

NORWICH AVENUE

ALLEY (20)

NORTH HIGH STREET

LANE AVENUE

SITE 2 - LITTLE BAR
2195 N. HIGH STREET, 0.298 ACRES
C-4, UNIVERSITY AREA OVERLAY (RC)
UNIVERSITY AREA COMMISSION
UNIVERSITY IMPACT DISTRICT

SITE 1 - UNIVERSITY BAPTIST CHURCH
50 WEST LANE AVENUE, 1.459 ACRES
AR-4 & R2F, UNIVERSITY AREA OVERLAY (RC)
UNIVERSITY AREA COMMISSION

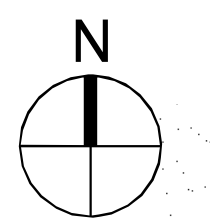
SITE PLAN

1" = 40'-0"

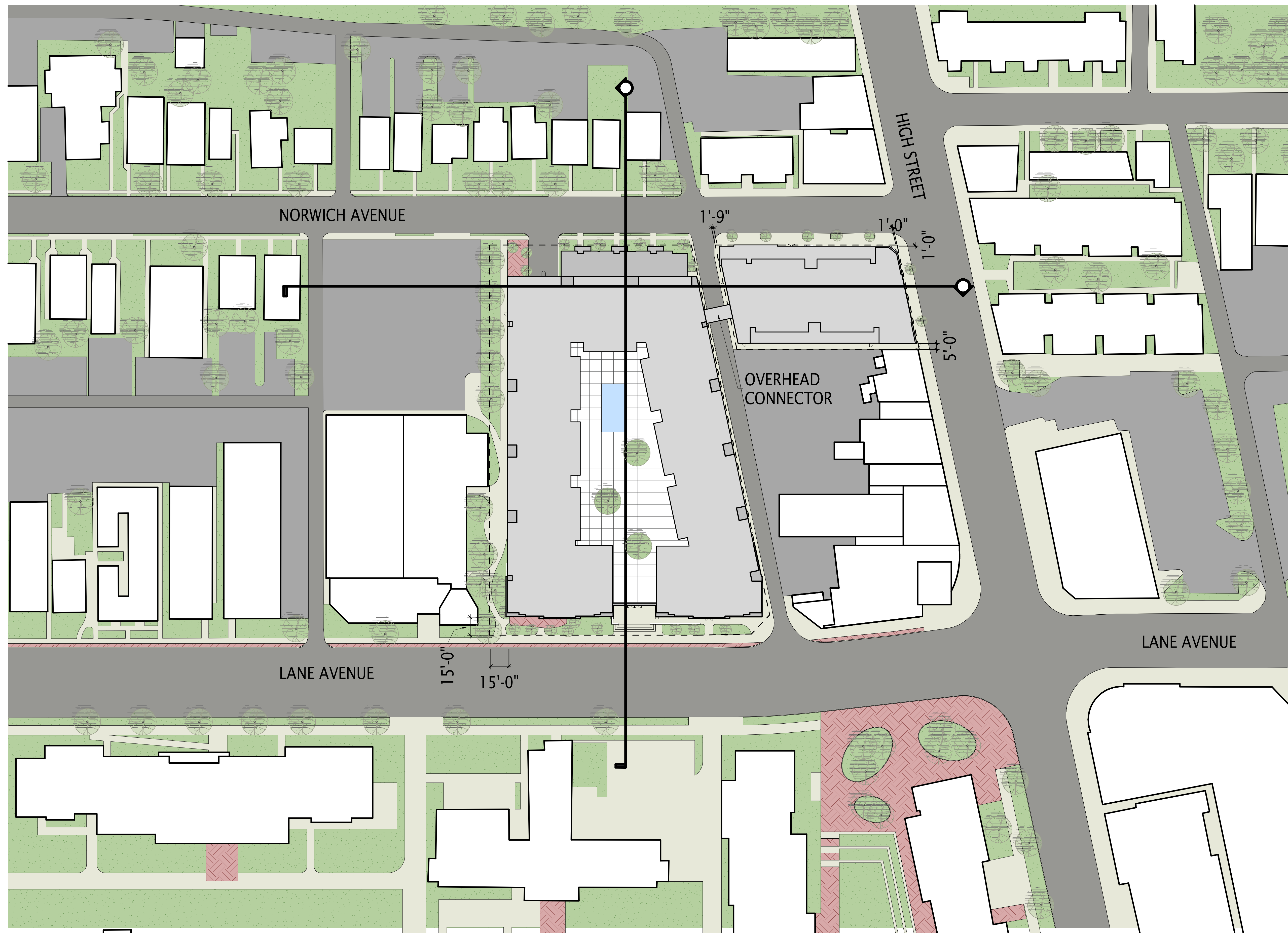
1

ACC OP - LANE AVENUE

EXISTING CONDITIONS

