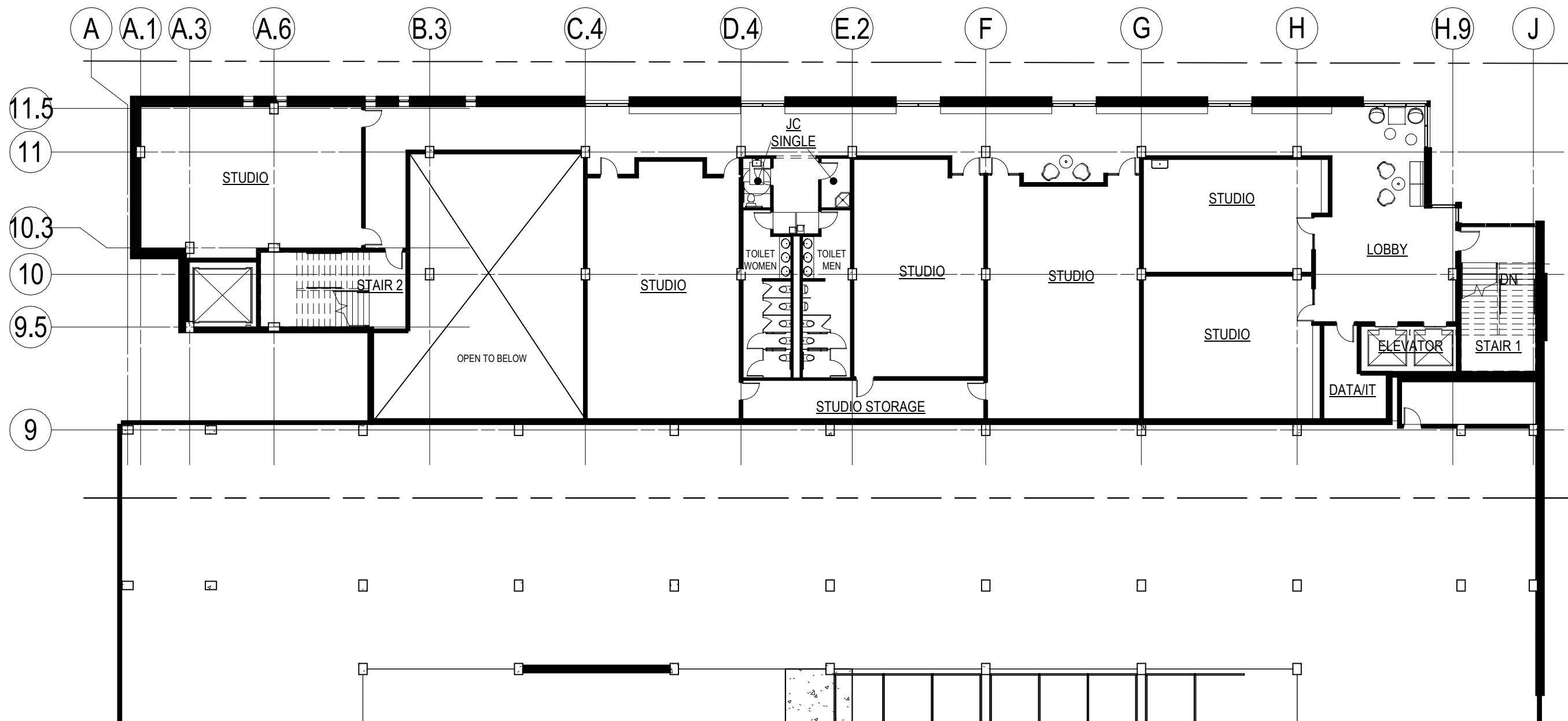


SCALE: 1" = 20'

