



B/ELEV. ROOF TRUSS
EL: +78'-3"

B/PH ROOF TRUSS
EL: +74'-4"

T/ROOF PAVERS
EL: +63'-8"

B/ROOF TRUSS
EL: +60'-2 1/2"

T/FIFTH FLOOR CONC
EL: +50'-2"

T/FOURTH FLOOR CONC
EL: +37'-10"

T/THIRD FLOOR CONC
EL: +25'-6"

T/SECOND FLOOR CONC
EL: +13'-2"

GRADE
EL: +0'-0"

STONE, TYP

BRICK, TYP

ALUM. CLAD WINDOW, TYP

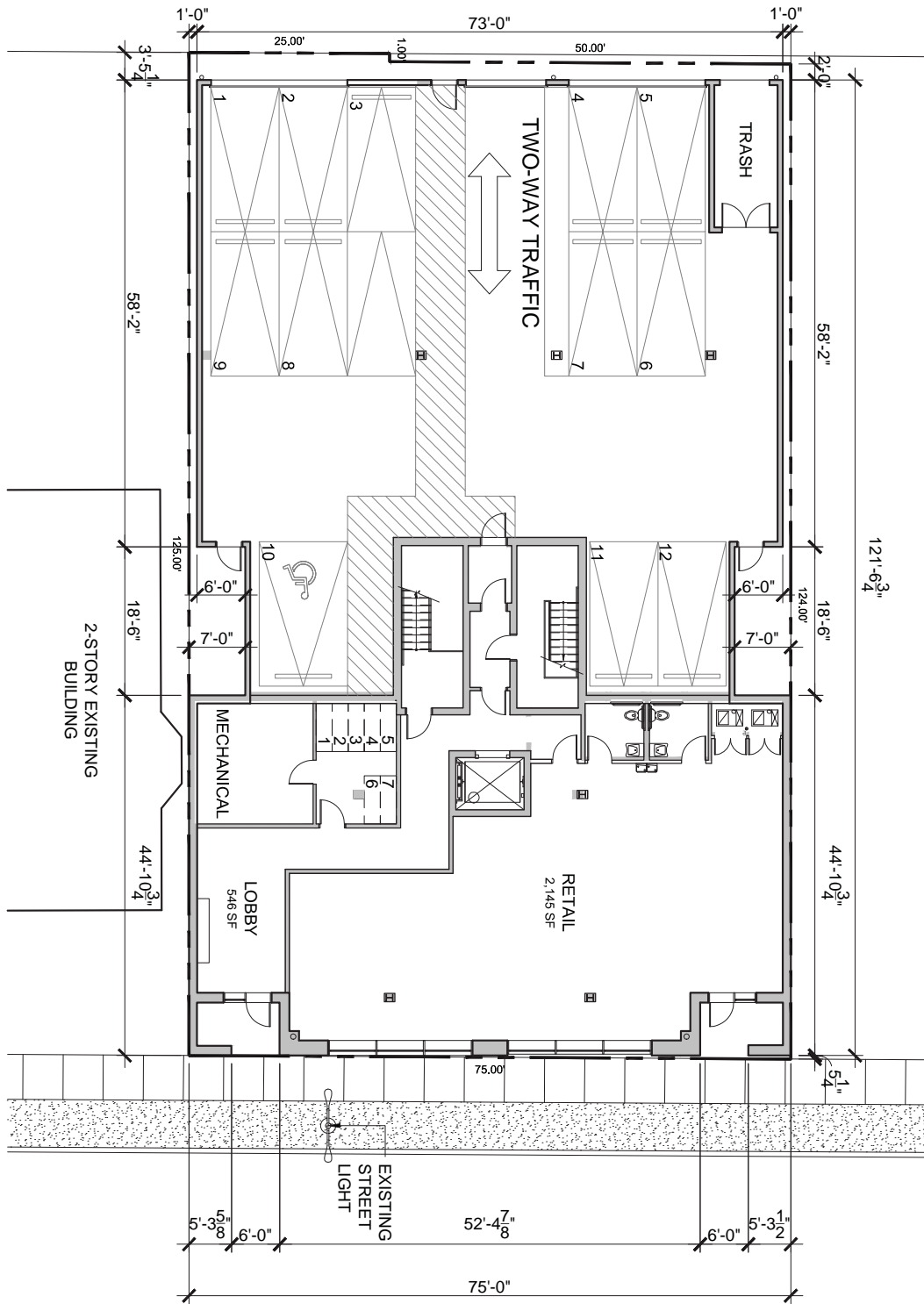
STEEL RAILING, TYP

STONE, TYP

