

95 BERKELEY

SELDC | OCTOBER 1, 2024

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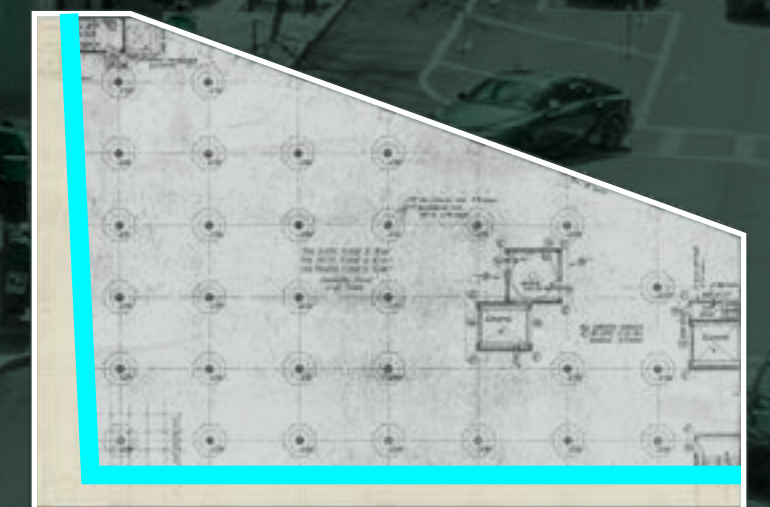
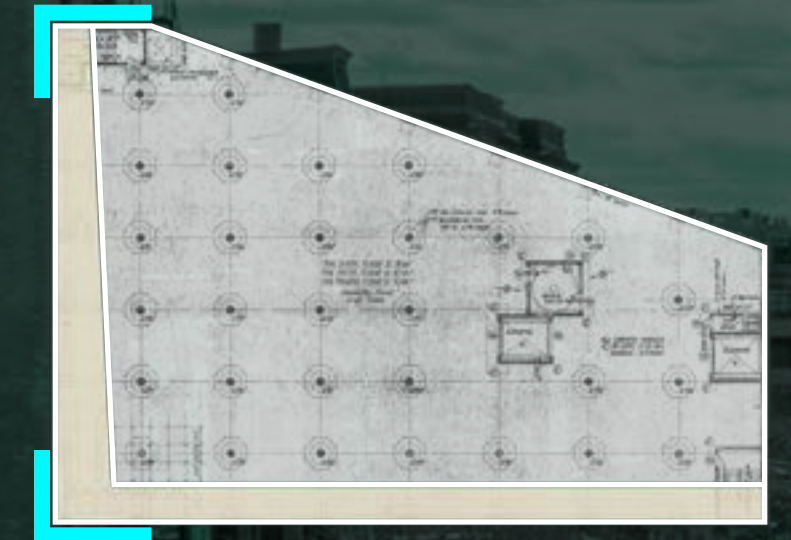
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WHAT WE HEARD

01 Financial rational for additional square footage

02 Avoid corner cornices when viewed from Berkeley

03 Reduce visual impact of addition when viewed from Chandler



ADDITION: FLOOR PLAN

PREVIOUS

TAPERED BERKELEY SETBACK FROM 8.5' TO 13.5'

MINIMUM DEPTH FOR ACCESSIBLE TERRACE

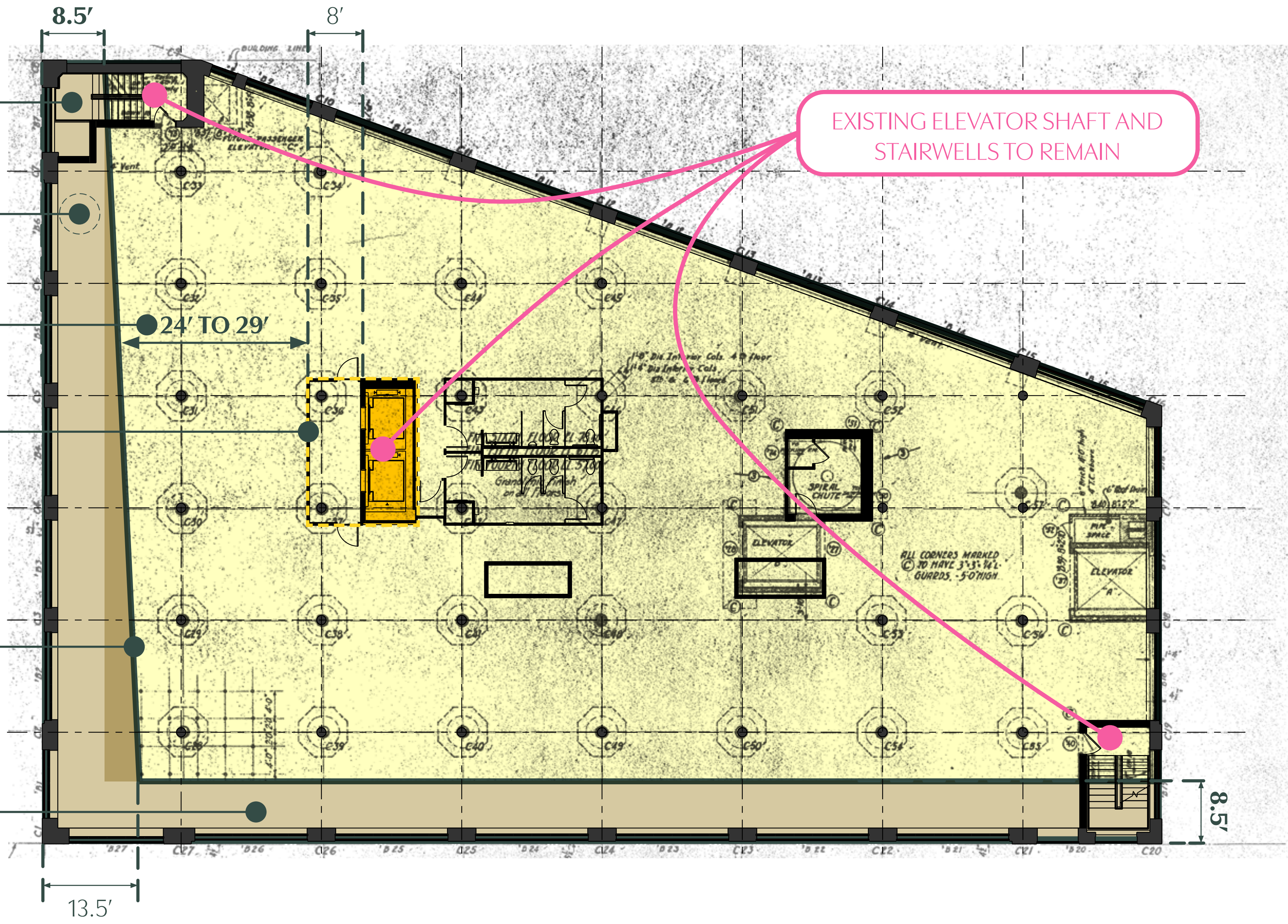
MINIMUM UNIT DEPTH (TAPERS FROM 29' DOWN TO 24')

