

SIGNATURE RESIDENCES
209-217 ANGELL ST.

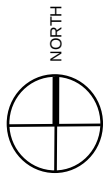
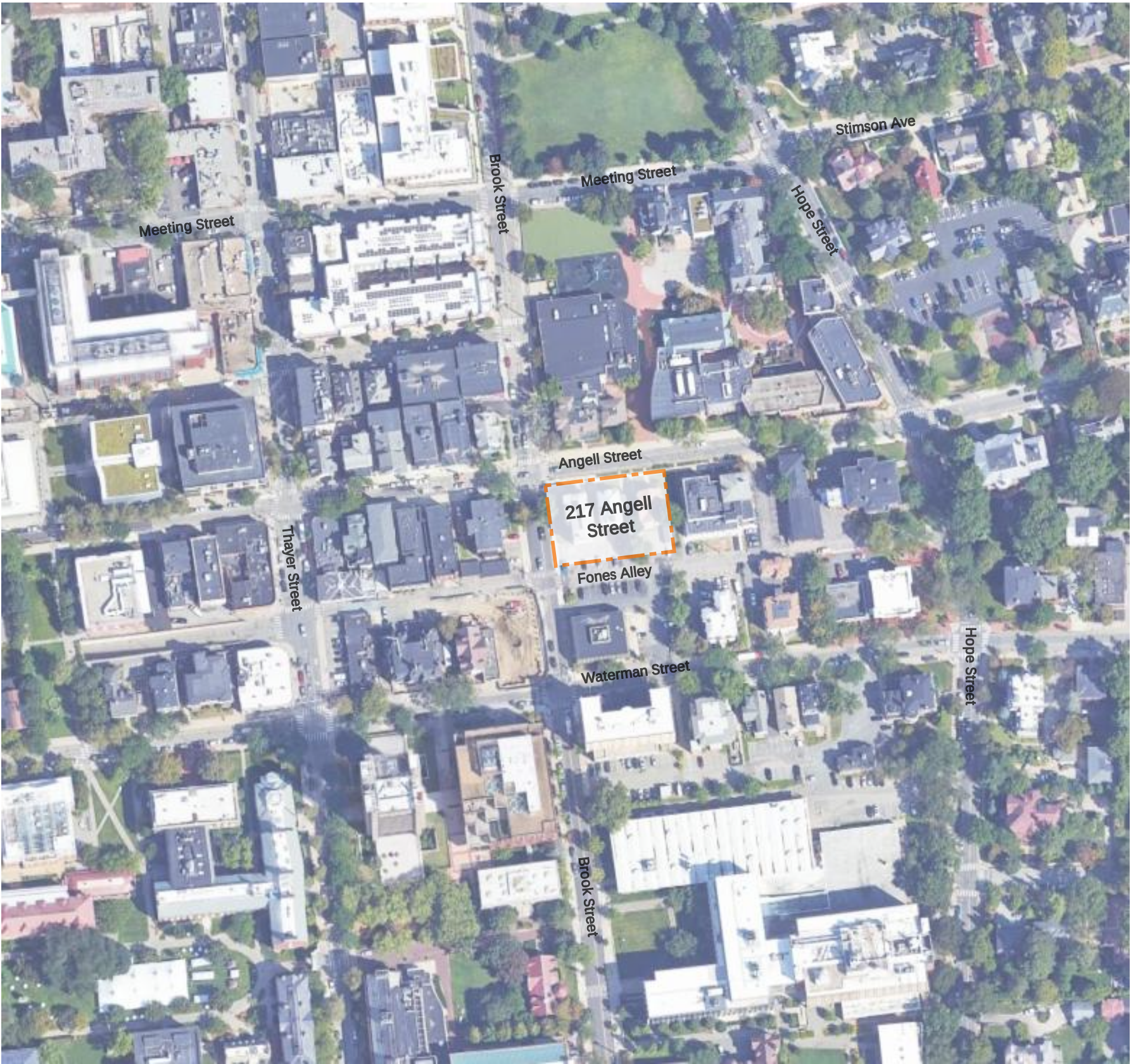


COVER SHEET

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CS0.00

PROJECT NO: 2430
DATE: 01/21/25
SCALE:



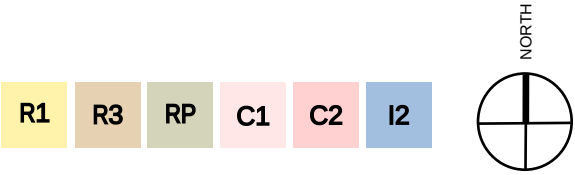
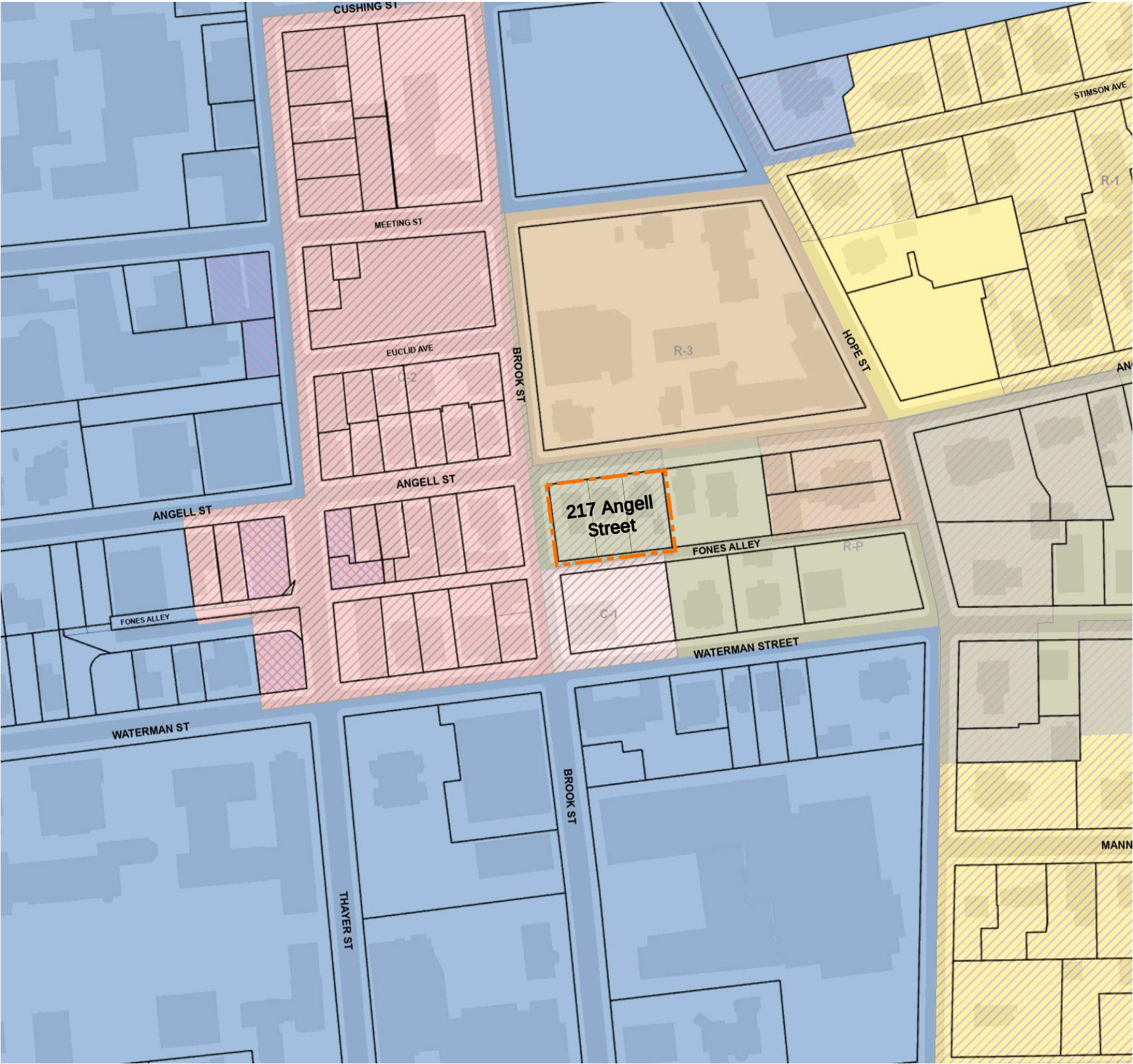
LOCATION PLAN

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CS1.00

PROJECT NO: 2430
DATE: 01/21/25
SCALE:



ZONING PLAN

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CS1.01

PROJECT NO: 2430
DATE: 01/21/25
SCALE:



BROOK ST. APPROACH FROM SOUTH



SITE PHOTOS

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CS2.00

PROJECT NO: 2430
DATE: 01/21/25
SCALE:



BROOK ST. LOOKING SOUTH



LOT CORNER LOOKING SW



SITE PHOTOS

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CS2.01

PROJECT NO: 2430
DATE: 01/21/25
SCALE:



LOT CORNER LOOKING SE



LOT CORNER LOOKING NW



SITE PHOTOS

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CS2.02

PROJECT NO: 2430
DATE: 01/21/25
SCALE:



VIEW FROM ANGELL & BROOK STREETS

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CS3.00

PROJECT NO: 2430
DATE: 01/21/25
SCALE:



VIEW LOOKING NORTH ON BROOK

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CS3.01

PROJECT NO: 2430
DATE: 01/21/25
SCALE:



VIEW LOOKING NORTHWEST ON FONES ALLEY

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CS3.02

PROJECT NO: 2430
DATE: 01/21/25
SCALE:



AERIAL VIEW LOOKING NORTHWEST

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CS3.03

PROJECT NO: 2430
DATE: 01/21/25
SCALE:



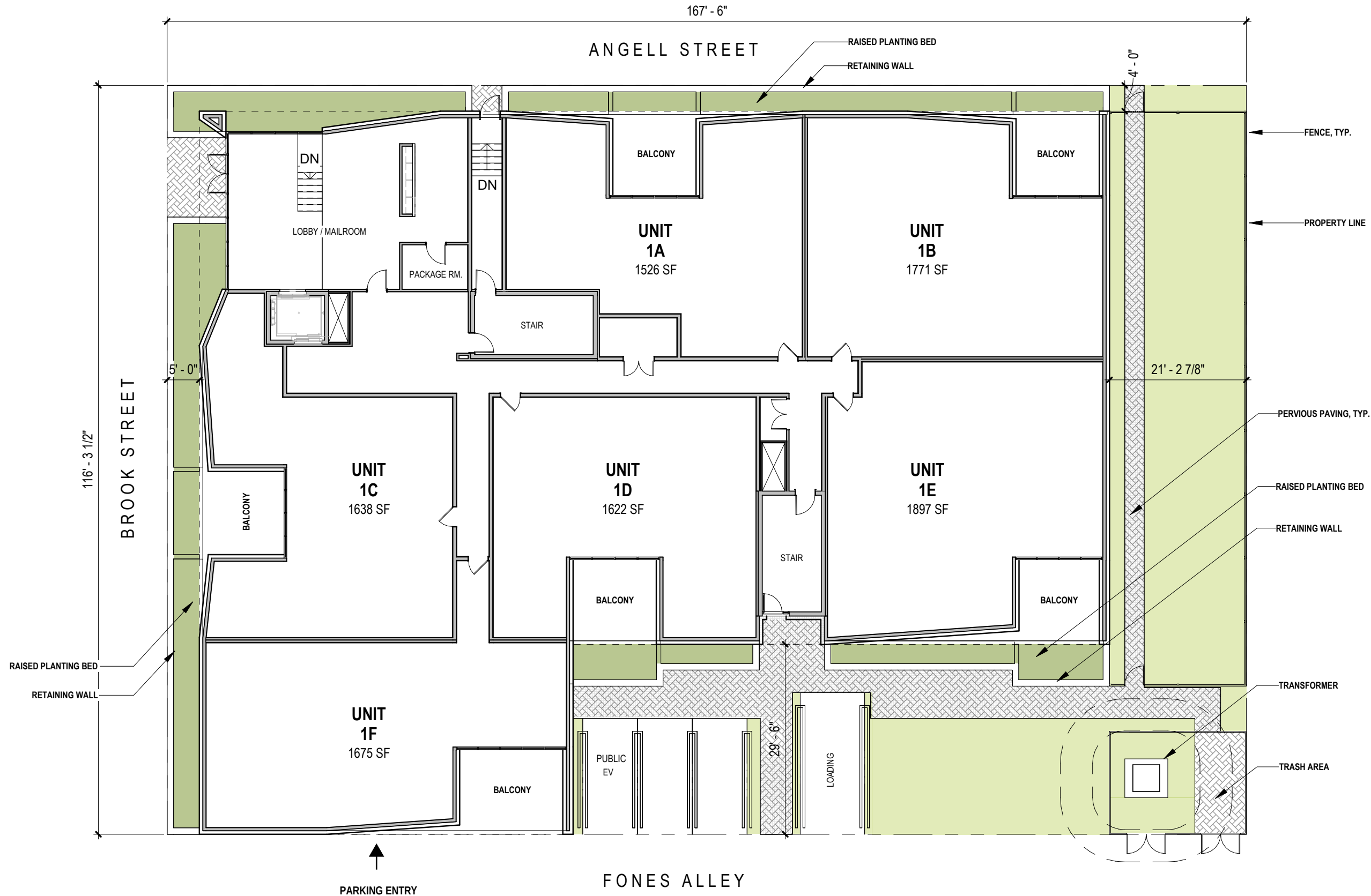
VIEW LOOKING WEST DOWN ANGELL STREET

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CS3.04

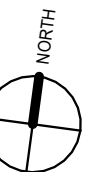
PROJECT NO: 2430
DATE: 01/21/25
SCALE:



1ST FLOOR PLAN

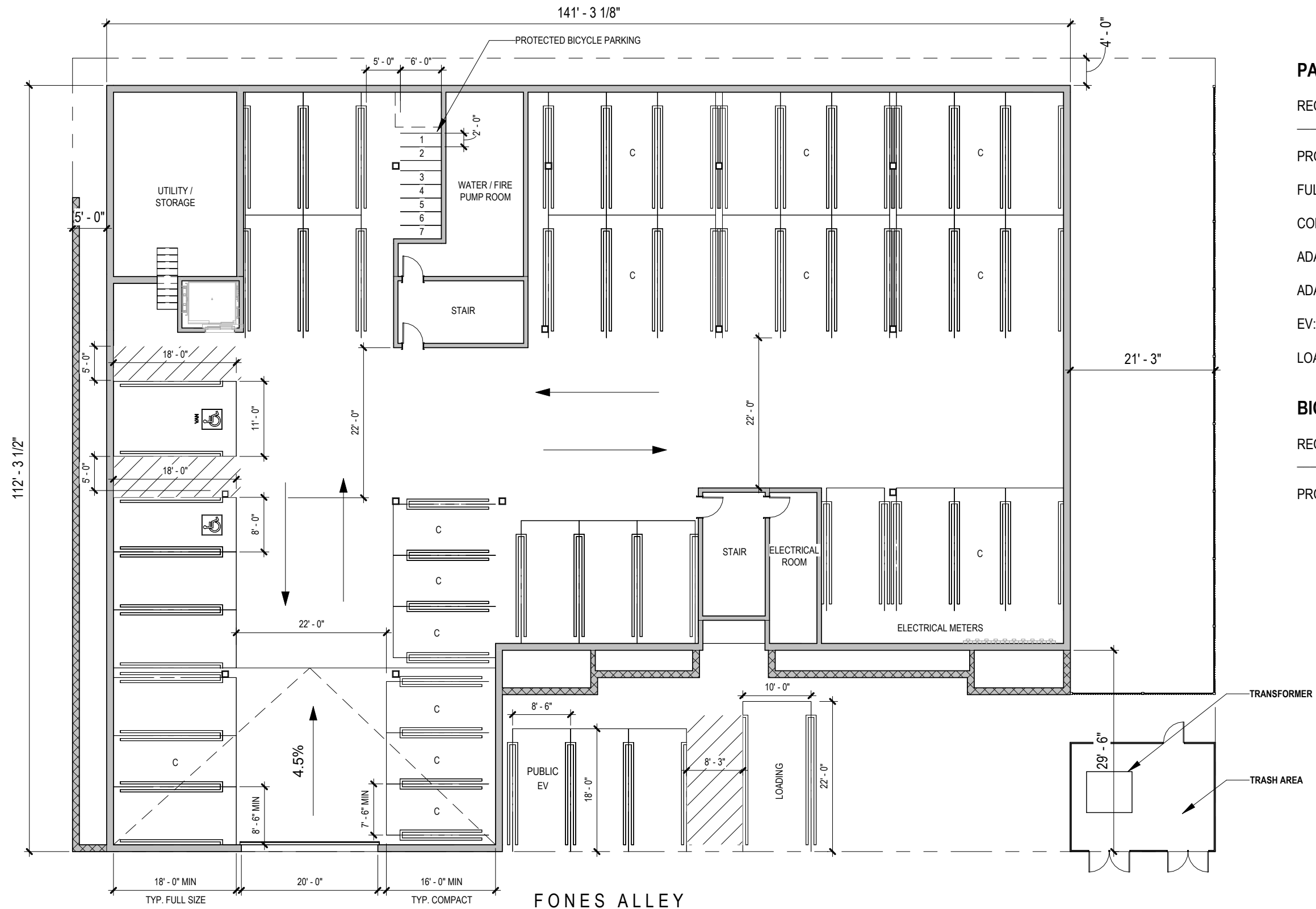
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A1.00