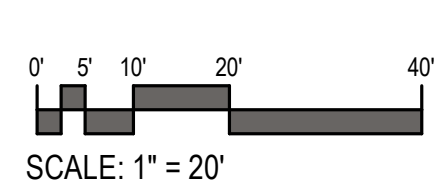
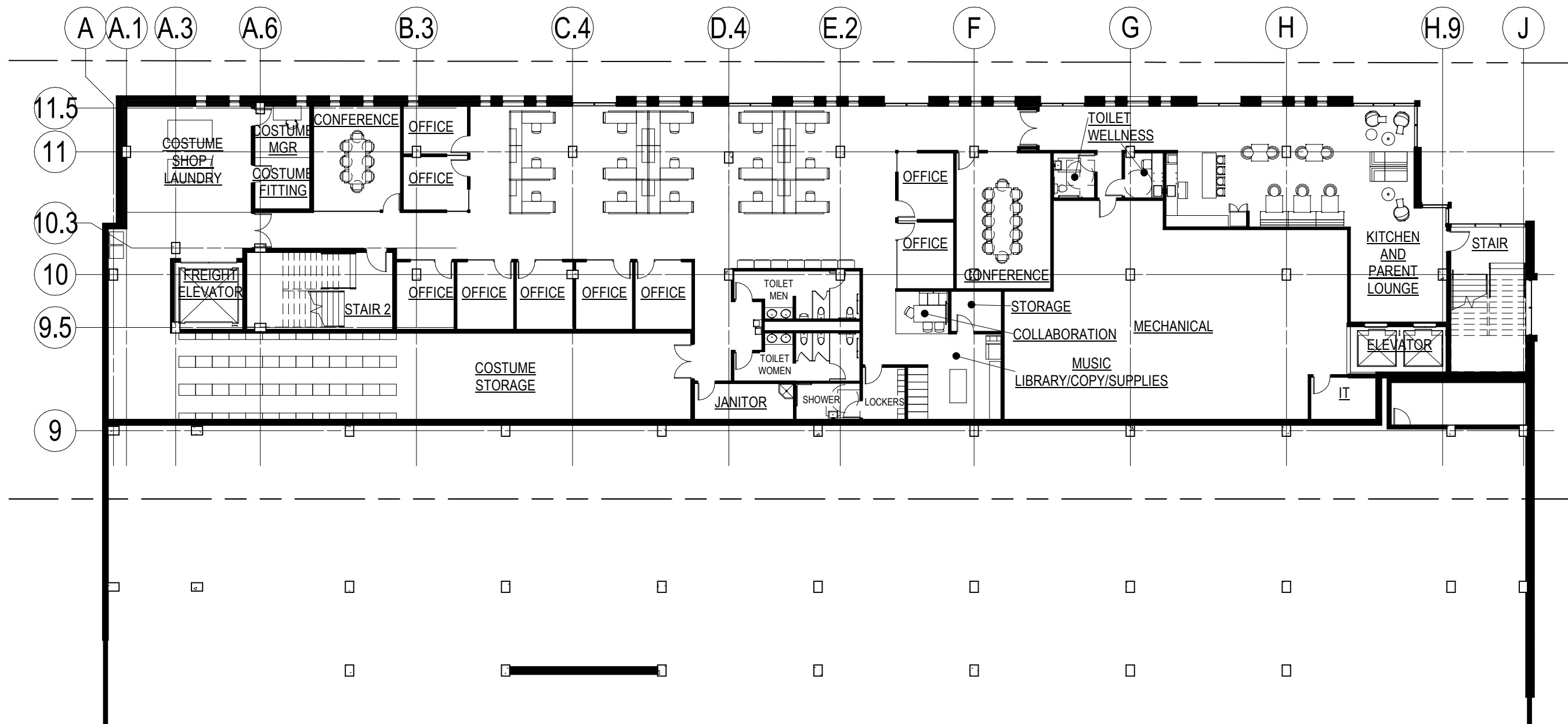


