

14 MARKET SQUARE



DRAWING LIST

H0.0 COVER
H0.1 CONTEXT MAP
H0.2 HISTORIC PHOTOS
H0.3 EXISTING STREET VIEW PHOTOS
H0.4 EXISTING BIRDSEYE ROOF PHOTOS
H1.0 ROOF PLANS
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H2.1 SIDE ELEVATION, EXISTING
H2.2 SIDE ELEVATION, PROPOSED
H3.1 3D VIEWS

14 MARKET SQUARE - ROOFTOP MECHANICAL ADDITION

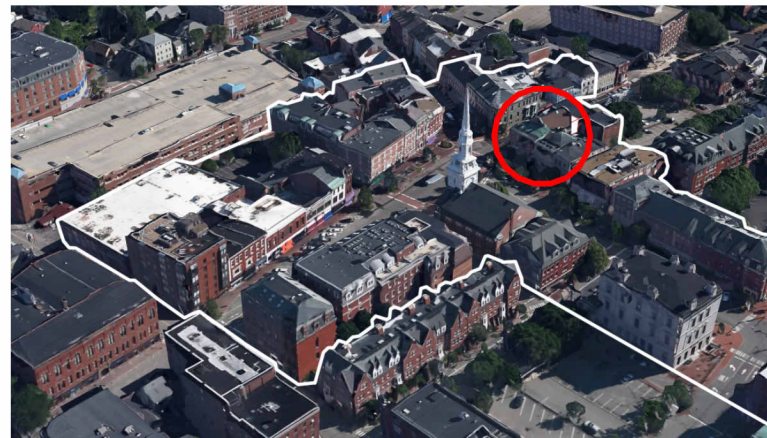
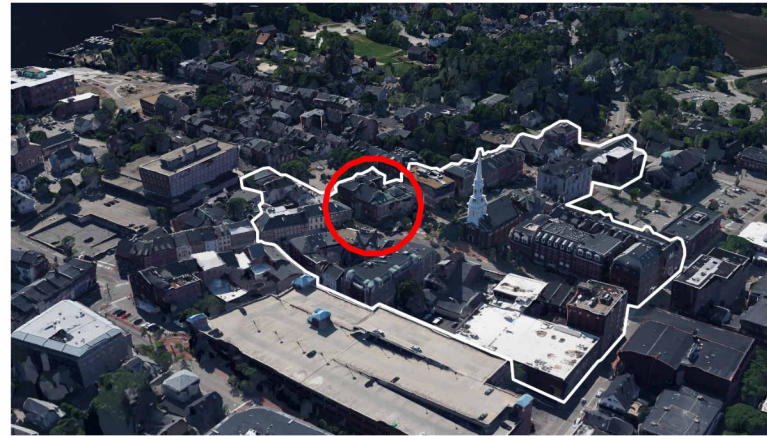
JOHN GALT, LLC

