PREVIOUS DESIGN ELEVATIONS DO NOT MATCH EXISTING CONDITION AFTER FIELD VERIFICATION

PREVIOUS DESIGN IS 3'-5" HIGHER THAN NEW PROPOSED DESIGN
1. EXISTING BRICK ARCADE TO REMAIN WITH NEW BUTT-GLAZED STOREFRONT INFILL
2. EXISTING BRICK FACADE TO REMAIN WITH NEW RECESSED OPERABLE WINDOWS
3. PENTHOUSE FOOTPRINT EXPANDED. SETBACK FROM STREET FRONTAGE AND HEIGHT TO ALIGN WITH EXISTING PENTHOUSE
4. NEW FENESTRATION PATTERN ON REAR ADDITION TO MATCH RHYTHM OF TOWNHOUSE WINDOWS
1. Open brick arcade to provide larger storefront
2. Re-position & enlarge windows to provide more light to guestrooms
3. Penthouse footprint expanded, setback from street frontage and height to align with existing penthouse
4. New fenestration pattern on rear addition to match rhythm of townhouse windows
PREVIOUS DESIGN 1023-1027 31ST STREET HOTEL
21013 06/23/22
EXISTING CONDITIONS

1023-1027 31ST STREET HOTEL
21013

DATE: 06/23/2022
1 - TOWNHOUSE 1 - EXISTING REAR ADDITION TO BE DEMOLISHED

2 - VIEW AT EXISTING F&B COUNTER IN TOWNHOUSE 1, LEVEL 1 FRONT ROOM

3 - TOWNHOUSE 1 - EXISTING INTERIOR (IN MAIN STRUCTURE) TO BE DEMOLISHED
EXISTING CONDITIONS 1023-1027 31ST STREET HOTEL
21013 06/20/22

1 - VIEW OF FRONT ROOM IN TOWNHOUSE 1, LEVEL 2
2 - VIEW OF STAIRS IN REAR ADDITION AT TOWNHOUSE 1, LEVEL 2
3 - VIEW OF FRONT ROOM IN TOWNHOUSE 1, LEVEL 2
4 - VIEW OF REAR ADDITION IN TOWNHOUSE 1, LEVEL 2
1 - VIEW OF STAIRS AT TOWNHOUSE 2
FRONT ENTRANCE

2 - VIEW AT FRONT ROOM OF TOWNHOUSE 2, LEVEL 1

3 - VIEW AT FRONT ROOM OF TOWNHOUSE 2, LEVEL 1

4 - VIEW OF CORRIDOR BETWEEN BRICK STRUCTURE AND PARTY WALL
TOWNHOUSE 2

5 - VIEW OF 1 STORY BRICK STRUCTURE IN TOWNHOUSE 2

KEY PLAN - LEVEL 1
1/32" = 1'-0"
EXISTING CONDITIONS 1023-1027 31ST STREET HOTEL 21013 06/20/22

1 - VIEW AT FRONT ROOM OF TOWNHOUSE 2, LEVEL 2
2 - VIEW AT REAR OF TOWNHOUSE 2 (NORTH) LOOKING EAST
3 - VIEW AT REAR OF TOWNHOUSE 2 (NORTH) LOOKING WEST
4 - VIEW AT FRONT ROOM OF TOWNHOUSE 2, LEVEL 2
1 TOWNHOUSE - GROUND FLOOR PLAN
1/8" = 1'-0"

2 TOWNHOUSE - LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

EXISTING TOWNHOUSE FLOOR PLANS

FF -33" (FROM OFFICE LEVEL 1)
EXISTING TOWNHOUSE MASSING - FRONT

EXISTING TOWNHOUSE MASSING - REAR
EXISTING FLOOR PLAN - LEVEL 1

PROPOSED FLOOR PLAN - LEVEL 1

NOTE: SEE APPENDIX FOR DIMENSIONED PLANS
EXISTING SITE CONDITION
SITE PERSPECTIVE

- HONEY LOCUST TREES
- FERNS AND PERENIALS
- ADA EGRESS
- FEATURED WALL WITH PLEACHED PRIVET PLANTING

1023 31ST STREET HOTEL | CONCEPT DESIGN | JUN. 16, 2022 | pg. 5
FLOOR PLAN - LEVEL 02 - WITH EXISTING FACADE

1023-1027 31ST STREET HOTEL
21013
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1’-0” 3/32” = 1’-0”

DATE: 06/23/2022

SCALE: As indicated
EXISTING VIEW - FROM WATERFRONT 1023-1027 31ST STREET HOTEL
PROPOSED VIEW - FROM SOUTH STREET LOOKING EAST - OPTION 1

1023-1027 31ST STREET HOTEL
21013 06/23/2022
EXISTING FLOOR ELEVATIONS TO BE VERIFIED
EXISTING WEST ELEVATION (FRONT)  
1023-1027 31ST STREET HOTEL  
21013 06/23/2022 

SITE 

LEVEL 06, PENTHOUSE

LEVEL 05

LEVEL 04

LEVEL 03

LEVEL 02

LEVEL 01

CELLAR

EXISTING FLOOR ELEVATIONS TO BE VERIFIED

SCALE: 3/32" = 1'-0"

DATE: 06/23/2022
EXISTING SECTION THROUGH OFFICE BUILDING 1023-1027 31ST STREET HOTEL

SCALE: As indicated
DATE: 06/23/2022

EXISTING FLOOR ELEVATIONS TO BE VERIFIED

LEVEL 06
PENTHOUSE
53' - 6"

LEVEL 05
42' - 6"

LEVEL 04
32' - 4"

LEVEL 03
22' - 0"

LEVEL 02
12' - 0"

LEVEL 01
6' - 0"

CELLAR
-9' - 4"

NEW ROOF
68' - 3"

MECH MEZZ
63' - 0"

LEVEL 01
0' - 0"

LEVEL 02
12' - 0"

LEVEL 03
22' - 0"

LEVEL 04
32' - 4"

LEVEL 05
42' - 6"

LEVEL 06
PENTHOUSE
53' - 6"

EXISTING FLOOR ELEVATIONS TO BE VERIFIED