SOUTH
ELEVATION

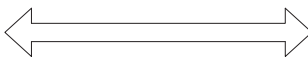


16' PUBLIC ALLEY

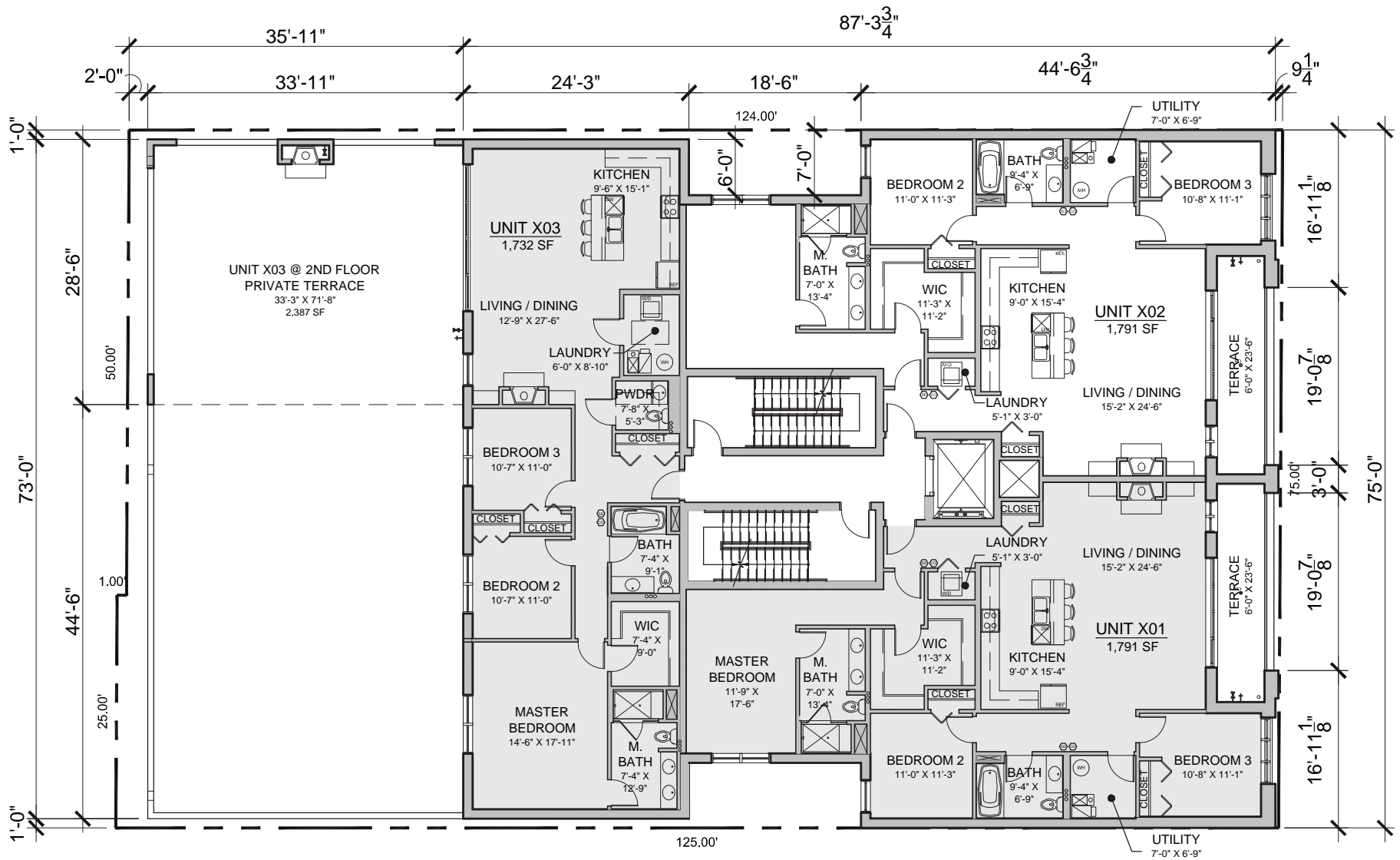


W LAWRENCE AVE

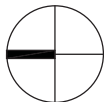
TWO-WAY TRAFFIC



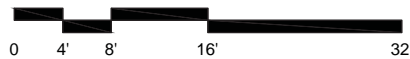
BUILDING DATA	
3 BED / 2 BATH -	8 UNITS
3 BED / 2.5 BATH -	4 UNITS
TOTAL-	12 UNITS
TOTAL FAR -	27,662 SF
TOTAL GROSS -	32,699 SF
TOTAL SALEABLE -	23,601 SF

