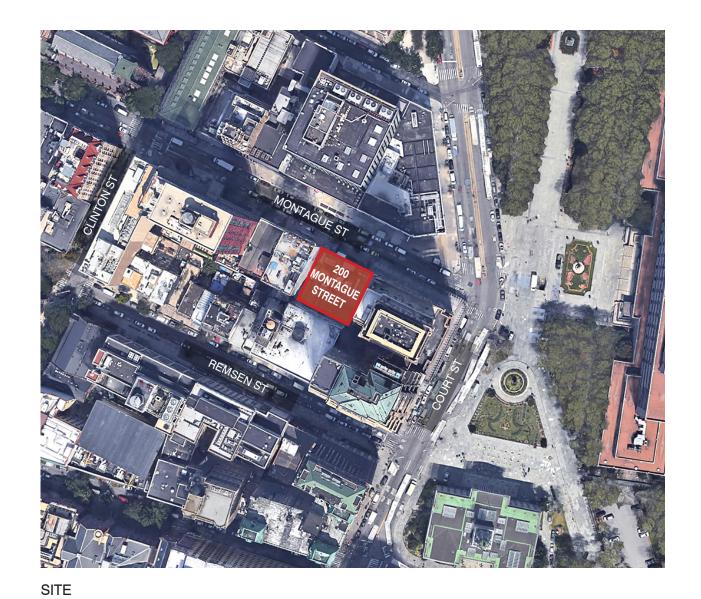


## **200 MONTAGUE STREET**

PRESENTATION TO
NEW YORK CITY
LANDMARKS PRESERVATION COMMISSION
MARCH 5TH, 2019

### **PRESENTATION CONTENTS**

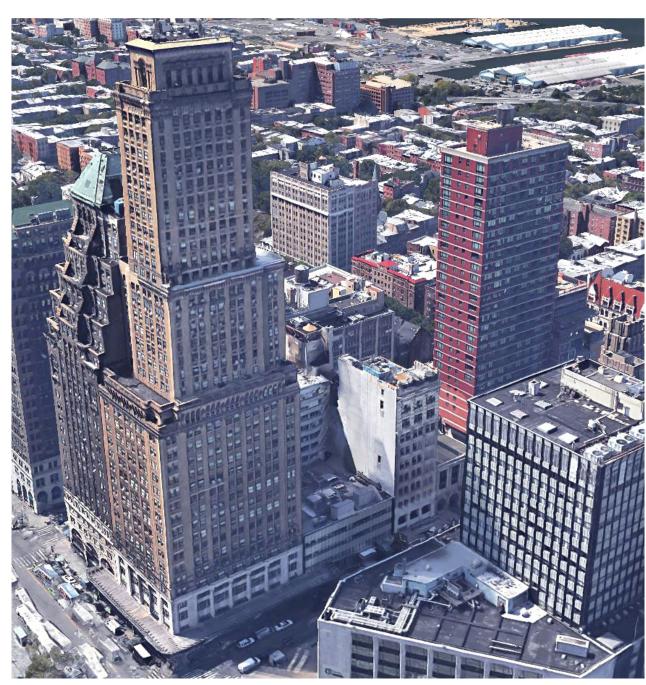
- 1. EXISTING BUILDING AND ITS ALTERATIONS OVER TIME
- 2. BOROUGH HALL SKYSCRAPER HISTORIC DISTRICT AND ITS ENSEMBLE OF 21 BUILDINGS
- 3. SITE & ZONING INFORMATION
- 4. PROPOSED BUILDING DESIGN



Landmarks Preservation Commission Borough Hall Skyscraper Historic District Borough of Brooklyn, NY [LP-2449] Calendared: October 26, 2010 Public Hearing: December 14, 2010 Designated: September 13, 2011 200 MONTAGUE STREET Tax Map Lots in Historic District Existing Historic District Tax Map Lots in Existing District Remsen St Fulton St Joralemon St **Landmarks Preservation Brooklyn Heights** Commission **Historic District** Livingston St

BOROUGH HALL SKYSCRAPER HISTORIC DISTRICT





**AERIAL VIEW** 

#### 200 Montague Street (aka 192-200 Montague Street)

Borough of Brooklyn Tax Map Block 250, Lot 39

Date: 1959-60; 1967-68; 2006 (NB 548-59; ALT 1674-67) Architect/Builder: Philip Birnbaum; FacadeMD/Facade

Maintenance Design, PC

Original Owner: Lafayette National Bank

Type: Bank

Style: Altered Modern

Stories: 4

Material(s): Metal; glass; granite

Significant Architectural Features: Glass-and-metal curtain wall framed by granite piers and parapet; glass- and granite-clad ground floor with aluminum piers

Alterations: New curtain wall installed on upper stories (2006); ground floor altered, with storefront and entrance infill in left four bays and entrance infill at center; accessible ramp with metal handrail at left;

fixed marquee above main entrance; bulkheads visible above parapet

Building Notes: Built in conjunction with 175 Remsen Street (see separate building profile) Site Features: Sunken areaway at center enclosed with metal railing; basement facade facing

areaway contains plate glass windows similar to ground floor; polished granite planting bed at right inscribed with "1960" date; two flag poles in planting bed

Notable History and Residents: Two-story building erected 1959-60, with two additional stories added in 1968, both designed by Philip Birnbaum; new curtain wall installed in 2006, designed by FacadeMD/Facade Maintenance Design, PC

North Facade: Designed (resurfaced) Door(s): Replaced primary door

Windows: Replaced Storefront: Altered

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edging



## Drive-in Bank to Be Built on Montague

A drive-in bank will be built on Montague Street soon. The Lafayette National Bank, which now has headquarters at 100 Livingston, will move into the modern bank at 200 Montague so they can be in the "financial district o Brooklyn," a bank spokesman said.

The parking problem will be solved by a 30 foot court on the side for drive-in banking, with a car turn-table at its end for easy exit.

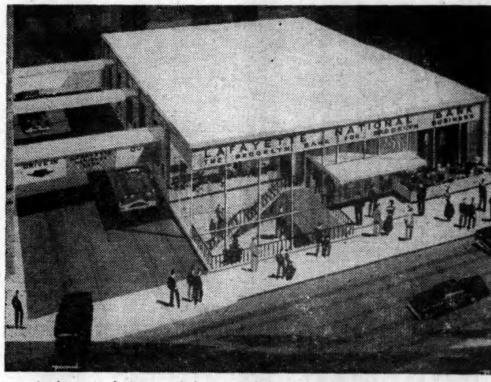
Another feature of the glass and granite building is a vault, two stories high, in the basement and first floor, open to public view behind a window.

The one-story building will be constructed by Webb & Knapp, Inc. and the bank will sign a 99-year lease for the land and building. Cost of the building is estimated at \$228,000, although a second story is being contemplated. architect Philip Birnbaum said.

The new building will go up on the vacant site which was once occupied by the Title Guarantee and Trust Co.

start soon and to be completed in the fall.

The Lafavette National Bank, which was started in 1926, moved to 100 Livingston three years later. It has Construction is expected to subsidiary offices in other locations, but only the main offices will be moved.