HDC WORK SESSION 2
OCTOBER 2023





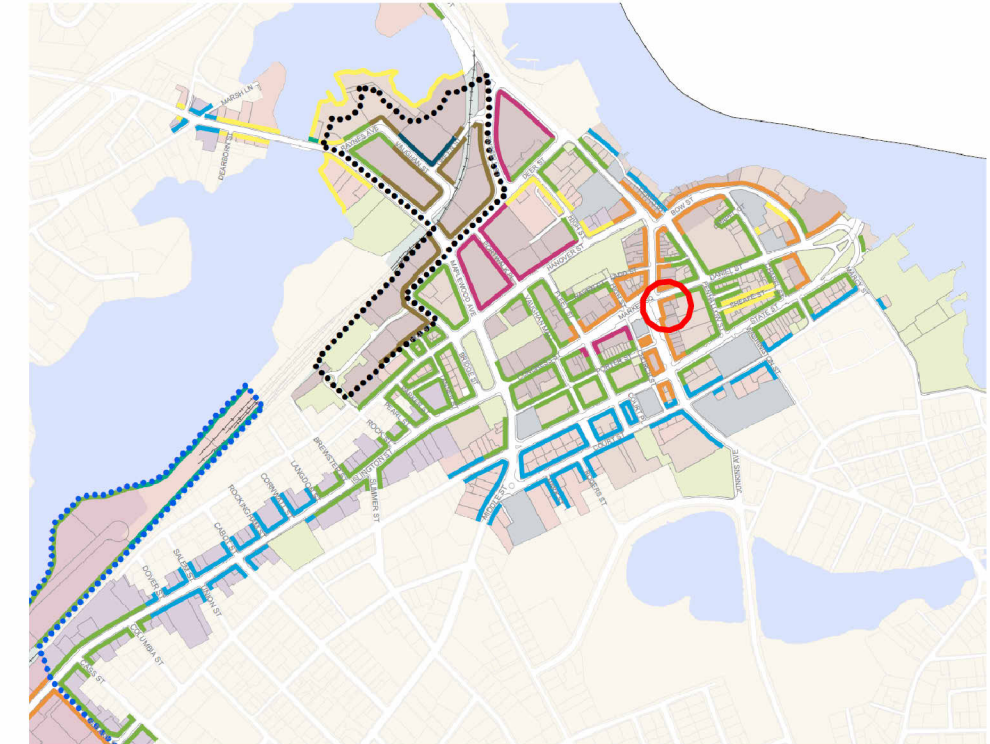
**300' RADIUS
GIS MAP**



PROJECT SUMMARY

NEW ROOFTOP ADDITIONS:

1. FIRE STAIR PENTHOUSE FOR SAFE ROOF ACCESS
2. ROOF HATCH AND MECHANICAL PLATFORM FOR MECHANICAL EQUIPMENT
3. SAFETY GUARDRAIL BEHIND PARAPET



ZONING SUMMARY Legend

CHARACTER DISTRICT CD-5

DOWNTOWN OVERLAY DISTRICT HEIGHT -

PLEASANT STREET: 2-3 STORIES (SHORT 4TH), 45'
DANIEL STREET: 2-3 STORIES (SHORT 4TH), 45'

CURRENT USE:
FIRST FLOOR - RESTAURANT
SECOND & THIRD FLOOR - OFFICE
ATTIC - STORAGE

PROPOSED USE:
FIRST FLOOR - RESTAURANT
SECOND, THIRD, & ATTIC - RESIDENTIAL

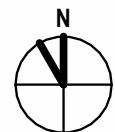
Height requirement area	Maximum building height*
1 Story	20'
2 Stories	35'
2 Stories (short 3rd*)	35'
2-3 Stories	40'
2-3 Stories (short 4th*)	45'
2-4 Stories	50'
2-4 Stories (short 5th*)	60'
2-5 Stories	60'

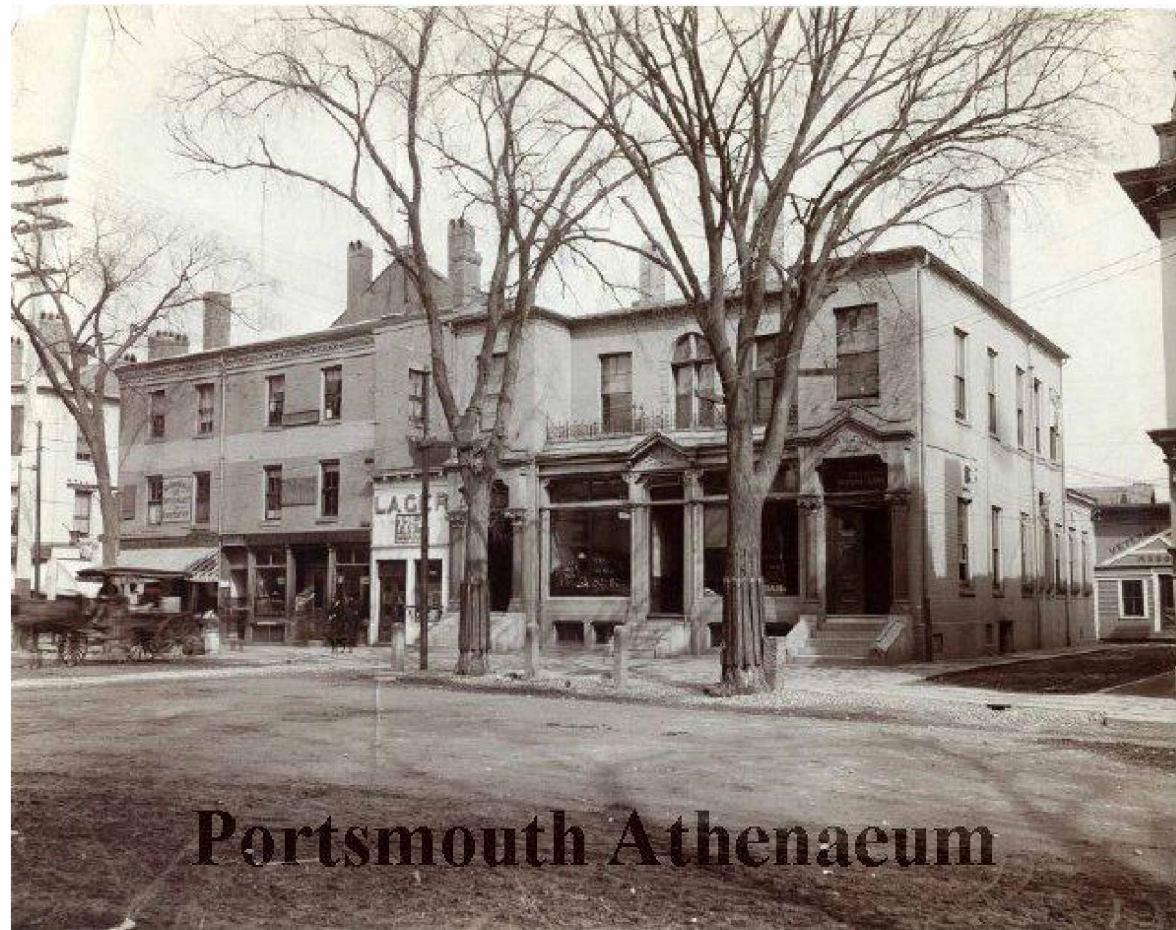
*Penthouse Levels may exceed the building height by 2 feet.

