

HPB23-0605

1525 Lenox Avenue



Project Team

Adar Investments And Management



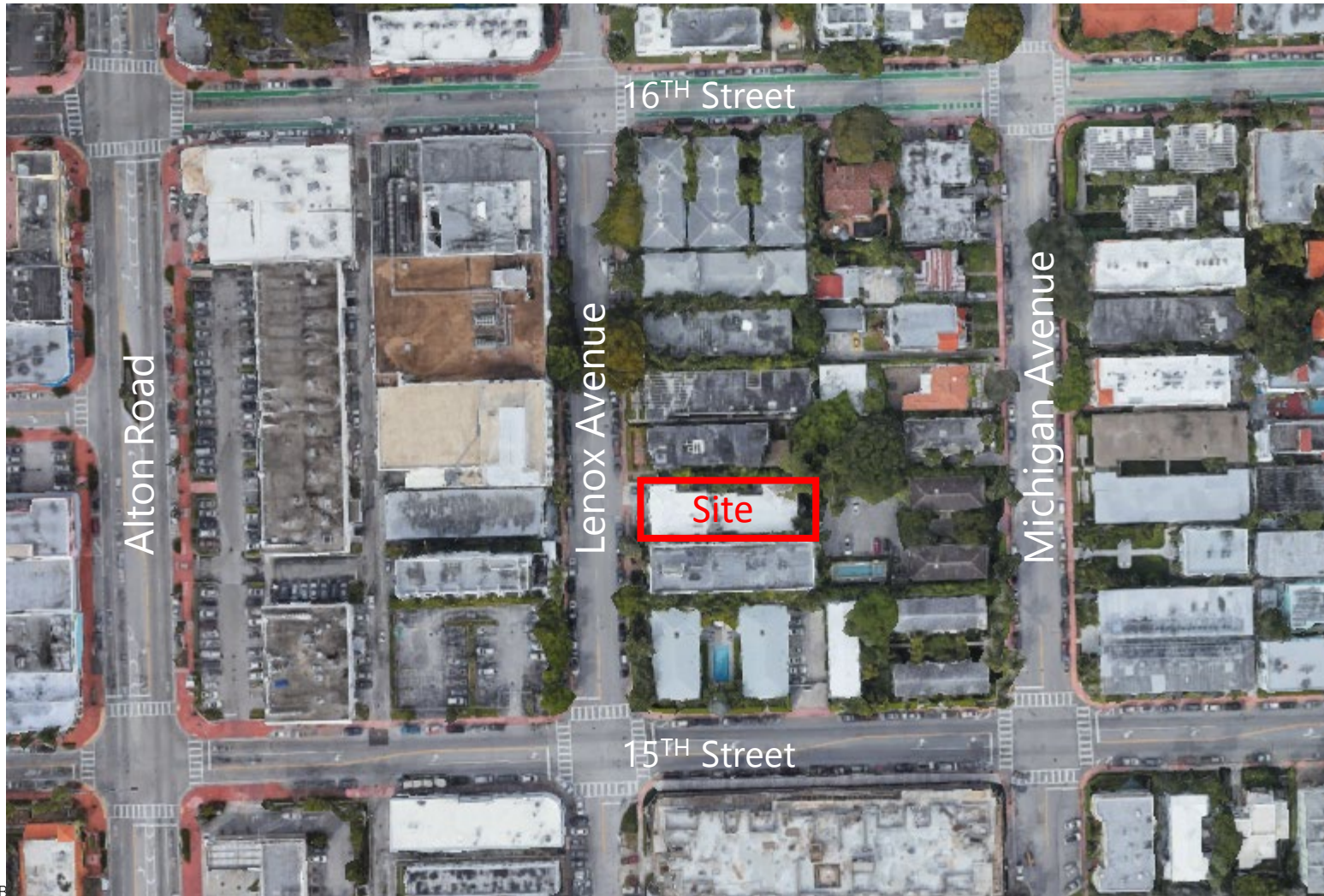
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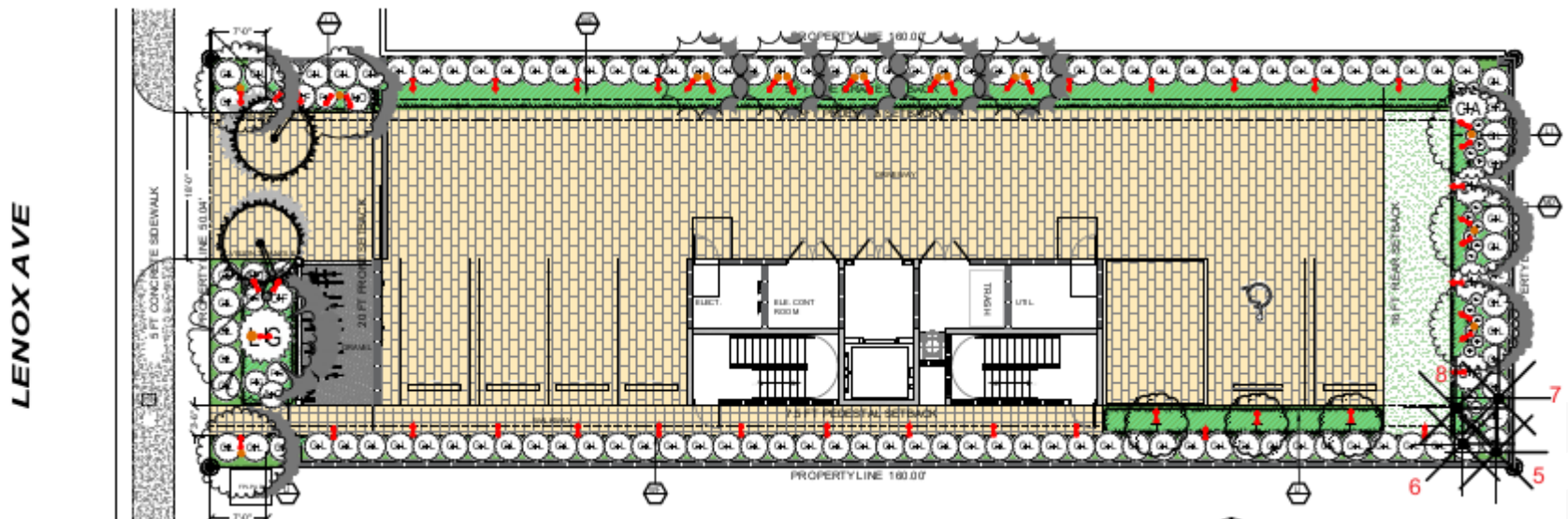
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Property Location