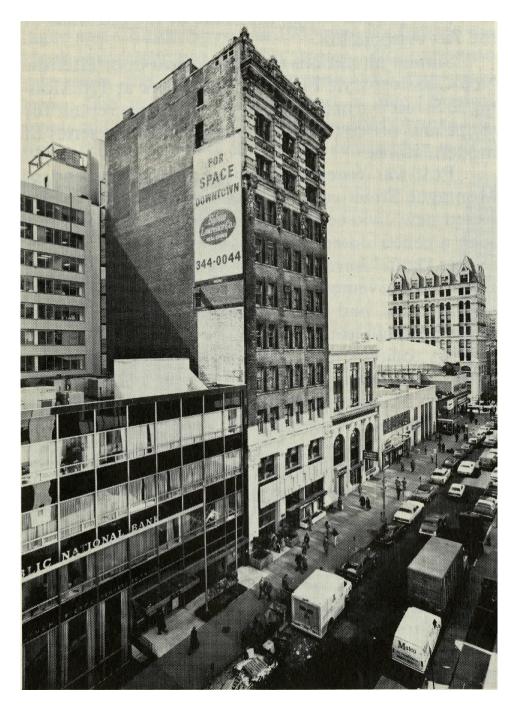


Architect's drawing of the new drive-in bank at 200 Montague

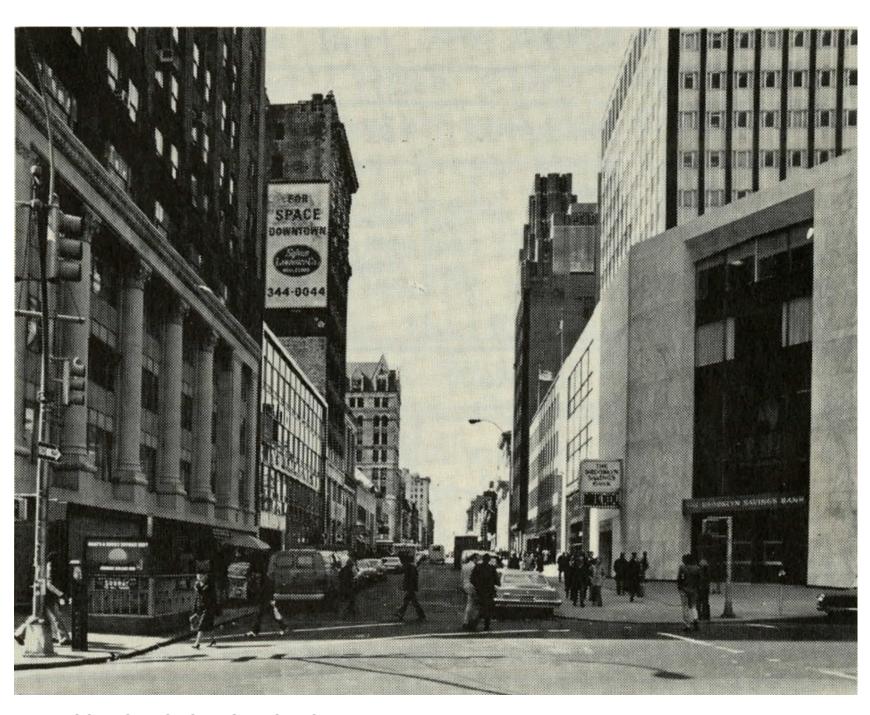
The Brooklyn Bank for Brooklyn Busin

1960: AD FROM THE NEW YORK WORLD TELEGRAM

1959: FROM THE BROOKLYN HEIGHTS PRESS



1979: 200 MONTAGUE LOOKING SOUTH-WEST



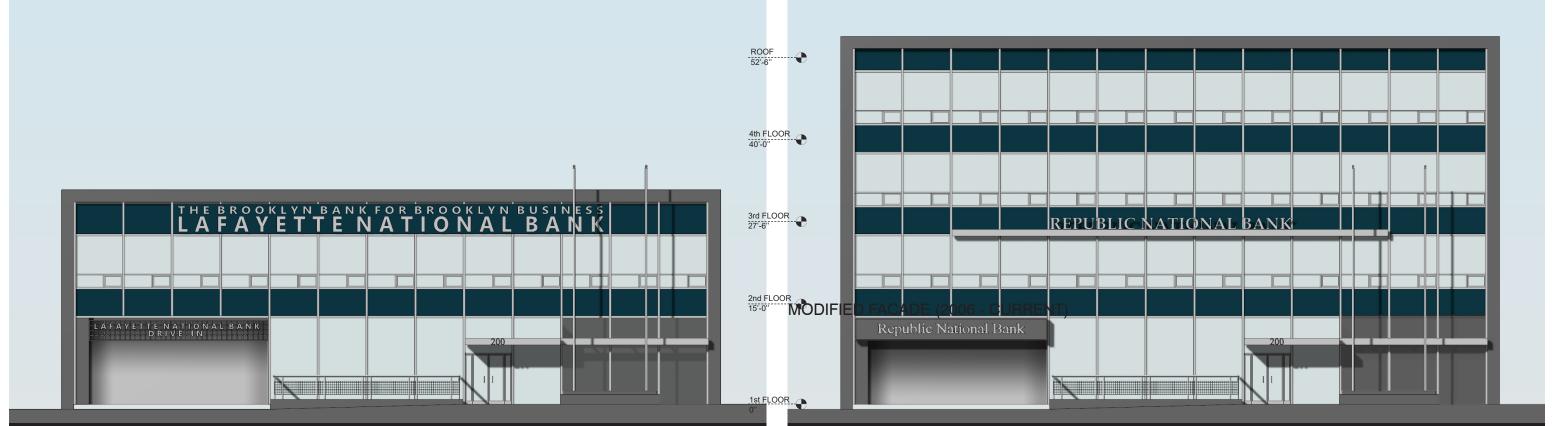
1979: LOOKING WEST ON MONTAGUE STREET

## **BUILDING DESIGN AFTER ALTERATION**





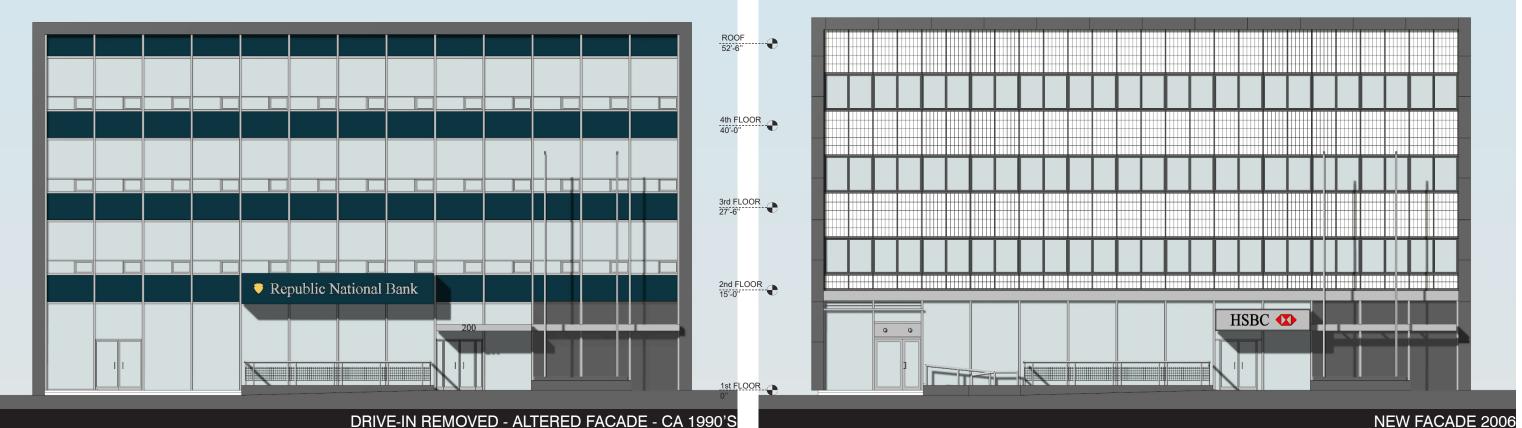




**ORIGINAL FACADE 1960** 







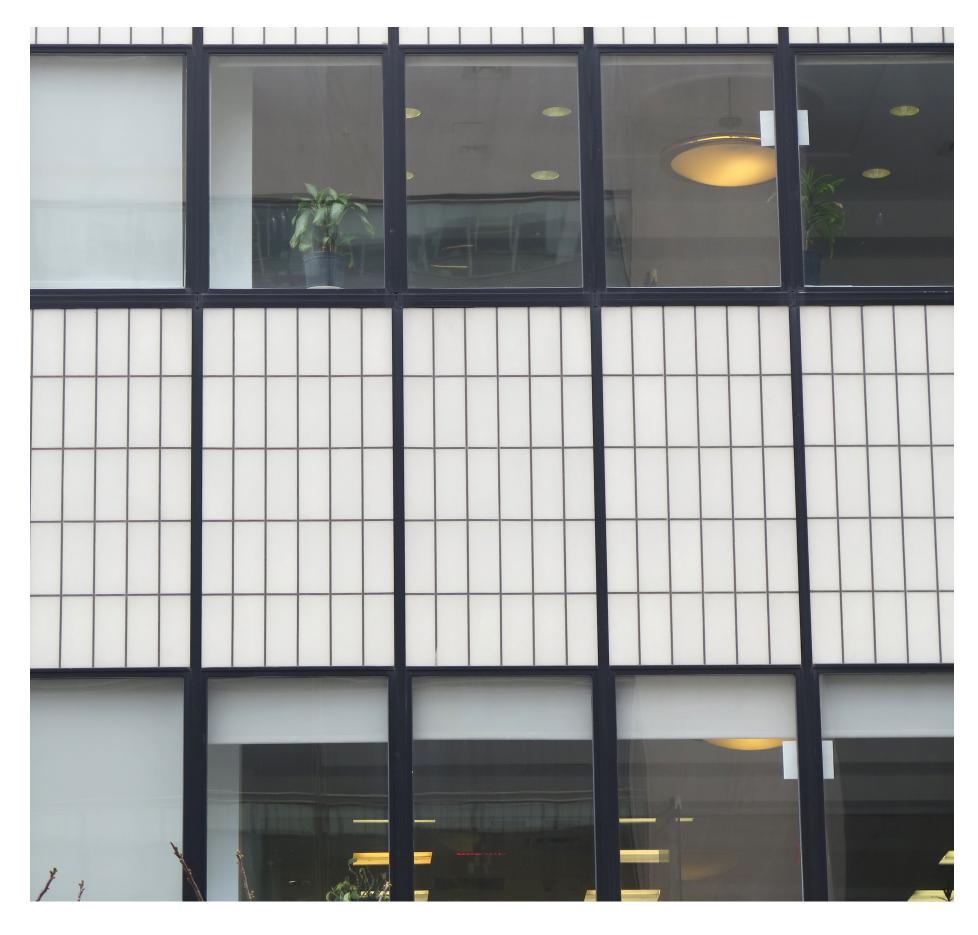








## **EXISTING ENTRY CONDITIONS**







## **EXISTING EXTERIOR WALL CONDITIONS**



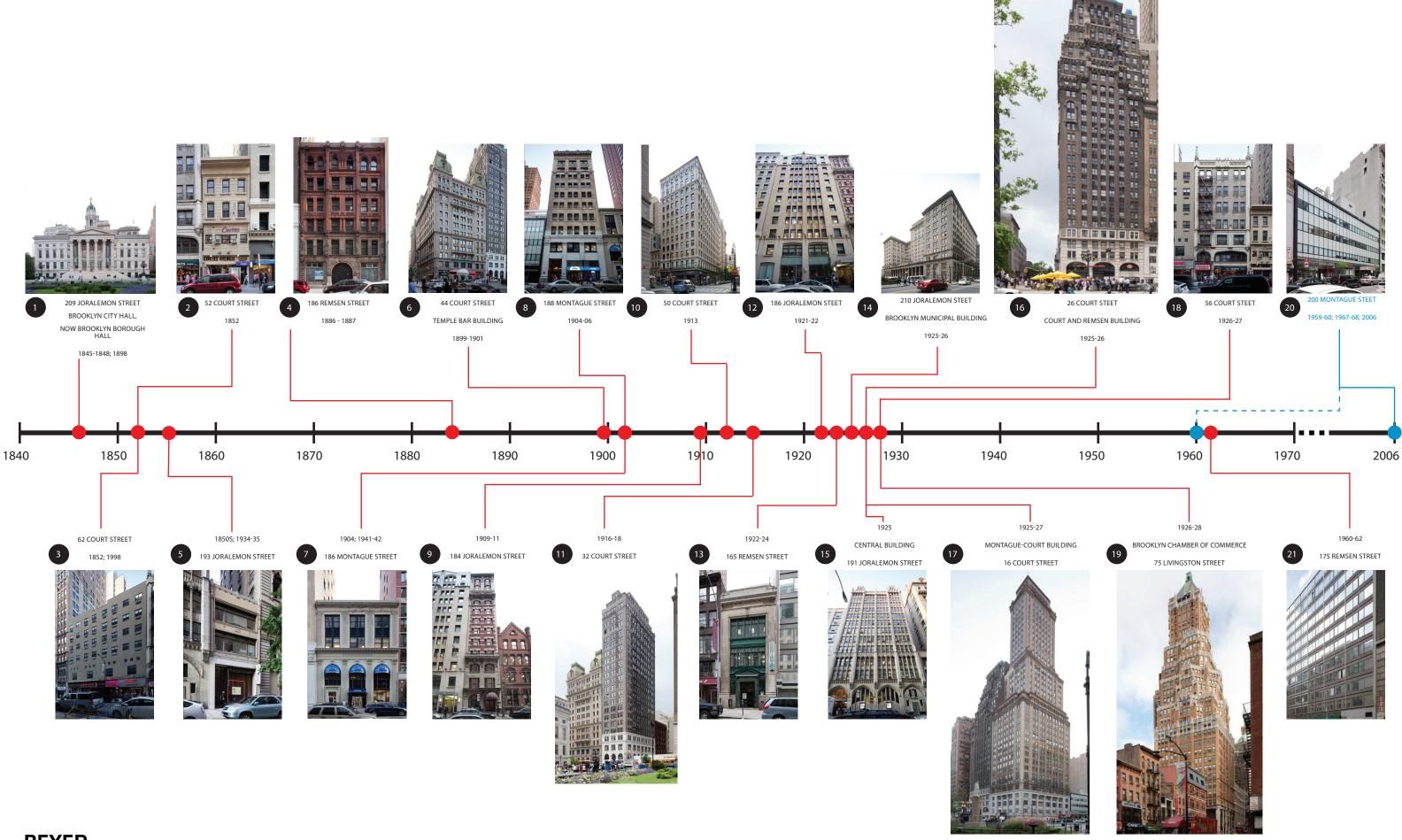








## **BOROUGH HALL SKYSCRAPER HISTORIC DISTRICT**





209 JORALEMON STREET

BROOKLYN CITY HALL, NOW BROOKLYN BOROUGH HALL

STYLE: GREEK REVIVAL

DATE: 1845-1848: 1898

ARCHITECT/BUILDER: GAMALIEL KING; VINCENT GRIFFITH AND

STOUGHTON

TYPE: CIVIC

STORIES: 3

MATERIAL: TUCKAHOE MARBLE





193 JORALEMON STREET STYLE: ART DECO

DATE: 1850S; 1934-35

ARCHITECT/BUILDER: NOT DETERMINED

TYPE: STORES AND OFFICES

STORIES: 3 AND BASEMENT

MATERIALS: BRICK; CAST STONE











44 COURT STREET

TEMPLE BAR BUILDING

STYLE: BEAUX ARTS

DATE: 1899-1901

ARCHITECT/BUILDER: GEROGE L. MORSE

TYPE: OFFICES

STORIES: 13

MATERIALS: BRICK; GRANITE; LIMESTONE





62 COURT STREET STYLE: NONE

DATE: 1852; 1998

ARCHITECT/BUILDER: NOT DETERMINED

TYPE: STORES (HISTORICALLY), RESIDENTIAL (CURRENTLY)

STORIES: 6

MATERIAL: STUCCO





186 REMSEN STREET

STYLE: ROMANESQUE REVIVAL

DATE: 1886-87

ARCHITECT/BUILDER: PARFITT BROTHERS

TYPE: COMMERCIAL

STORIES: 6

MATERIAL: BRICK; BROWNSTONE; TERRA COTTA; GRANITE





186 MONTAGUE STREET

STYLE: NEO-CLASSICAL

DATE: 1904; 1941-42

 ${\sf ARCHITECT/BUILDER: HELMLE, HUBERTY \& HUDSWELL; SLEE}$ 

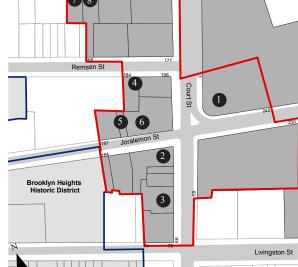
& BRYSON

TYPE: BANK

STORIES: 4

MATERIAL: LIMESTONE











188 MONTAGUE STREET

STYLE: BEAUX ARTS

DATE: 1904-06

ARCHITECT/BUILDER: HELMLE, HUBERTY & HUDSWELL

TYPE: OFFICES

STORIES: 10

MATERIALS: BRICK; LIMESTONE; TERRA COTTA





186 JORALEMON STREET

ARCHITECT/BUILDER: EDWARD A. KLEIN

STORIES: 12

MATERIALS: BRICK; LIMESTONE; TERRA COTTA; GRANITE





184 JORALEMON STREET

STYLE: BEAUX ARTS WITH COLONIAL REVIVAL ELEMENTS

DATE: 1909-11

ARCHITECT/BUILDER: GEORGE KEISTER

TYPE: OFFICES (HISTORICALLY); RESIDENTIAL (CURRENTLY)

STORIES: 12

MATERIALS: BRICK; LIMESTONE





50 COURT STREET STYLE: RENAISSANCE REVIVAL

DATE: 1913

ARCHITECT/BUILDER: WILLIAM E. LEHMAN

TYPE: OFFICES

STORIES: 12

MATERIALS: BRICK; TERRA COTTA; LIMESTONE





32 COURT STREET STYLE: COLONIAL REVIVAL

DATE: 1916-18

ARCHITECT/BUILDER: STARRETT & VAN VLECK

TYPE: OFFICES

STORIES: 22

MATERIALS: LIMESTONE; GRANITE





STYLE: NEO-GOTHIC

DATE: 1921-22

TYPE: OFFICES





165 REMSEN STREET STYLE: NEO-CLASSICAL

DATE: 1922-24

STORIES: 3

ARCHITECT/BUILDER: NOT DETERMINED

TYPE: COMMERCIAL

MATERIALS: LIMESTONE; METAL; GRANITE





STYLE: NEO-CLASSICAL

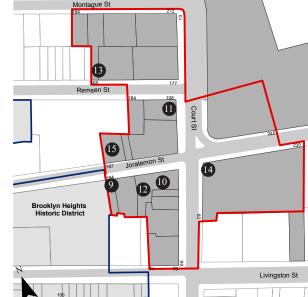
DATE: 1923-26

ARCHITECT/BUILDER: MCKENZIE, VOORHEES & GMELIN

TYPE: CIVIC STORIES: 14

MATERIALS: LIMESTONE; GRANITE











191 JORALEMON STREET CENTRAL BUILDING STYLE: NEO-GOTHIC DATE: 1925 ARCHITECT/BUILDER: HENRY I. OSER TYPE: OFFICES STORIES: 14 MATERIALS: BRICK; LIMESTONE; TERRA COTTA





75 LIVINGSTON STREET BROOKLYN CHAMBER OF COMMERCE BUILDING STYLE: NEO-GOTHIC DATE: 1926-28 ARCHITECT/BUILDER: ABRAHAM J. SIMBERG TYPE: OFFICES (HISTORICALLY); RESIDENTIAL (CURRENTLY)

MATERIALS: BRICK; LIMESTONE; GRANITE; TERRA COTTA





26 COURT STREET COURT AND REMSEN BUILDING STYLE: NEO-ROMANESQUE DATE: 1925-26 ARCHITECT/BUILDER: SCHWARTZ & GROSS TYPE: OFFICES STORIES: 30 MATERIALS: BRICK; LIMESTONE; GRANITE