1. A short story includes either: 1) use of a top story below the cornice line of a sloped roof that is at least 20% shorter in height than the story below; or 2) a story within a mansard roof with a pitch no greater than 30:12.

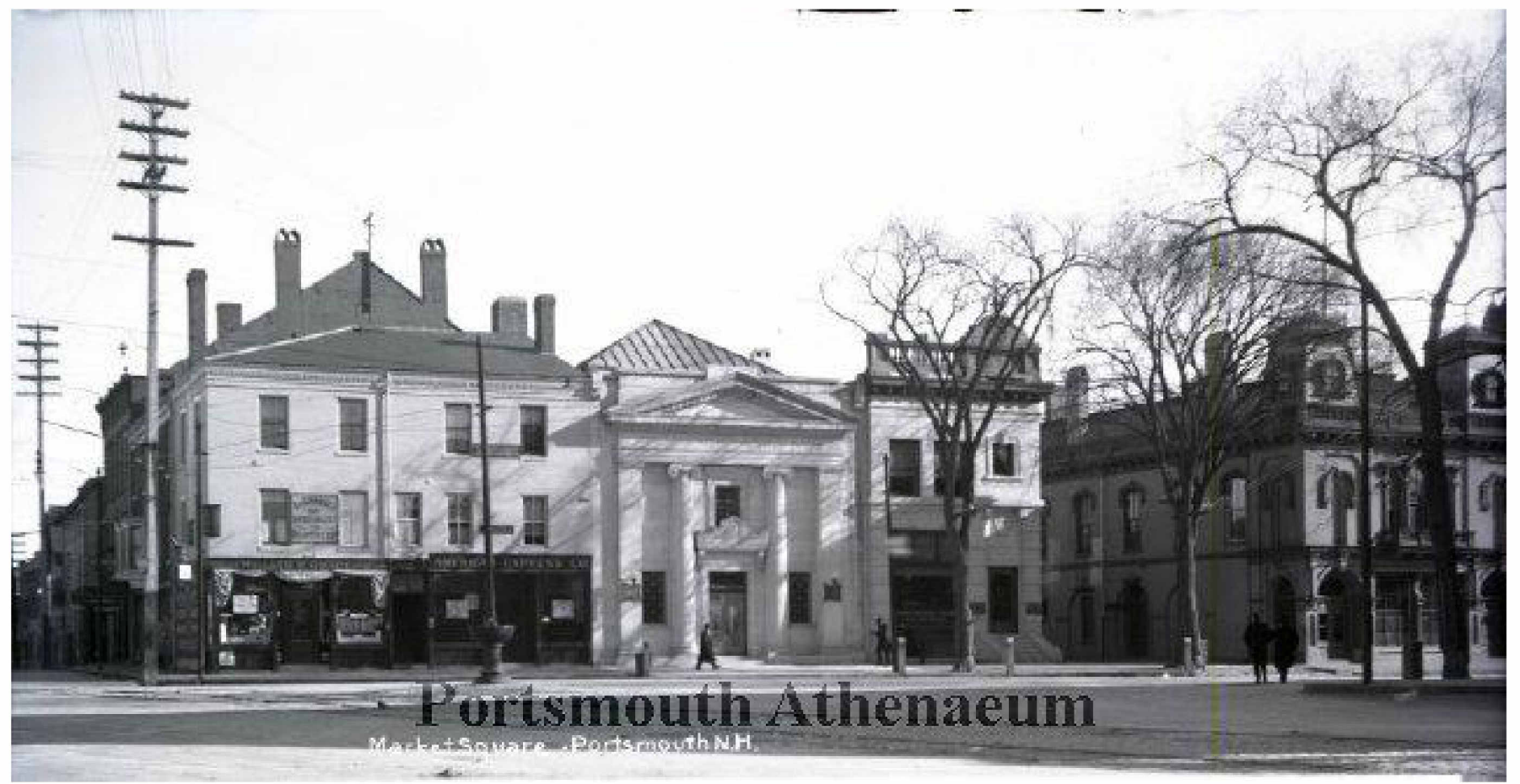
2. When a lot is assigned to more than one height requirement standard refer to the requirements listed in Section 10.5A21.22.