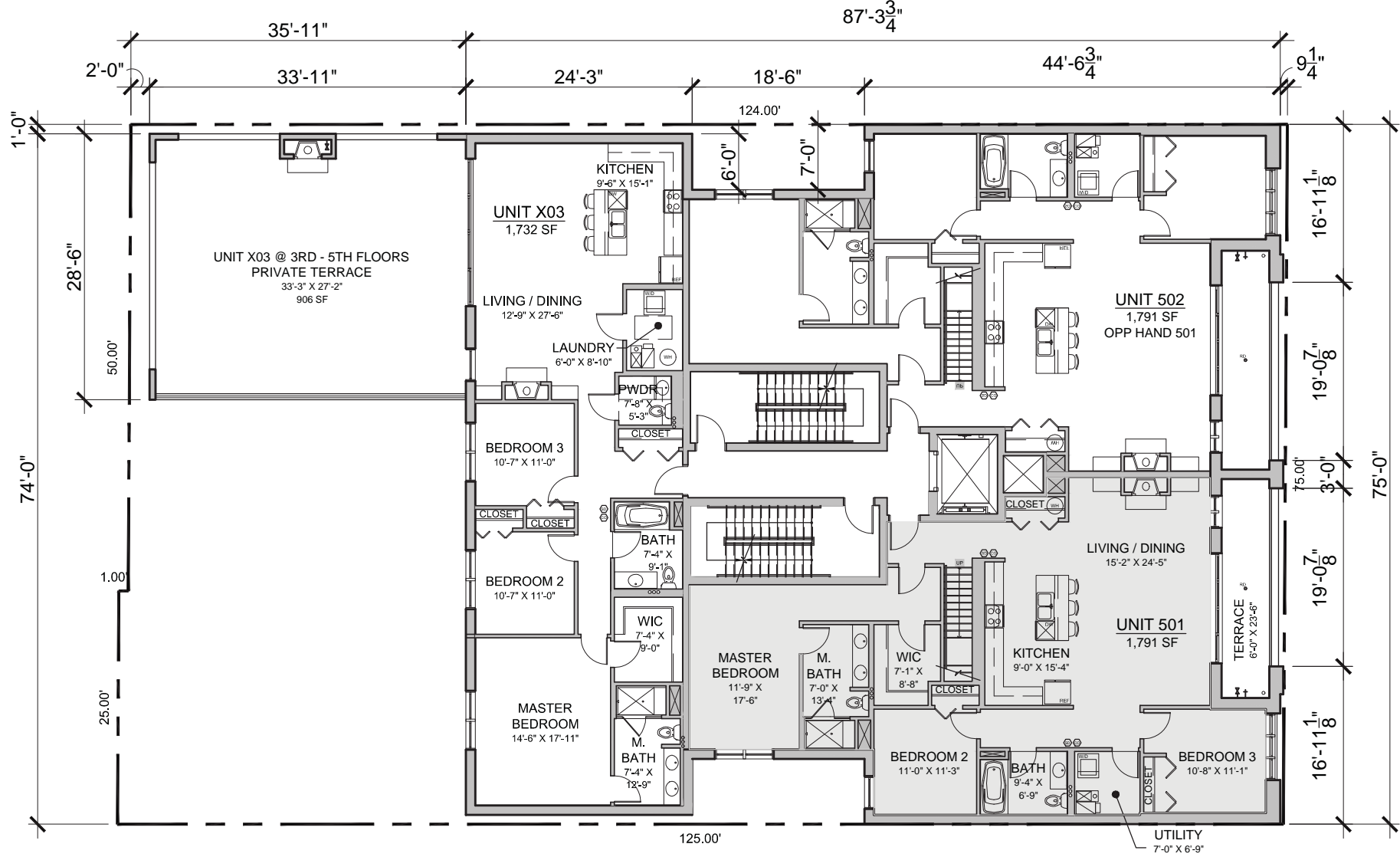


NORTH

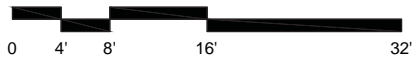


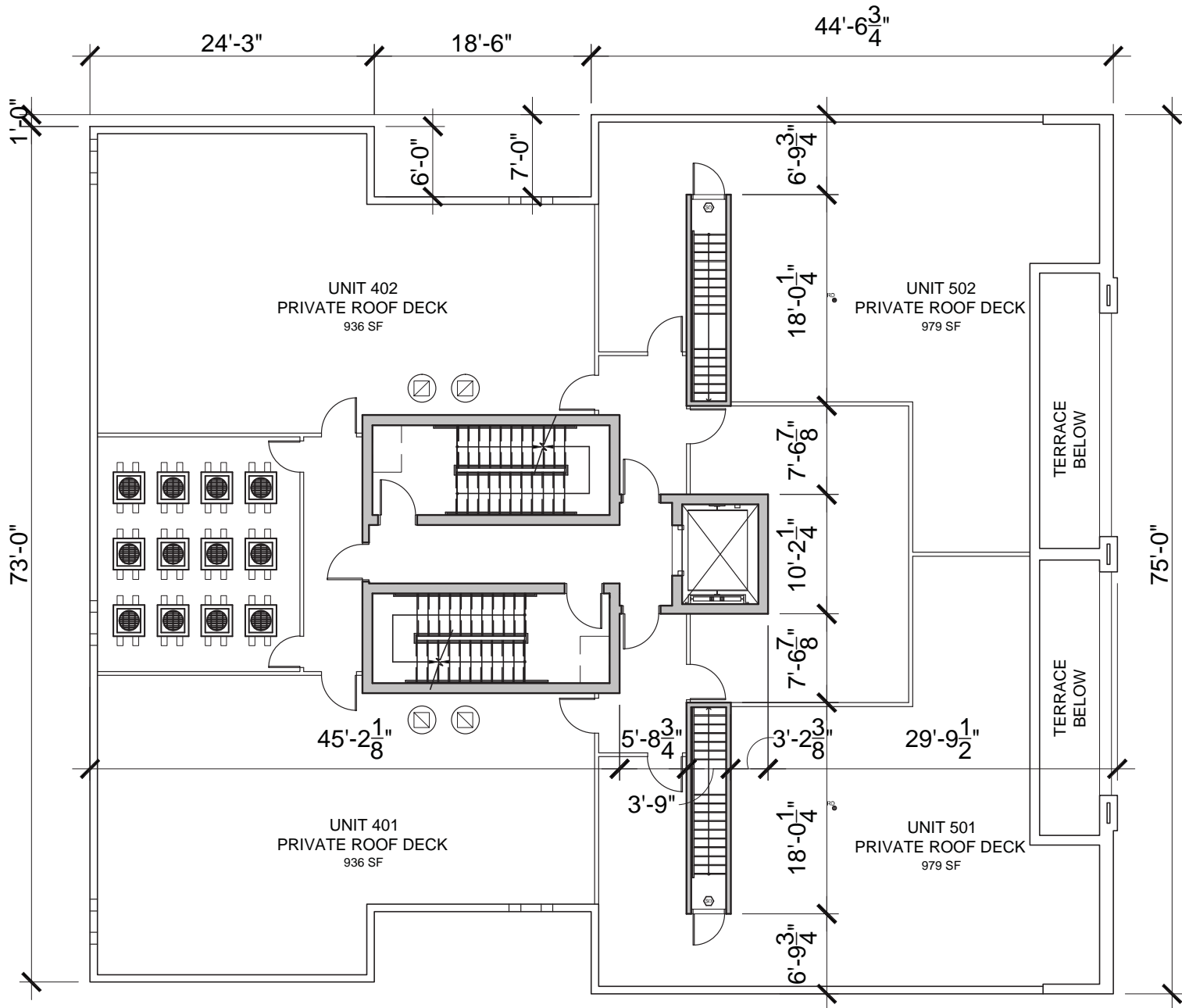
TYPICAL (2-4)
FLOOR PLAN