Project Overview

- 6 – unit, residential project in a two (2)-story building with an understory
- The understory contains parking and lobby access
- 6 parking spaces required, and 6 parking spaces provided



Request

- Approval of certificate of appropriateness for design.
- Waiver of understory height – waiver of understory height from 12' to 10'-8" to ensure compatibility with surrounding buildings.



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Existing Condition

- 8,000 square foot lot or 0.183 acres
- Vacant and undeveloped



Property History

- Previous building was a two (2)-story, six (6)-unit residential building



Architectural Plans



Note: to be superseded by a rendered site plan

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Southwest Elevation



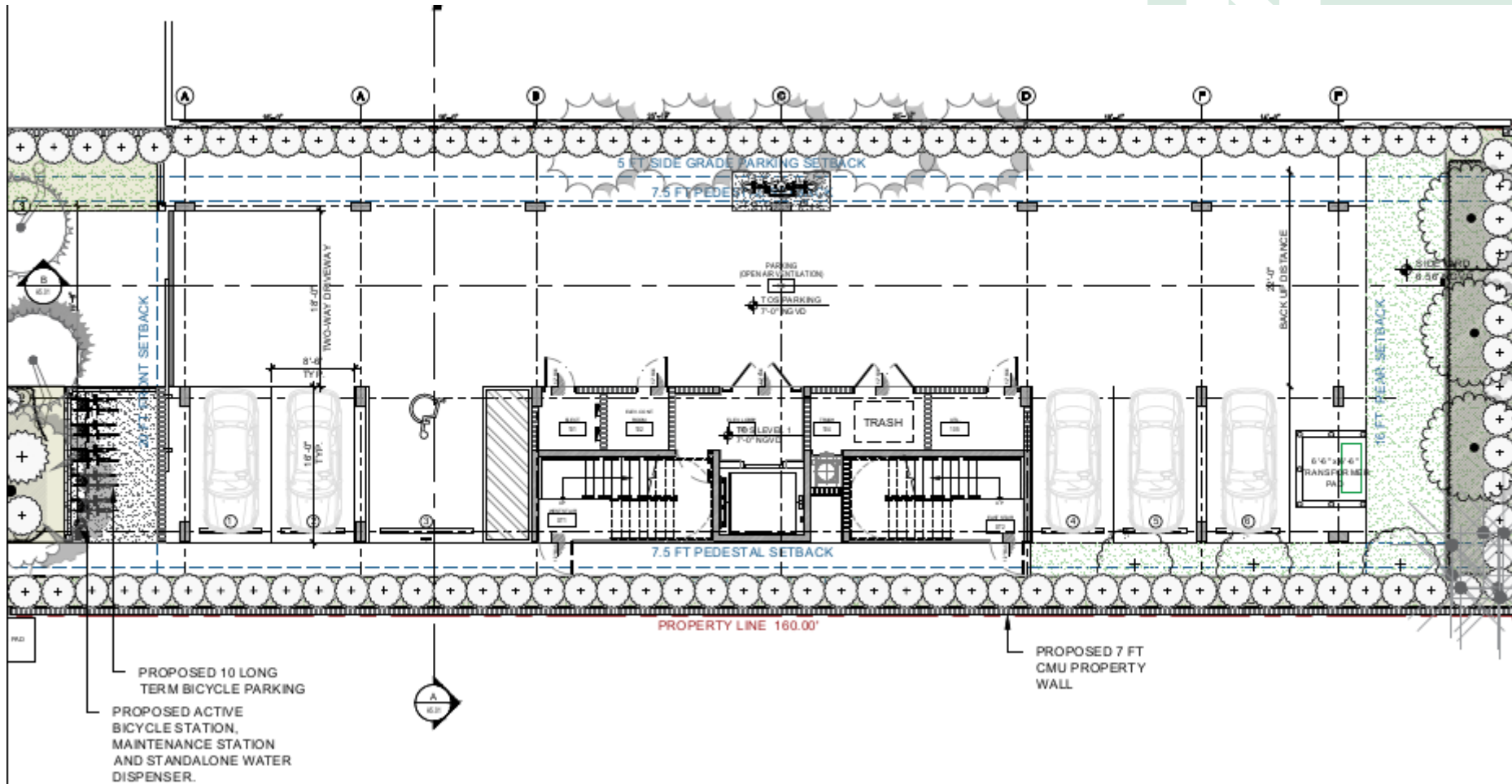
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West Elevation