8' MINIMUM CLEARANCE IN FRONT OF EXISTING ELEVATORS TO REMAIN

TAPERED FACADE SETBACK FROM 8' TO 13.5' TO HELP ADDITION READ AS A DISTINCT, SEPARATE FORM FROM THE EXISTING BUILDING AND CREATE A MORE SIGNIFICANT SETBACK WHEN VIEWED NORTHBOUND FROM BERKELEY STREET

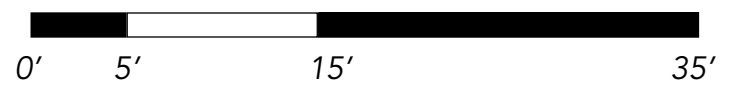
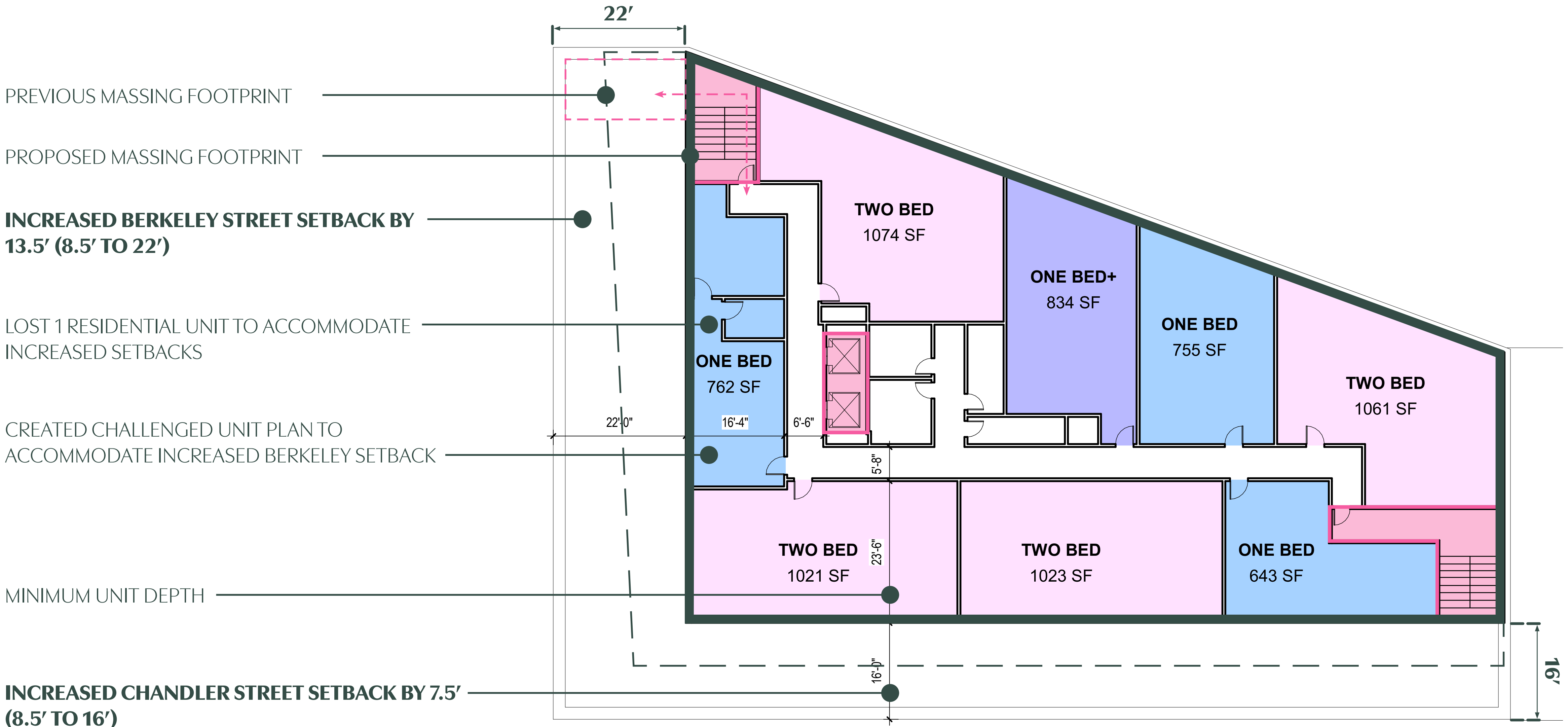
8.5' CHANDLER SETBACK

