

HOB Conceptual Plans

Site Information

- Lot Number: Lot 2
- Address: 210 N. Second Street Harrisburg, PA
- Lot Area: 13,743 SF

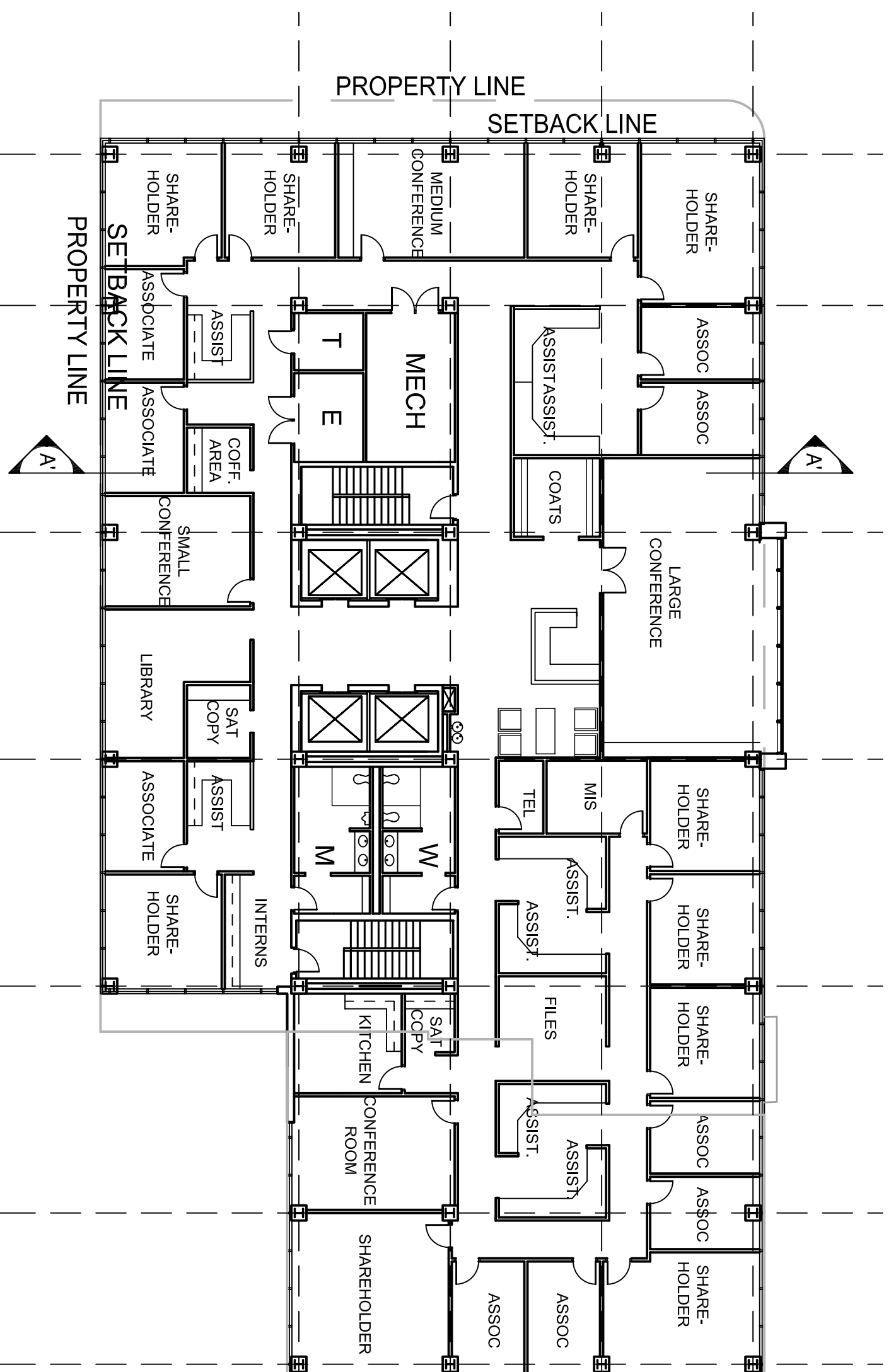
Zoning Requirements

- Zone: CCG SID-2 Harrisburg Historic District
- FAR: 3:1
- Maximum FAR: 41,229 SF
- Lot Coverage: 75% max.
- Building Height: 70' max.