200 MONTAGUE STREET STYLE: ALTERED MODERN DATE: 1959-60; 1967-68; 2006 ARCHITECT/BUILDER: PHILIP BIRNBAUM; FACADEMD/FACADE MAINTANANCE DESIGN PC TYPE: BANK STORIES: 4 MATERIALS: METAL; GLASS; GRANITE





16 COURT STREET MONTAGUE-COURT BUILDING STYLE: NEO-ROMANESQUE DATE: 1925-27 ARCHITECT/BUILDER: H. GRAIG SEVERENCE TYPE: OFFICES STORIES: 35 MATERIALS: BRICK; LIMESTONE; BROWNSTONE



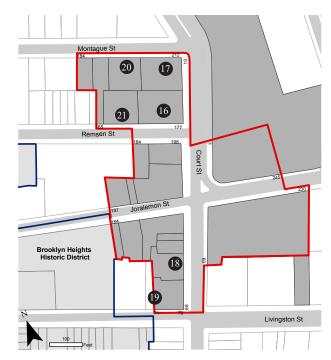


56 COURT STREET STYLE: NEO-GOTHIC DATE: 1926-27 ARCHITECT/BUILDER: NOT DETERMINED TYPE: COMMERCIAL (HISTORICALLY); RESIDENTIAL (CURRENTLY) STORIES: 7 MATERIALS: BRICK; TERRA COTTA; GRANITE





175 REMSEN STYLE: MODERN DATE: 1960-62 ARCHITECT/BUILDER: PHILIP BIRNBAUM TYPE: COMMERCIAL STORIES: 12 MATERIALS: ALUMINUM; GLASS; GRANITE; BRICK





#### **Borough Hall Skyscraper Historic District Designation Report**

**September 13, 2011** 





Walker of Voorhees, Gmelin & Walker); all New York City Landmarks or within designated Historic Districts—but they were scattered around the borough rather than concentrated in a cohesive area as were the Court Street buildings. The lone structure within the Borough Hall Skyscraper Historic District that dates from the 1930s is the small, four-story commercial building at 193 Joralemon Street, which in fact was created through the remodeling of an

Instead of private development of office buildings, the 1930s saw the beginnings of massive government intervention in Downtown Brooklyn that would eventually result in the loss of much of the neighborhood's historic fabric. The blocks north of Borough Hall were the first to be affected. Construction of the elevated trains in the 1880s and the immense Brooklyn Bridge terminal in 1895 had turned the area into a confusing warren of railroad tracks. In 1935 the city announced plans for a redesigned approach to the bridge, focused on the automobile rather than rapid transit, and it acquired all of the property between Fulton and Washington Streets through condemnation. The following year the city demolished more than 90 buildings that stood on the site. In 1939 the improved approach to the Brooklyn Bridge opened under the new name S. Parks Cadman Plaza.

The city greatly increased its involvement in Downtown Brooklyn during the 1940s when the City Planning Commission—at the behest of Robert Moses and Borough President John Cashmore—developed a comprehensive Master Plan for the Brooklyn Civic Center and Downtown Area. The scale of the project far exceeded the earlier improvements to the Brooklyn Bridge approach, covering nearly the entire area north of Atlantic Avenue and west of the Navy Yard. 75 The plan was initially proposed in 1941 and went through a number of revisions before being adopted in 1945. The official map produced by the commission classified the structures on Court Street west of Borough Hall as "existing private buildings of importance." They were among the few properties in downtown to receive this designation, while most of the area was labeled "suitable for replanning, clearance & redevelopment." During the course of the 1950s and 1960s, many components of the city's master plan were implemented and more than 300 buildings-including the Kings County Court House, the Hall of Records, the Mechanics Bank Building, and the Brooklyn Daily Eagle Building—were demolished as a direct result of these urban renewal activities.<sup>78</sup> It their place rose superblock developments of housing projects, government buildings, and a Cadman Plaza reworked into a large public park.

An implicit goal of the master plan was to stimulate private investment in the area. While this objective may have largely remained unfulfilled, two buildings within the boundaries of the Borough Hall Skyscraper Historic District date from this period. In 1959-60 the Lafayette National Bank constructed a Modernist two-story building at 200 Montague Street designed by

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Philip Birnbaum. An associated 12-story office tower went up on the lot behind it at 175 Remsen Street in 1960-62 on the site of the Title Guarantee & Trust Company headquarters and annex, also designed by Birnbaum. An article in the New York Times from 1961 noted, "the structure is the first offering new rentable space in the Civic Center-Borough Hall area in many years."<sup>79</sup> The article also outlined an unusual design feature—a ground-floor easement through the building that allowed drive-through automobile service for the bank on Montague Street—a rather suburban touch for the borough's downtown neighborhood. Birnbaum received a third commission from the bank in 1967-68, this time for a two-story addition on top of the existing

The Court Street skyscrapers continued to dominate the Brooklyn skyline throughout the urban renewal period and into the present.<sup>80</sup> As an ensemble, the buildings within the Borough Hall Skyscraper Historic District remain significant for their historic importance as the heart of Brooklyn's downtown office district, as notable examples of the skyscraper and tall office building typologies, and for their continuing existence in a neighborhood that has undergone radical changes to much of its built environment.

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"THE HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF THE BOROUGH HALL SKYSCRAPER HISTORIC DISTRICT" PAGE 5-21



<sup>75</sup> The project is widely cited as the largest post-war city center renewal project in the country. New York 1960, 905;

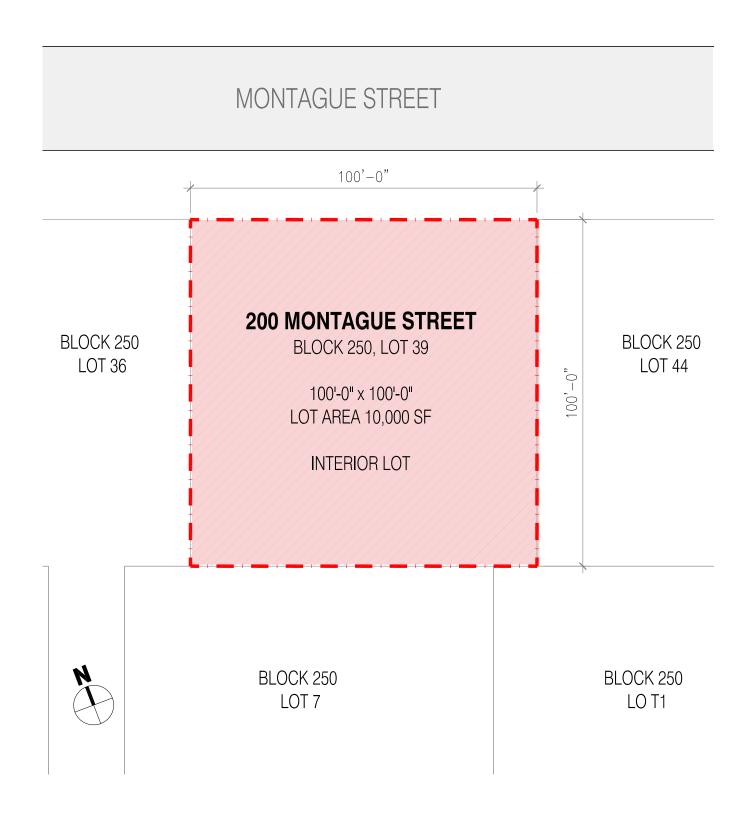
 $<sup>^{76}</sup>$  Perhaps the most controversial component was the provision for the Brooklyn-Queens Expressway to pass through Brooklyn Heights. Adoption of the plan was only secured the highway was changed to its current

<sup>&</sup>lt;sup>77</sup> "New Post-War Civic Center Proposed for the Borough of Brooklyn," *New York Times* (March 22, 1945), 25. Several of the blocks on Fulton Street, as well as much of the industrial neighborhood now known as DUMBO, were also determined to have private buildings of importance. Many have been designated New York City Landmarks or are within designated historic districts.

<sup>78</sup> New York 1960, 905.

<sup>79 &</sup>quot;Brooklyn to Get New Office Unit," New York Times (May 6, 1961), 49.

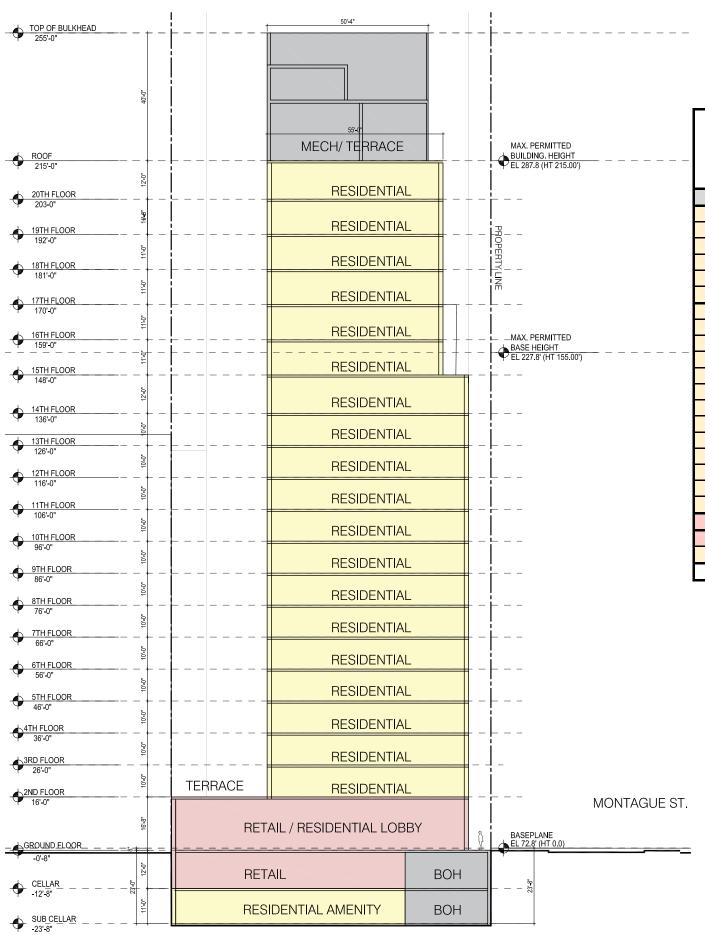
<sup>&</sup>lt;sup>80</sup> The grouping has recently been joined on the skyline by a number of additions including 1 Pierrepont Plaza in 1988 (which has been called the first skyscraper in Brooklyn in more than 50 years), the buildings of the sprawling MetroTech Center beginning in the 1990s, and the residential towers along Flatbush Avenue Extension from the first



ndit	Block / Lot	Dlask 250 / Lat 20					
ndit		Block 250 / Lot 39					
	Community District	Brooklyn Community District 2					
ပိ	Zoning Map	12d					
ing	Lot Type	Interior lot					
(ist	Lot Dimensions (per ZOLA)	100' x 100'					
E)	Lot Area (per ZOLA)	10,000 SF					
	Zoning District (ZR 35-23(b))	C5-2A (R10A equiv.)					
	Special Zoning District Overlays	Special Downtown Brooklyn District					
	Landmarks Historic District	Borough Hall Skyscraper Historic District					
	NYC Designated Landmark	No					
_	Additional Zoning Information	Quality Housing					
	Permitted FAR and Floor Area						
	Residential (ZR 35-011, 23-153) See chart below for I	nclusionary Housing Bonus information.					
	FAR	10.00					
	Max. Permitted Floor Area - AOR	100,000 SF					
	Community Facility (ZR 33-121)						
	FAR	10.00					
20	Max. Permitted Floor Area	100,000 SF					
Zoning	Commercial (ZR 33-121)						
Zor	FAR	10.00					
	Max. Permitted Floor Area	100,000 SF					
	Total Max. Permitted Floor Area	100,000 SF					
<b>—</b>	Min. Base Height (ZR 23-662 Table 1)	60 feet					
<u> </u>	Max. Base Height (ZR 23-662 Table 1)	125 feet					
_	Max. Building Height (ZR 23-662 Table 1)	185 feet					
	Setback Distance						
	Narrow Street	15 feet					
<b>—</b>	Max. Lot Coverage – Interior Lot	70% (7,000 SF)					
_	Front Yard	None Required					
<b>—</b>	Side Yard	None Required; if provided, 8 feet minimum					
<b>—</b>	Rear Yard	30 feet					
	Parking (ZR 25-242)	Parking is waived for lots of 10,000 SF or less.					