3. Attic space within either a gable, gambrel, hip or hip-top mansard roof or a penthouse level on a flat roof is not considered a story. Attic space is permitted above the top story provided the proposed building is no greater than the maximum building height.





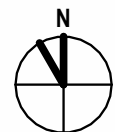
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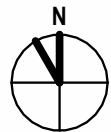


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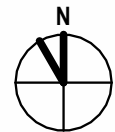
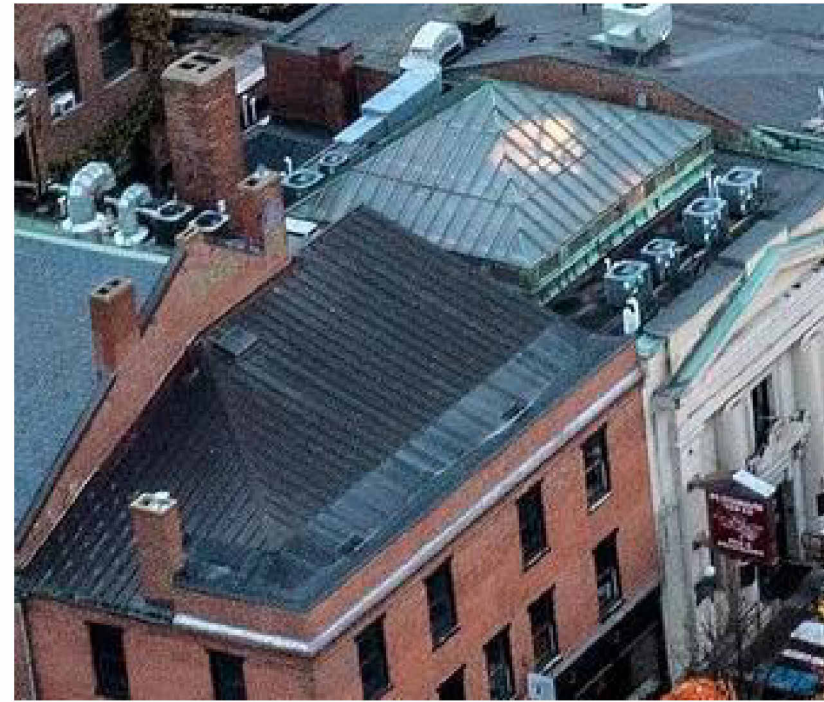