TRUE

FIRST FLOOR PLAN



TRUE SECOND FLOOR PLAN



THIRD FLOOR PLAN

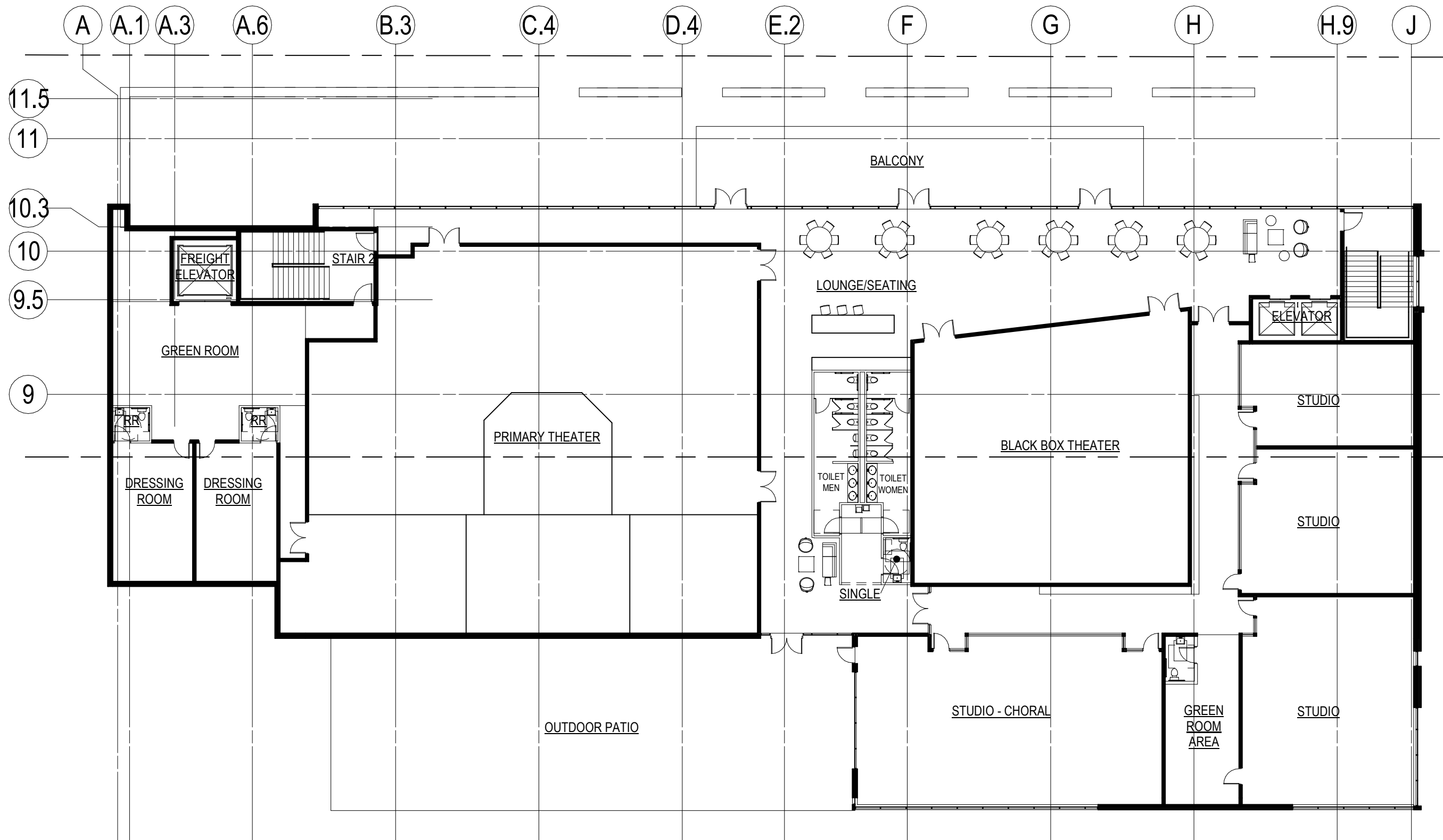


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0' 5' 10' 20' 40'
 SCALE: 1" = 20'
 TRUE FOURTH FLOOR PLAN













