NEW HAVEN CITY PLAN COMMISSION PLANNED DEVELOPMENT ACTION

RE: **90 and 130 PROSPECT STREET (between Sachem Street, Canal Street, and Farmington Canal Greenway), PORTIONS OF FARMINGTON CANAL, PLANNED DEVELOPMENT DISTRICT #121,** Detailed Plan Review and Site Plan Review for two new Yale Residential Colleges (Property Owners: Yale University and City of New Haven; Applicant: Yale University).

REPORT: 1458-01

PLANNED DEVELOPMENT ACTION: Consistent with General Plans, Approval with Conditions

SITE PLAN ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. These Site Plans and Detailed Plans are approved for a period of five years from this date of approval, to November 16, 2016. The Commission is enabled to grant extensions of up to five additional years to complete all work connected with the original PDD approval.
2. The applicant shall record on the City land records an original copy of this Planned Development Action and Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence to the City Plan Department that the document has been so recorded (showing volume and page number), prior to City Plan signoff on final plans.
3. Comments under **Site Plan Review** on pages 6-7 shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
4. Signoff on final plans by the City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review and approve the plans.
5. Final Construction Operations Plan/Site Logistics Plan, including all traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
6. Any proposed work within City right-of-way will require separate permits.
7. Prior to issuance of Building Permit, street addresses shall be assigned by the City Engineer.
8. Final determination of traffic markings, V-loc locations, lightpoles, signs and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic and Parking.
9. Prior to issuance of final Certificate of Occupancy, the applicant shall submit to the City Plan Commission a detailed report showing the outcome of construction and a request that the Commission certifies that all the requirements of Section 65 of the New Haven Zoning Ordinance relating to planned developments have been met.
10. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
11. As-built site plan in accord with City requirements shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission. As built plan shall show exact locations of utilities within the license areas as well as within the PDD
12. Previous PDD Conditions shall remain in effect.

Submission: Letter from Lauren Zucker 10/20/11, Development Permit application received 10/20/11: $280 application fee, Attachment A: Zoning Table, Attachment B: narrative. Stormwater Management Report by Tighe & Bond 10/20/11, Traffic Study by Tighe & Bond 10/20/11.

Plan set 10/20/11: Cover Sheet, Drawing List, Zoning Plan. Landscape Plans: Site Plans for North and South Colleges, Tree Removal Plan, Grading Plans, Materials Plans, Site Lighting Plans, Lighting Cut Sheets, Planting Plans, Plant Schedules. Architectural Plans: Floor Plans, Roof Plans, Street Elevations, Site and Building Renderings.
Civil Plans: Site Survey, Legend, General Notes, Abbreviations, Demolition Plan, Site Composite Utility Plan, Utility Plans – Storm & Sanitary for Courtyards and Prospect Walk, Soil Erosion and Sediment Control Plan & Details, Site Utility Details Storm & Sewer. Geothermal System: Well Layout, Construction Documents, Field Testing Procedures.
Turning Movement Plan, Haul Route Plan.
Plans received 11/16/11 by Olin Partnership: Revised Plan with Materials & Turning movements for Sachem Walk Ramp, Utility Plan for Sachem Walk Ramp, Plans received by Tighe & Bond 11/16/11: Sheet C-020: Site Utility Details Storm Sewer and Winchester Crossing, Sheet L-100R: Revised North College Plan showing turning movements.
Interim Landscape Plan for corner theater site received 11/16/11.
Other materials considered: Memo from Thomas Sheil of Milone & MacBroom 11/14/11.

