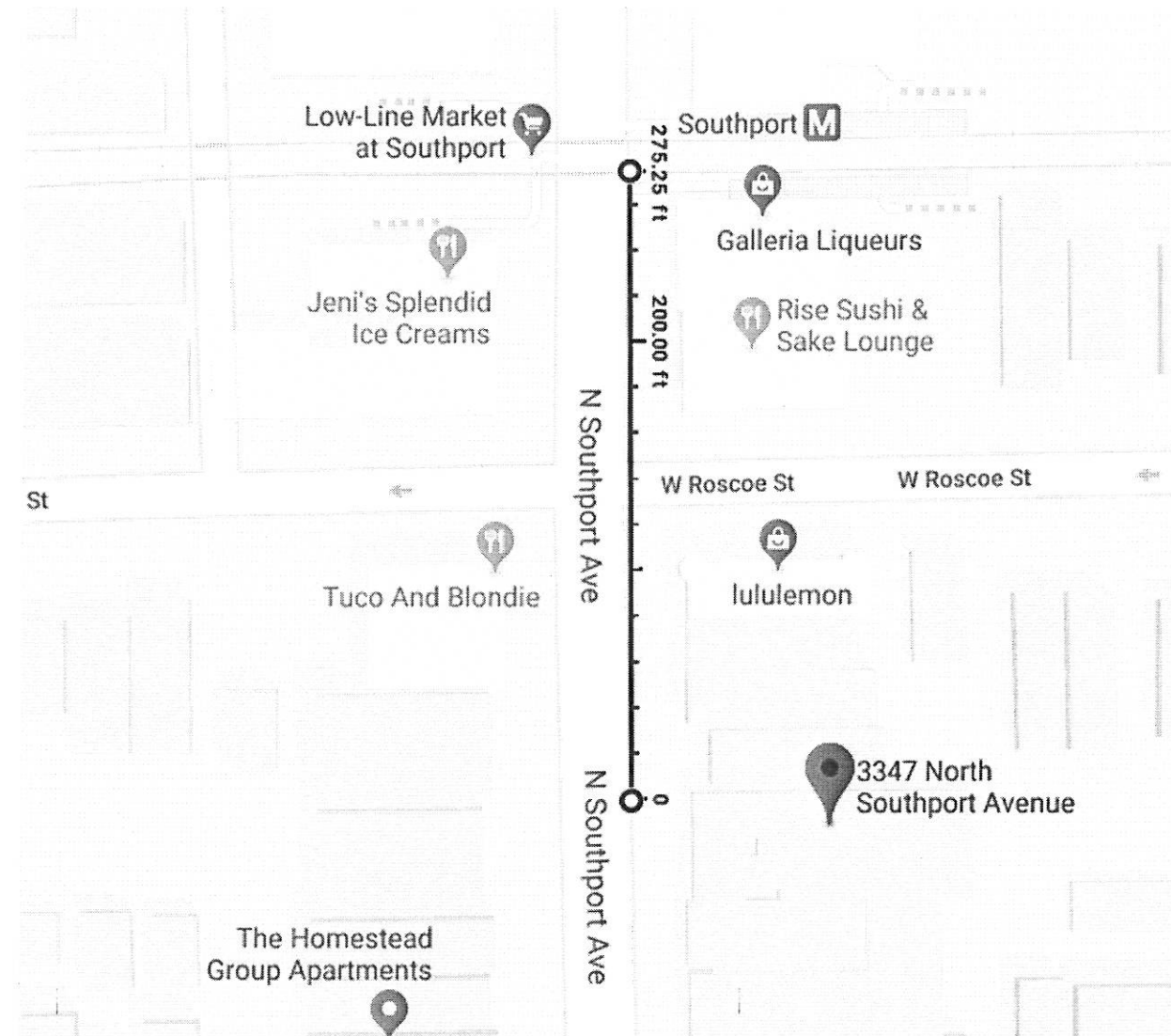


3347-3349 N. Southport Avenue



Property is an exceptional Transit Served Location
Less than 300ft from Southport Brown Line
and 1100ft from Belmont Bus Lines

3347-3349 N Southport Ave.