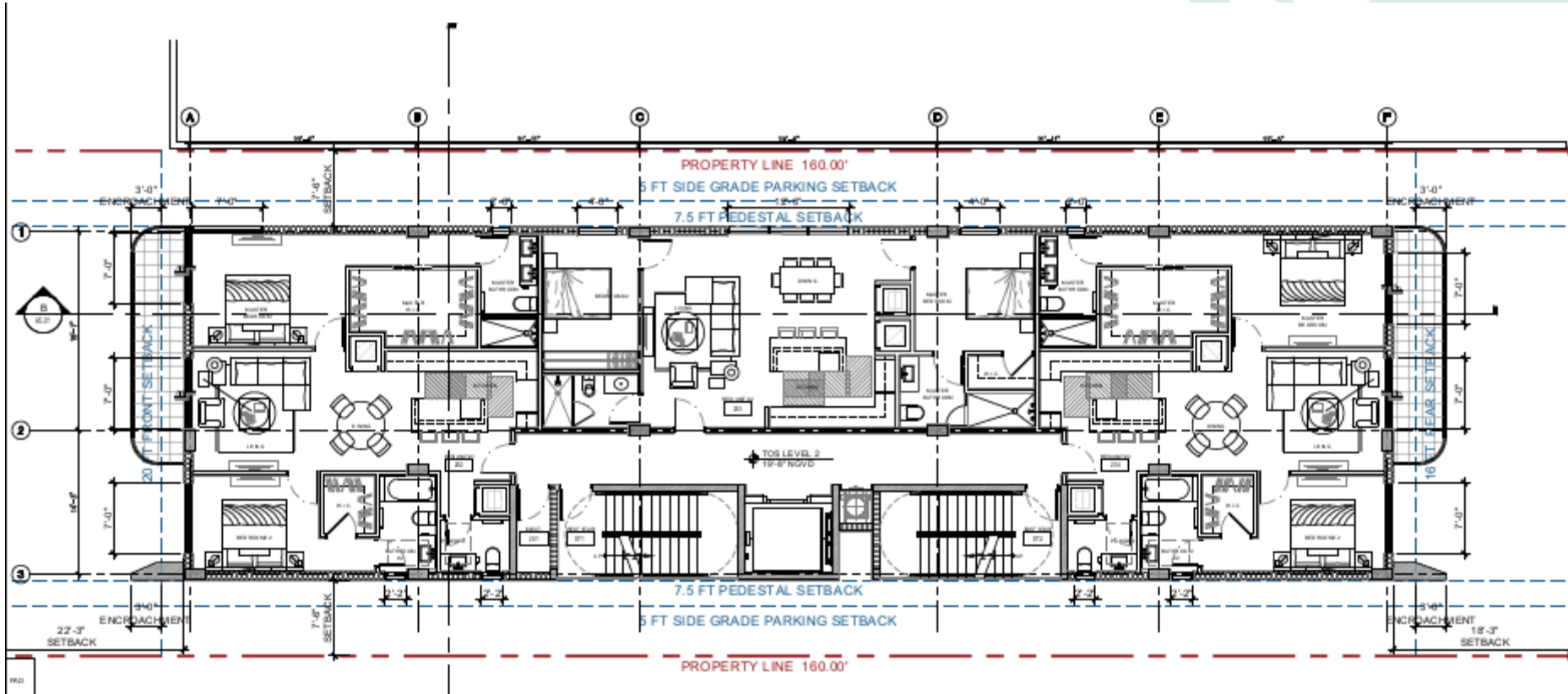
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First Floor Plan