EXISTING ELEVATOR SHAFT AND STAIRWELLS TO REMAIN



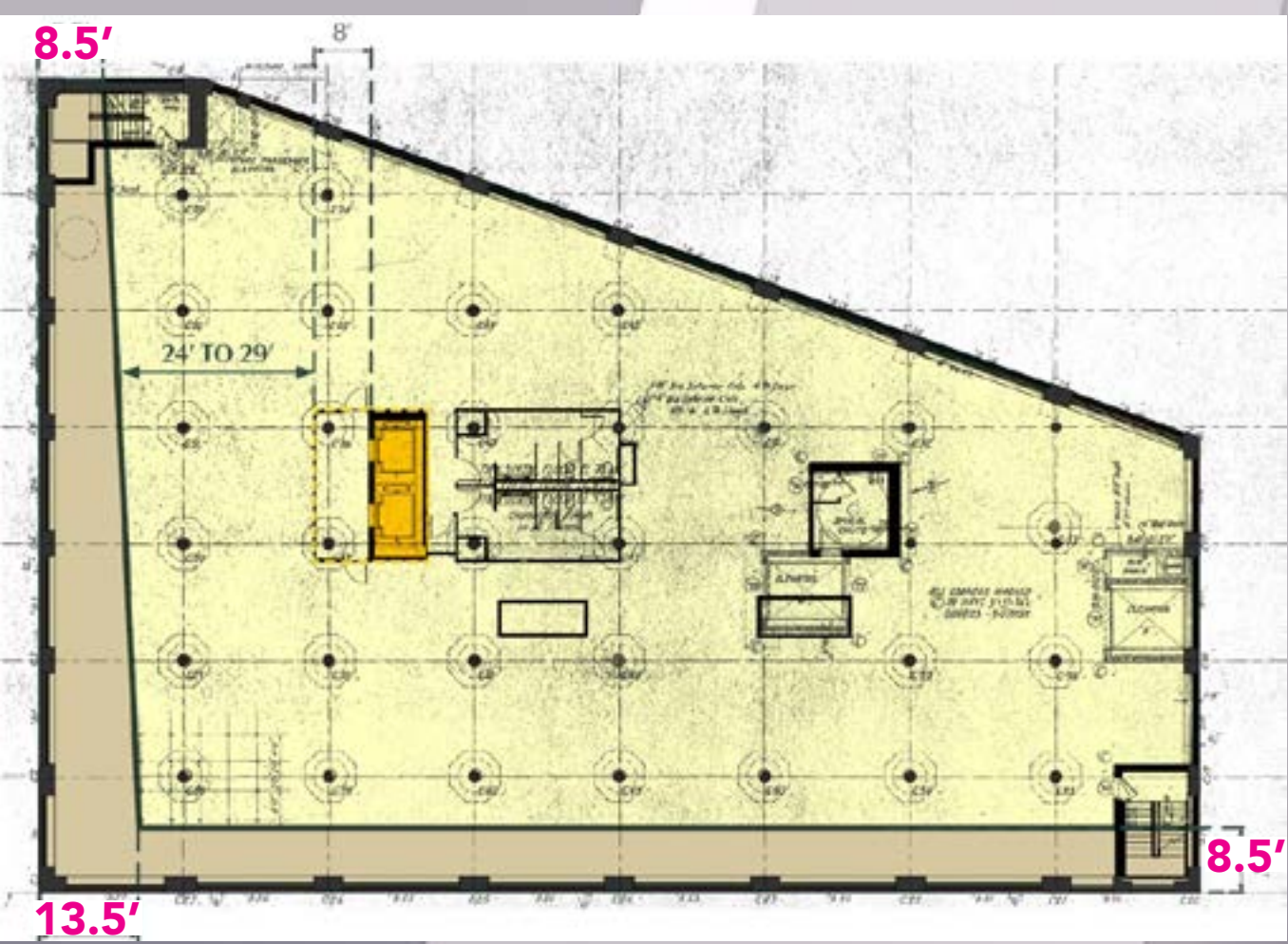