Previous City Plan Commission PDD Actions: Enabling Project and License Agreement (CPC 1452-04, 05/18/11). Application & General Plans for PDD designation (CPC 1445-08, 10/20/10), PDD approved by Board of Aldermen 01/03/11.
Related actions: Prospect Street Streetscape Plans (1458-02, 11/16/11), Authorization for ROW modifications on Sachem St at Prospect St. (CPC 1444-07, 09/22/10), Development Agreement between Yale University and City of New Haven (CPC 1393-02, 08/30/06)

PROJECT SUMMARY:

Project:	Two new Residential Colleges for Yale University
Address:	90 & 130 Prospect Street (formerly 70 Sachem Street; 4, 12, 14 and 36 Mansfield Street; 6, 8, 10, 12, and 14 Prospect Place; 88, 94, 100, and 104 Prospect Street; Portions of former Prospect Place, Sachem Street and Railroad Parcel F)
Site Size:	291,364 SF (6.689 acres):inc. areas subject to easement and/or conveyance
Zone:	PDD
Financing:	Private
Project Cost:	c. $300 million
Parking:	4 spaces within residential garages (otherwise Yale U. Overall Parking Plan)
Loading:	Loading dock off Sachem St for both colleges

Property Owner:	Yale University	**Phone:** 203-432-6754
Property Owner:	City of New Haven	**Phone:** 203-946-2366
Applicant:	Yale University	**Phone:** 203-432-6754
Agent:	Robert Corbett	**Phone:** 203-436-7385
Architects:	Robert A.M. Stern Architects	**Phone:** 212-967-5100
Landscape Architect:	Olin Partnership (Landscape Architecture)	**Phone:** 215-440-0030
Site Engineer:	Tighe and Bond	**Phone:** 860-704-4760
Traffic Engineer:	Tighe & Bond	**Phone:** 860-704-4760
Construction Manager:	Turner Construction Company	**Phone:** 203-783-8800
City Lead:	Karyn Gilvarg, City Plan Dept.	**Phone:** 203-946-6379

BACKGROUND

Zoning:	Planned Development District #121
Lot Area:	291,364 SF
Building Coverage:	44.00% includes court yard entrances but excludes roof overhangs, courtyards, moats
FAR	1.40
Building Height:	Varies (see Attachment A)
Setbacks:	see Attachment A

Proposed Activity: Yale University proposes construction of two new undergraduate residential colleges (the "North College" and the "South College") and a college theater (not part of this submission) on a triangular site which lies on the west side of Prospect Street north of Canal Street and the Farmington Canal Greenway (FCG) and south of Sachem Street. The architectural design program is modeled after and based upon the University's existing 12 residential college system. Each of the new Colleges will contain a common room, dining hall and servery, library, academic offices (including Dean's suite and faculty offices), student academic rooms, social/recreational spaces, student theater, student residences, administrative offices and a Master's house all surrounding central courtyards. The Colleges will share a lower level kitchen. Student residential rooms will be located at grade along the Greenway and then on the second through top floors of the buildings. These features are all consistent with the approved General Plans.

The colleges will be bisected by a paved and landscaped pedestrian walkway (Prospect Walk) to allow east-west access from the Hillhouse Avenue/Whitney Avenue area through to the Farmington Canal Greenway and the University Health Services facility. The Colleges will have numerous pedestrian entries from Prospect Street, Sachem Street, Prospect Walk, and from the Greenway (3 entries).

Demolition and Site Preparation: The Commission has previously approved plans for an enabling project which included demolition of existing buildings within the site perimeter and extensive utility work including removal and relocation of existing utilities from the areas where former City streets were located and installing new utilities and connections. These relocated services include steam, chilled water, water, sanitary and storm sewers, electrical and tele-data ductbanks. The University is well into Phase I of the enabling project. (see CPC 1452-04 for details).

Soil Erosion and Sediment Control Plan: A total of 90,000 cubic yards of material will be moved, removed or added to the site. (37,000 CY will be moved, 38,000 CY will be removed, and 15,000 CY will be added.) The Soil Erosion narrative is included in Section 6 of the Tighe & Bond Stormwater Report. Two construction entrances with anti-tracking pads are shown on the SESC Plan Sheet C-015 in the locations of the entry point to the pedestrian walk off Prospect Street and on the north side from Sachem Street. Seven dewatering sumps are shown and one protected soil stock pile on the northeast corner (future theater site). Inlets will be protected with mesh screening, and trees to be retained will be protected. Silt fencing with hay bales is shown to surround the site. Details for SESC measures are shown on Sheet C-023.