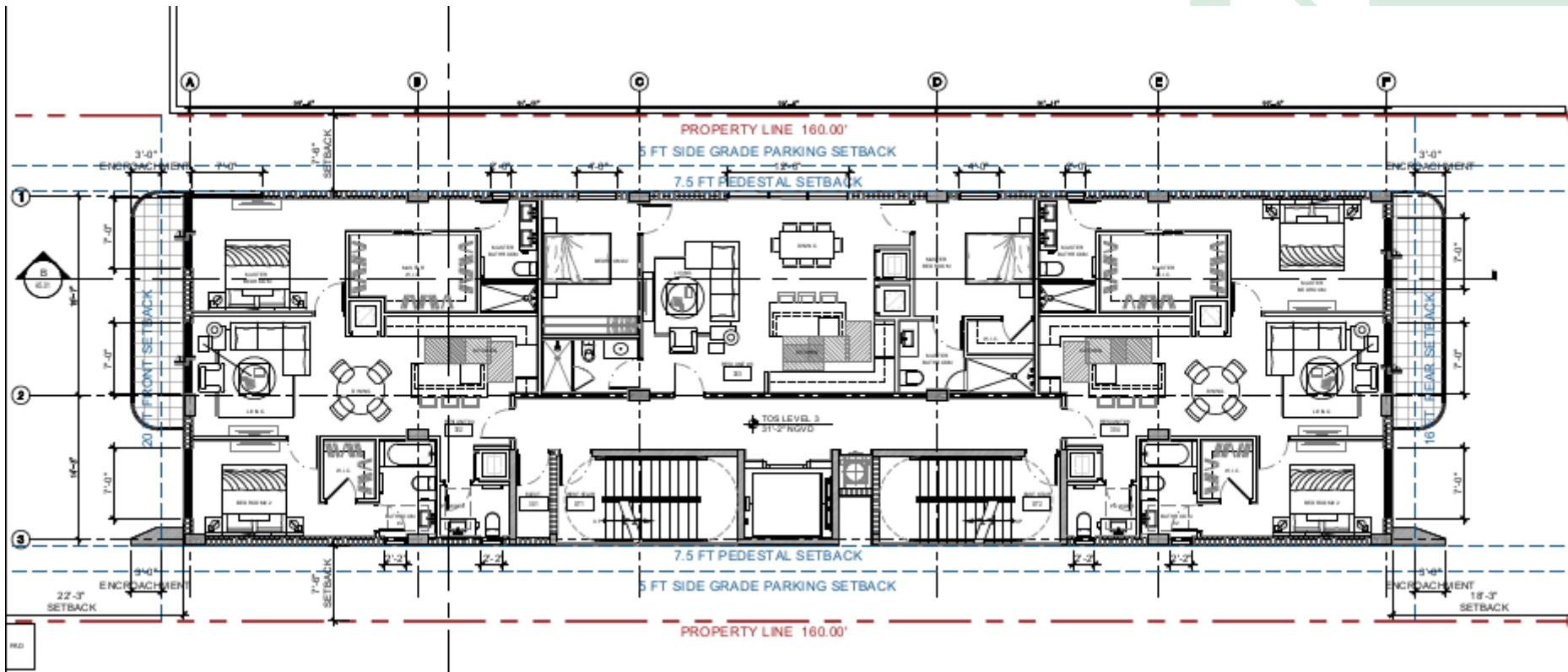
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Second Floor Plan



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Third Floor Plan



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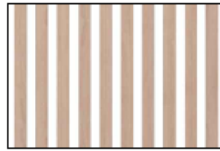
North Elevation



1. TRAVERTINE



2. WHITE STUCCO



3. BRAZILIAN
WOOD CLADDING



4. WOODEN GATE



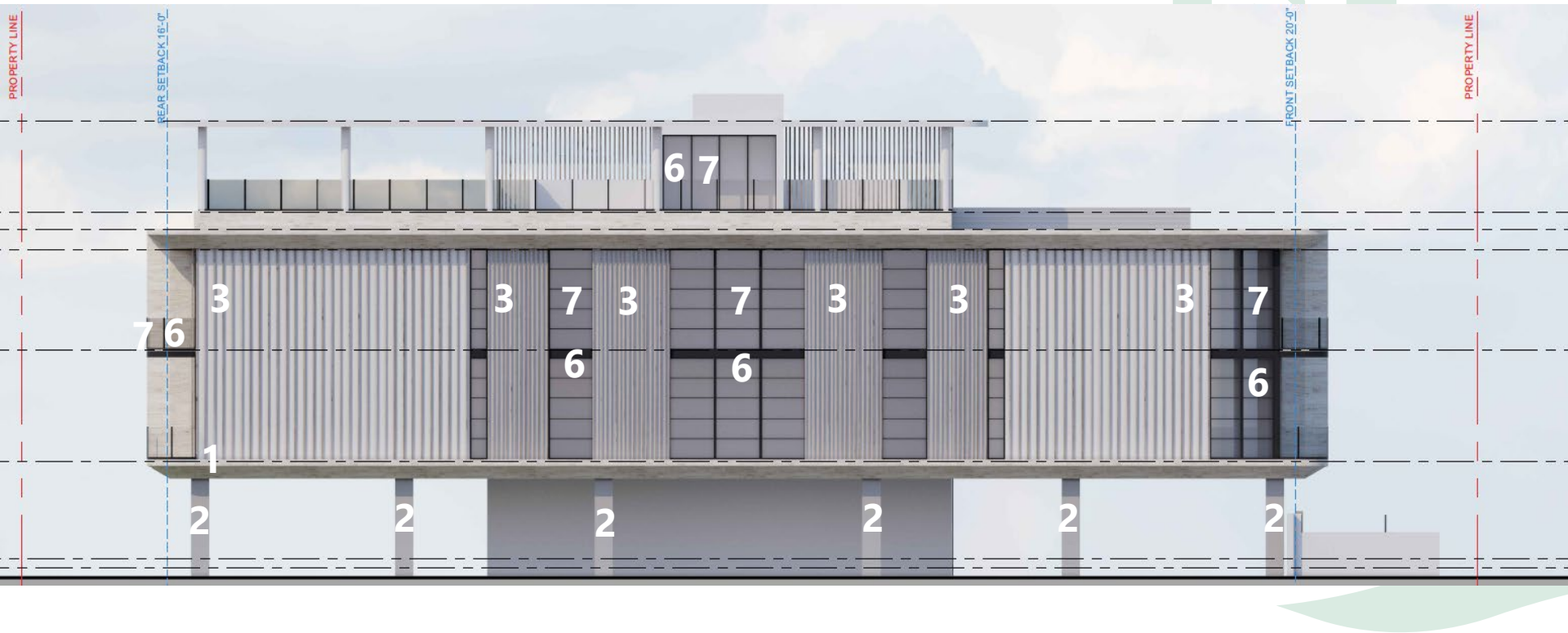
5. WHITE
BREEZE BLOCK



6. CLEAR GLASS



7. BLACK ALUMINUM
FRAME



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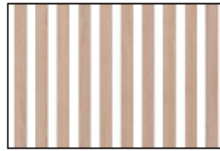
South Elevation