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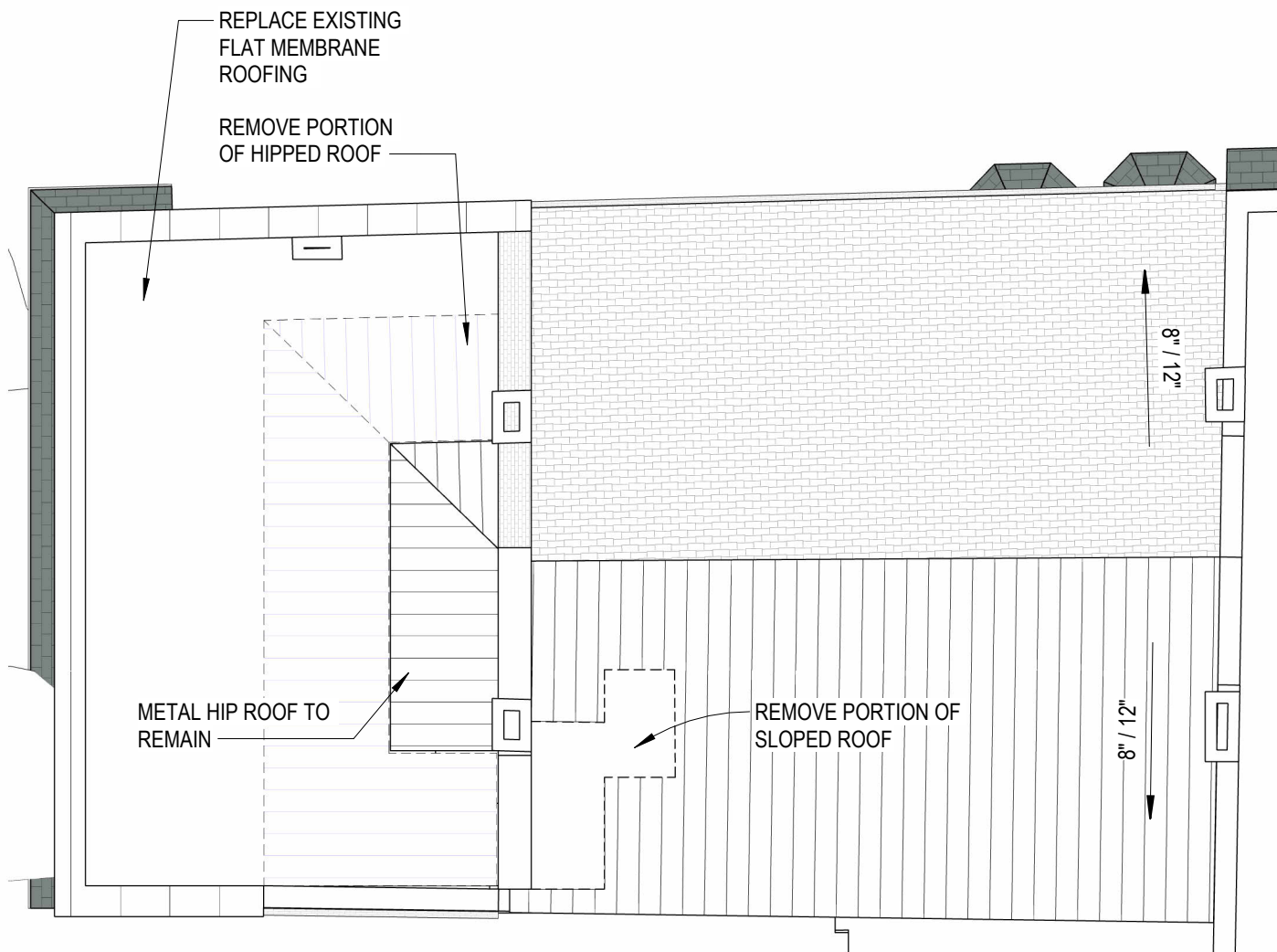




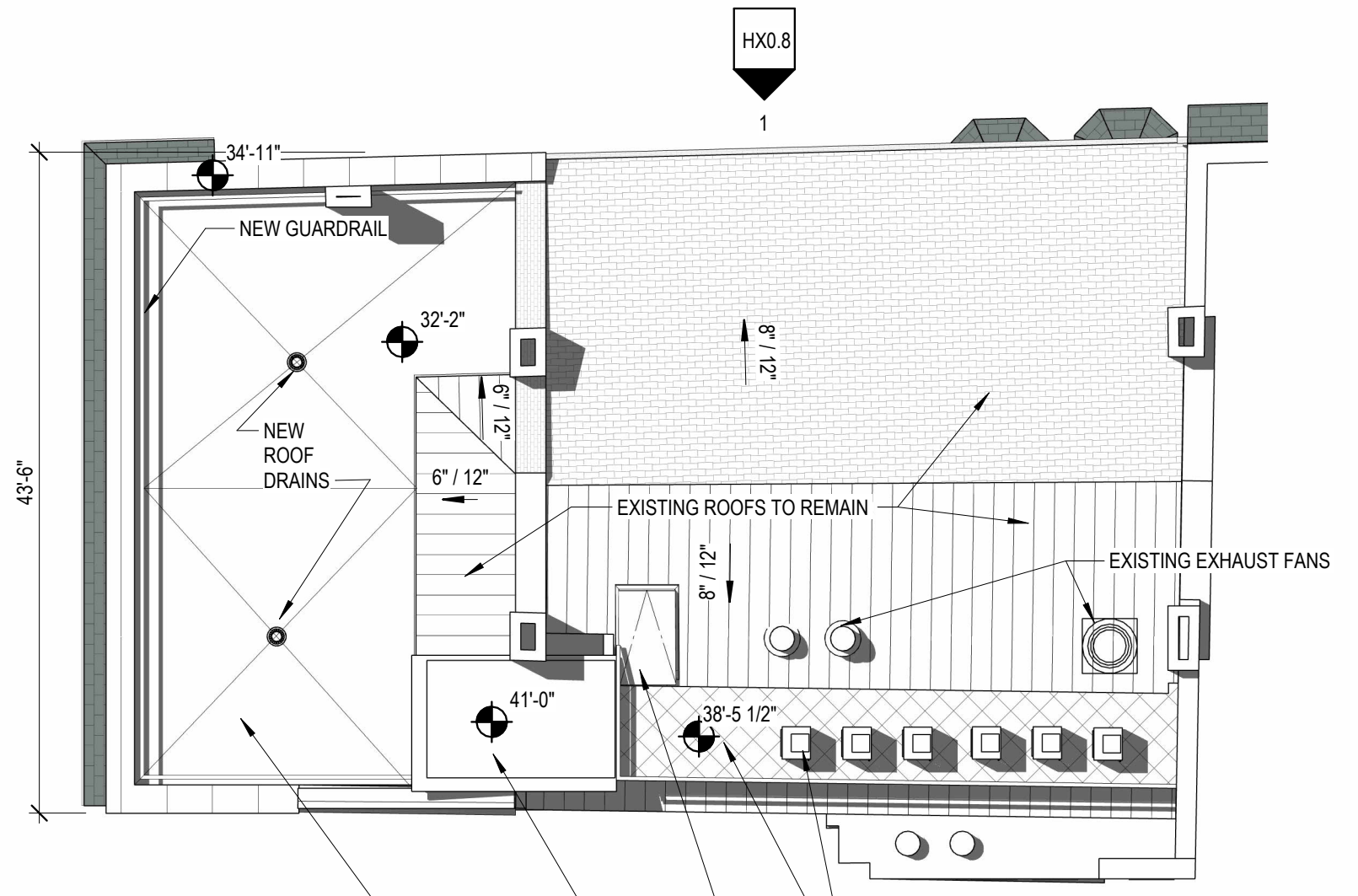
EXISTING STREET VIEW PHOTOS
14 MARKET SQUARE