PROJECT NO: 2430
DATE: 01/21/25
SCALE: 1/16" = 1'-0"



PARKING COUNT

REQUIRED: 32

PROVIDED: 45 (42 INTERIOR, 3 EXTERIOR)

FULL SIZE: 28

COMPACT: 14

ADA VAN: 1

ADA: 1

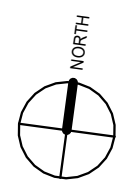
EV: 1

LOADING: 1

BICYCLE PARKING

REQUIRED: $(32 / 5 = 6.4)$

PROVIDED: 7



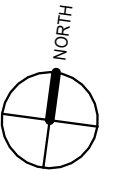
SUB-GRADE STRUCTURED PARKING

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A0.00

PROJECT NO: 2430
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 SCALE: 1/16" = 1'-0"



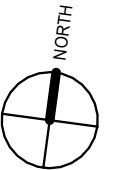
2ND - 4TH FLOOR PLANS

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A2.00

PROJECT NO: 2430
DATE: 01/21/25
SCALE: 1/16" = 1'-0"



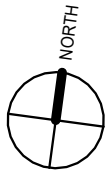
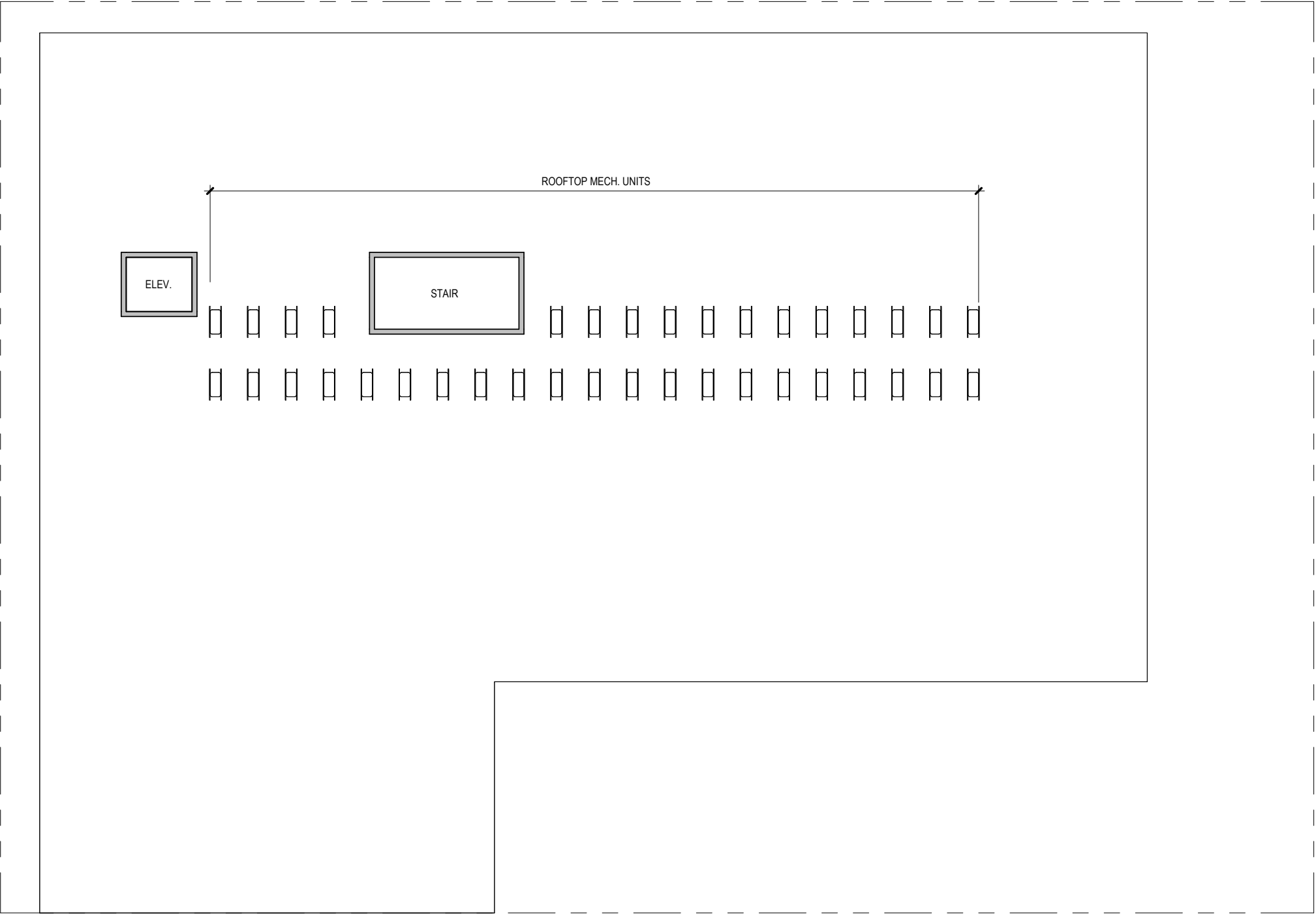
5TH FLOOR PLAN