Incl	Inclusionary Housing Bonus					
FAR	Residential Base FAR	10.00				
	Residential Inclusionary Housing Bonus FAR	2.00				
-	Max. Permitted Floor Area with Bonus	120,000 SF				
þţ	Min. Base Height (ZR 23-664(a)(1))	60 feet				
Heigh	Max. Base Height (ZR 23-664(a)(1))	155 feet				
	Max. Building Height (ZR 23-664(a)(1))	215 feet / 21 stories				



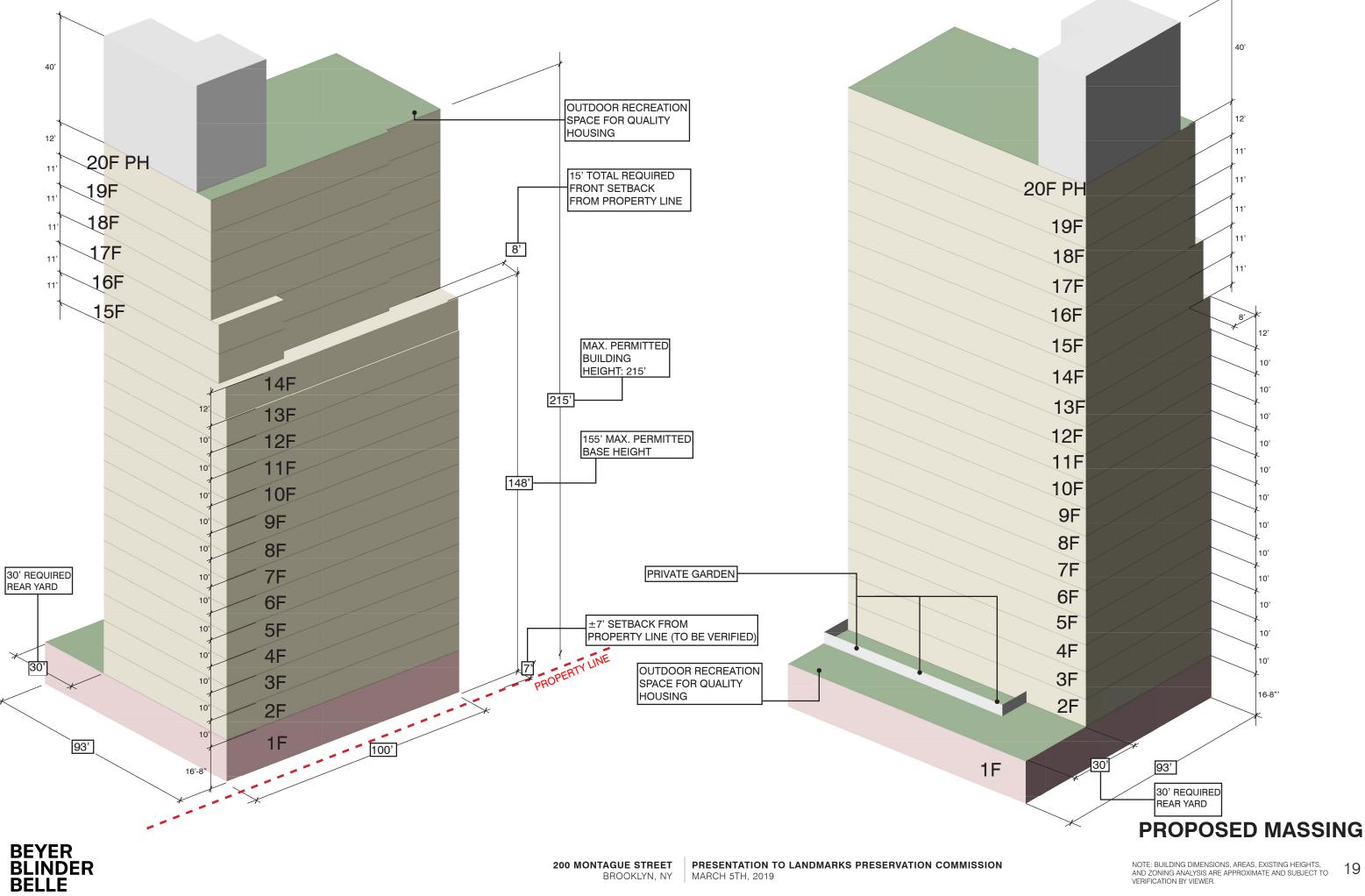


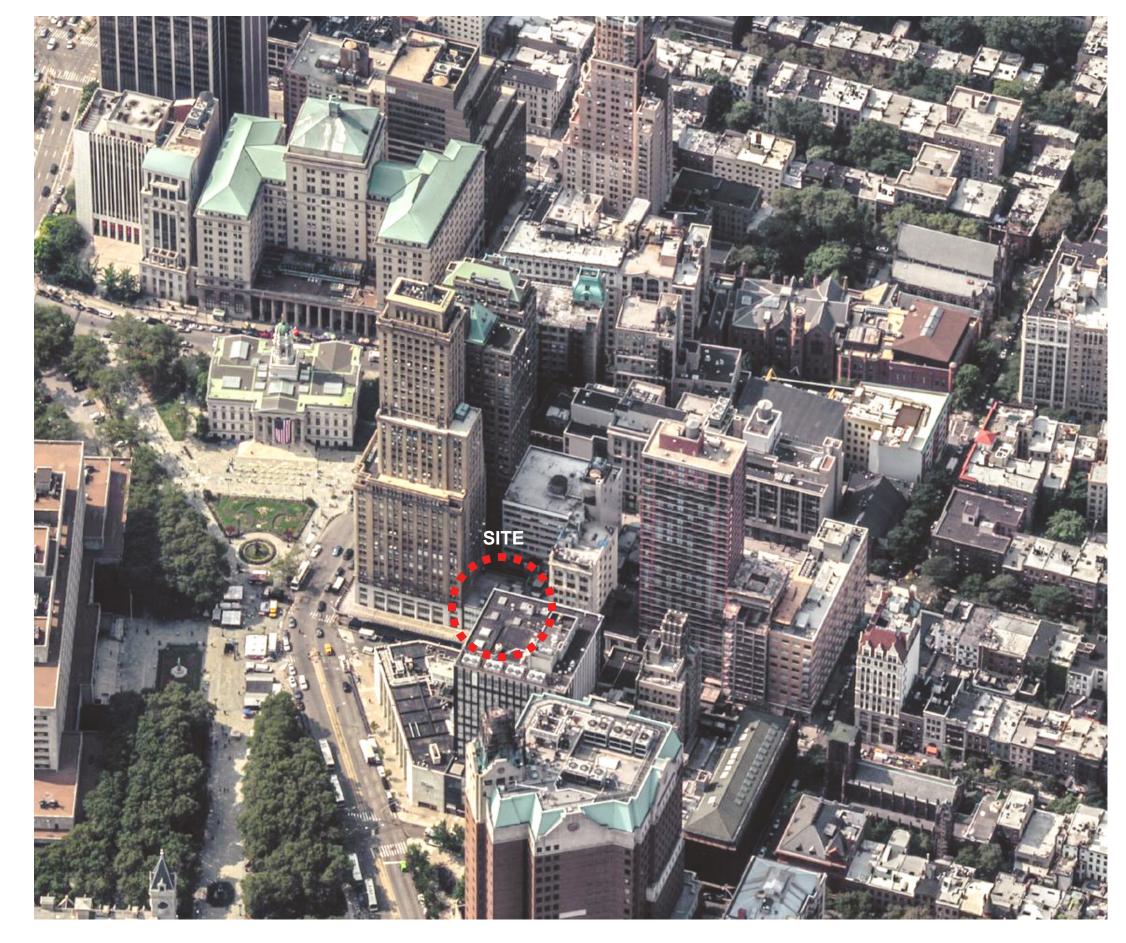
200	I GI		Gross Floor Area		Zoning Floor Area						
200	GIUSS FIUUI AIEd				QH Deductions			Total Quality	Zone Green		
Montague	Residential	Commercial	Total GSF	Deductions	Total ZFA	QH: Corr Daylight	QH: Corr Density	QH: Refuse Rm	Housing Deductions	Exterior Wall Deductions	Total ZFA
Roof	1,247	0	1,247	1187	60	0	0	0	0	0	60
20th	5,444	0	5,444	412	5032	252.5	252.5	12	517	187	4,328
19th	5,444	0	5,444	412	5032	252.5	252.5	12	517	187	4,328
18th	5,444	0	5,444	412	5032	252.5	252.5	12	517	187	4,328
17th	5,444	0	5,444	412	5032	252.5	252.5	12	517	187	4,328
16th	5,555		5,555	389	5166	253	253	12	518		4,458
15th	5,555	0	5,555	389	5166	253	253	12	518	190	4,458
14th	6,248	0	6,248	451	5797	275.5	275.5	12	563	193	5,041
13th	6,248	0	6,248	451	5797	275.5	275.5	12	563	193	5,041
12th	6,248		6,248	451	5797	275.5	275.5	12	563		5,041
11th	6,248	0	6,248	451	5797	275.5	275.5	12	563	193	5,041
10th	6,248	0	6,248	451	5797	275.5	275.5	12	563	193	5,041
9th	6,248	0	6,248	451	5797	275.5	275.5	12	563	193	5,041
8th	6,248	0	6,248	451	5797	275.5	275.5	12	563	193	5,041
7th	6,248	0	6,248	451	5797	275.5	275.5	12	563	193	5,041
6th	6,248	0	6,248	451	5797	275.5	275.5	12	563	193	5,041
5th	6,248	0	6,248	451	5797	275.5	275.5	12	563	193	5,041
4th	6,248	0	6,248	451	5797	275.5	275.5	12	563	193	5,041
3rd	6,248	0	6,248	451	5797	275.5	275.5	12	563	193	5,041
2nd	6,248	0	6,248	418	5830	276	276	12	564	193	5,073
Ground	2,456	6,514	8,970	400	8570	0	0	0	0	223	8,347
Cellar	4,732	5,268	10,000	10000	0	0	0	0	0	0	0
Sub Cellar	6,398	0	6,398	6398	0	0	0	0	0	0	0
Total	128,943	11,782	140,725	26,241	114,484	5,098	5,098	228	10,424	3,860	100,200

LOT AREA	10,000SF	*NOTE: Required Quality Housing Recreation Space:
MAX. FAR	12	2.8% of total residential floor area (R10)
MAX. ZSF	120,000SF	Total Zoning Residential Floor Area: 93,686 SF
PROPOSED GSF	140,725	Required Recreation Space: 2,623 SF
PROPOSED ZSF	100,200	Proposed Recreation Space: 3,688 SF

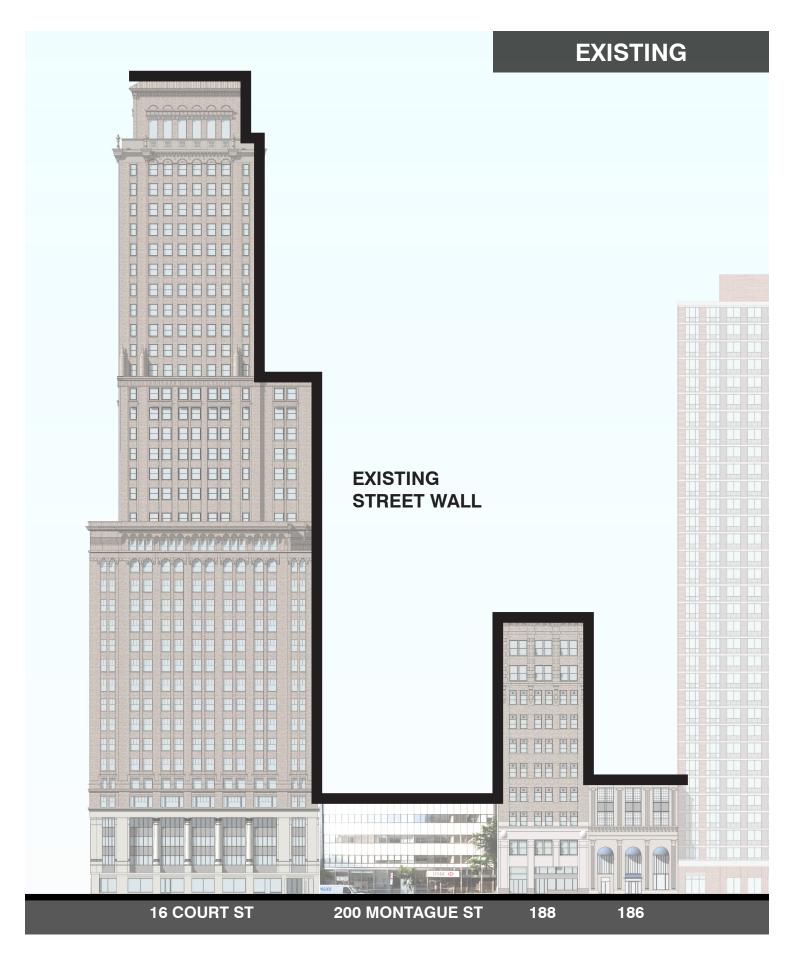
#### PROPOSED SECTION & AREA CALCULATION **NEW CONSTRUCTION - INCLUSIONARY HOUSING**