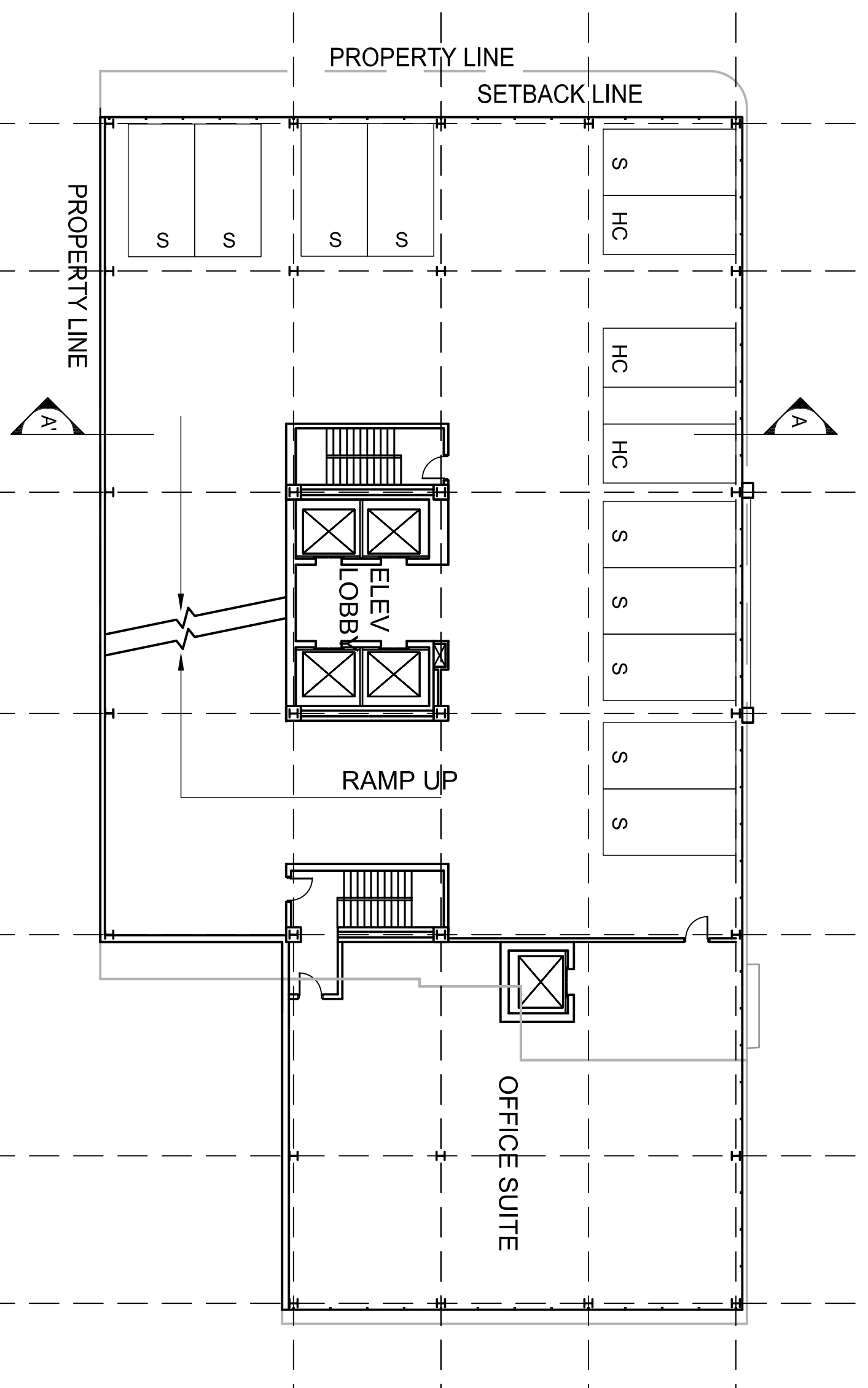
- Front Yard: 10' or conform to existing setbacks within block
- Side Yard: 5' unless agreement between parties for none.
- Rear Yard: 5'
- Parking: Office 1/800 GSF (131,400 GSF)
Retail 1/400 GSF (6,000 GSF)
Restaurant / Bar 1/200 GSF (4,000 GSF)
Total required: 200 spaces
- Loading: Required