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A5.00

PROJECT NO: 2430
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SCALE: 1/16" = 1'-0"



ROOF PLAN

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A6.00

PROJECT NO: 2430
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SCALE: 1/16" = 1'-0"



NORTH ELEVATION

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A7.00

PROJECT NO: 2430
DATE: 01/21/25
SCALE: 1/16" = 1'-0"

TRANSPARENCY CALCULATIONS - NORTH ELEVATION:

TOTAL AREA: 7,722 SF

TRANSPARENCY AREA: 3,479 SF (45.1%)



NORTH ELEVATION TRANSPARENCY CALCS.

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A7.01

PROJECT NO: 2430
DATE: 01/21/25
SCALE:



WEST ELEVATION

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PROJECT NO: 2430
DATE: 01/21/25
SCALE: 1/16" = 1'-0"

TRANSPARENCY CALCULATIONS - WEST ELEVATION:

TOTAL AREA: 6,499 SF

TRANSPARENCY AREA: 2,554 SF (39.3%)



WEST ELEVATION TRANSPARENCY CALCS.

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A7.03

PROJECT NO: 2430
DATE: 01/21/25
SCALE:



SOUTH ELEVATION

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A7.04

PROJECT NO: 2430
DATE: 01/21/25
SCALE: 1/16" = 1'-0"

TRANSPARENCY CALCULATIONS - SOUTH ELEVATION:

TOTAL AREA: 8,403 SF

TRANSPARENCY AREA: 3,356 SF (40.0%)



SOUTH ELEVATION TRANSPARENCY CALCS.

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A7.05

PROJECT NO: 2430
DATE: 01/21/25
SCALE:



EAST ELEVATION

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A7.06

PROJECT NO: 2430
DATE: 01/21/25
SCALE: 1/16" = 1'-0"

TRANSPARENCY CALCULATIONS - WEST ELEVATION:

TOTAL AREA: 6,244 SF

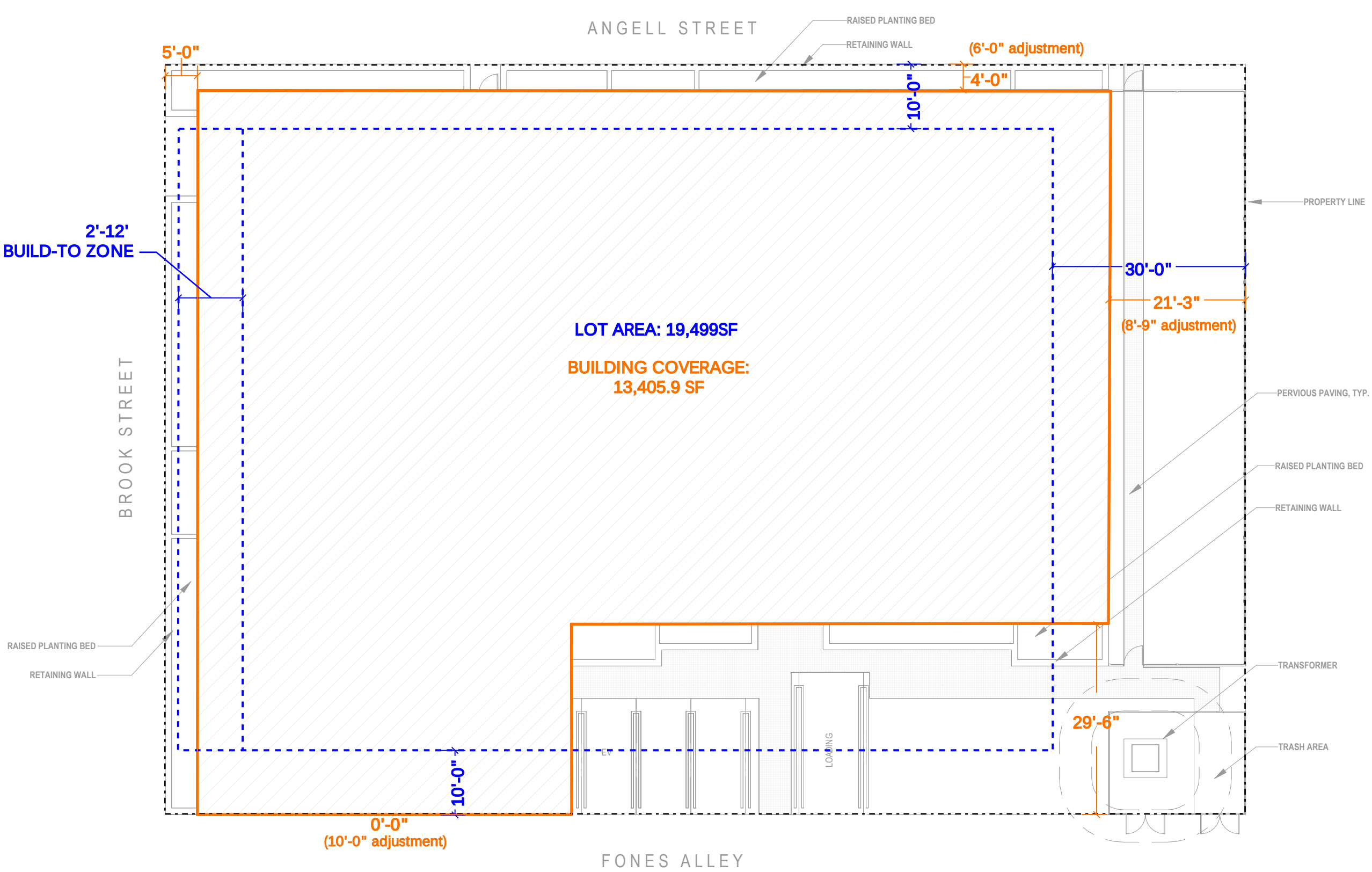
TRANSPARENCY AREA: 1,214 SF (19.4%)