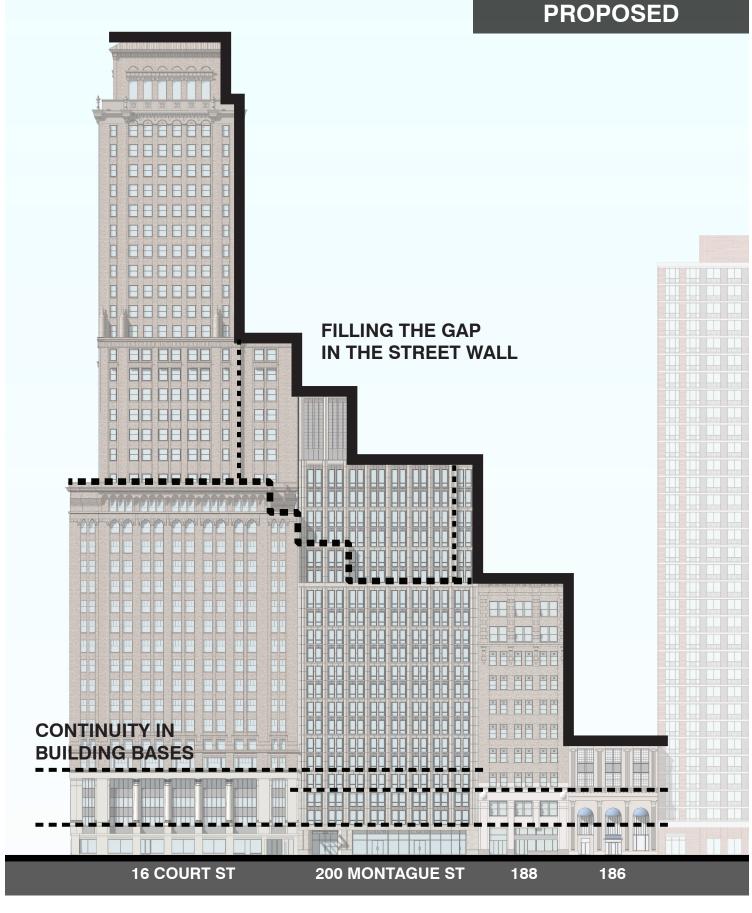
















**75 LIVINGSTON STREET** 



**16 COURT STREET** 



**185 MONTAGUE STREET** (NOT IN DISTRICT)



**191 JORALEMON STREET** 







**191 JORALEMON STREET** 

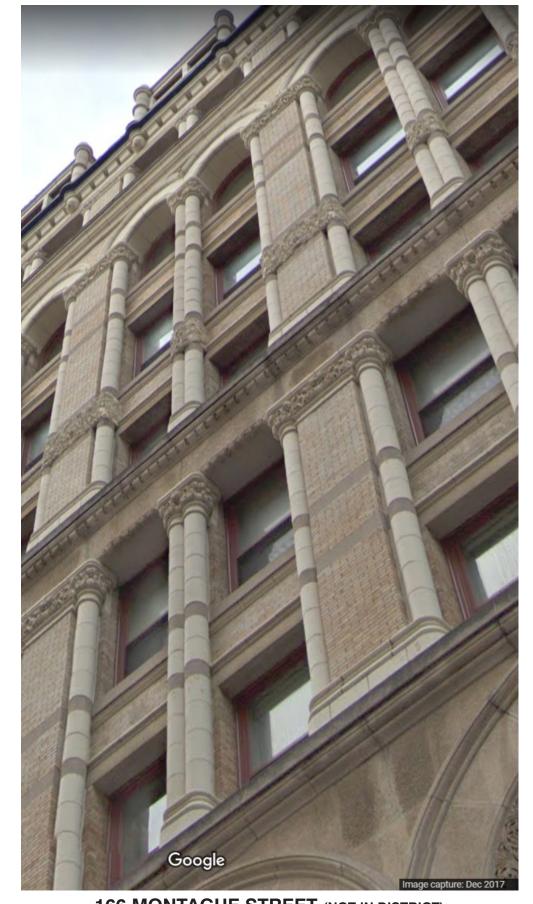


**50 COURT STREET** 



**185 MONTAGUE STREET** (NOT IN DISTRICT)

**MONOCHROMATIC TONALITY** 





166 MONTAGUE STREET (NOT IN DISTRICT)

**191 JORALEMON STREET** 

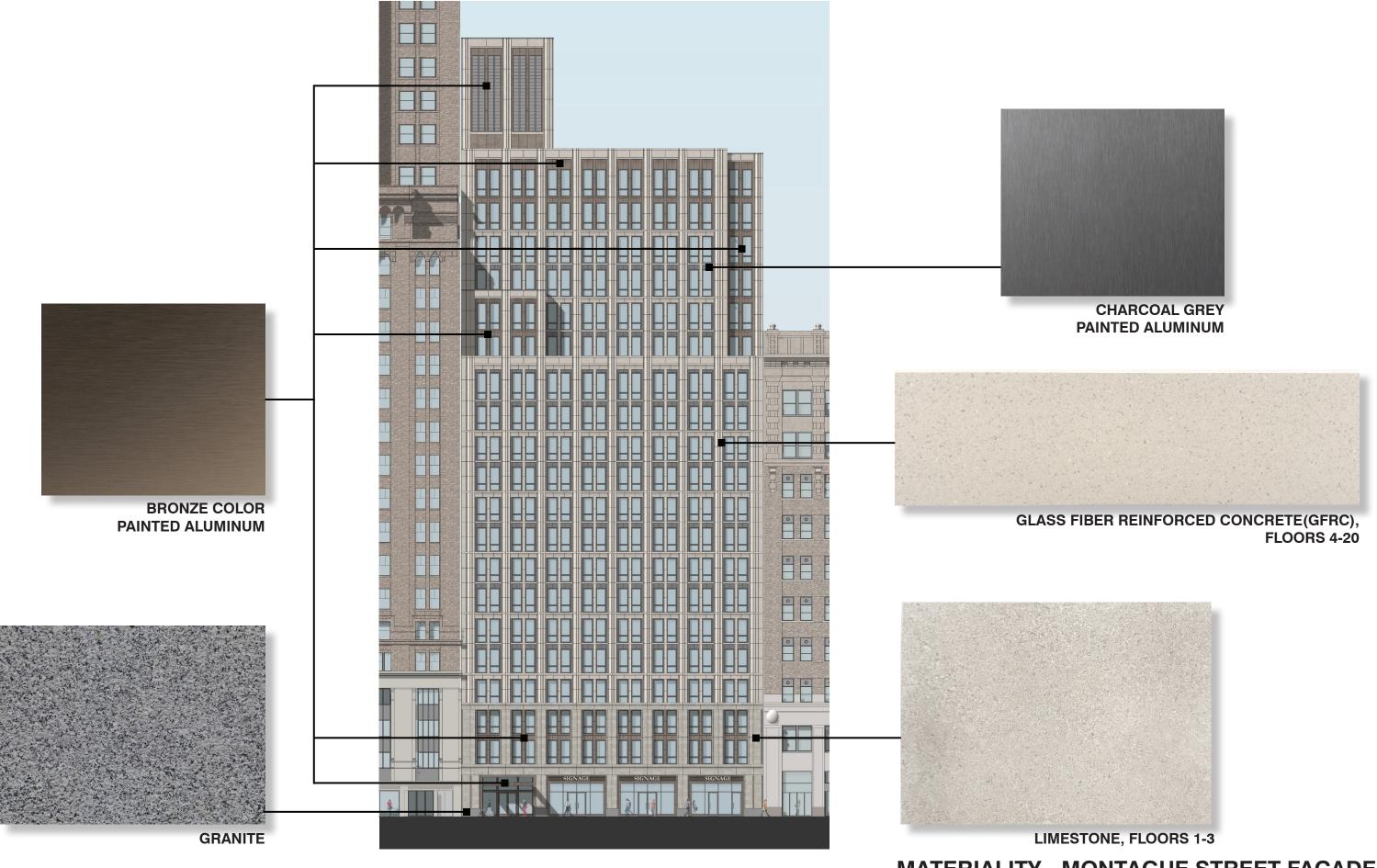
**ORNAMENTAL-PROFILED PIERS** 



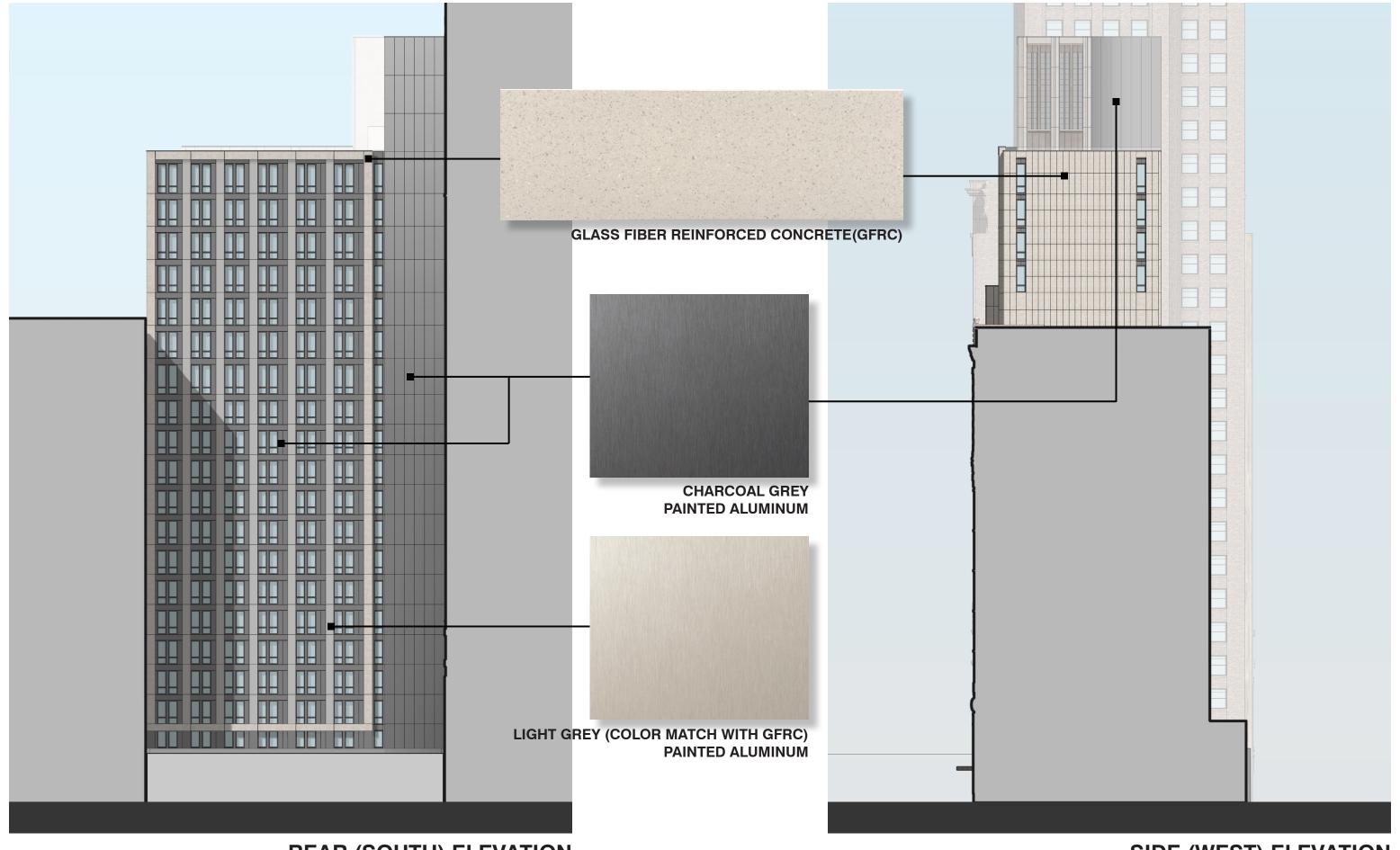












## **PERSPECTIVE VIEW** FROM U.S ATTORNEY'S OFFICE







# PERSPECTIVE VIEW FROM COLUMBUS PARK







## **PERSPECTIVE VIEW ON MONTAGUE STREET**





## **PERSPECTIVE VIEW ON MONTAGUE STREET**







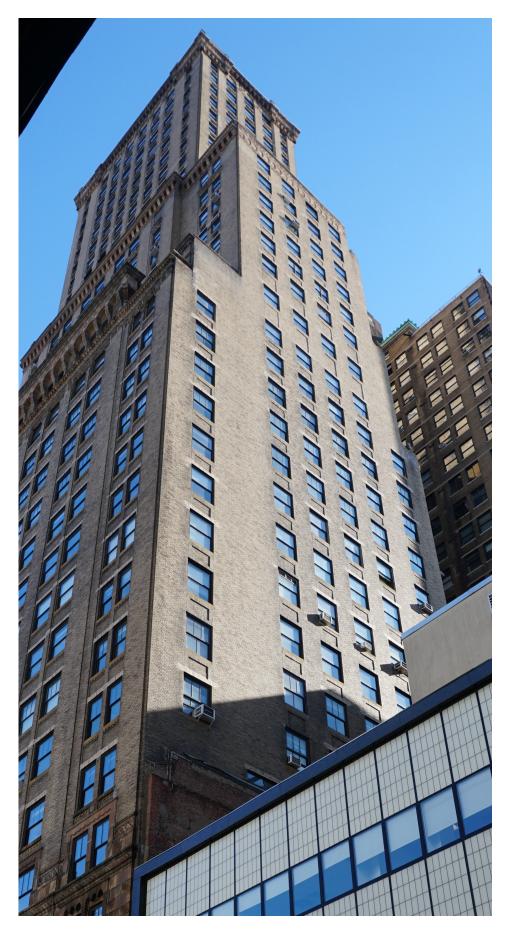
