

SPECIFIC PLAN NOTES:

MCSP

- 1ST AVE - T6-M-AB2 (50' CONSTRAINED); DTC SECONDARY
- 2ND AVE - T6-M-AB2-IM (76' CONSTRAINED); DTC PRIMARY

ZONING

- DTC - 2ND AND BROADWAY SUBDISTRICT
- SECOND AVE HP ZONING OVERLAY DESIGN GUIDELINES
 1. INFILL BUILDINGS SHALL NOT EXCEED A HEIGHT GREATER THAN 65 FEET AT 2ND AVE AND 80 FEET OR 6 STORIES AT STEPBACK
 2. 30'-0" SETBACK REQUIRED FROM MAIN FACADE (2ND AVE)
 3. 20'-0" SETBACK FROM FIRST AVE

NOTES

HEIGHT: ADDITIONAL HEIGHT TO MEET ALL 2ND AVE HP ZONING OVERLAYS AND/OR DTC 2ND AND BROADWAY SUBDISTRICT REQUIREMENTS

USES: ALL USES PER THE DTC ARE ALLOWED WITH THE EXCEPTION OF THE FOLLOWING - SURFACE PARKING LOT

EXTERIOR MATERIALS: MEET ALL HISTORIC PRESERVATION (HP) GUIDELINES INCLUDING RE-USING SALVAGED BRICK FROM DEMOLITION AS AVAILABLE.

DEVELOPMENT GUIDELINES:

EXTERIOR

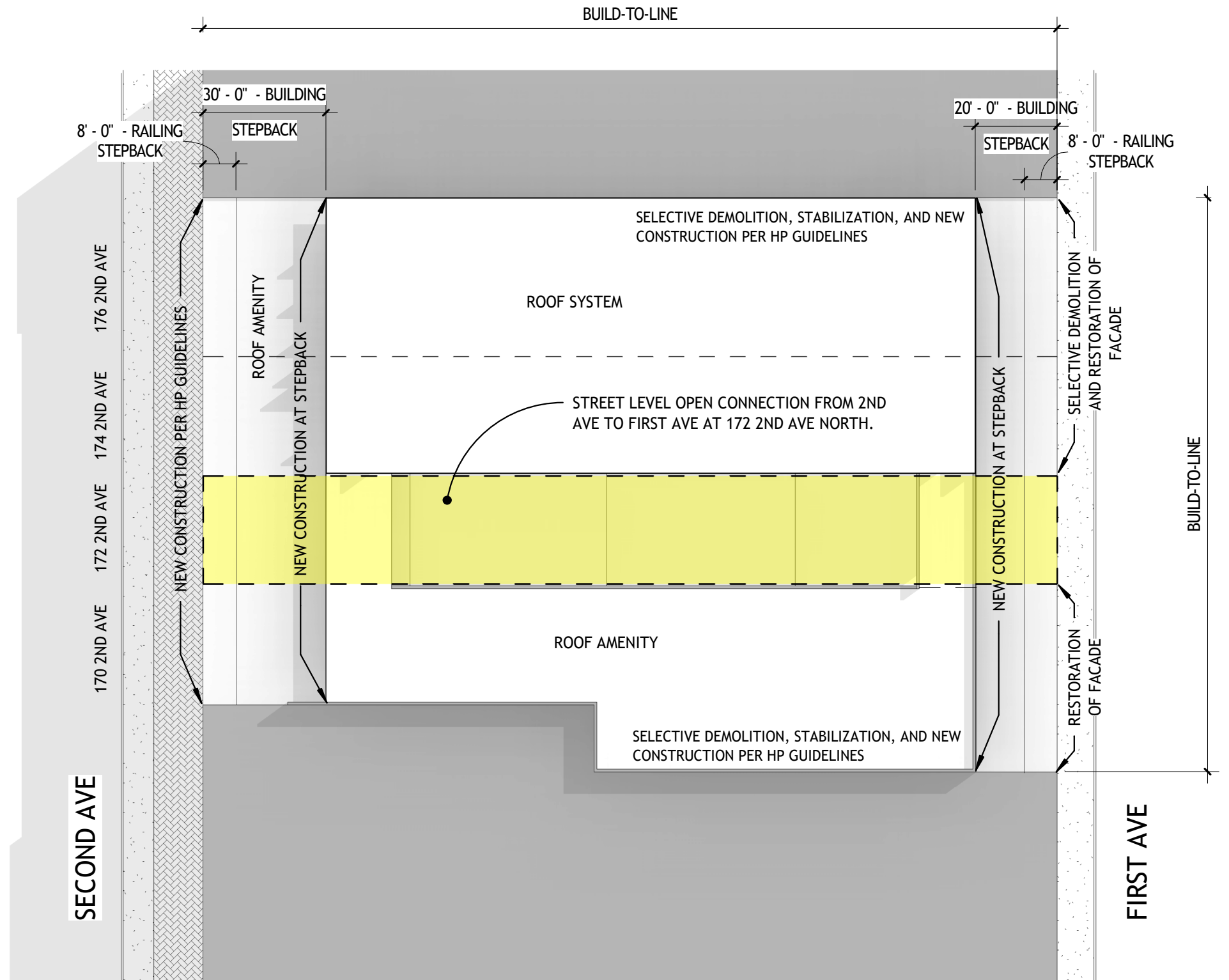
- PRESERVATION AND RESTORATION OF FACADES AND NEW CONSTRUCTION PER HP GUIDELINES (REFER TO SITE PLAN)