EAST ELEVATION TRANSPARENCY CALCS.

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SCALE:

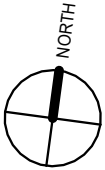


■ - BASE ZONING
■ - PROPOSED

	Base Zoning	Allowable Dimensional Adjustment	Proposed
Height	45'	+12'	57'-0"
Corner Side Setback – Angell St	10'	+/- 10'	4' (6' adjustment)
Corner Side Setback – Fones Alley	10'	+/- 10'	0' (10' adjustment)
Rear Setback	30'	+/- 10'	21'-3"(8'-9" adjustment)
Building Coverage	55%	+25% (68.75%)	68.75%

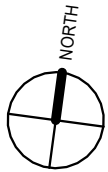
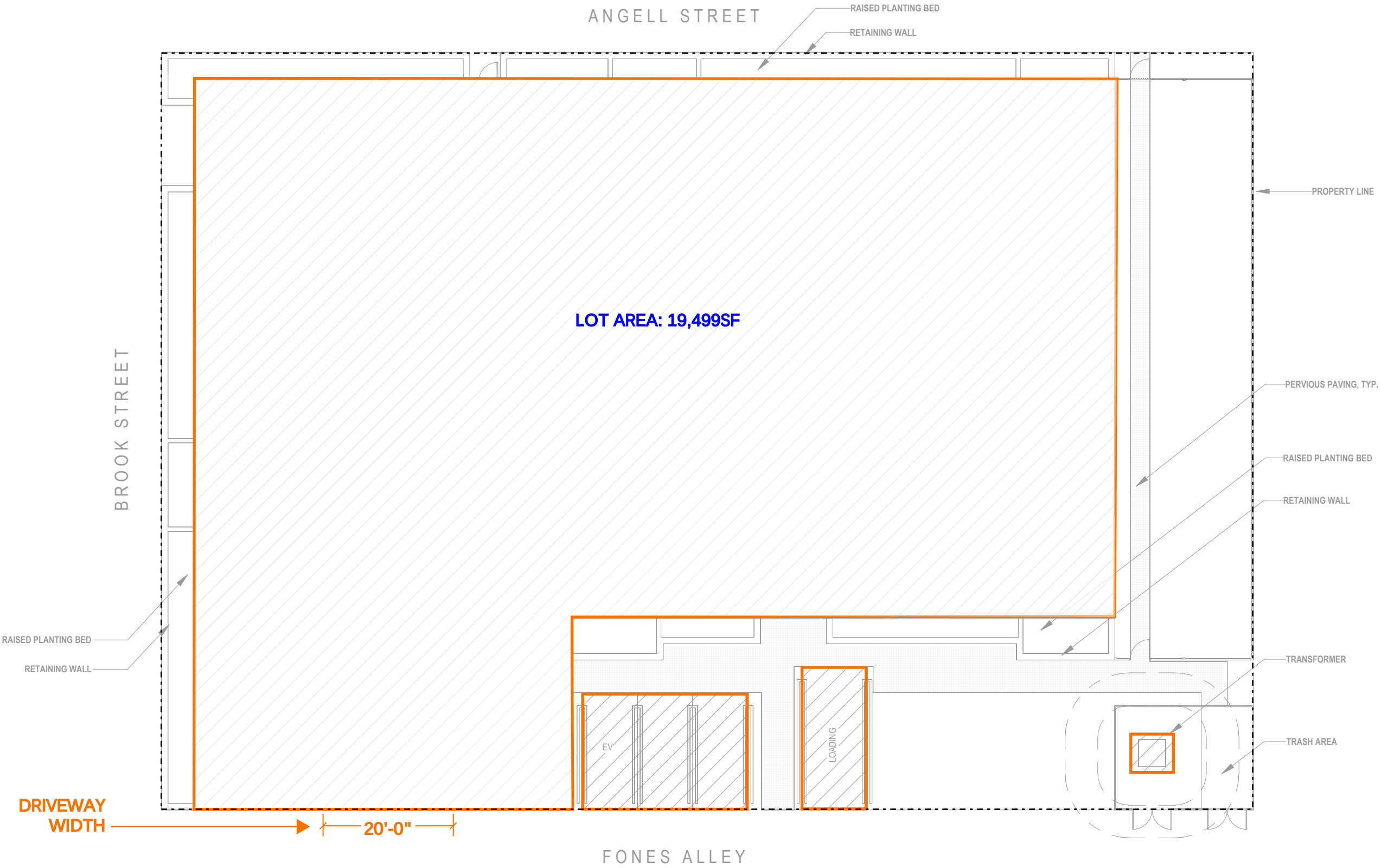
DIMENSIONAL ADJUSTMENT