# PERSPECTIVE VIEW FROM REMSEN STREET

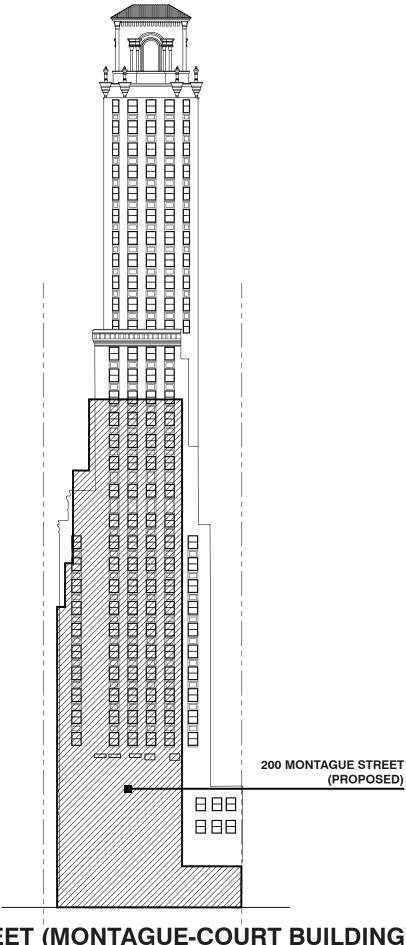




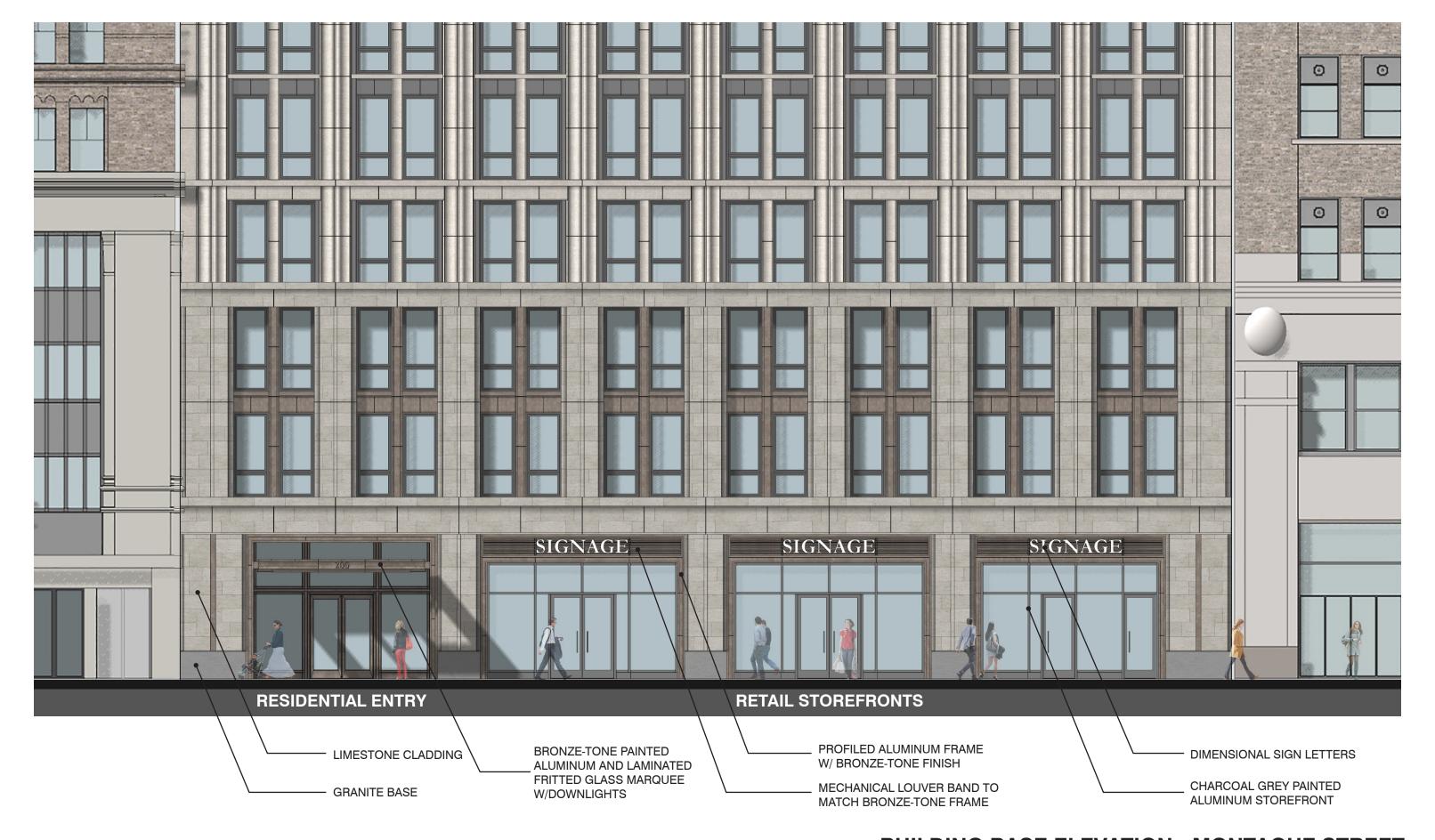






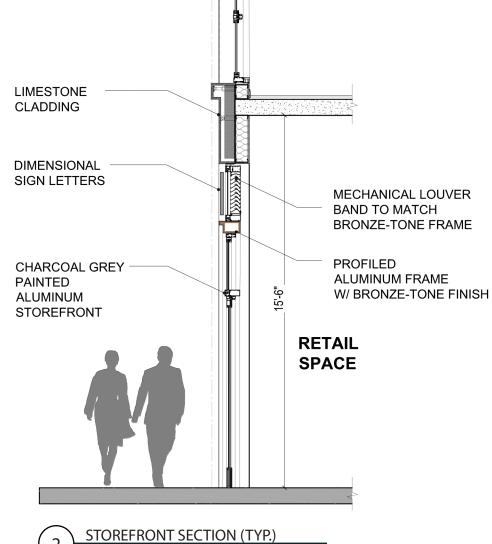














5'-4" 18'-0" 5'-4"

STOREFRONT PLAN (TYP.)



## **OPTION 1**





SET OF CENTERED DOUBLE DOORS

## **OPTION 3**





SINGLE DOOR (RIGHT OR LEFT)

## **OPTION 2**





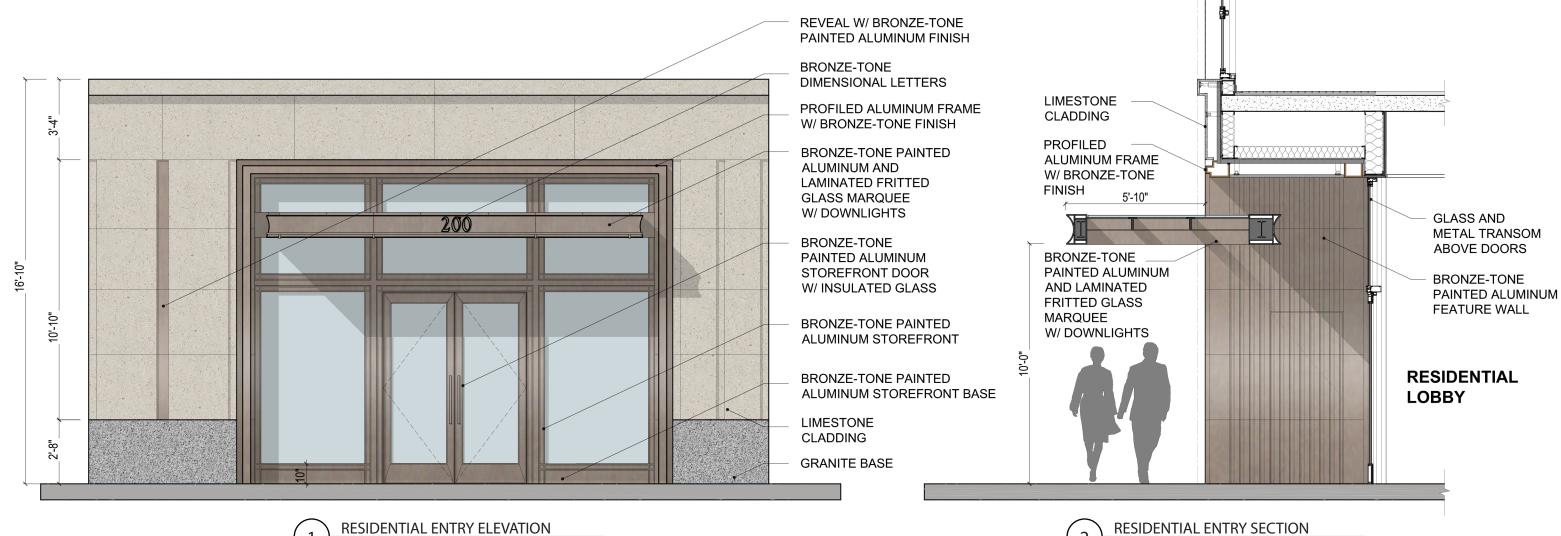
SINGLE DOOR IN CENTER-BAYS (RIGHT OR LEFT)

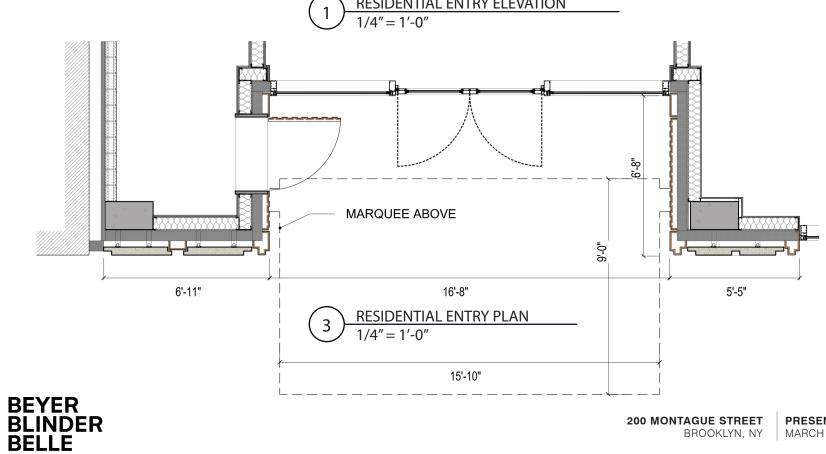
## **OPTION 4**





DISPLAY WINDOW







1/4'' = 1'-0''

## **PERSPECTIVE VIEW ON MONTAGUE STREET**





**EXISTING PROPOSED** 



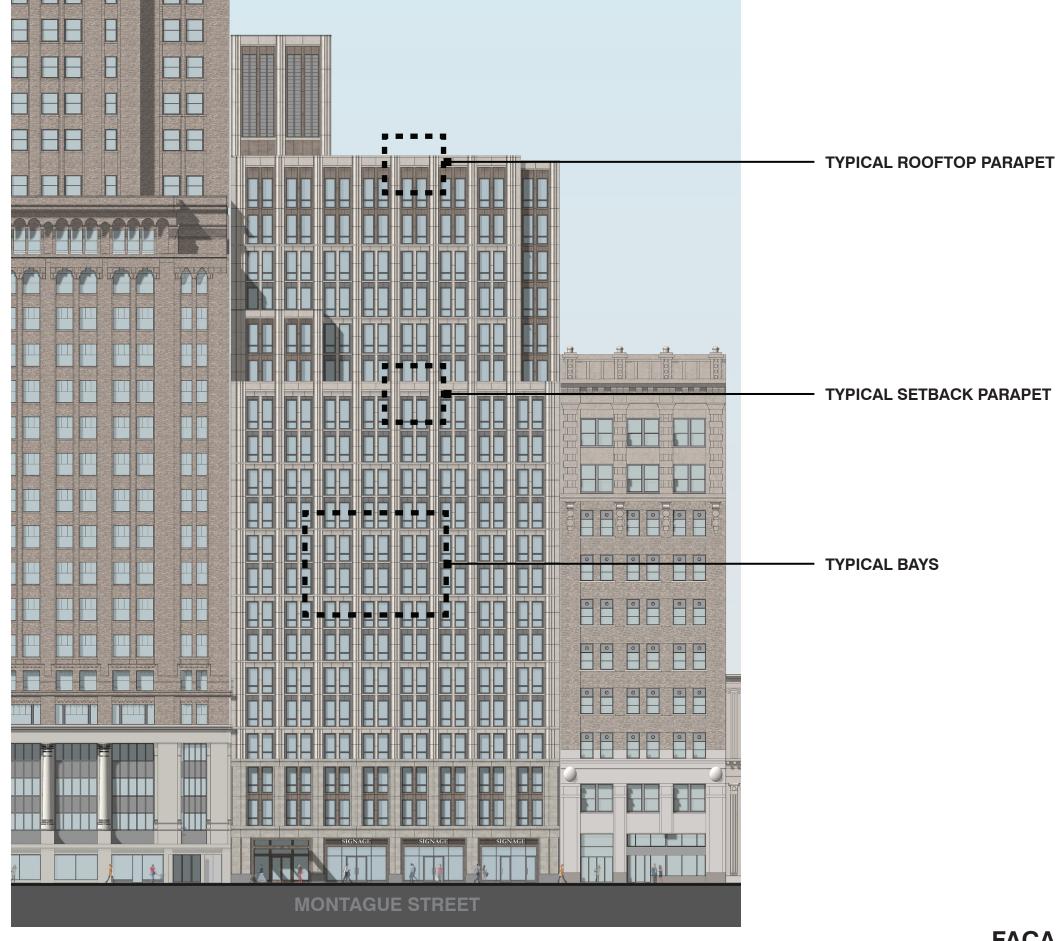
## **PERSPECTIVE VIEW ON MONTAGUE STREET**