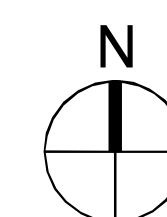


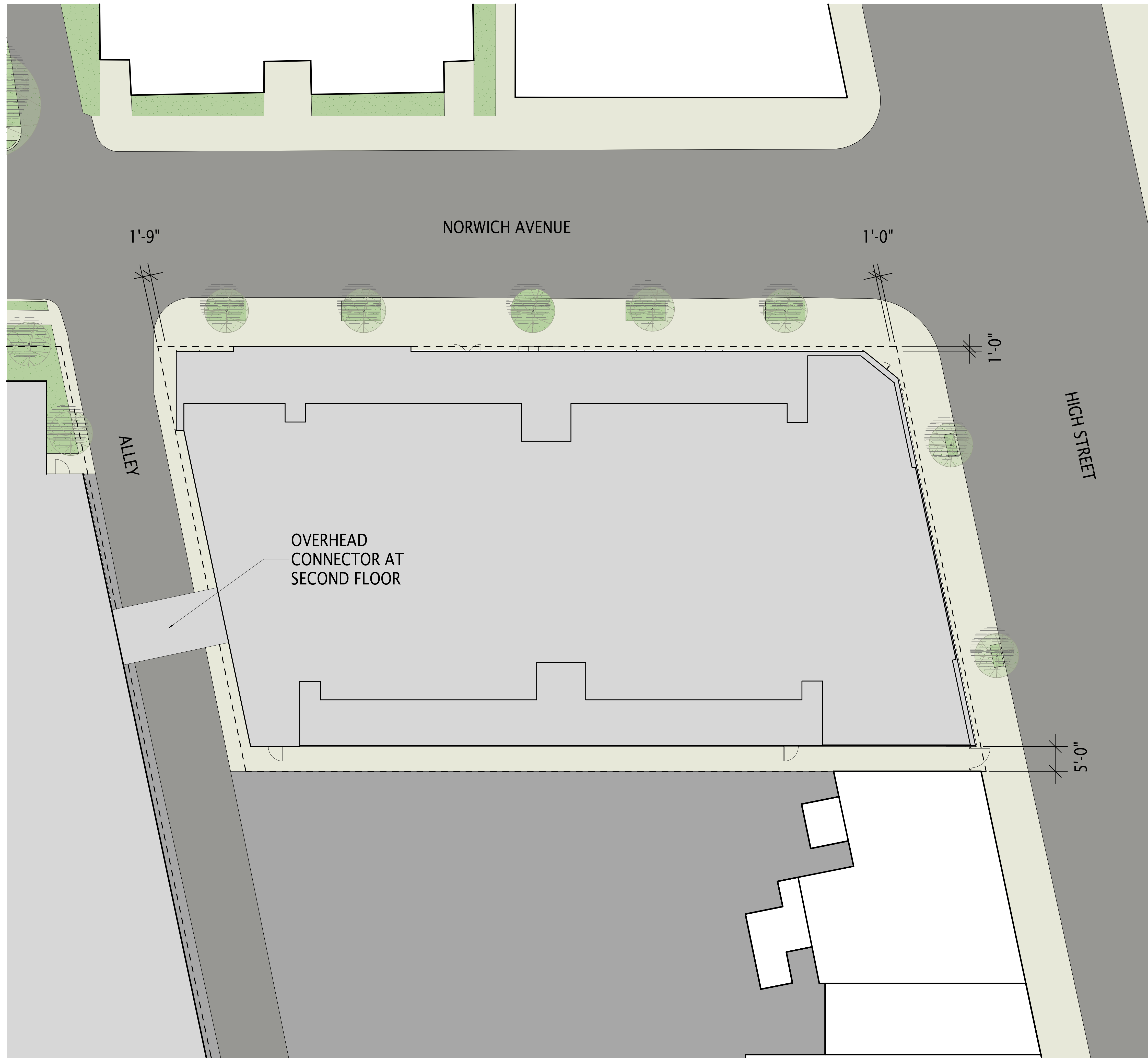
ACOCK
ASSOCIATES
ARCHITECTS



ACC OP - LANE AVENUE

ARCHITECTURAL SITE PLAN 1" = 40'-0"





2195 North High Street, 0.298 Acres (12,980 SF)
 Current Zoning: C4
 Proposed Zoning: CPD
 University Area District (RC) Overlay
 University Impact District Review Board

Proposed Building
 First Story Foot Print - 11,888 GSF
 Total GSF - 58,013 GSF
 Overall Building Height @ High Street - 76' - 0"
 Overall Building Height @ Norwich - 77' - 6"