Zoning Data Sheet

Lot Dimensions 50' x 125'
Lot Area 6250 SF

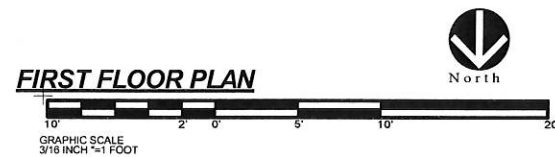
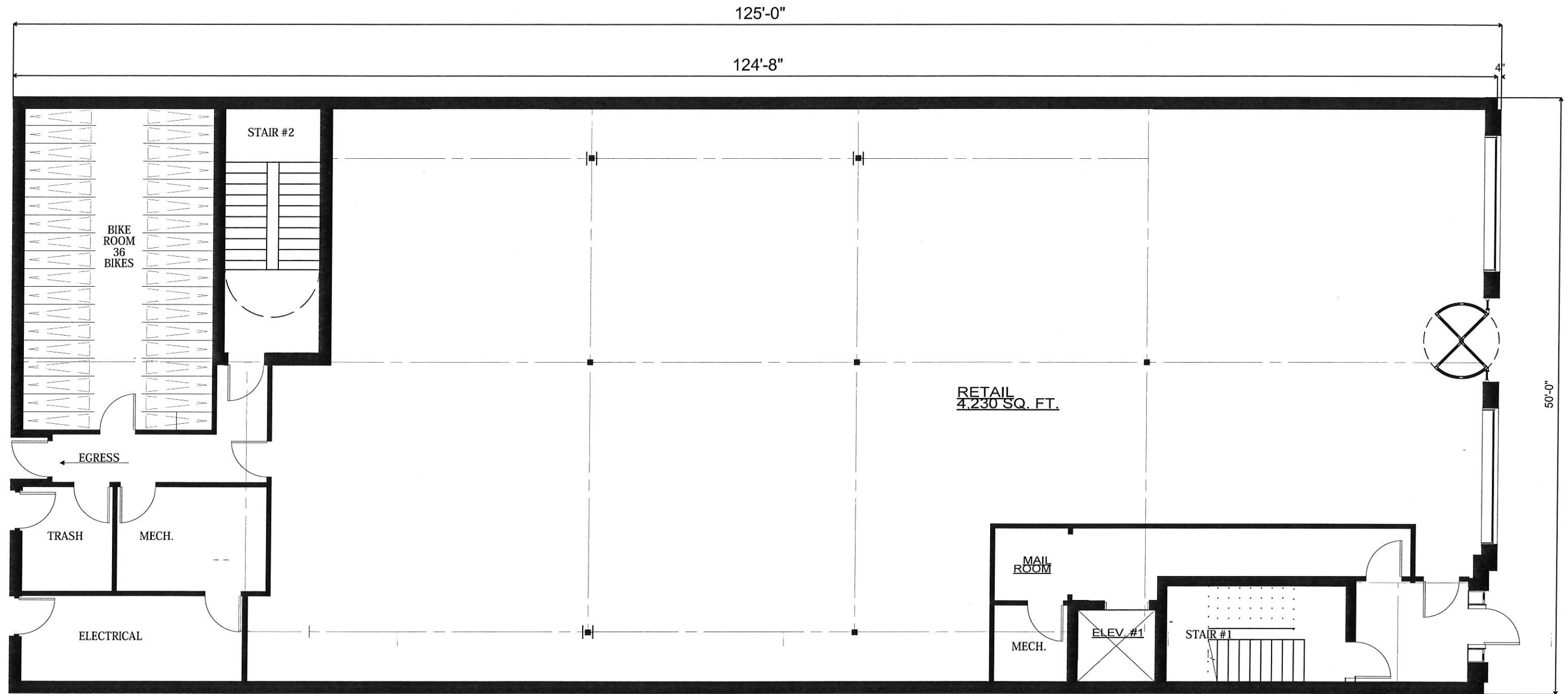
| | Current | Proposed Zoning | Proposed Building |
|-------------------------|-------------------|---|-------------------|
| Zoning Classification | B3-2 | B3-5 | B3-5 |
| FAR | 2.2 | 5.0 | 5.0 |
| Minimum Lot Area | 1000 sqft/Unit | 200 sqft/Unit | 397sq ft/Unit |
| Maximum Buildable Area | 13,750 sqft | 31,250 sqft | 29,520 sqft |
| Maximum Building Height | 50 | 70 | 64'1" |
| Front Setback | 0'-0" | 0'-0" | 0'-0" |
| Rear Setback | 30' | 30' | 17' - 19'5" |
| Side Yard | 0'-0" | 0'-0" | 0'-0" |
| Parking | 1/Unit | 100% Reduction with Admin. Adjustment for Transit Served Location | 0 |
| Bicycle Parking | 1/two auto spaces | 1/two auto spaces | 36 |
| Commerical Space | 1250 Min. | 1250 Min. | 6250 |