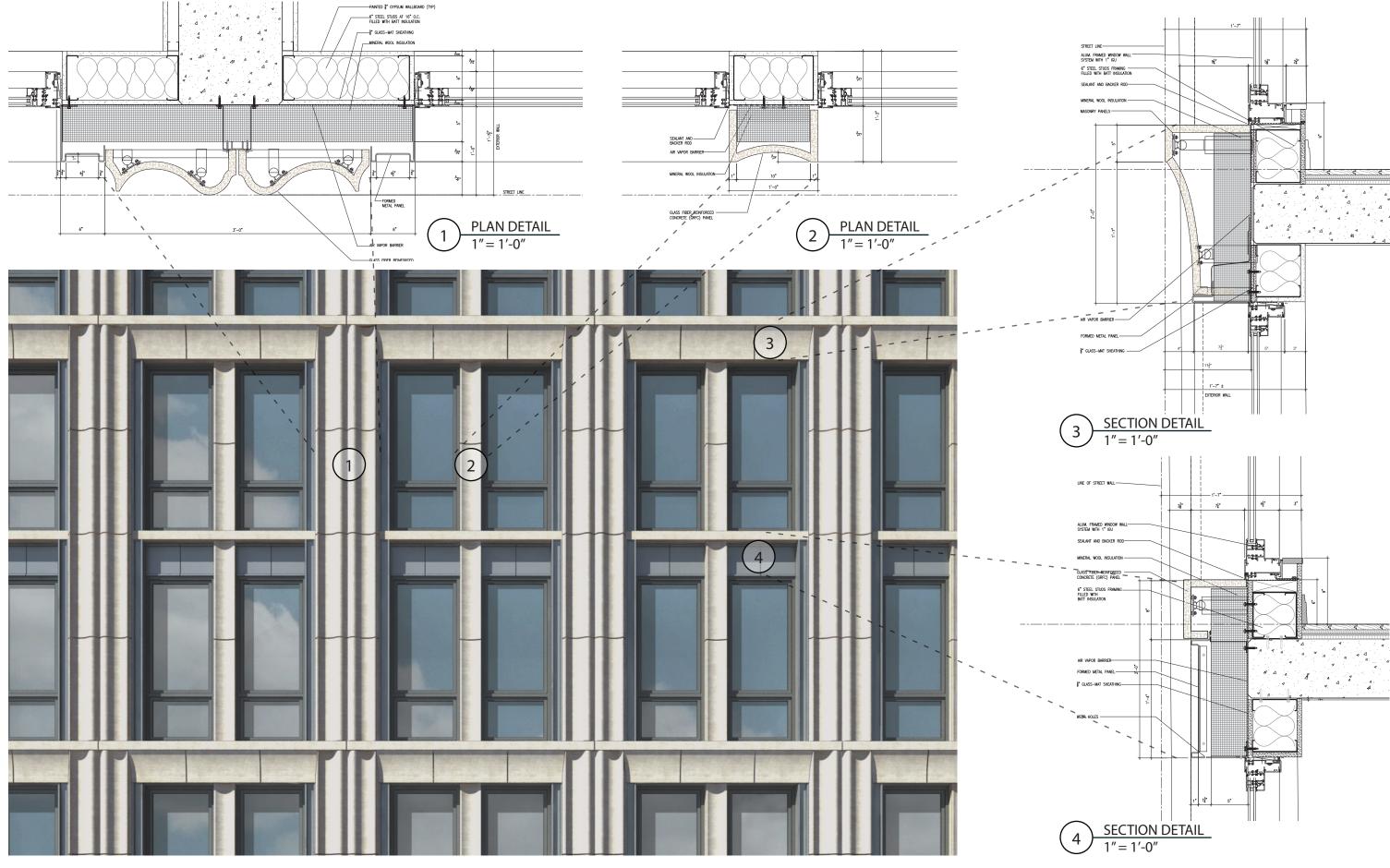


**EXISTING PROPOSED** 

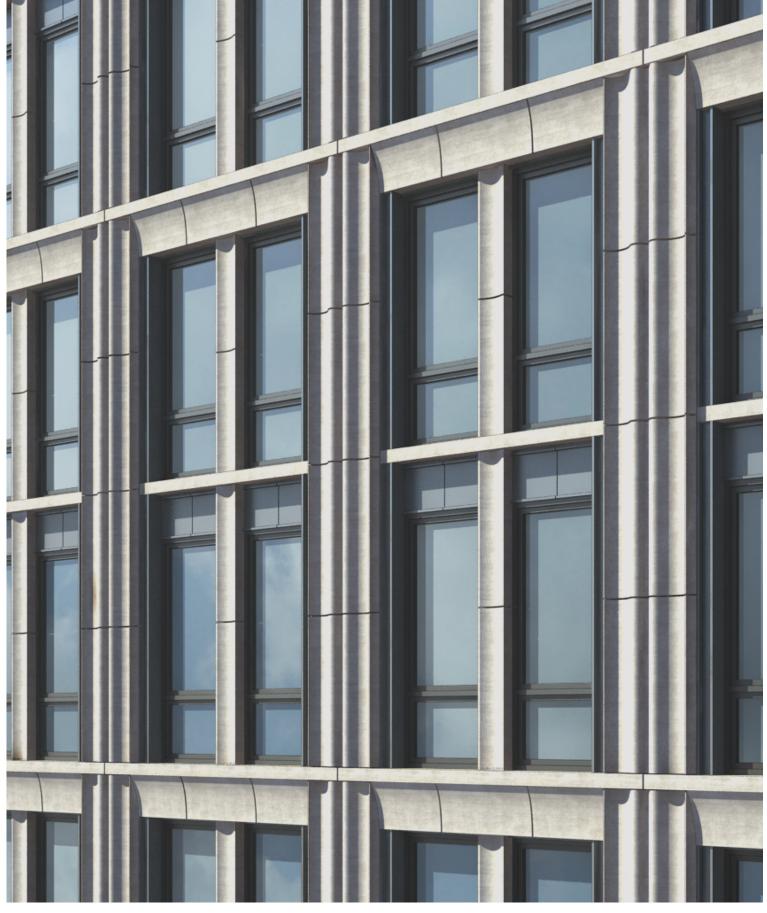




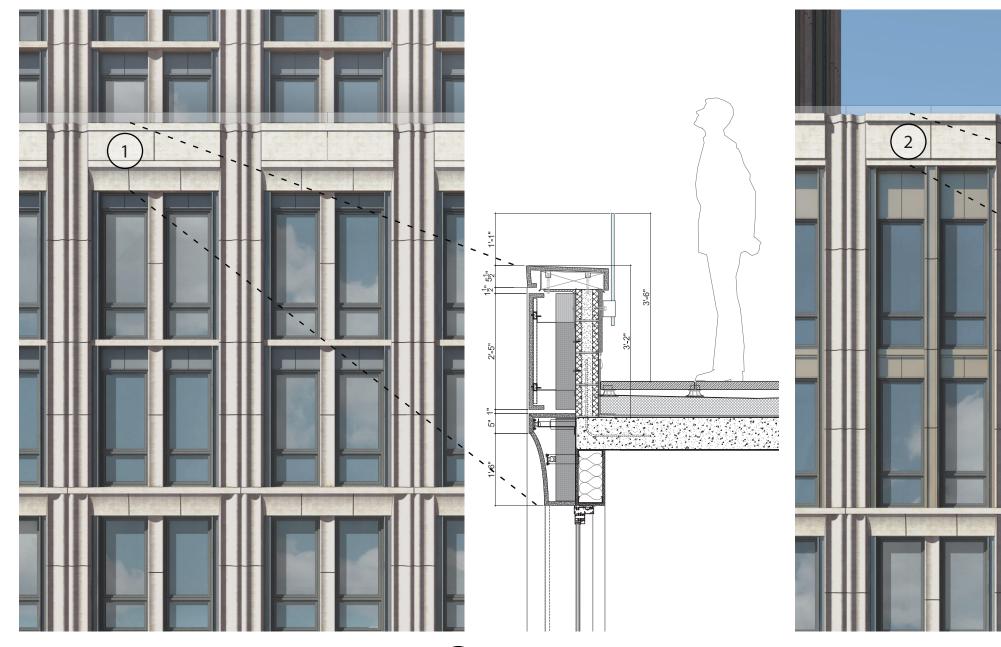


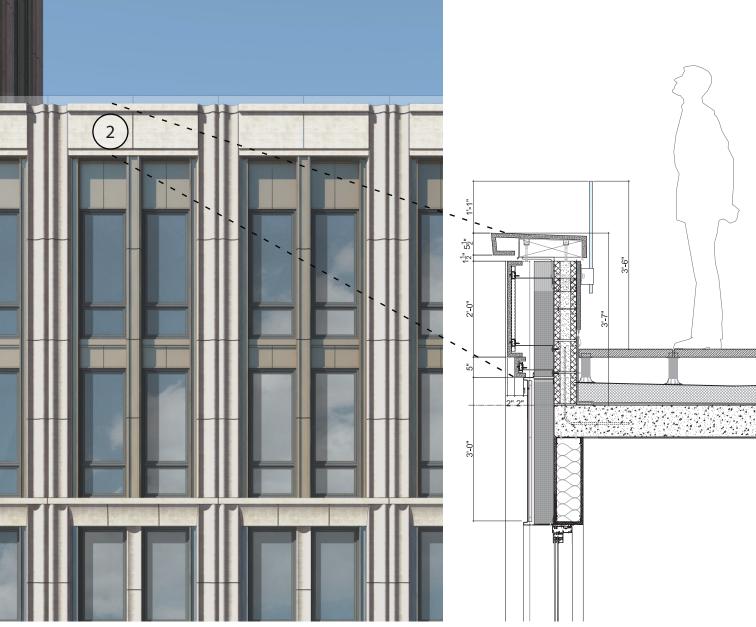




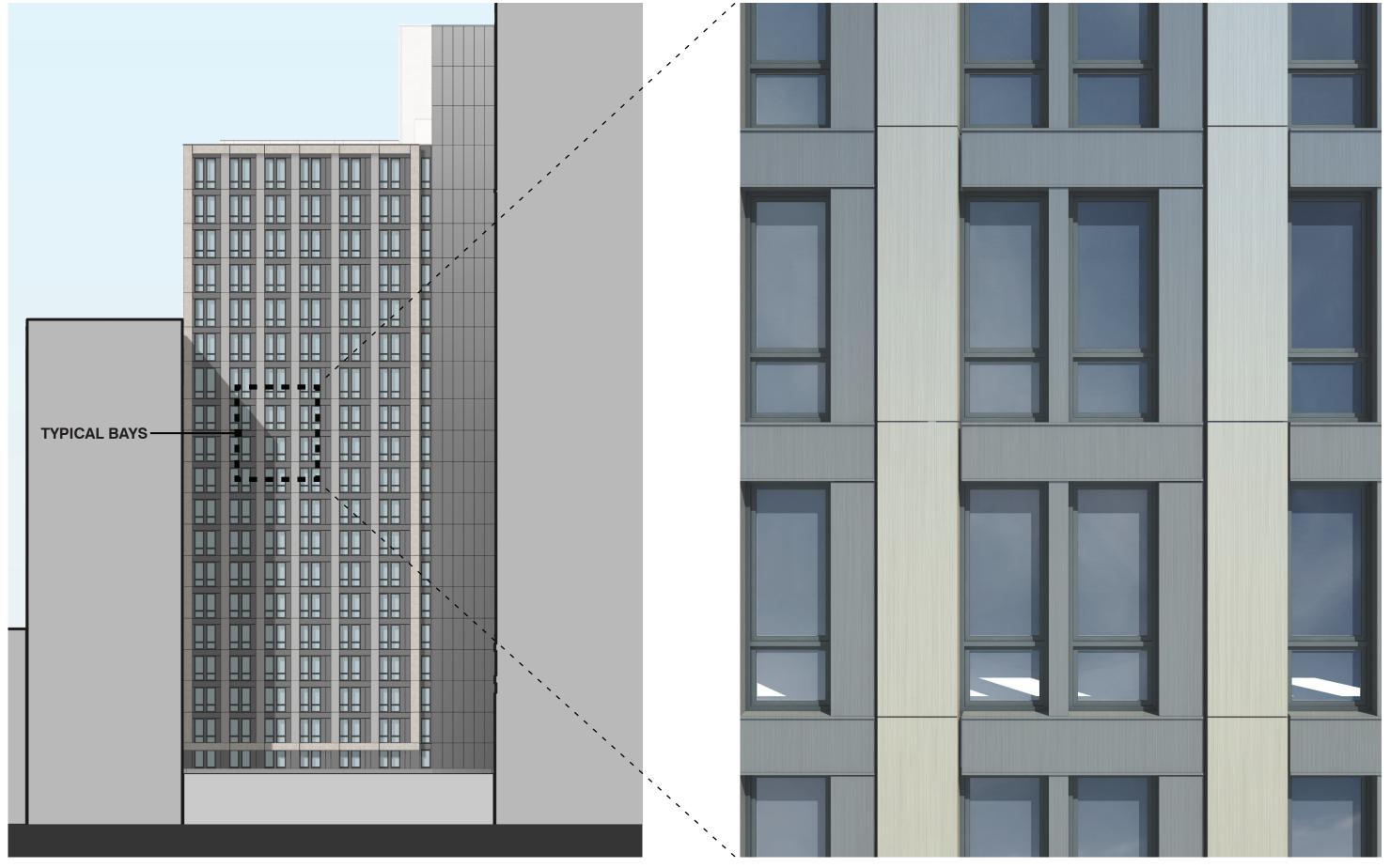








SECTION DETAIL AT 20TH FLOOR ROOF



BEYER BLINDER BELLE

**REAR (SOUTH) ELEVATION** 

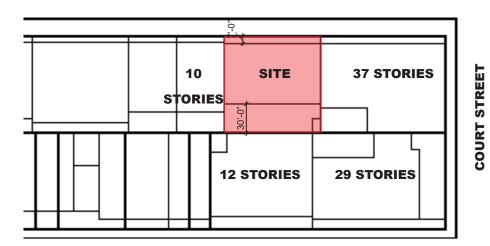
**TYPICAL BAY** 



# **APPENDIX**

TYPICAL BUILDING FLOOR PLANS,
MECHANICAL BULKHEAD
AND BUILDING SECTION

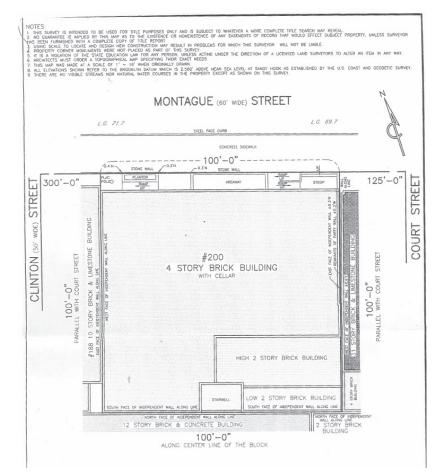
### **MONTAGUE STREET**



#### **REMSEN STREET**

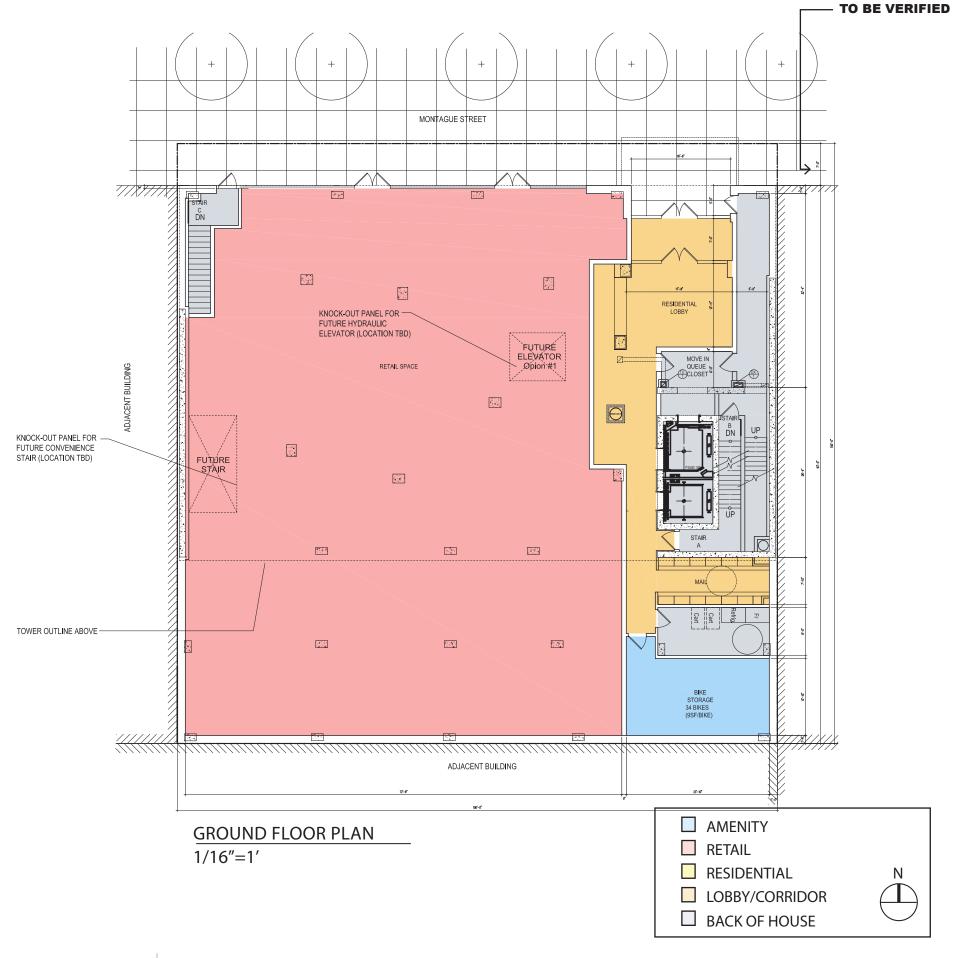
### SITE PLAN

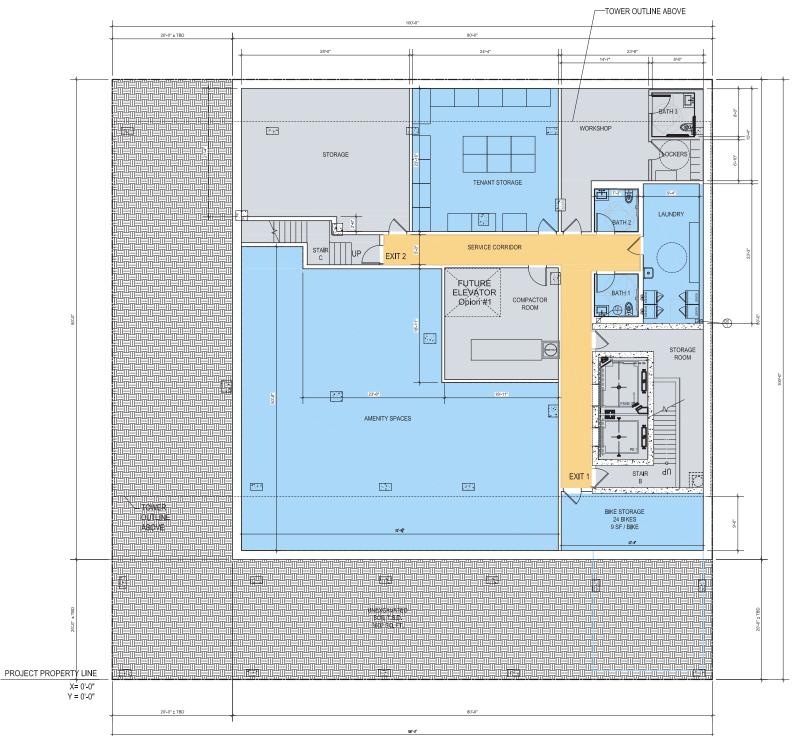
1"=100'



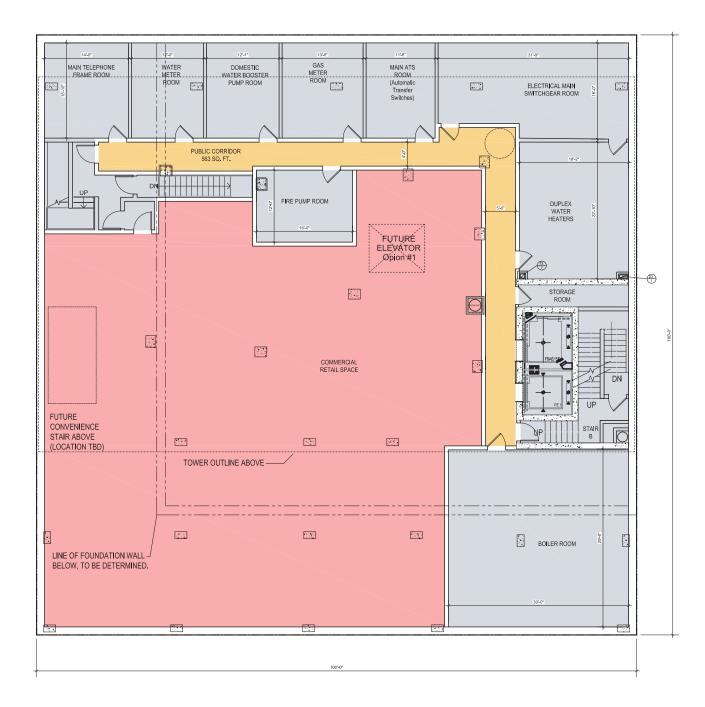
**SURVEY** 







SUB CELLAR PLAN 1/16"=1'



CELLAR PLAN

1/16"=1'

AMENITY

RETAIL

RESIDENTIAL

LOBBY/CORRIDOR

☐ BACK OF HOUSE

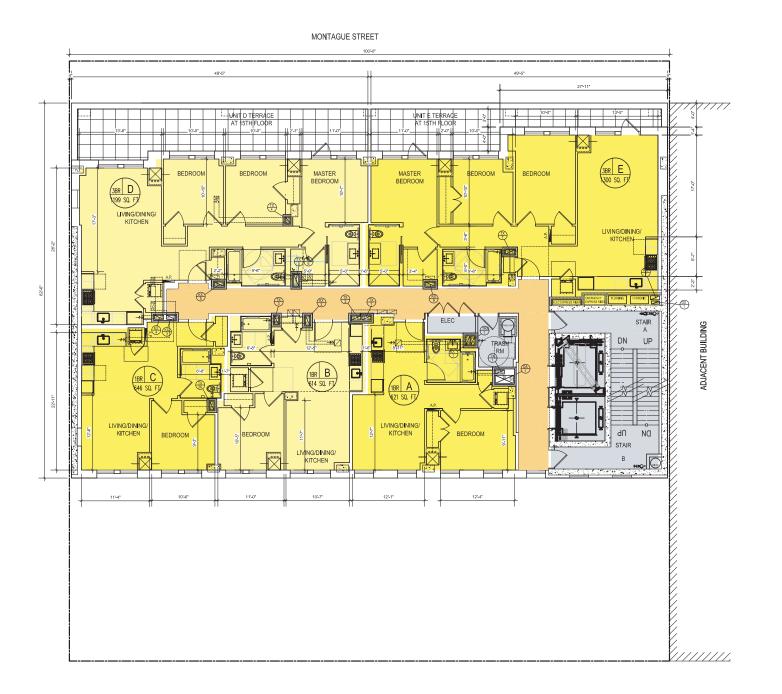
MONTAGUE STREET MONTAGUE STREET LIVING/DINING/ KITCHEN LIVING/DINING/ KITCHEN LIVING/DINING/ KITCHEN BEDROOM 2BR G 176 SQ. FJ. \_\_\_ TERRACE BELOW ADJACENT BUILDING ADJACENT BUILDING

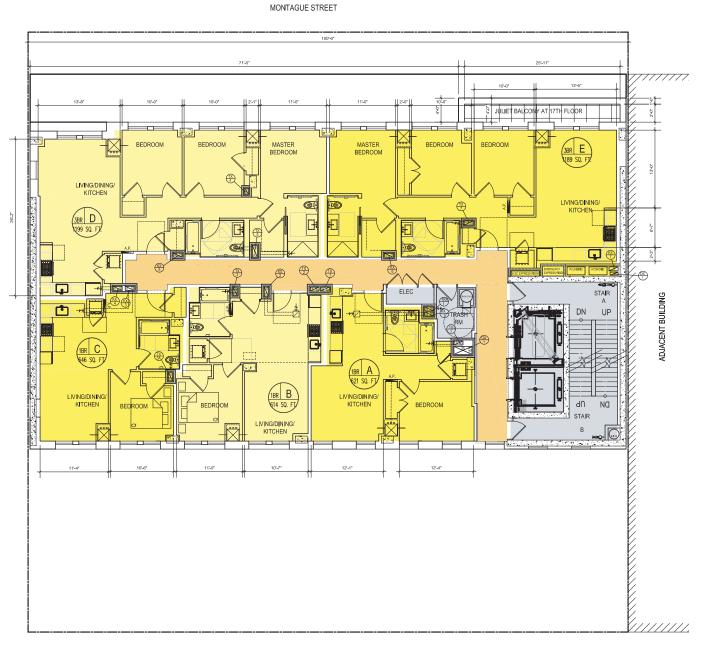
SECOND FLOOR PLAN 1/16"=1'

TYPICAL FLOOR PLAN (FLOOR 1/16"=1'

