

APPENDIX - VAN BUREN PARKING GARAGE

EAST - WEST SECTION - 36" OFFSET & 3' SETBACK

NOTES:

ROOF LEVEL

An upper level setback of 18-feet from the Van Buren place elevation results in a significant loss of parking, 41 spaces.

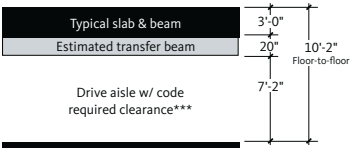
TRANSFER BEAM *

A 18-foot+ shift of the upper level columns would require a transfer beam at the 4th level to shift loads from the outside columns along Van Buren Place to the offset column needed for the upper level. The required transfer beam is conceptually estimated to need an additional 20 inches of depth, above the standard dimension, to accommodate the new load. To accommodate this additional depth and retain required operational clearance, the fifth and sixth levels are shifted 1-foot 8-inches up in elevation - exceeding the 56-foot top of roof height limit.

GROUND LEVEL EMERGENCY ACCESS

The garage cannot be nestled deeper below grade to accommodate the added depth of the transfer beam due to required emergency access through the garage at the ground level to and from Van Buren Place.

ENLARGEMENT OF TRANSFER BEAM SECTION.



Notes:

*To be further verified in schematic design by architect and engineer.

**To be verified by arborist.

***2 inch dimension for engineering tolerance