Proposed Uses

1st Floor University Baptist Church	- 10,588 SF
Multi- Family Residential	- 1,300 SF (0 Units/0 Beds)
2nd Floor Multi- Family Residential	- 9,225 SF (5 Units/20 Beds)
3rd Floor Multi- Family Residential	- 9,225 SF (5 Units/20 Beds)
4th Floor Multi- Family Residential	- 9,225 SF (5 Units/20 Beds)
5th Floor Multi- Family Residential	- 9,225 SF (5 Units/20 Beds)
6th Floor Multi- Family Residential	- 9,225 SF (5 Units/20 Beds)
Total of Residential	47,425 SF (25 Units/100 Beds)

Parking

1st Floor University Baptist Church	
2,200 SF Sanctuary	- 1 space/30SF = 74 spaces
8,388 SF Remaining Space	- 1/250 SF = 34 spaces
Total Spaces	- 108 spaces
50% Reduction per 3325.381.A.1	(54) spaces

2nd through 6th Floors

100 Beds - 0.5 spaces/Bed	- 50 spaces
Total Spaces Required	- 104 spaces
Total Spaces Provided	- 0 spaces
All parking requirements provided on adjacent lot's structured parking	

ACC OP - LANE AVENUE

ARCHITECTURAL SITE PLAN, 2195 NORTH HIGH STREET 1" = 10'-0"



West - Shared Prop. with Newman Center

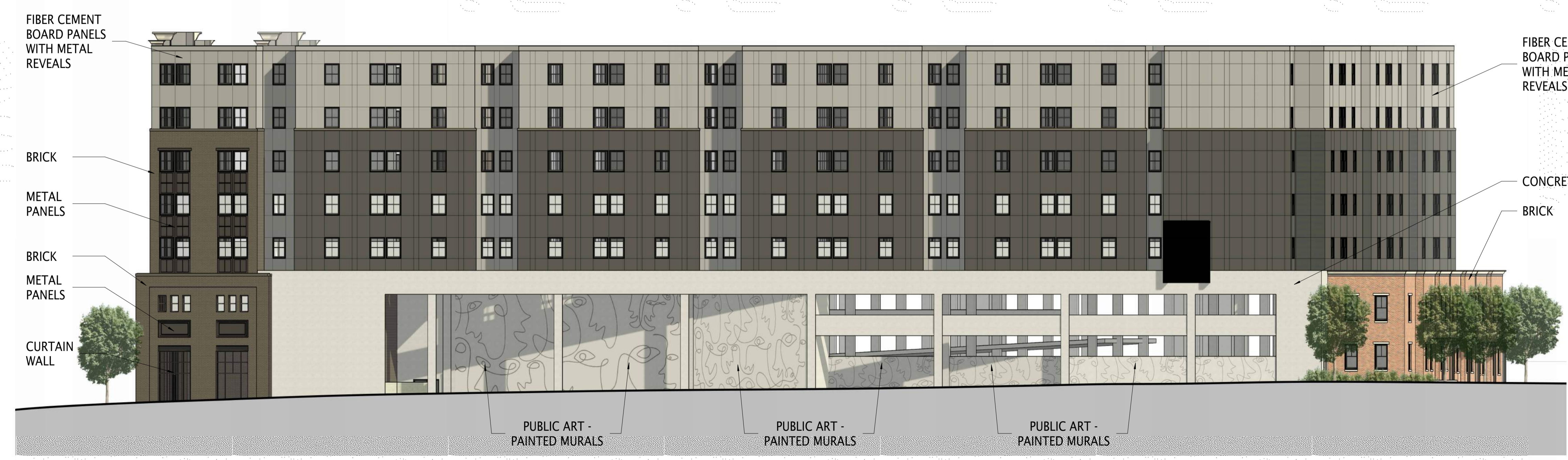
1/16" = 1'-0"

2

South - Lane Avenue

1/16" = 1'-0"

1



East - Along Alley

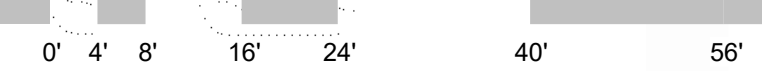
1/16" = 1'-0"

3

ACC OP - LANE AVENUE

EXTERIOR ELEVATIONS

ACOCK ASSOCIATES ARCHITECTS





South - Shared Property Line ③
1/16" = 1'-0"



East - High Street ②
1/16" = 1'-0"



North - Norwich Avenue ①
1/16" = 1'-0"

ACC OP - LANE AVENUE

EXTERIOR ELEVATIONS

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0' 4' 8' 16' 24' 40' 56'