Proposed Building Floor Breakdown

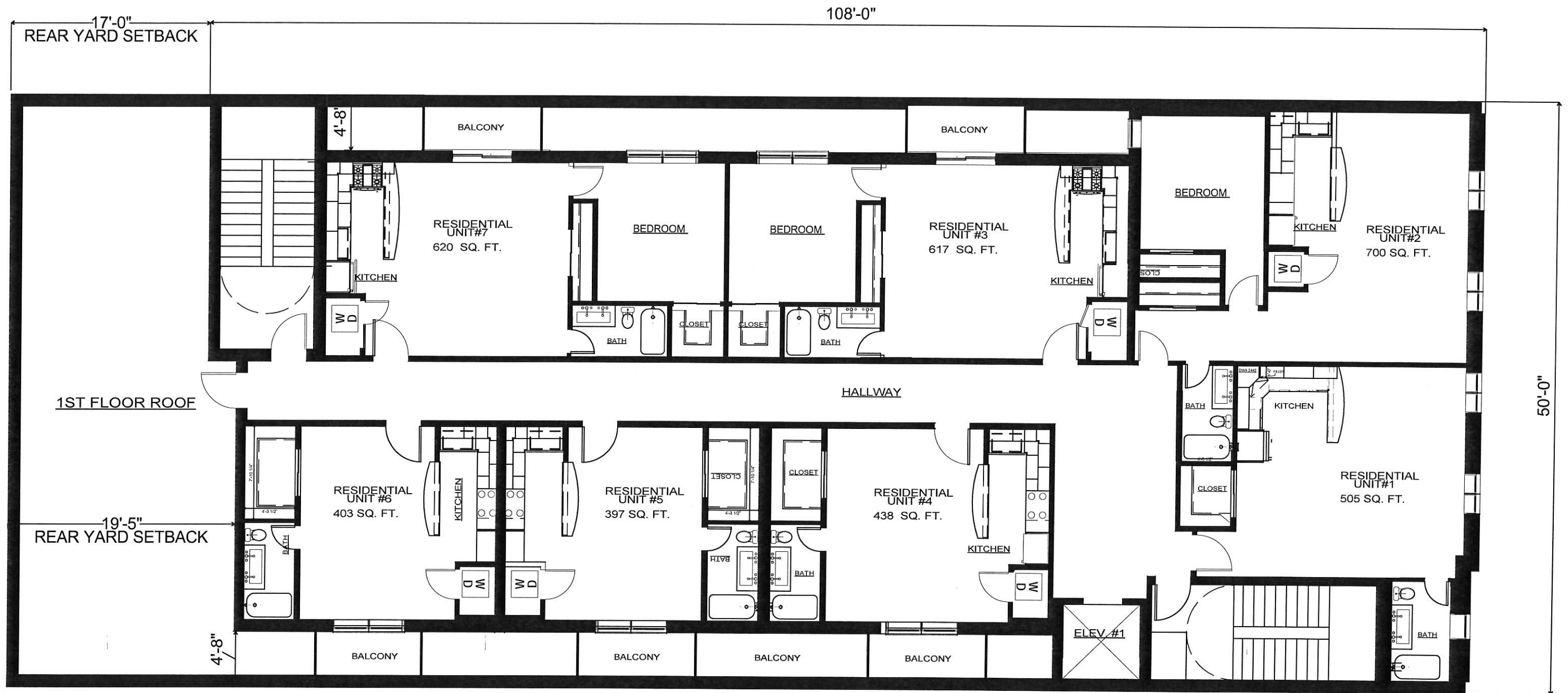
| | |
|-----------------------|--------|
| 1st Floor Commercial | 6,250 |
| 2nd Floor Residential | 4,654 |
| 3rd Floor Residential | 4,654 |
| 4th Floor Residential | 4,654 |
| 5th Floor Residential | 4,654 |
| 6th Floor Residential | 4,654 |
| Gross Square Footage | 29,520 |

| Residential Floor Unit Breakdown | SF | Total | |
|---------------------------------------|--------|--------|--------|
| | | Studio | 1 Bdrm |
| Studio Model 1 | 397 | 5 | |
| Studio Model 2 | 403 | 5 | |
| Studio Model 3 | 438 | 5 | |
| Studio Model 4 | 505 | 5 | |
| One Bedroom Model 1 | 617 | | 5 |
| One Bedroom Model 2 | 620 | | 5 |
| One Bedroom Model 3 | 700 | | 5 |
| Total Residential Units SF/Floor | 3,680 | 20 | 15 |
| Total Residential Units SF(x5 Floors) | 18,400 | | |
| Total Units | 35 | | |
| Average Unit Size | 526 | | |





3347-49 N. SOUTHPORT LLC.