Charles Croce, Tighe & Bond, is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system and that no materials are being tracked off site. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment for the duration of the project. Soil stockpiles shall be protected from dust gravitation and soil erosion. All SESC measures are designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control.*

Michael Crowl of Turner Construction Company is named as the on-site monitor of SESC Control and Maintenance on a day-to-day basis. Mr. Crowl shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan. Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Stormwater Drainage and Sanitary Sewerage: The proposed stormwater drainage system is designed using a series of roof leaders, rainwater harvesting tanks, planter drains, area drains, trench drains, hydrodynamic separators, infiltration and detention, all in accord with City of New Haven standards to control both the quantity and quality of runoff leaving the site. In addition, the Greater New Haven Water Pollution Control Authority (GNHWPCA) began a sewer separation project in the fall of 2010 to include new sanitary and storm mains in Prospect Street, Sachem Street and the Greenway. The new configuration reroutes the City's infrastructure out of Prospect Place and portion of Mansfield Street as these former City owned streets are now under University ownership and are part of the Colleges site.

The storm drainage system consists of conventional inlets to collect runoff. Collected runoff is to be conveyed through the Site using below grade storm sewers consisting of high density polyethylene (HDPE) pipes, ductile iron pipes (DIP), reinforced concrete pipe (RCP) and polyvinyl chloride (PVC) pipes. Quantity and quality control is provided by routing runoff over pervious surfaces, where possible, and by routing runoff collected from surfaces subject to vehicular traffic through a stormwater quality structure and by the use of on-site, subsurface, infiltration/detention systems. Multiple below grade storage retention tanks will be installed to store up to 200,000 gallons of harvested rainwater collected from the colleges' roof areas for use as irrigation on the Site.

The treated, reduced quantities of runoff from the Site will be discharged to the existing storm sewers located in Prospect Street, Sachem Street, and the Farmington Canal. Post-construction peak discharge rates for the 2, 10 and 25 year storm events will be less than pre-construction rates. In addition, the design provides detention and infiltration on-site to reduce pre-construction runoff volume which will enhance local groundwater recharge and reduce impacts on the public stormwater system during severe weather events.

Utilities: As required in a Planned Development utility connections are underground. University utility services including electric power, chilled water, steam and telecommunications will be utilized to serve the PDD. Domestic water and fire protection services will be supplied to the site from existing South Central Regional Water Authority water mains located in Sachem Street and Canal Street. Proposed gas service will be provided to the site from an existing Southern Connecticut Gas main located in Sachem Street.
A geothermal system with 500' deep wells will be installed beneath the courtyards to assist with heating and cooling (see Sheets GTN-100, GTS-100, 200, GTN-200, GT-210).

Parking/Loading: No on-site parking is provided other than the 4 spaces in the two residential 2-car garages of the Master's houses located on Prospect and Sachem Streets, respectively, and on-street metered parking. Additional parking for staff and the few students who have vehicles is provided by the University and is available off-site as part of the University's overall parking plan. The Prospect Sachem Garage lies across Sachem Street, just north of- Ingalls Rink. Employee and student parking will be assigned within the Parking Plan system.

There is a loading dock with four bays with access from Sachem Street serving both the colleges and the future theater for deliveries and trash and recycling removal. Ingress and egress to the loading dock are via separate remotely activated gates. Vehicles are able to access and egress this area without backing over the sidewalk. Service and maintenance vehicles will be accommodated in the loading area, and may access the mid-block pedestrian walk when required for maintenance. Courtyard entries are sized to accommodate grounds maintenance requirements.

Sachem Winchester intersection: There is a brick textured pedestrian crosswalk across Winchester Avenue on the north side of Sachem Street with appropriate warning signage to the north and east of the intersection. It is anticipated that the primary through pedestrian traffic coming from Science Hill will use the sidewalk on the north side of Sachem Street to access points on the west side of the Greenway. The sidewalk along the south side of Sachem Street transits around the radius of the curve to the north and connects with the walk coming off the crosswalk on the north side. Additionally in this intersection, there is a driveway access the North College Master's 2-car garage. There are bollards to protect this area which is paved with stone setts. There is a lawn to the west of the stone setts paved area and to the east of the Greenway. There is also a landscaped sidewalk (Sachem Walk) to the south of the lawn area which connects with the Greenway.
The residential apartment complex at 105 Sachem Street aka 8 Winchester Avenue owned by the University has its own driveway to its north (This access was formerly from Sachem Street).