INTERIOR

- SELECTIVE DEMOLITION, STABILIZATION, AND NEW CONSTRUCTION PER HP GUIDELINES

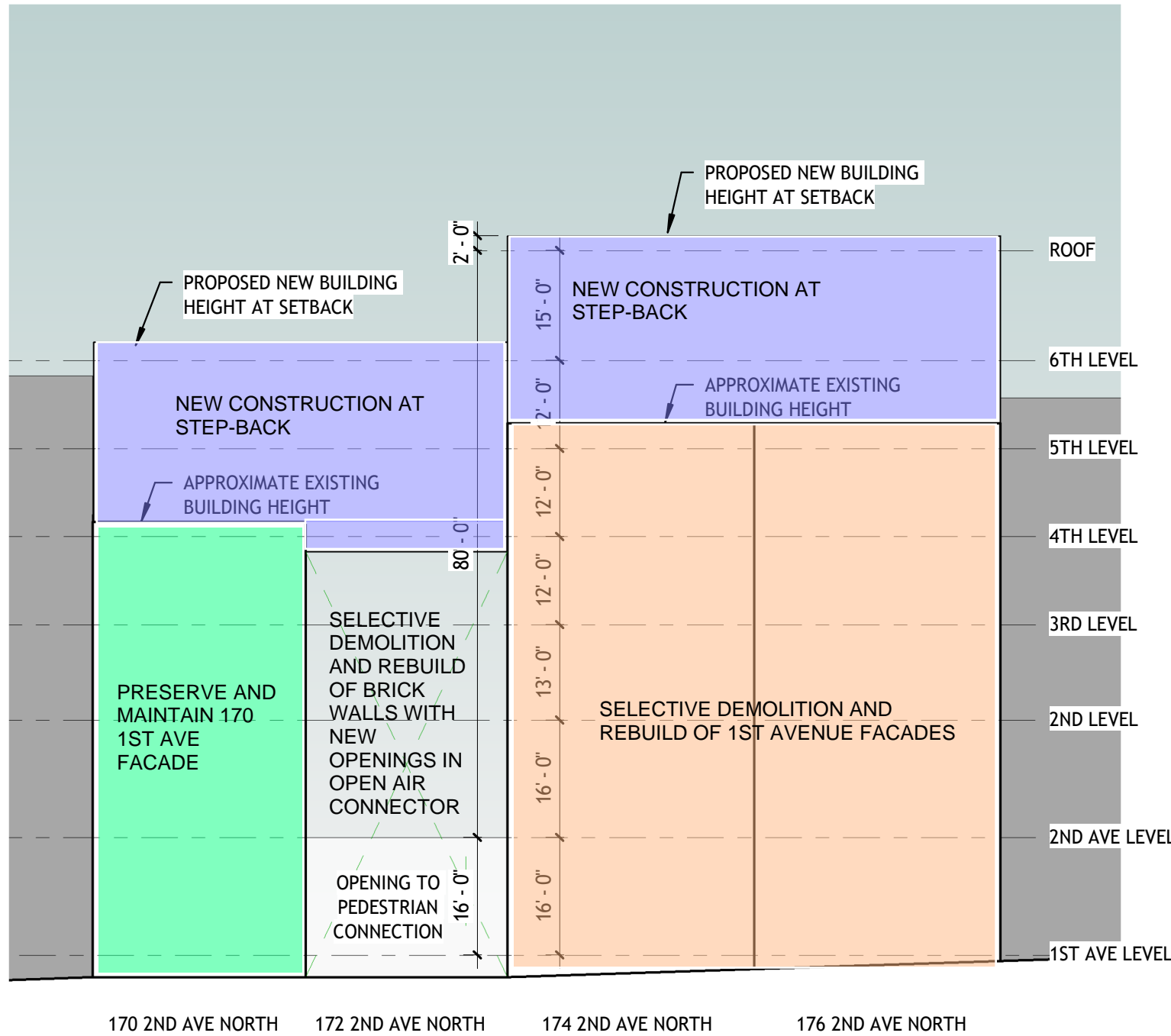
STREET LEVEL OPEN CONNECTION

- PROVIDE STREET LEVEL OPEN CONNECTION FROM 2ND AVE TO 1ST AVE FOR PEDESTRIAN ACCESS

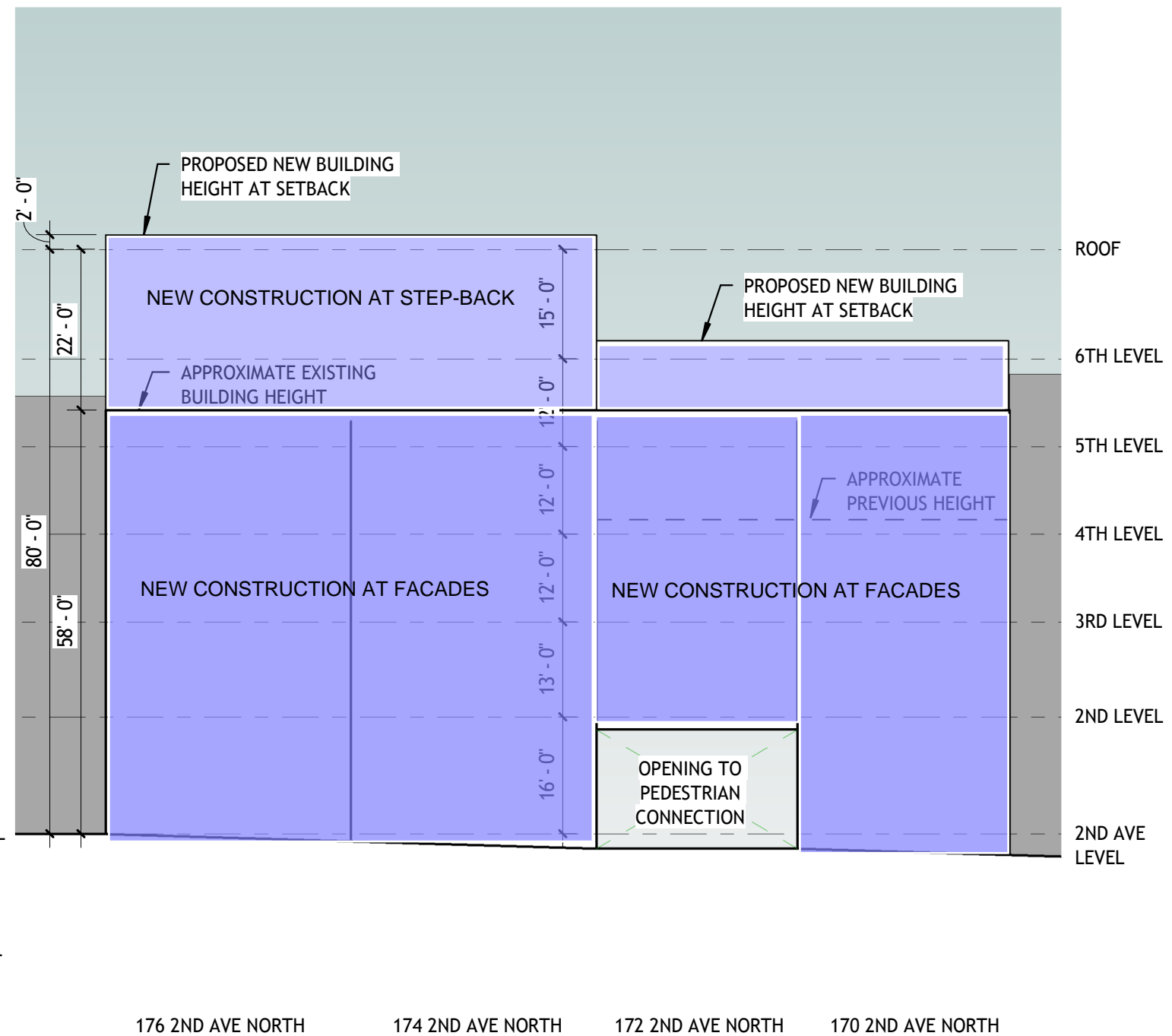


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Central File Path: Autodesk Docs://00.00000.00 Example Project/STG Design/New File-AR (Central 2022)

NOTE: OVERALL HEIGHT INDICATED TO MEET THE INTENT OF THE SECOND AVE HP ZONING OVERLAY DESIGN GUIDELINES. FLOOR TO FLOOR HEIGHTS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.