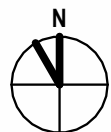
EXISTING BIRDSEYE ROOF PHOTOS
14 MARKET SQUARE



EXISTING



PROPOSED



ROOF PLAN
14 MARKET SQUARE

H1.0

9/22/2023
PROJECT NO:1014



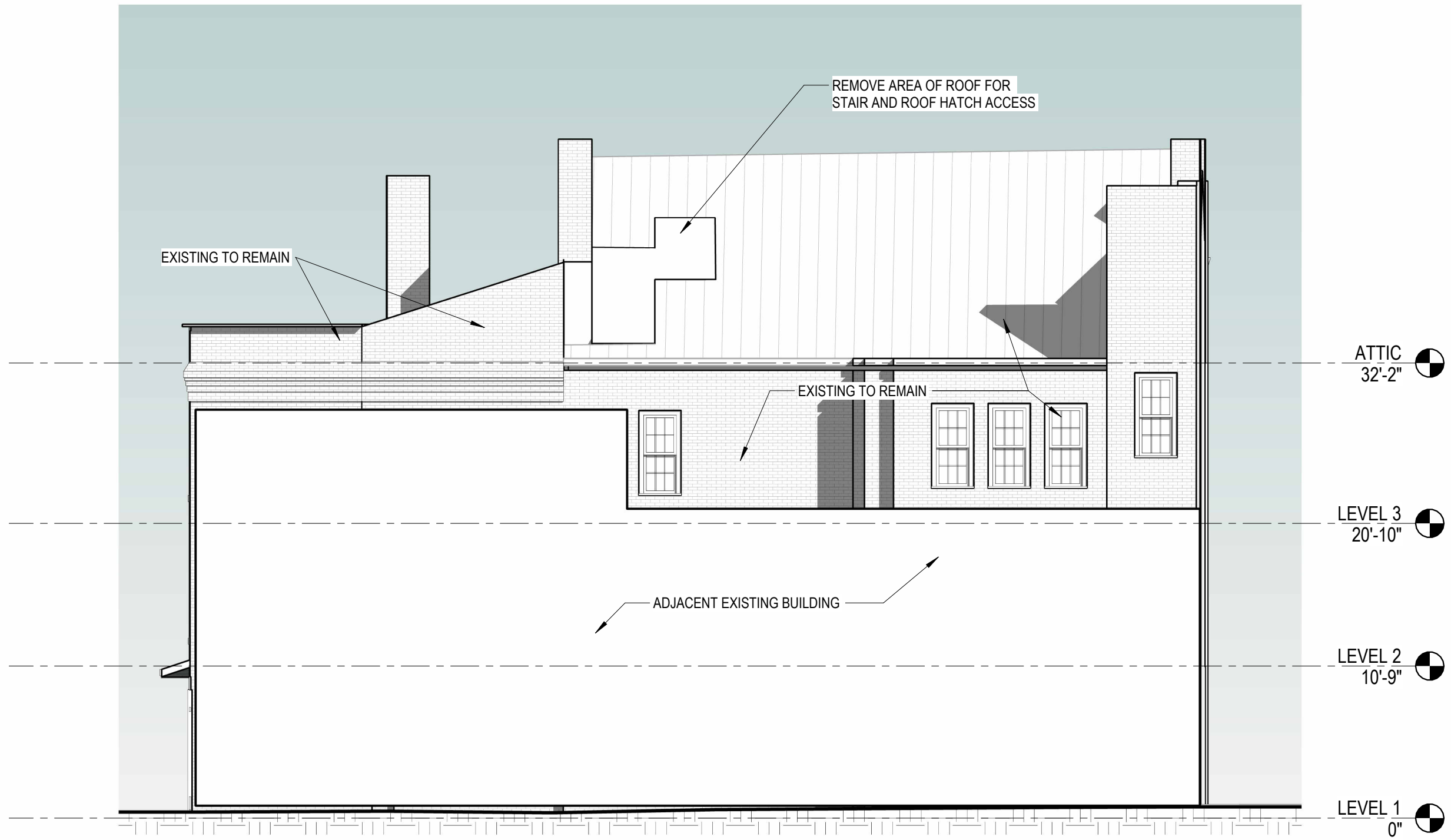
EXISTING

PROPOSED

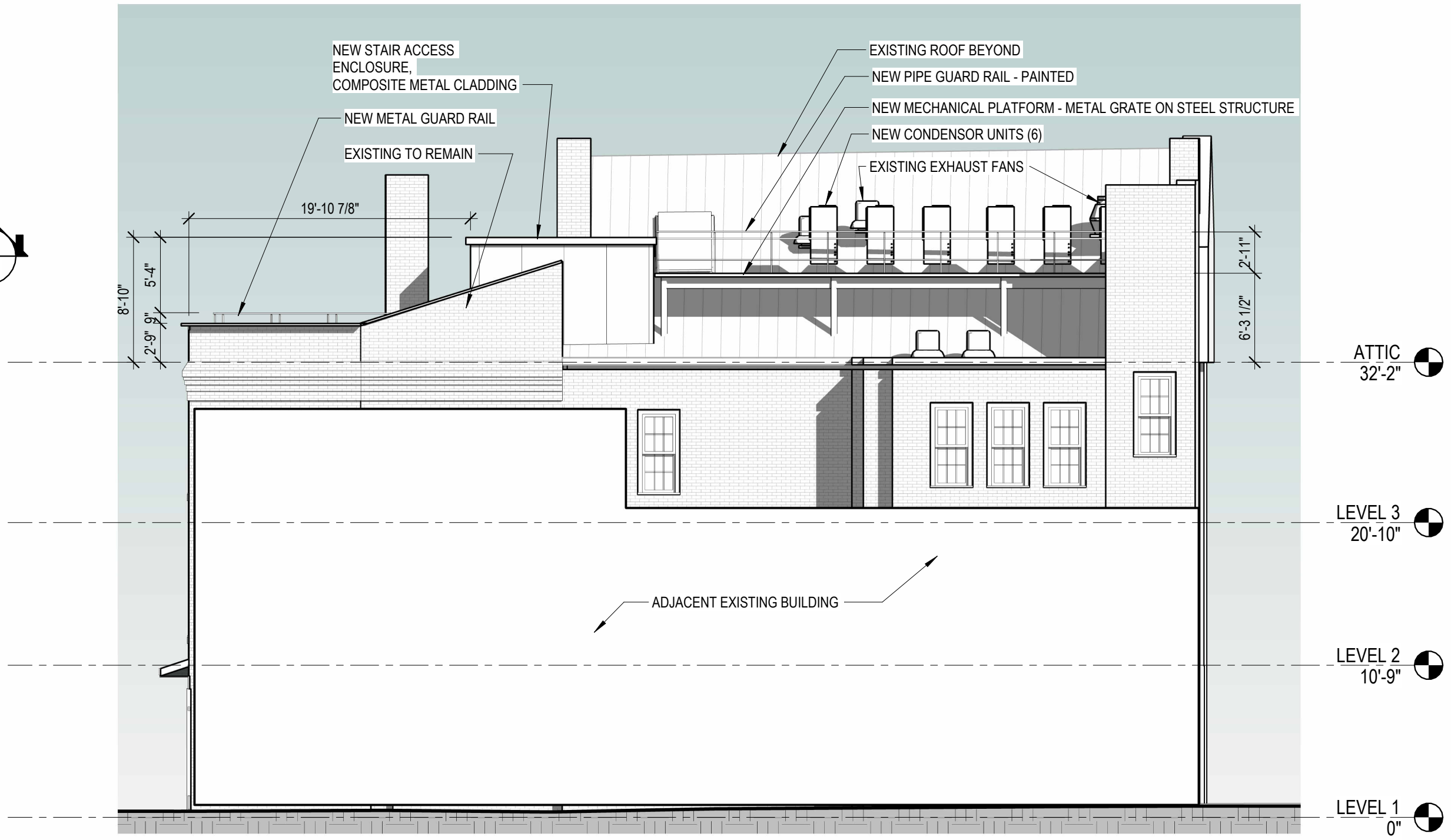
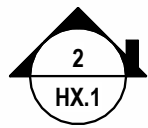