Multimodal transportation: The proposed development plan focuses site access towards non-vehicular traffic, and multi-modal transportation including pedestrian, bicycling, and public transport services, primarily the Yale Transit system (although the application also references CT Transit, MetroNorth, Shoreline East, and Amtrak). Improved well lit sidewalks in the area, Prospect Walk will increasingly provide better and safer access to other

parts of the campus. Undergraduate students are primarily pedestrians as they circulate by foot through the campus. Students also have access to "Y-Bike", a bike sharing program, and ZipCar, a car sharing program. There are numerous bicycle racks throughout the colleges site, and dedicated bicycle storage areas within the colleges.

Traffic impacts: A Detailed Traffic Study prepared by Tighe & Bond addresses traffic impacts anticipating a build year of 2014. The report asserts that due to the relatively minimal increase in vehicle trips or parking demand generated by this proposal, the New Colleges and college theater will have no noticeable or material impact to the surrounding roadway networks and will not adversely impact existing traffic operating conditions. Proposed improvements in the immediate neighborhood, including the City's realignment and signalization improvements at the intersection of Prospect and Sachem Streets and an exclusively pedestrian crosswalk midblock on Prospect between Canal and Sachem, will positively impact the traffic circulation by the site. In addition, the report claims sufficient existing parking available in the University parking system to accommodate any increased parking demand resulting from the project.

Landscaping/surface materials: Landscape Plans provided by the Olin Partnership show 8" caliper specimen trees, 5-6" canopy trees as well as understory trees 10'-12' in height and shrubs in three primary areas: Prospect Walk, along the Farmington Canal Greenway, along Prospect Street and along Sachem Walk. Courtyards are planted with grass and additional trees where appropriate.
Materials on the ground will be concrete unit pavers on Prospect Walk from Prospect Street to the Greenway and primarily bluestone on the courtyard paths. There are also concrete setts in other locations. The sidewalks along Sachem Street and Prospect Street will be the typical concrete with Yale coloring as will be the connection from the end of Sachem Street to the Greenway (Sachem Walk) and other Greenway connections. The driveway aprons to the residential master's garages and the loading areas will be concrete treatment in accord with the standard City detail. The plan is ample and in accordance with the approved General Plans.

Interim landscape plan for theater site: A schematic landscape plan has been presented for the future theater site at the corner of Sachem and Prospect Streets. The plan shows a stepped up plateau with a lawn terrace, precast decking, substantial tree plantings including the preservation of the existing large beech tree, a gravel area and 15' screen along the north side of the North College. This corner site will be part of the construction site until the construction is complete. The interim landscape plan will be put in place by the time the residential colleges are complete and will be in place until such time as the theater design proceeds and is separately reviewed at a public hearing by the Commission. A detailed interim landscape plan including details on materials, plant species and specifications, lighting, and other furniture shall be submitted to the City Plan Department for administrative review within six months of this approval. Once approved, the interim landscape plan shall be executed and completed prior to issuance of Certificates of Occupancy for the Colleges.

Tree removal: There are a number of street trees which are not part of the PDD site which will be removed, some as part of the realignment project at the Sachem/Prospect intersection and some for the construction of the colleges. (NB: Refer to *Prospect Street Improvement Plan* by Tighe & Bond shows tree replacement along Prospect Street. The City's intersection realignment plan shows a planting plan for trees on Sachem Street.)

Site Lighting: The Lighting Plan provides adequate light for all walkways and courtyards. Prospect Walk, the interior courtyards and the adjacent section of the Farmington Canal Greenway are lit by Century Central Park style fixtures, while the lights along the private property on Prospect and Sachem Streets have the King Luminaire fixture. Panorama Bollard lumimaires are used also within the courtyards and in other selected locations on the site. Wall fixtures are also used in some locations. All are "Dark skies" compliant fixtures and in keeping with the City's ordinances regarding site lighting.