1. TRAVERTINE



2. WHITE STUCCO



3. BRAZILIAN
WOOD CLADDING



4. WOODEN GATE



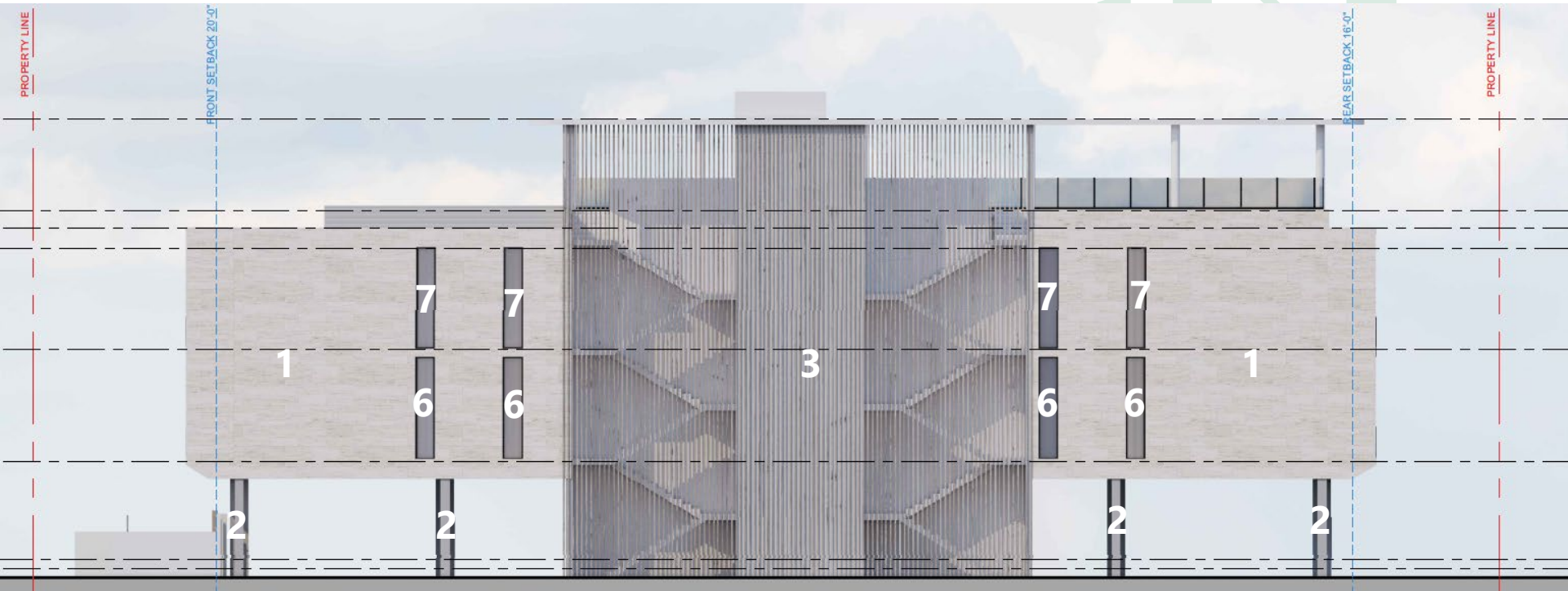
5. WHITE
BREEZE BLOCK



6. CLEAR GLASS



7. BLACK ALUMINUM
FRAME



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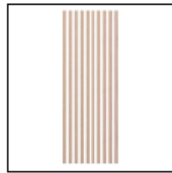
West Elevation