Proposed Building Design

- FAR: 16:1
- Maximum FAR: 219,000 SF (62,875 SF for Parking)
- Lot Coverage: 91.5%
- Maximum Height: 237'-6"
18-stories excluding Elevator Machine Room
- Front Yard: 10' or conform to existing setbacks within block
- Side Yard: 5' unless agreement between parties for none.
- Rear Yard: 5'
- Use Groups: Assembly A-2
Business Group B
Mercantile Group M
Storage Group S-2
- Parking: 20-30 spaces
- Loading: 12' x 30' bay (1)

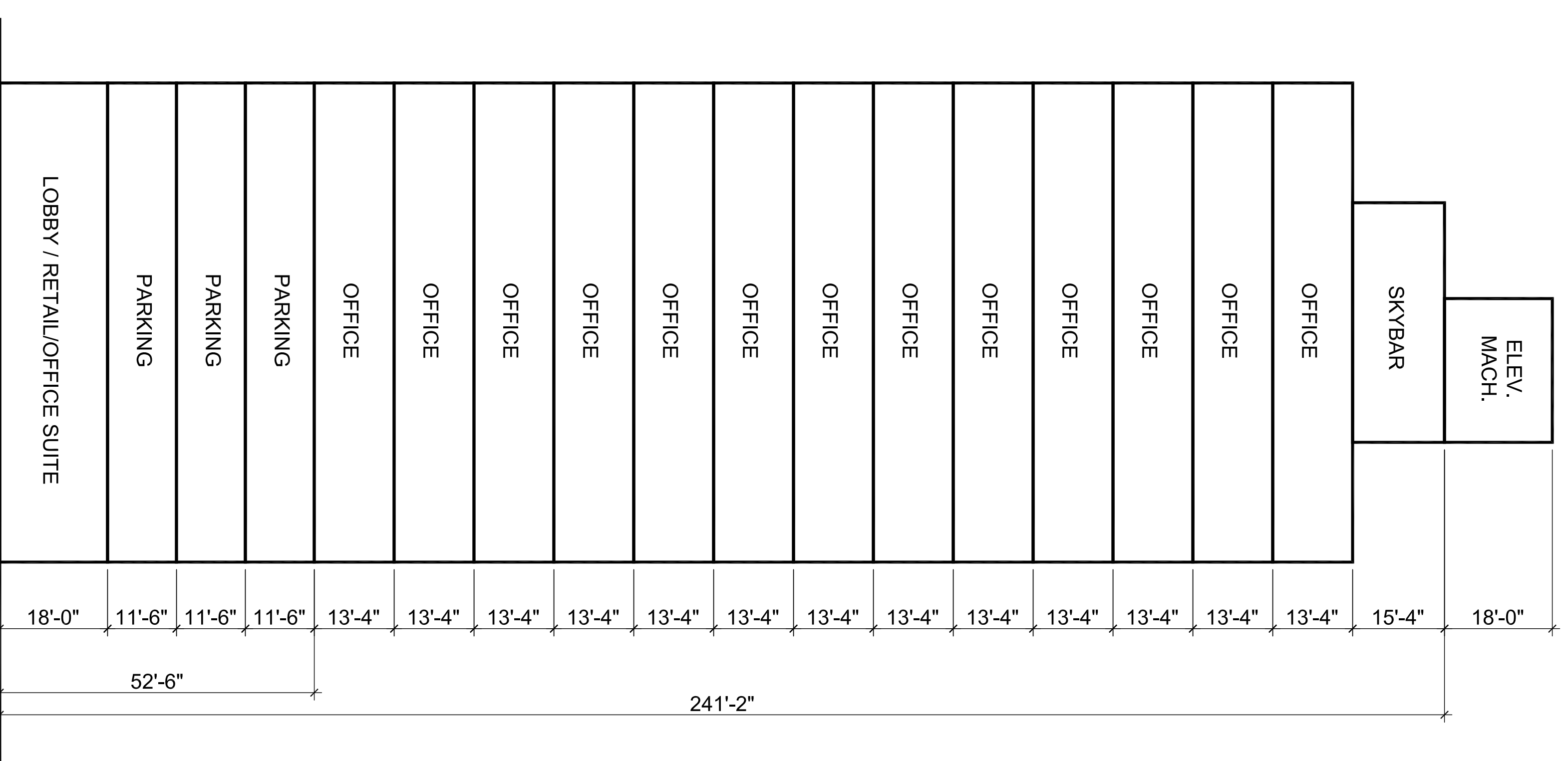


Typical Floor (floors 5-17)
Scale 1/8"=1'