Farmington Canal Greenway: Within the License area, the University proposes to install Century Central Park fixtures along this block from Sachem Street end south to Prospect Street to match the existing light string which extends from Temple to Prospect. Additionally there will be landscaping installed within the License

area. The University has agreed to maintain both the lighting and the landscaping in this area as part of the License Agreement.
Further, Yale has agreed to investigate a drainage problem within the Greenway under the Prospect Street Bridge. Yale will develop a sketch plan of how to resolve the poor drainage situation once the Trumbull Street sewer project is complete.

Building Design: The buildings will be constructed of brick and stone with slate roofs and landscaped courtyards and surroundings, following the model of the existing 12 residential colleges at the University. The Detailed Plans while more complete than the General Plans are essentially the same as the ones previously approved by the Commission. A typical building elevation shows the primary material to be hand moulded sand cast brick (Garden Flemish Bond) embellished with granite and limestone accents. Along the roof lines is cast stone gable coping, and surrounding the steel windows is also cast stone. There are zinc conductor heads with zinc downspouts. (See Typical elevation Sheet A-203). Architectural Plans acceptable as submitted.

Building Signage: Signage identifying the names and addresses of the University facilities will be in accord with the Campus sign plan and standards. Additionally, signage to guide pedestrians through and around the area will be added, as appropriate. (Signage Plan will be required to be submitted to the City Plan Department prior to installation.)

Construction Logistics Plans: A material haul route to and from the site (See Sheet HRP-001) shows inbound I-91 to Trumbull to Whitney to Sachem and into the site. Outbound route will use Prospect Street to College to South Frontage Road and Route 34 through the completion of the GNHWPCA Trumbull Street Sewer Project. Following the sewer project the route will be Prospect Street to Trumbull to I-91.
A Site Logistics Plan (Sheet LOG-001) shows a construction fence surrounding the site and three construction gates into the site from Sachem Street (two of these are for use only at particular times during construction). Additionally there will be a single construction gate on Prospect Street at the location of the starting point for Prospect Walk. Prospect Street and Sachem Street will each be reduced to one travel lane in either direction with a lane retained on both streets for construction traffic and activity. No construction access will be permitted from the Farmington Greenway except as authorized by the License previously granted by the City (see CPC 1452-04). Sidewalks will be closed on the south side of Sachem Street and the west side of Prospect Street. Any modifications to the construction logistics plan will require review and approval by the Department of Transportation, Traffic and Parking.

Project Timetable: Construction of the new Colleges is anticipated to be initiated in the summer of 2012 and to be completed by the summer of 2015, for fall occupancy 2015.
Other Permits Required include but may not be limited to building permit, health dept. permit for kitchen, excavation permit for any work within the public right of way; DEEP Dewatering Permit.

SITE PLAN REVIEW
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, Engineering, Building, Disabilities Services, and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

Traffic:

- ***Winchester/Sachem Intersection: University to develop plan for signalized crosswalk.***

Engineering:

- ***FCG: Provide concept plan to address low spot under Prospect St Bridge created by Engineering Building project.***

City Plan:

- ***Signage Plan for the Colleges shall be submitted to the City Plan Department prior to design and installation.***
- ***A detailed interim landscape plan including details on materials, plant species and specifications, lighting, and any other furniture shall be submitted to the City Plan Department for administrative***

review within six months of this approval. Once approved, the interim landscape plan shall be executed and completed prior to issuance of Certificates of Occupancy for the Colleges.