1. TRAVERTINE



2. WHITE STUCCO



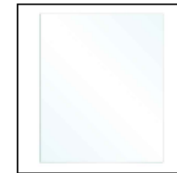
3. BRAZILIAN
WOOD CLADDING



4. WOODEN GATE



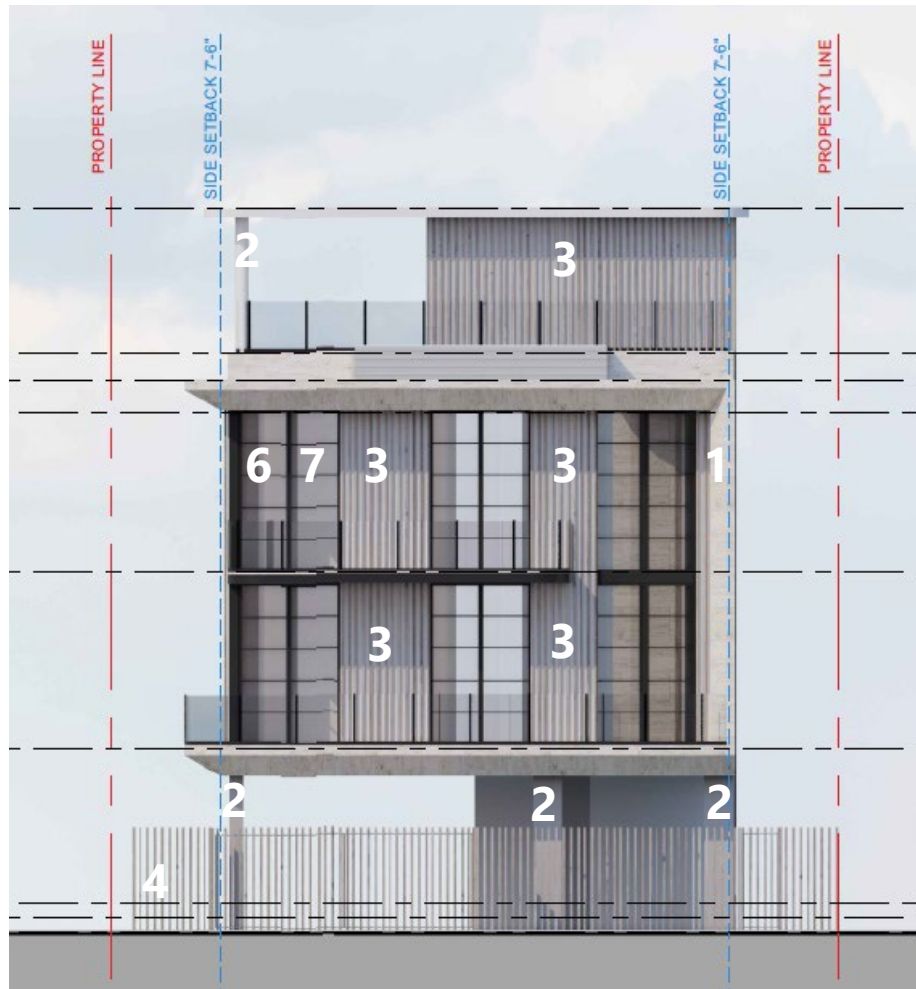
5. WHITE
BREEZE BLOCK



6. CLEAR GLASS



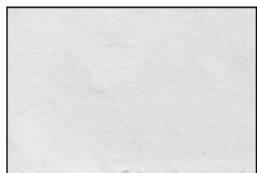
7. BLACK ALUMINUM
FRAME



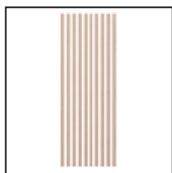
East Elevation



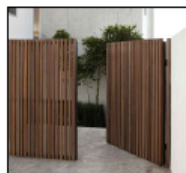
1. TRAVERTINE



2. WHITE STUCCO



3. BRAZILIAN
WOOD CLADDING



4. WOODEN GATE



5. WHITE
BREEZE BLOCK



6. CLEAR GLASS



7. BLACK ALUMINUM
FRAME

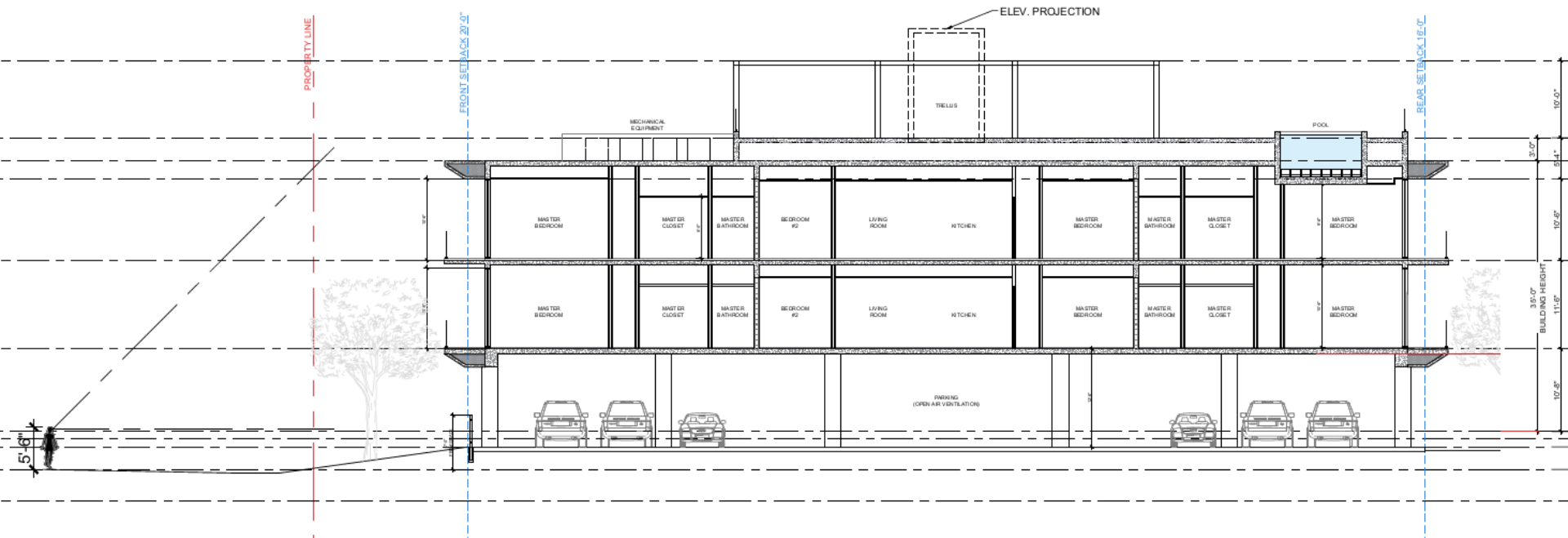


Context Elevation



① CONTEXT ELEVATION - EAST
Scale: 1/16" = 1'-0"