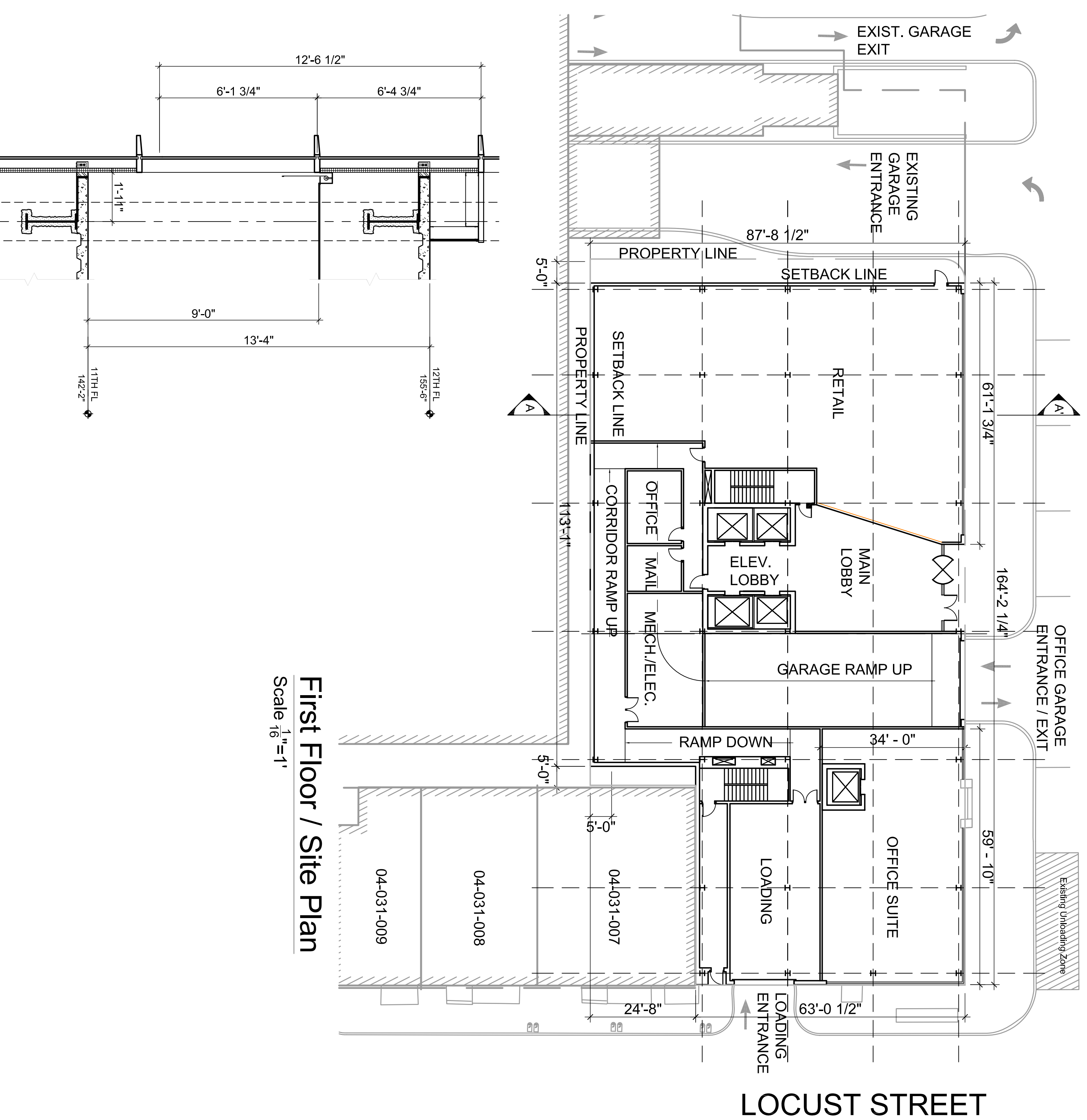


Typical Parking Level / Office Suite (floors 2-3)
Scale 1/8"=1'