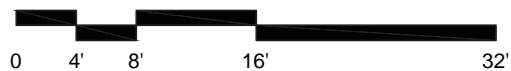


FIFTH FLOOR PLAN

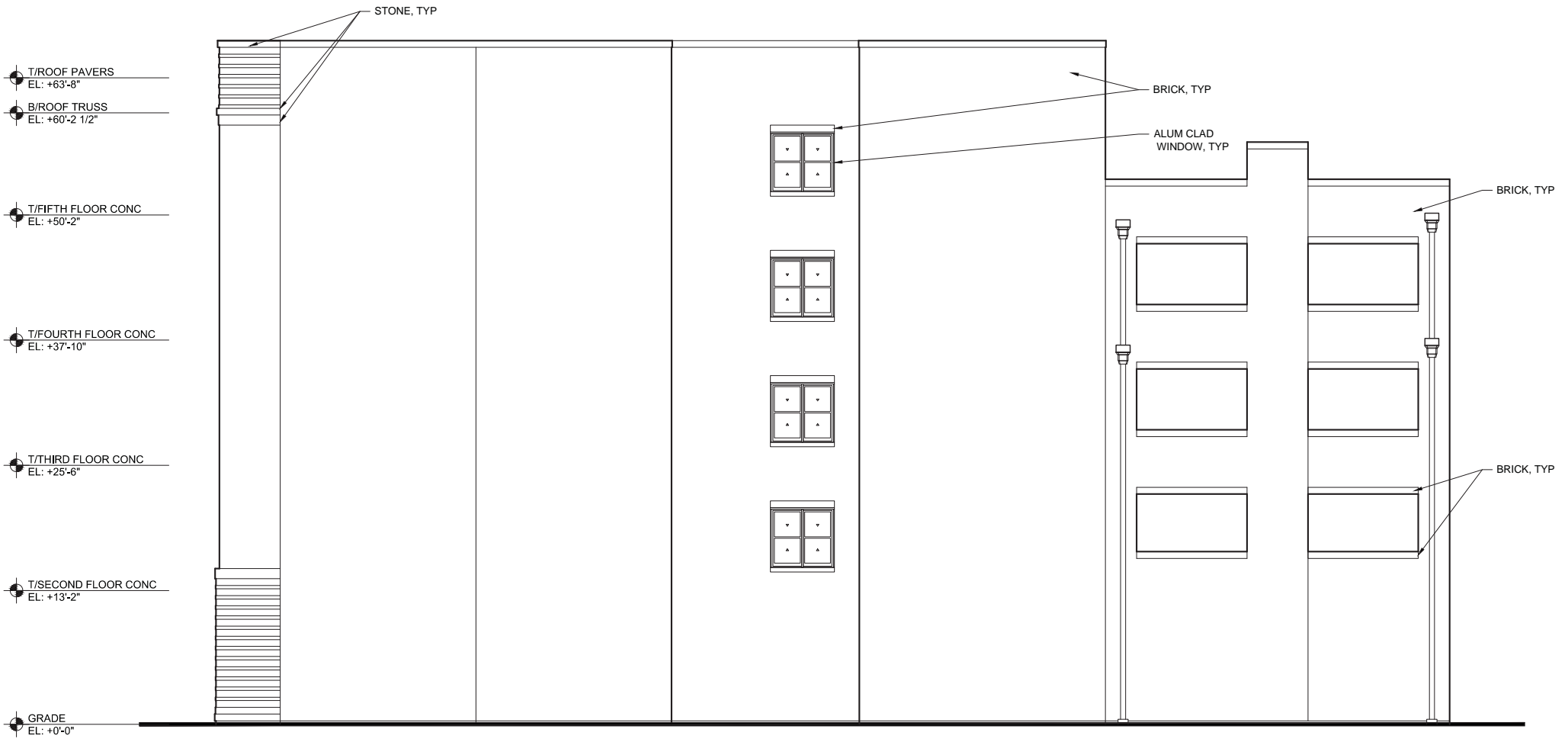




PENTHOUSE FLOOR PLAN







EAST
ELEVATION



BRICK, TYP