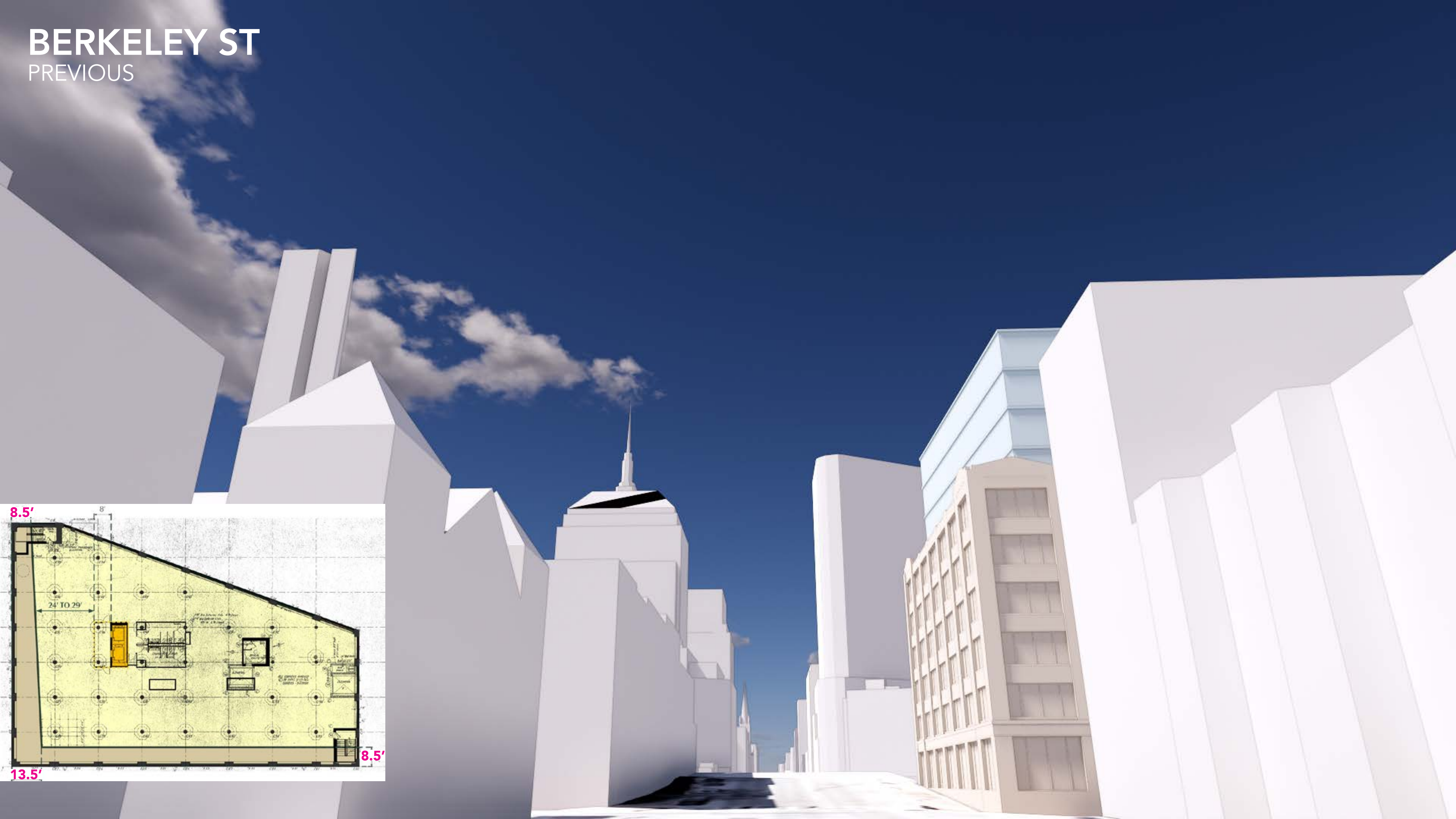
ADDITION: FLOOR PLAN