Line of Sight Section



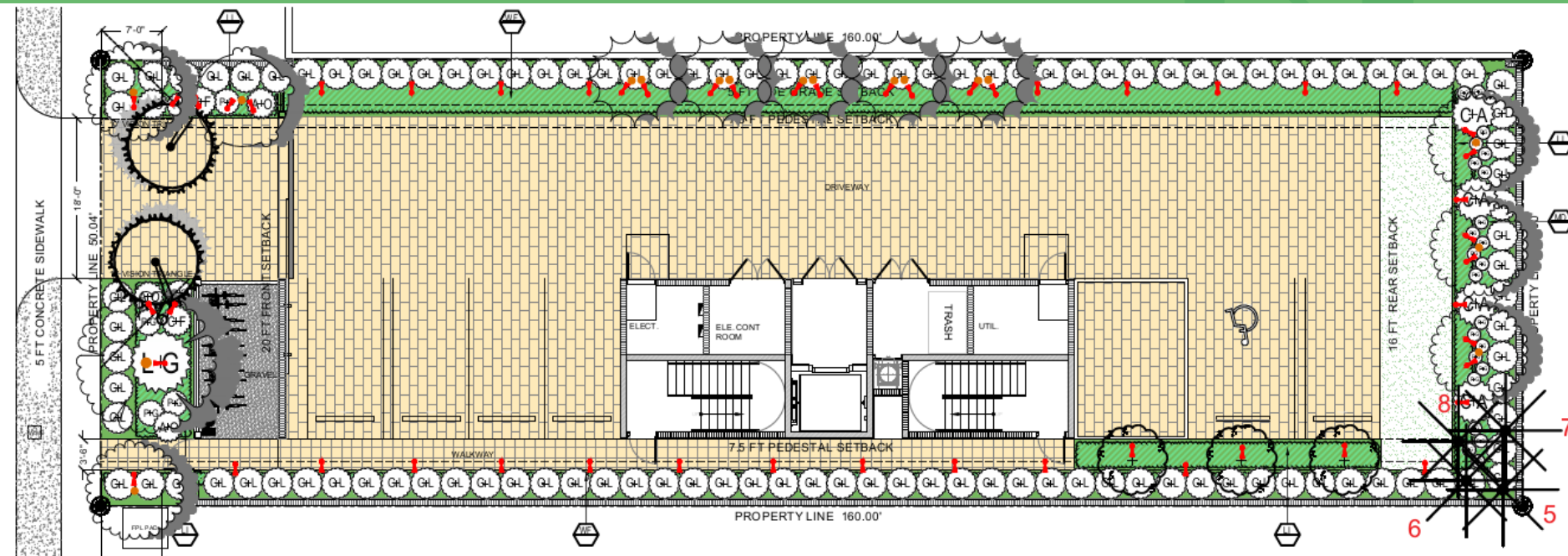
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Landscape Plans