SECOND THROUGH 6TH FLOOR PLAN North

GRAPHIC SCALE
3/16" INCH = 1 FOOT

3347-49 N. SOUTHPORT LLC.



WEST ELEVATION

3347-49 N. SOUTHPORT LLC.



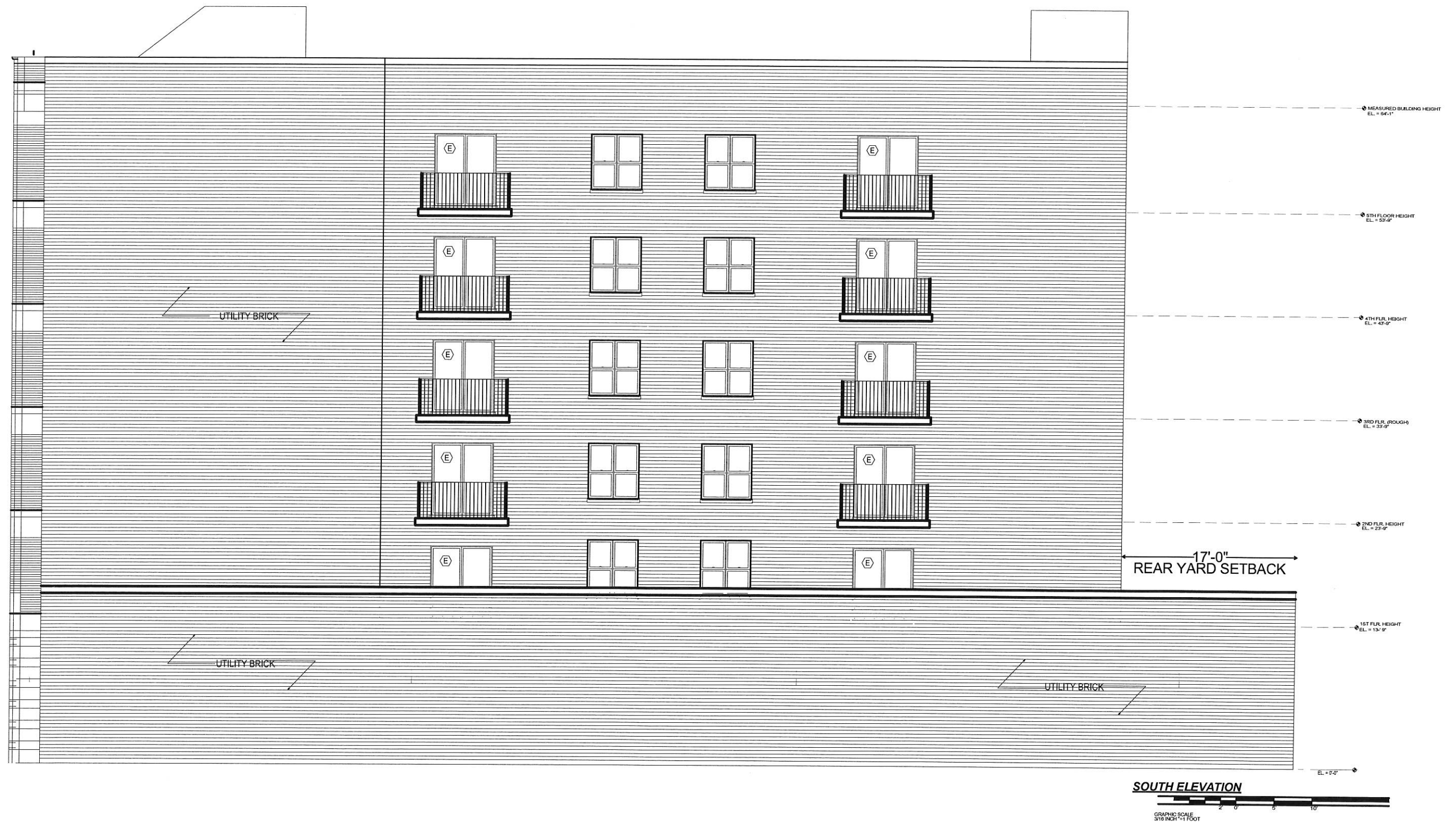
EAST ELEVATION

GRAPHIC SCALE
3/16 INCH = 1 FOOT

10' 2' 0' 5'

3347-49 N. SOUTHPORT LLC.





3347-49 N. SOUTHPORT LLC.