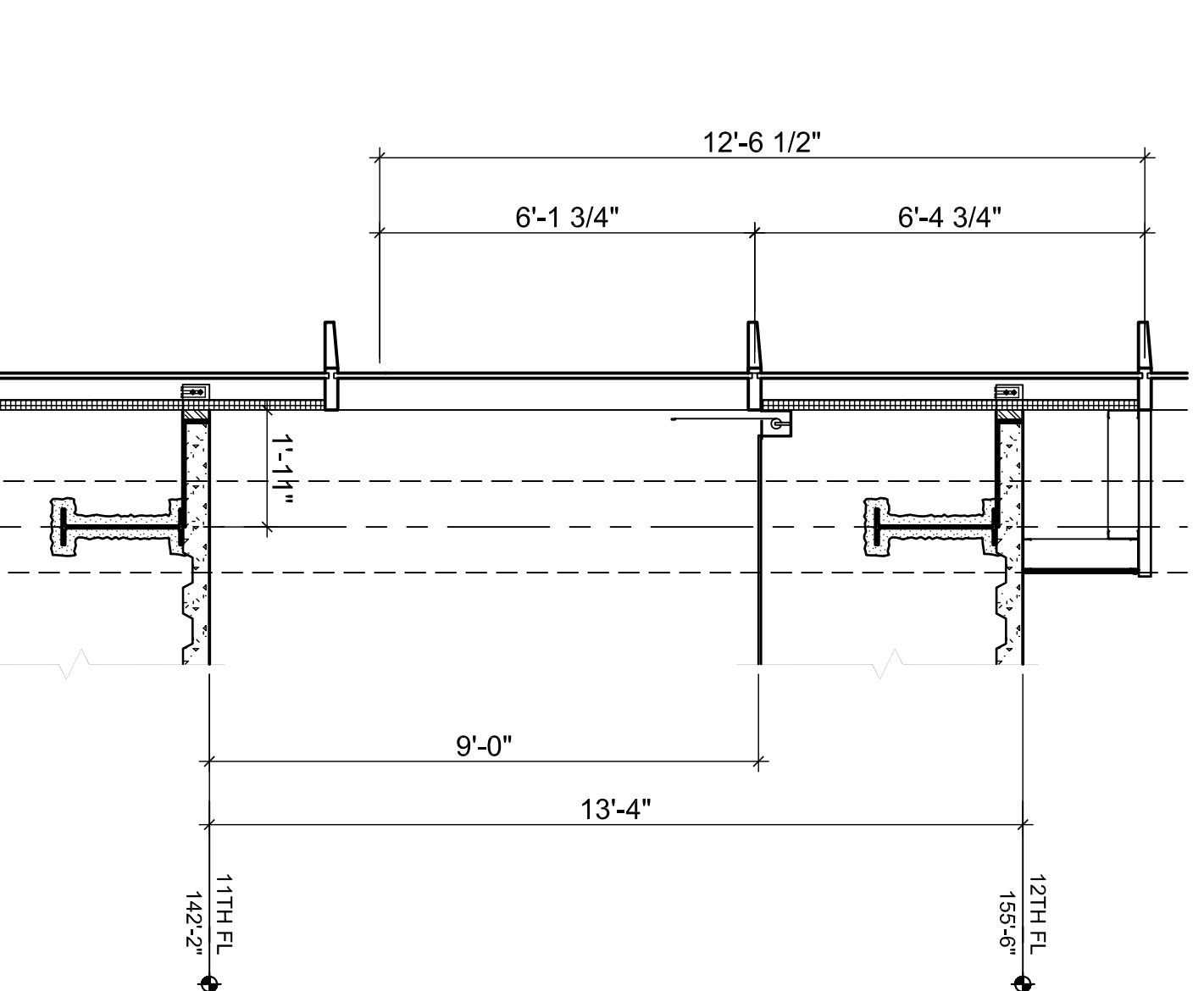
N. SECOND STREET



Section A-A'
Scale 1/8"=1'



First Floor / Site Plan
Scale 1/8"=1'



Typical Wall Section Detail
Scale 3/8"=1'