PROPOSED



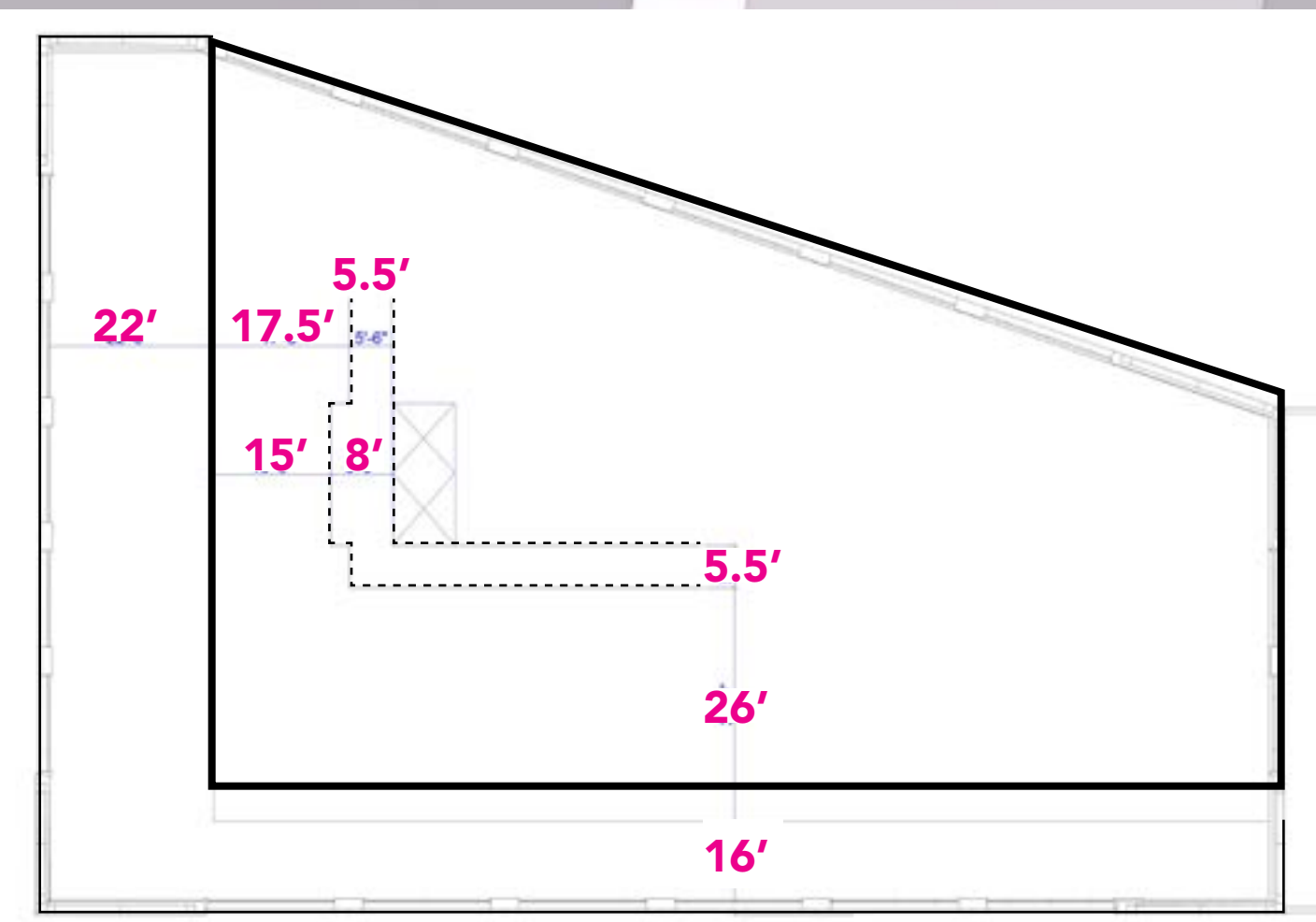
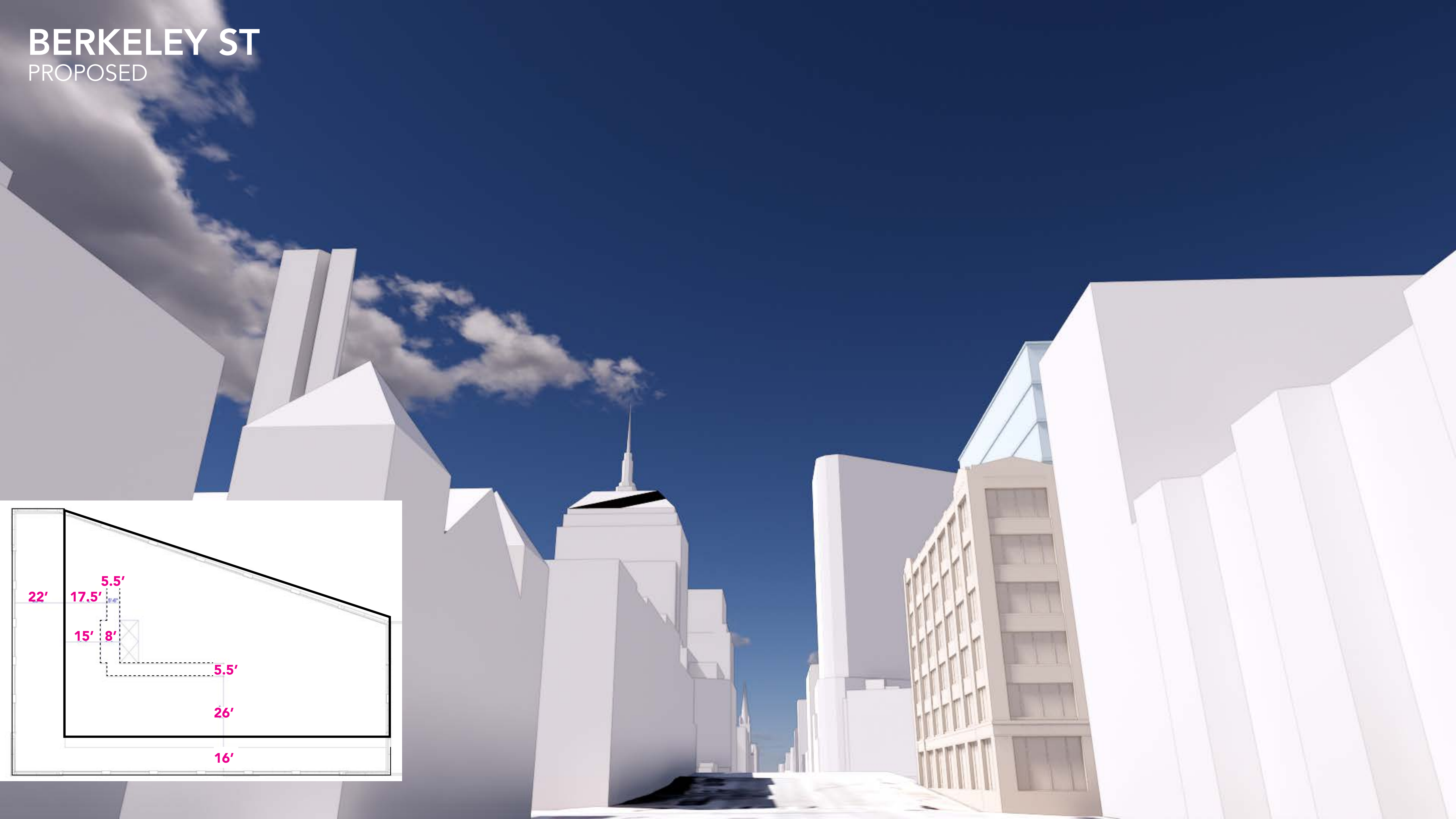
BERKELEY ST