■ AMENITY	
RETAIL	
RESIDENTIAL	1
LOBBY/CORRIDOR	$\subset$
☐ BACK OF HOUSE	







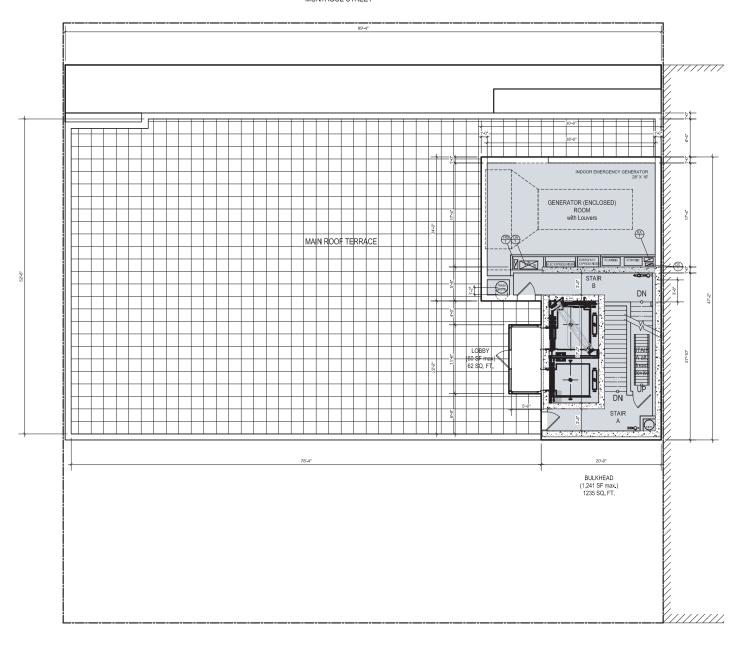
TYPICAL FLOOR PLAN (FLOOR 15-16) 1/16"=1'

TYPICAL FLOOR PLAN (FLOOR 1/16"=1'

AMENITY	
RETAIL	
RESIDENTIAL	_ N
LOBBY/CORF	RIDOR
☐ BACK OF HO	USE



### MONTAGUE STREET



FL	PROPOSED USE					
' -	TROTOSED OSE	OBR	1BR	2BR	3BR	TOTAL
ROOF	MECHANICAL	0	0	0	0	0
20	RESIDENTIAL - PH	0	3	0	2	5
19	RESIDENTIAL	0	3	0	2	5
18	RESIDENTIAL	0	3	0	2	5
17	RESIDENTIAL	0	3	0	2	5
16	RESIDENTIAL	0	3	0	2	5
15	RESIDENTIAL	0	3	0	2	5
14	RESIDENTIAL	2	3	2	0	7
13	RESIDENTIAL	2	3	2	0	7
12	RESIDENTIAL	2	3	2	0	7
11	RESIDENTIAL	2	3	2	0	7
10	RESIDENTIAL	2	3	2	0	7
9	RESIDENTIAL	2	3	2	0	7
8	RESIDENTIAL	2	3	2	0	7
7	RESIDENTIAL	2	3	2	0	7
6	RESIDENTIAL	2	3	2	0	7
5	RESIDENTIAL	2	3	2	0	7
4	RESIDENTIAL	2	3	2	0	7
3	RESIDENTIAL	2	3	2	0	7
2	RESIDENTIAL	2	3	2	0	7
1	RETAIL	0	0	0	0	0
TOTAL		26	57	26	12	121
		21.5%	47.1%	21.5%	9.9%	100%

FL	UNIT TYPE	AREA (sqft)
1	N/A	
2 to 14	OBR	436
	OBR	467
	1BR	565
	1BR	712
	1BR	671
	2BR	1176
	2BR	1025
15 to 16	1BR	621
	1BR	614
	1BR	646
	3BR	1199
	3BR	1300
17 to 20	1BR	621
	1BR	614
	1BR	646
	3BR	1199
	3BR	1300

**UNIT MIX & DISTRIBUTION** 

**ROOF PLAN** 1/16"=1'