1ST AVE MASSING DIAGRAM

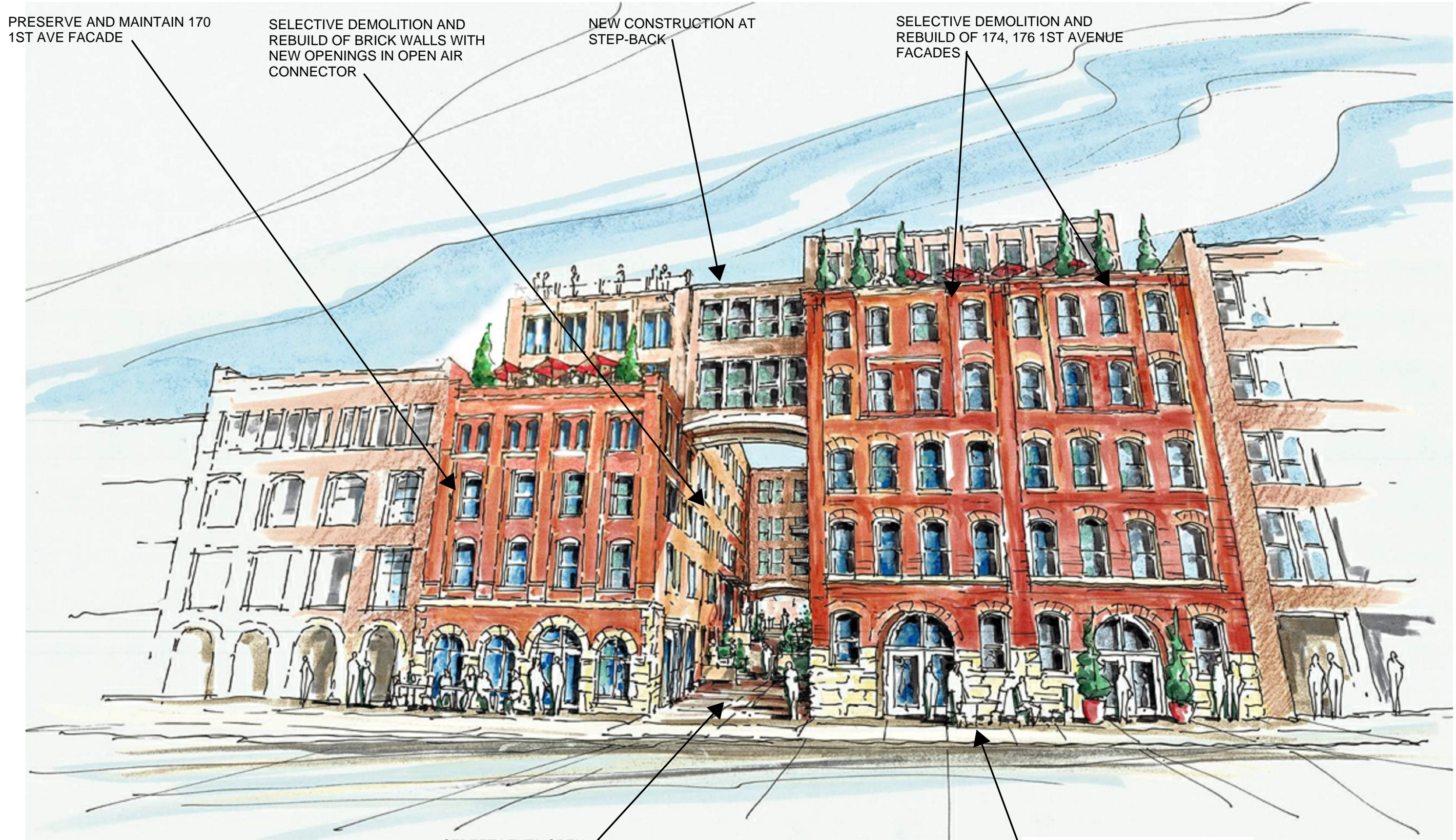


2ND AVE MASSING DIAGRAM



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PRESERVE AND MAINTAIN 170
1ST AVE FACADE

SELECTIVE DEMOLITION AND
REBUILD OF BRICK WALLS WITH
NEW OPENINGS IN OPEN AIR
CONNECTOR

NEW CONSTRUCTION AT
STEP-BACK

SELECTIVE DEMOLITION AND
REBUILD OF 174, 176 1ST AVENUE
FACADES

STREET LEVEL OPEN
CONNECTION FROM 1ST AVE TO
2ND AVE WITH RETAIL AND
RESTUARANT TENANTS

SIDEWALK CAFE AND SHOPPING
FOR RETAIL AND RESTUARANT
TENANTS

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10/05/21



Architecture
Interior Design
Planning

170-176 2ND AVE NORTH - 2021SP-079-001

SPECIFIC PLAN DATA

CONCEPT IMAGES

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NEW 4 STORY CONSTRUCTION AT 2ND AVE FACADE PER HP GUIDELINES

SELECTIVE DEMOLITION AND REBUILD OF BRICK WALLS WITH NEW OPENINGS IN OPEN AIR CONNECTOR

NEW OPENING TO CONNECTOR TO 1ST AVENUE

NEW CONSTRUCTION AT STEP-BACK

NEW 4 STORY CONSTRUCTION AT 2ND AVE FACADES PER HP GUIDELINES

SIDEWALK CAFE AND SHOPPING FOR RETAIL AND RESTUARANT TENANTS

REUSE AND RESTORATION OF CAST IRON COLUMNS AND STOREFRONT ELEMENTS AS AVAILABLE FROM 172,174,176

STREET LEVEL OPEN CONNECTION FROM 1ST AVE TO 2ND AVE WITH RETAIL AND RESTUARANT TENANTS

SIDEWALK CAFE AND SHOPPING FOR RETAIL AND RESTUARANT TENANTS

10/05/21

170-176 2ND AVE NORTH - 2021SP-079-001
SPECIFIC PLAN DATA
2ND AVE CONCEPT IMAGES