ALUM CLAD WINDOW, TYP
BRICK, TYP
ALUM CLAD SLIDING PATIO DOOR, TYP

T/ROOF PAVERS
EL: +63'-8"

B/ROOF TRUSS
EL: +60'-2 1/2"

T/FIFTH FLOOR CONC
EL: +50'-2"

T/FOURTH FLOOR CONC
EL: +37'-10"

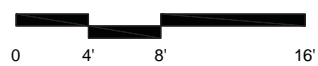
T/THIRD FLOOR CONC
EL: +25'-6"

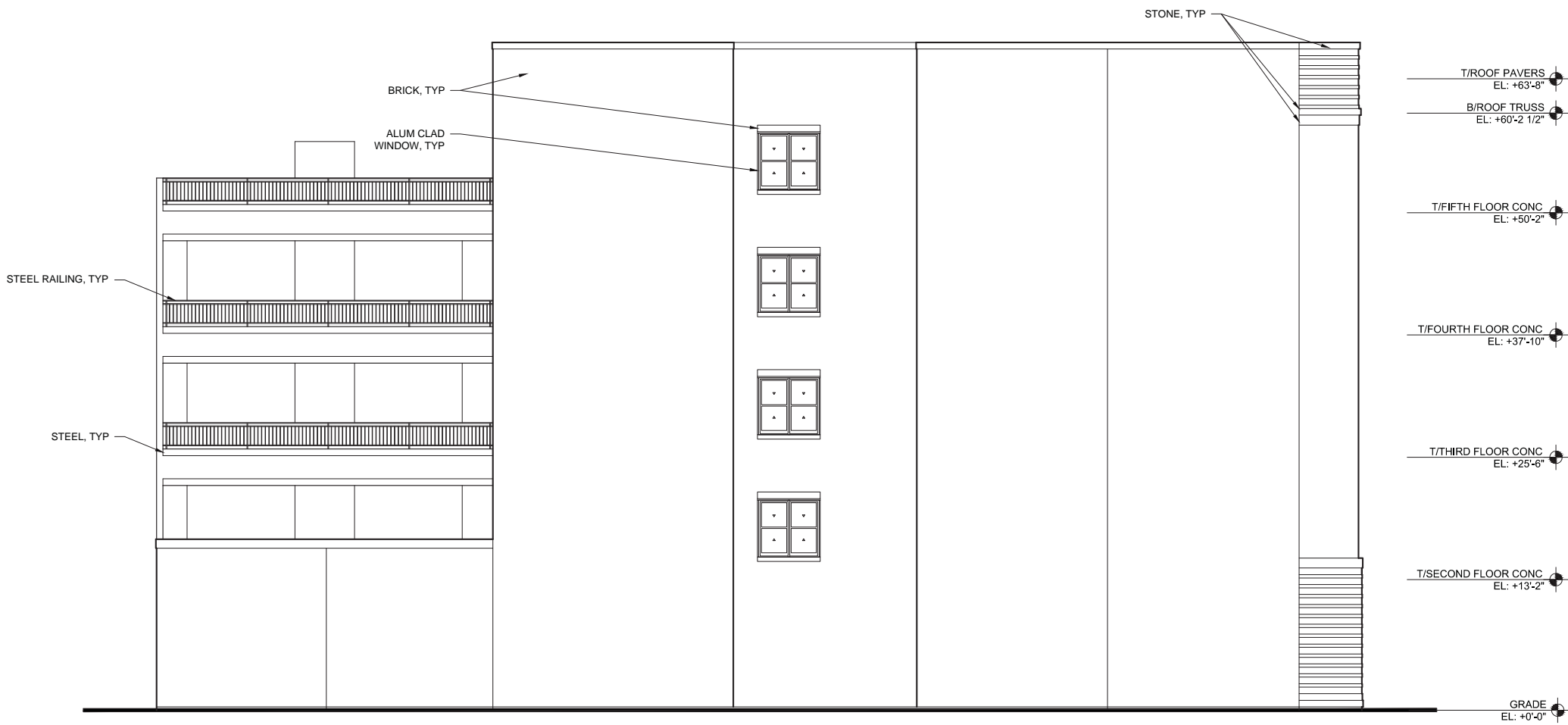
T/SECOND FLOOR CONC
EL: +13'-2"