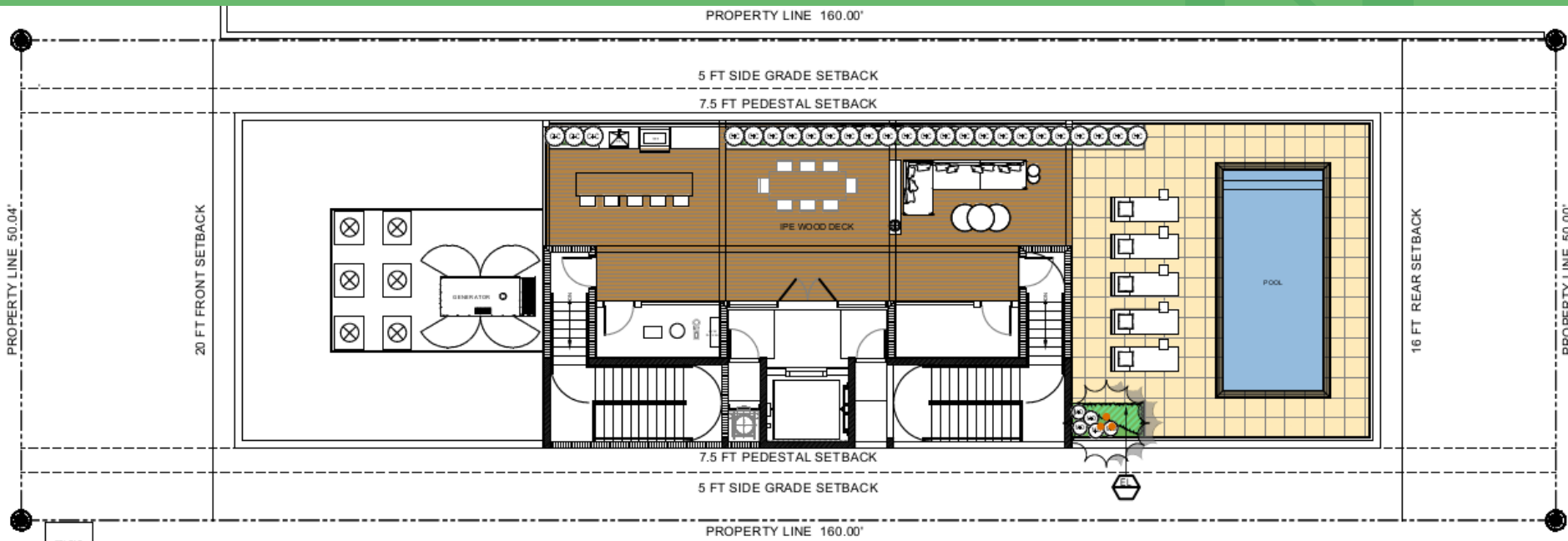


Landscape Plan

Shrubs – 153 provided and 96 required
Trees – 8 provided and 5 required



Roof Plan



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Thank You

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Design Changes Based on Staff Recommendations

Before



After



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Design Changes Based on Staff Recommendations



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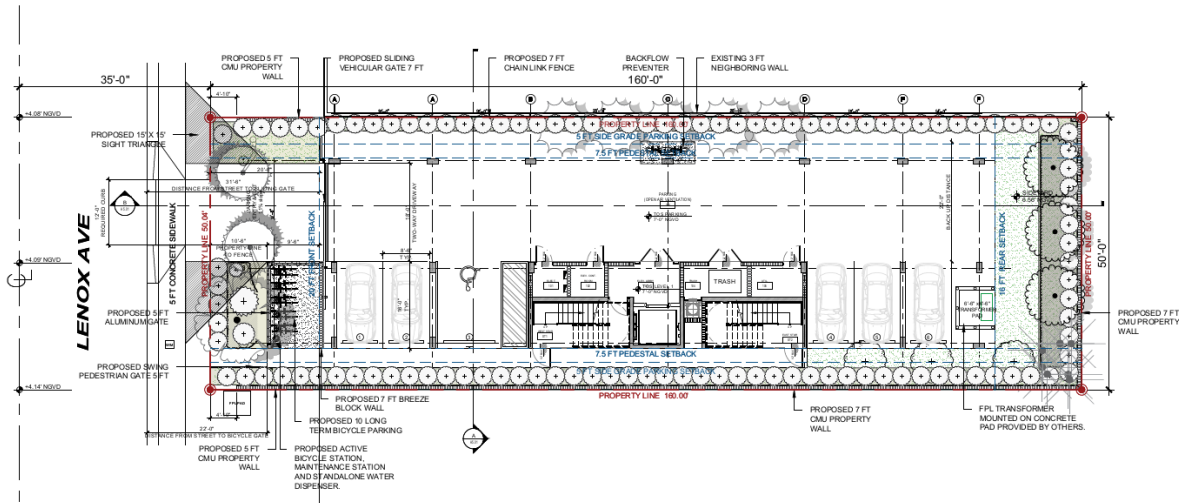
Design Changes Based on Staff Recommendations



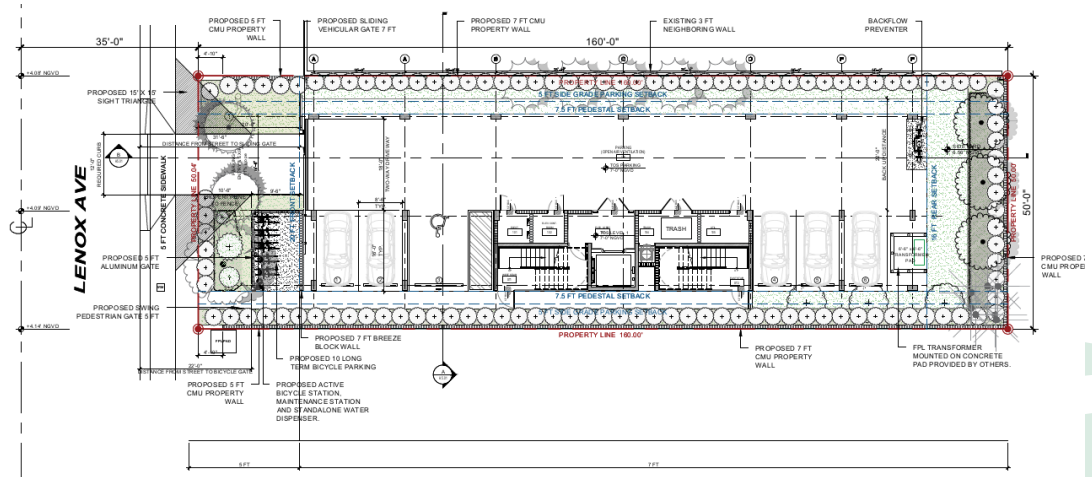
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Design Changes Based on Staff Recommendations

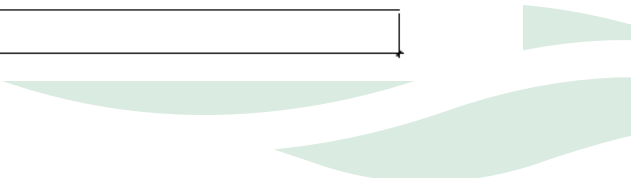
Before



After



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