PREVIOUS



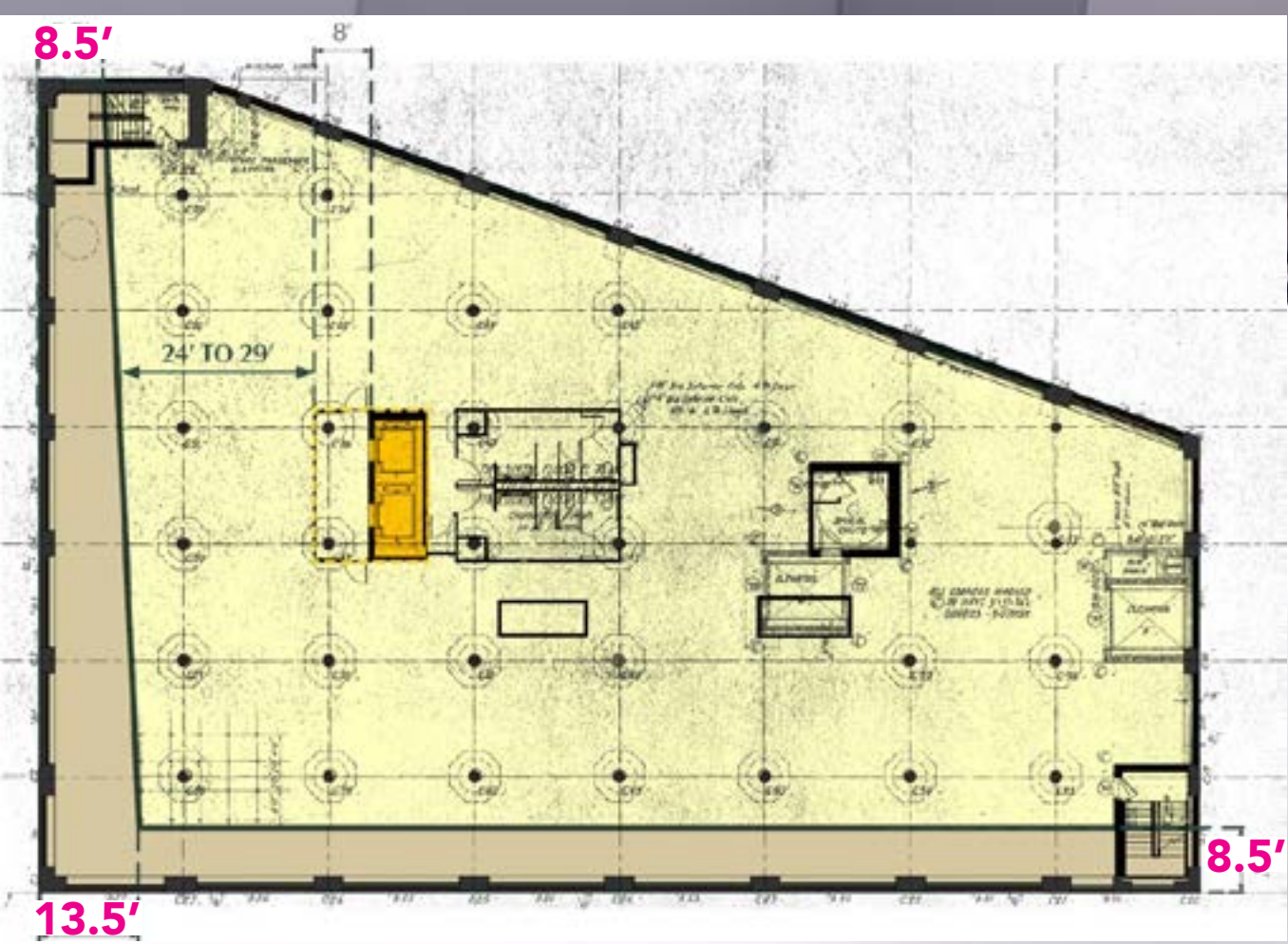
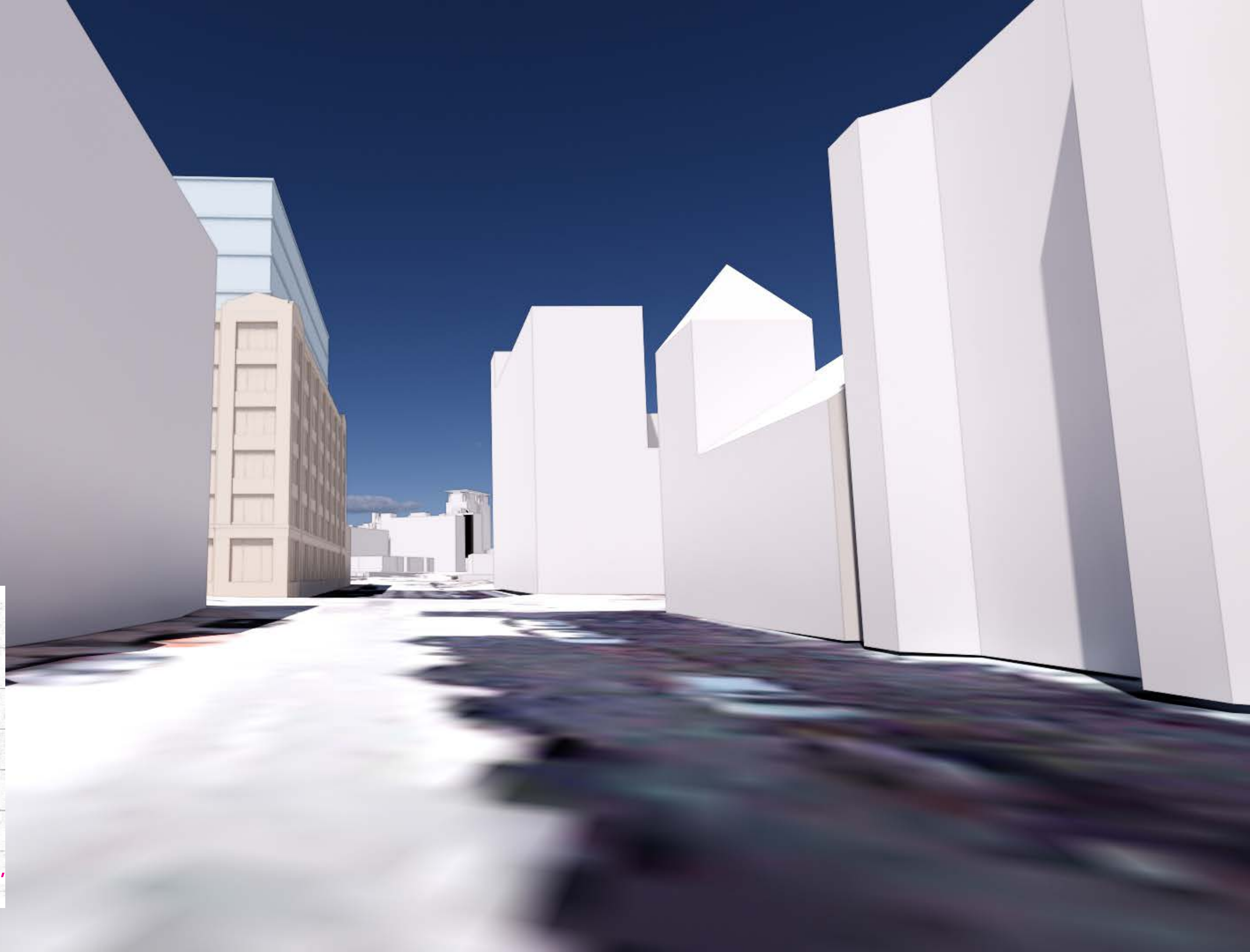
BERKELEY ST