- ***City Landscape Architect comments there may be difficulty in obtaining certain of the tree and plant species, particularly the trees of substantial caliper.***

City Plan Comments regarding interface with FCG:

- ***Provide drainage computations for the sizing of swales, drainage pipes and capacity of infiltration for drainage swales adjacent to the FCG shown on Sheets L-200 & L-210.***
- ***Revise Grading Plan for the area between FCG and long section of Southern College to capture runoff from the proposed project.***
- ***Survey sheet C-000 does not include FCG location; Verify the current location of the FCG as shown on the proposed plans.***

Building:

- ***Property Lines shall be eliminated and the site shall be made into one parcel (The applicant states this will occur prior to building permit issuance).***

PLANNED DEVELOPMENT ACTION

The Commission finds that the submitted Detailed Plans are in accordance with the Application and General Plans as approved by the Board of Aldermen. In addition the Detailed Plans are in accord with the goals and objectives as stated in Section 65(a) of the New Haven Zoning Ordinance. The plans are in accordance with the comprehensive plans of the City, composed of such uses, and in such proportions, as are most appropriate and necessary for the integrated functioning of the planned development and for the City, so designed in its space allocation, orientation, texture, materials, landscaping and other features as to produce an environment of stable and desirable character, complementing the design and values of the surrounding neighborhood, and showing the unusual merit as to reflect credit upon the University and the City. The Commission hereby approves Detailed Plans for Yale University's two new Residential Colleges with Conditions as stated on page 1.

SITE PLAN ACTION

The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

ADOPTED: November 16, 2011
Edward Mattison
Chair

ATTEST:
Karyn M. Gilvarg, AIA
Executive Director

ATTACHMENT A

Yale University
New Residential Colleges
Site Plan / Detailed Plan Review

October 20, 2011

	CRITERION	PERMITTED PDD #121	PROPOSED	NOTES
A	Lot Area	291,364 sf (6.689 acres)	291,364 sf (6.689 acres)	See Notes 1 and 2
B	Average Lot Width	over 50'	over 50'	
C	Building Coverage	52.00%	44.00%	See Notes 3 and 4
D	Floor Area Ratio (FAR)	1.75	1.40	See Notes 4, 5, 6, and 7
E	Building Height Elevations in feet above North American Vertical Datum of 1988 as specified in Note 10	Colleges (by volume) EL. 79 ft Theater (by volume) EL. 109 ft Tower 1 (as measured) EL. 148 ft Tower 2 (as measured) EL. 125 ft Tower 3 (as measured) EL. 227 ft	Colleges (by volume) EL. 79 ft Theater (by volume) n.a. Tower 1 (as measured) EL. 140 ft Tower 2 (as measured) EL. 125 ft Tower 3 (as measured) EL. 227 ft	See Notes 8, 9, and 10
F	Yards (Prospect St): Front Yard	Varies: 2'-0" min	Varies: 2'-0" min	See Notes 11 and 12
G	Yards (Sachem St) Front Yard	Varies: 2'-0" min	Varies: 2'-0" min	See Notes 11 and 12
H	Yards (Canal Path/Canal Street) Front Yard	Varies: 0'-0" min	Varies: 0'-0" min	See Notes 11 and 12
J	Projections	Varies: 30'-0" max	Varies: 30'-0" max	See Notes 13 and 14

Notes:

1 Source: *Data Accumulation Plan / Proposed PDD Boundary* prepared by URS Corporation AES, August 2010.
2 Includes area subject to easement in favor of Yale University and portion of Sachem Street to be conveyed to Yale University.
3 Building Coverage area includes court yard entrances, but excludes roof overhangs, court yards, and moats.
4 For Residential Colleges, exclusive of theater.
5 Building Floor Area calculations include occupied space at the Lower Level where more than 50% is above the Finish Lot Grade Average.
6 Building Floor Area calculations include the loading dock, but exclude mechanical rooms and unoccupied attic spaces.
7 Double height spaces are counted once in Building Floor Area calculations.
8 Height determined per the volumetric method described in the Zoning Ordinance definition of 'height' (Building Height = Total Volume of Building / Maximum Horizontal Cross Section).
9 Building Volume = enclosed by the outer faces of building walls, the outer faces of roofs, and the Finished Lot Grade Average.
10 Elevations refer to the North American Vertical Datum of 1988.
11 All yards are treated as Front Yards.
12 Yards are measured from building foundation wall, not moat wall or any projections, to the PDD Boundary.
13 Permitted Projections include: bay windows, buttresses, eaves, exterior stairs, moats and raised terraces.
14 Maximum Projection is measured from the foundation wall.