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CS4.00

PROJECT NO: 2430
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SCALE: 1/16" = 1'-0"



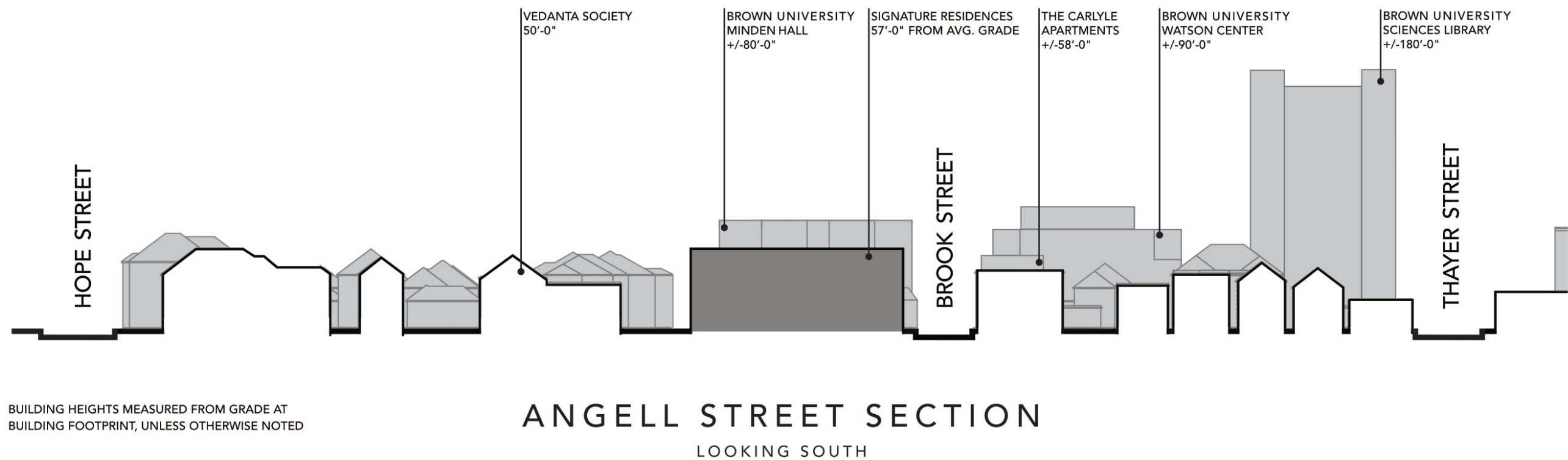
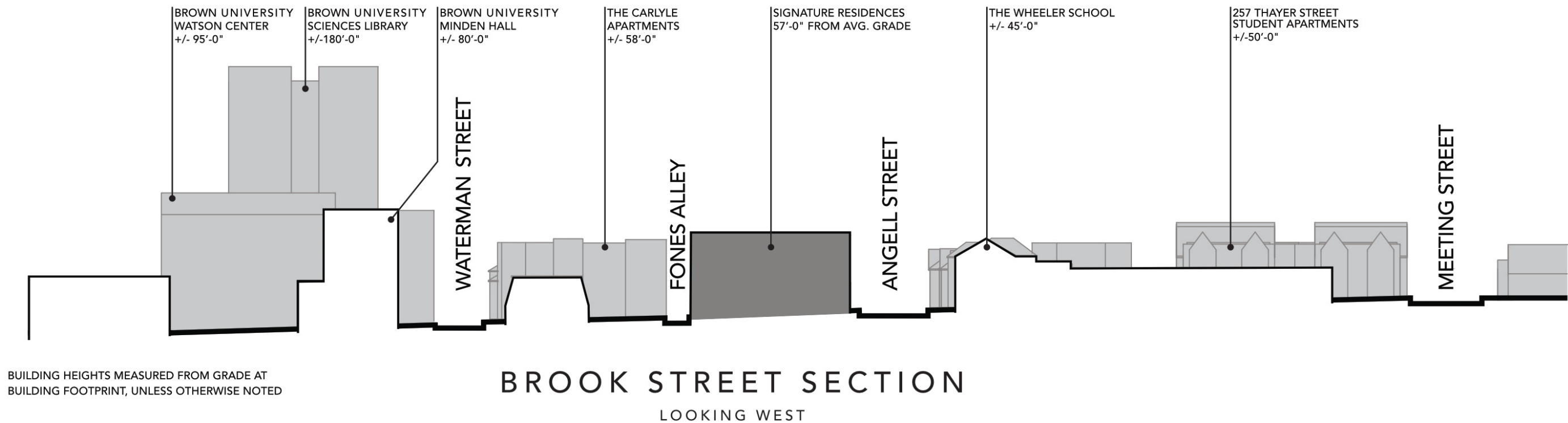
Impermeable Lot Coverage	Base Zoning	Proposed
	65%	74.71% (<15% additional)