PROPOSED



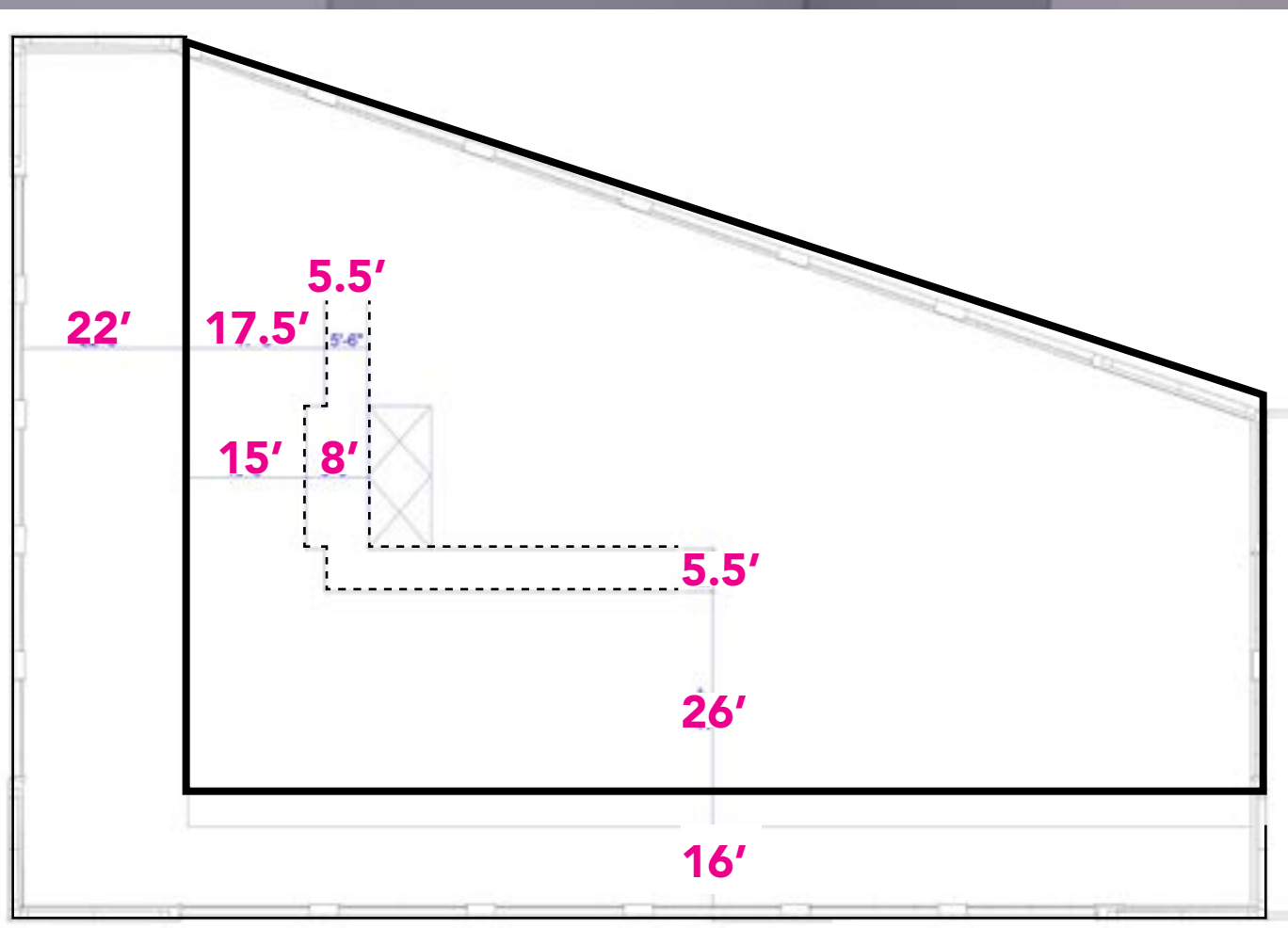
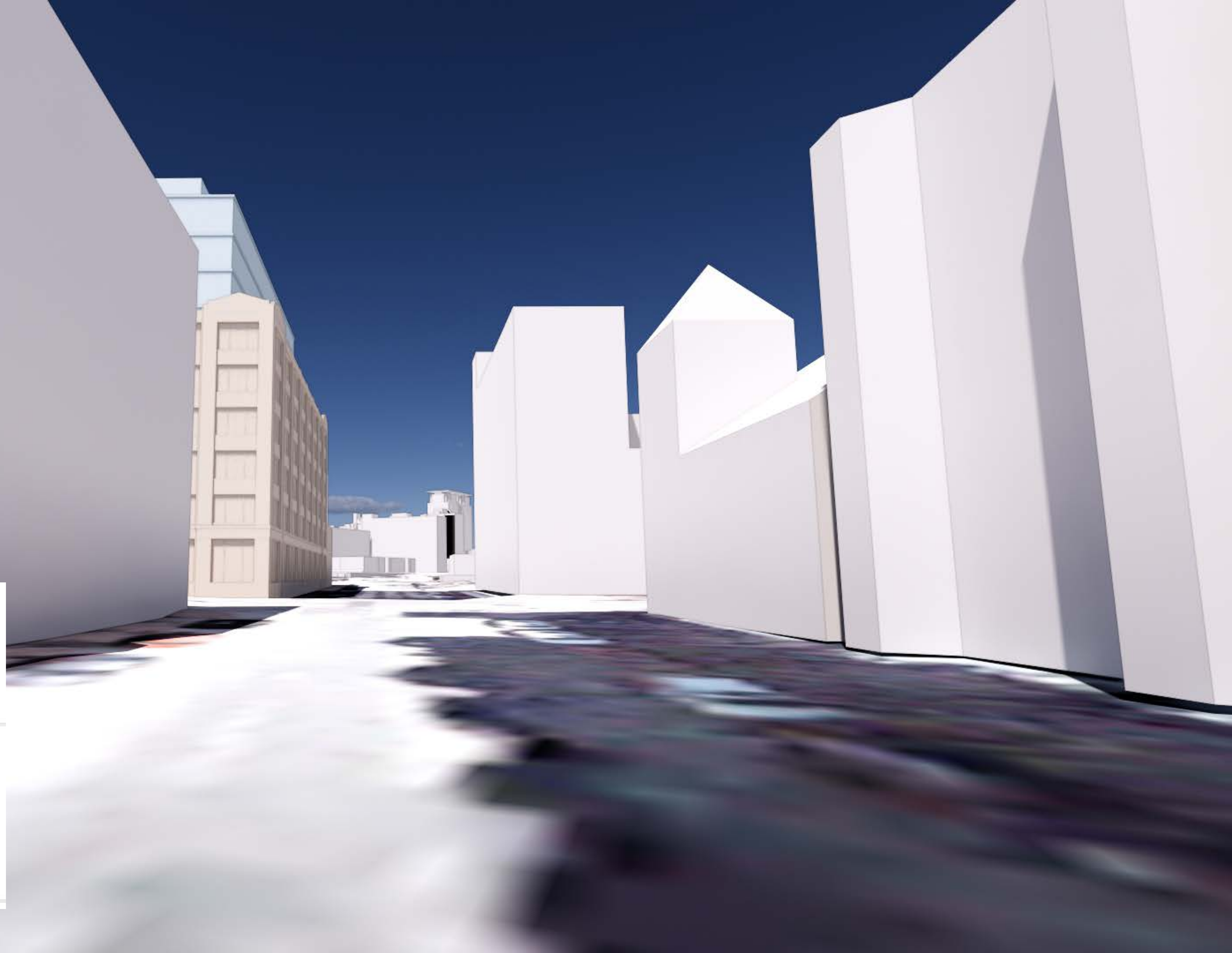
CHANDLER ST