FRONT ELEVATION
14 MARKET SQUARE

H2.1
9/22/2023
PROJECT NO:1014



SIDE ELEVATION - EXISTING
14 MARKET SQUARE



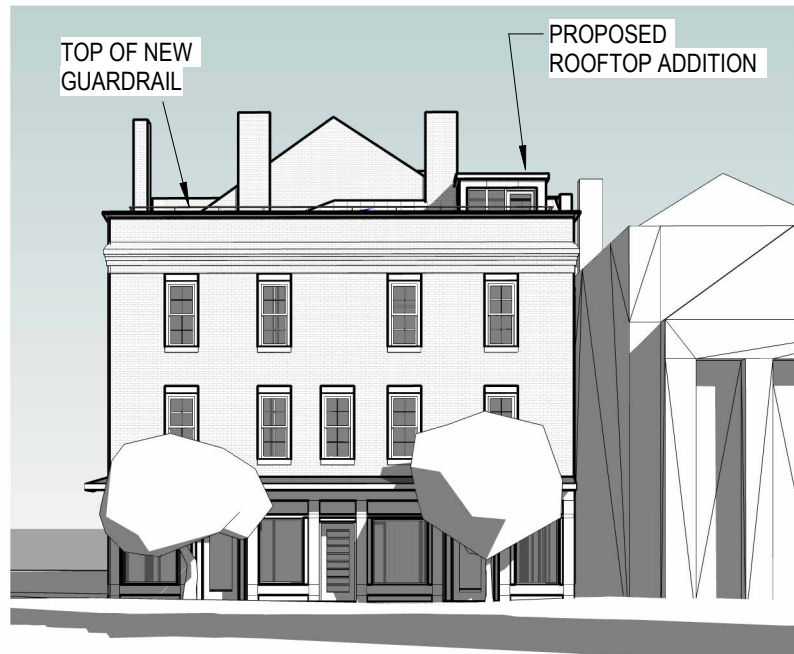
SIDE ELEVATION - PROPOSED
14 MARKET SQUARE



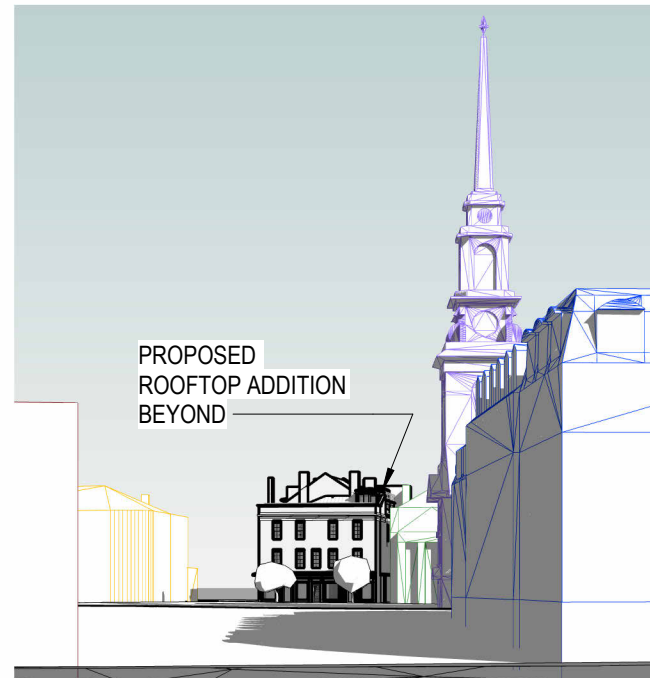
1 FROM PLEASANT STREET AT STONEWALL KITCHEN



2 FROM CONGRESS STREET AT BUS STOP



3 FROM CONGRESS ST IN FRONT OF POPOVERS



4 FROM CONGRESS ST AT FLEET STREET



5 FROM DANIEL STREET LOOKING SOUTH