GRADE
EL: +0'-0"

BRICK, TYP

NORTH
ELEVATION






WEST
ELEVATION



ZONING DATA

Project Address	2242 W. Lawrence Ave.				
Last Updated	10/6/2016				
BULK AND DENSITY		Exsting Zoning	Proposed Zoning	Proposed Building	
Lot Area [SF]		9,325.00	9,325.00	9,325.0	
Zoning District		B1-1	B1-5	B1-5	
Use Group		Multi-Unit Residential	Multi-Unit Residential	Multi-Unit Residential	
Maximum Floor Area Ratio [F.A.R.]		1.2	5.0	Actual Ratio [F.A.R.]	3.0
Maximum Area Allowed by F.A.R.		11,190.0	46,625.0	Actual Area [F.A.R.]	27,662.0
Minimum Lot Area Per Dwelling Unit [SF]		2,500.0	200.0	Actual Lot Area Per Unit	777.1
Maximum Number of Dwelling Units		3.0	46.0	Actual Number of Units	12.0
Minimum Required Business Area [SF]		1,865.0	1,865.0	Proposed Business Area	2,145.0
YARDS/HEIGHT					
Required Yards [ft]	Front	0.0	0.0	Proposed	0.0
	Side [Cumulative]	0.0	0.0	Proposed	0.0
	Side [Minimum One Side]	0.0	0.0	Proposed	0.0
	Rear @ Floors w/Dwelling	30.0	30.0	Proposed	35'-11"
Required Rear Yard Open Space	Minimum Open Space [SF]	0.0	0.0	Proposed	0.0
	Minimum One Side [ft]	0.0	0.0	Proposed	0.0
Maximum Building Height [ft]		38'-0"	70'-0"	Proposed	60'-2 1/2"
PARKING/LOADING					
Required Off Street Parking Spaces	Residential	1 Per Unit	1 Per Unit	Provided	12.0
	Commercial	NA	NA	Provided	NA
Required Accessible Parking Spaces	Residential	1 Per 50 spaces	1 Per 50 spaces	Provided	1.0
	Commercial	NA	NA	Provided	NA
Required Off Street Loading	Residential	0 - 24,999 sf = 0 Loading Berths	0 - 24,999 sf = 0 Loading Berths	Provided	0.0
	Commercial	0 - 9,999 sf = 0 Loading Berths	0 - 9,999 sf = 0 Loading Berths	Provided	0.0
Required Bicycle Parking	Residential	1 Per 2 Auto Spaces	1 Per 2 Auto Spaces	Provided	7.0
	Commercial	NA	NA	Provided	NA
LANDSCAPING					
Required Parkway Trees		1 per 25' of street frontage	1 per 25' of street frontage		
Vehicular Use Area Landscaping		NA	NA		
Trash Area Screening Required		Required	Required		
Notes:					
<p>Disclaimer: Square footage figures presented are provided for the sole and exclusive use of the Developer. These square footage figures are reported for the purpose of demonstrating the way by which the Developers project feasibility, program and zoning compliance is achieved. The Developer shall review these figures for the compliance to program and approve or reject the Architect's calculations. The Developer shall promptly report to the Architect any errors, inconsistencies or omissions discovered or made known to the Developer.</p>					

ZONING DATA