PREVIOUS

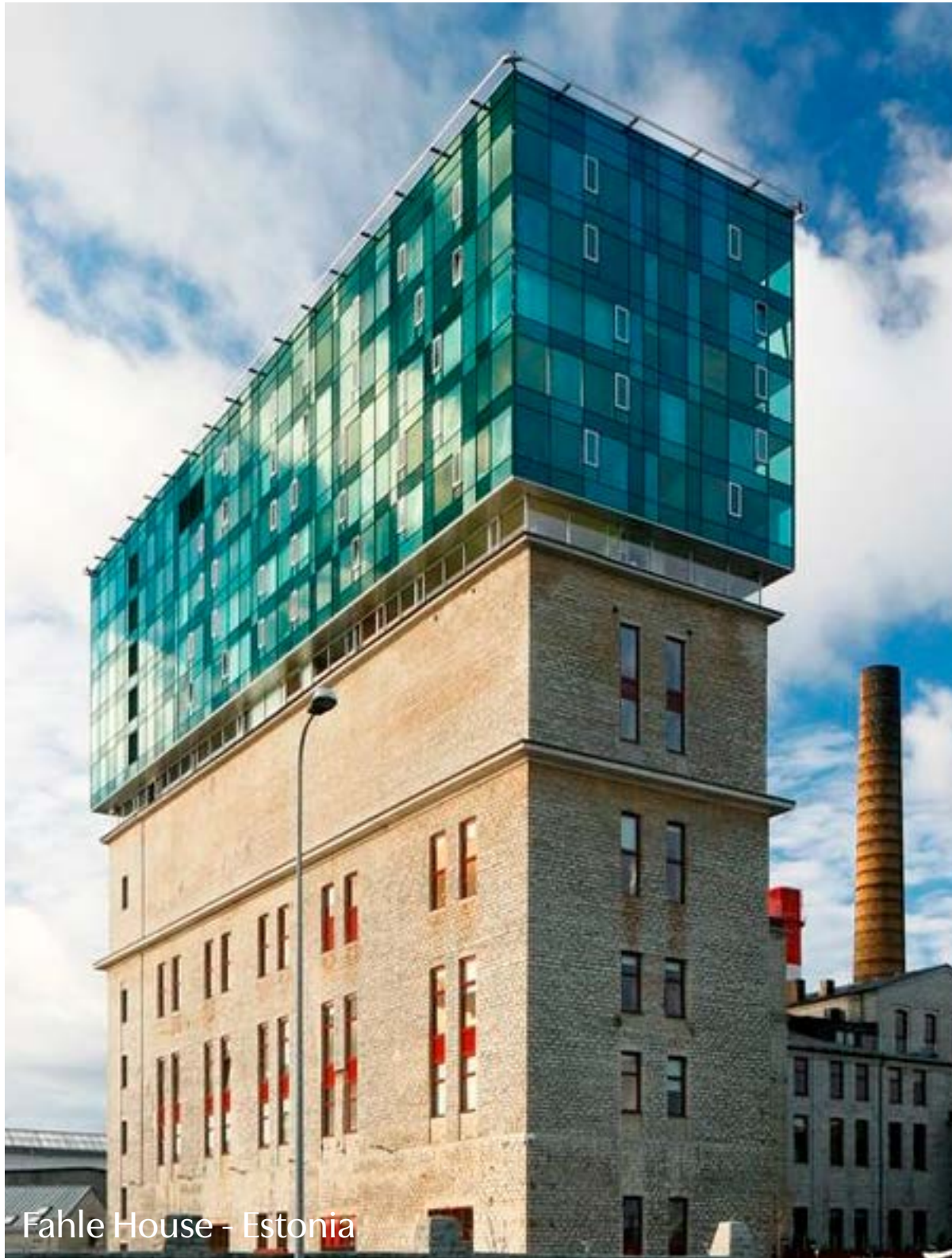


CHANDLER ST

PROPOSED



Design Approaches



Glass over Masonry

Metal and Glass over Masonry

Metal over Masonry

Masonry over Masonry