DIMENSIONAL ADJUSTMENT

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CS4.01

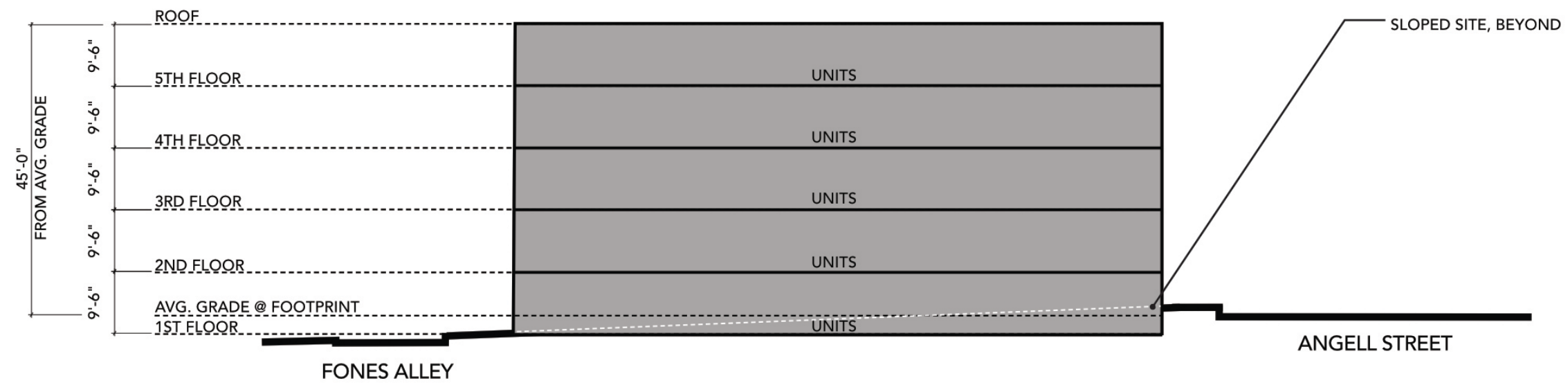
PROJECT NO: 2430
DATE: 01/21/25
SCALE: 1/16" = 1'-0"



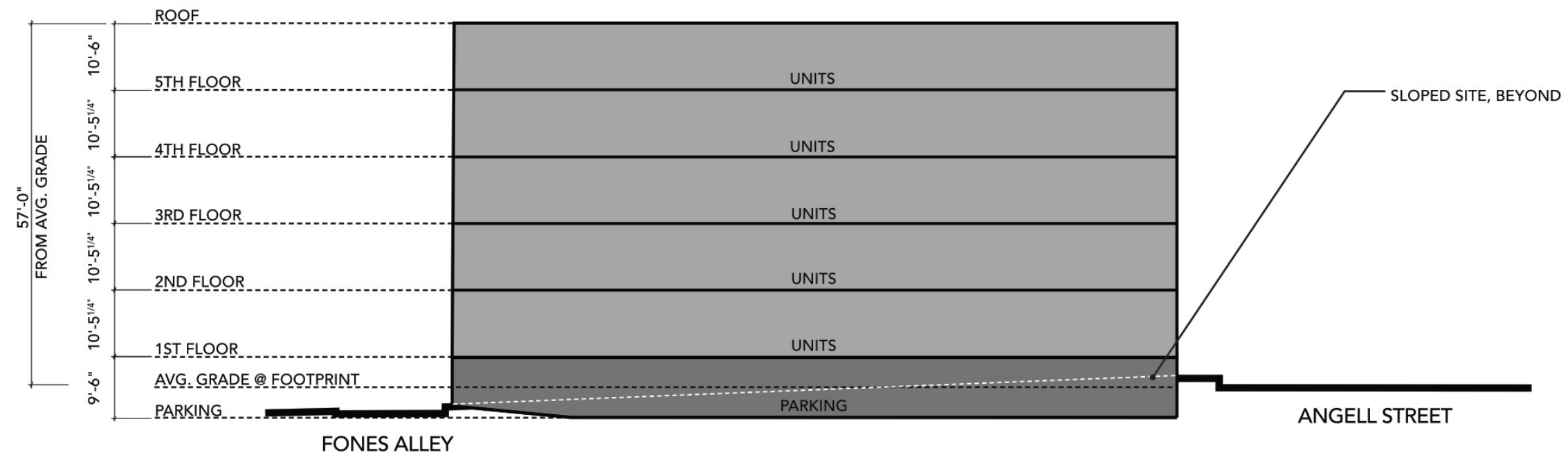
SITE SECTIONS

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CS5.01
 PROJECT NO: 2430
 DATE: 03/03/25



BY-RIGHT W/ SURFACE PARKING
SITE SECTION LOOKING WEST



PROPOSED W/ SUB-GRADE PARKING
SITE SECTION LOOKING WEST



UNIQUE CHARACTERISTIC - SLOPED SITE

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CS5.02

PROJECT NO: 2430
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