ACC OP - LANE AVENUE

Perspective Looking North

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ACC OP - LANE AVENUE

Perspective Looking Northeast

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Public Promenade Perspective Looking Northeast

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Perspective Looking Southwest

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ACC OP - LANE AVENUE

Perspective Looking Southeast

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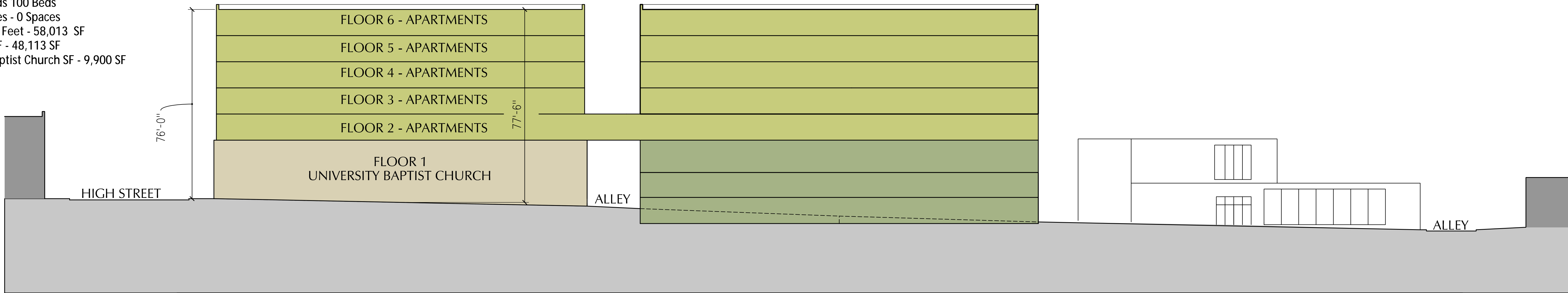
ACC OP - LANE AVENUE

Perspective Looking Northwest

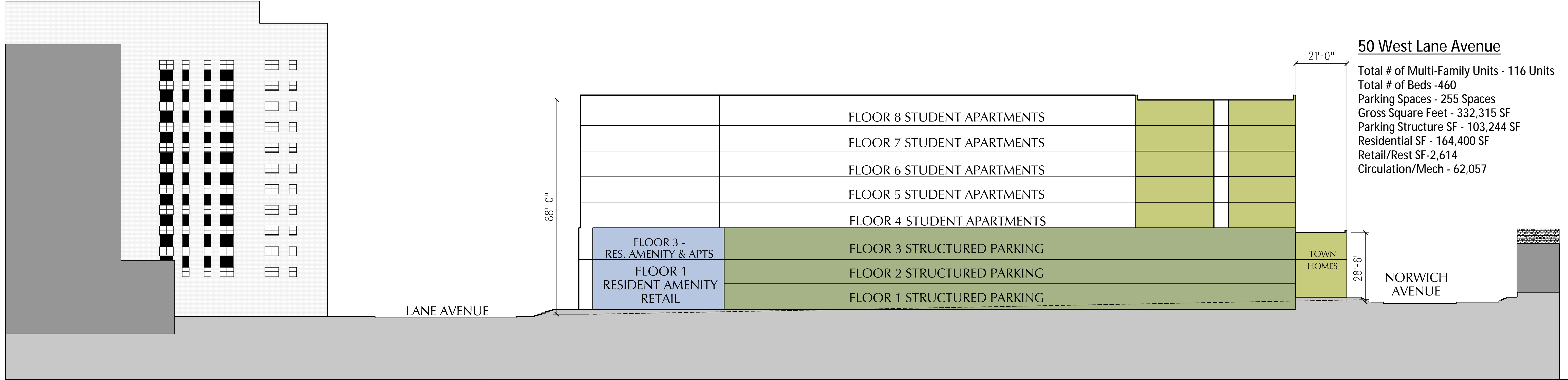
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2195 North High Street

Total # of Multi-Family Units - 25 Units
 Total # of Beds 100 Beds
 Parking Spaces - 0 Spaces
 Gross Square Feet - 58,013 SF
 Residential SF - 48,113 SF
 University Baptist Church SF - 9,900 SF



SITE SECTION LOOKING SOUTH
 SCALE 1" = 20'



50 West Lane Avenue
 Total # of Multi-Family Units - 116 Units
 Total # of Beds - 460
 Parking Spaces - 255 Spaces
 Gross Square Feet - 332,315 SF
 Parking Structure SF - 103,244 SF
 Residential SF - 164,400 SF
 Retail/Rest SF - 2,614
 Circulation/Mech - 62,057

SITE SECTION LOOKING WEST
 SCALE 1" = 20'