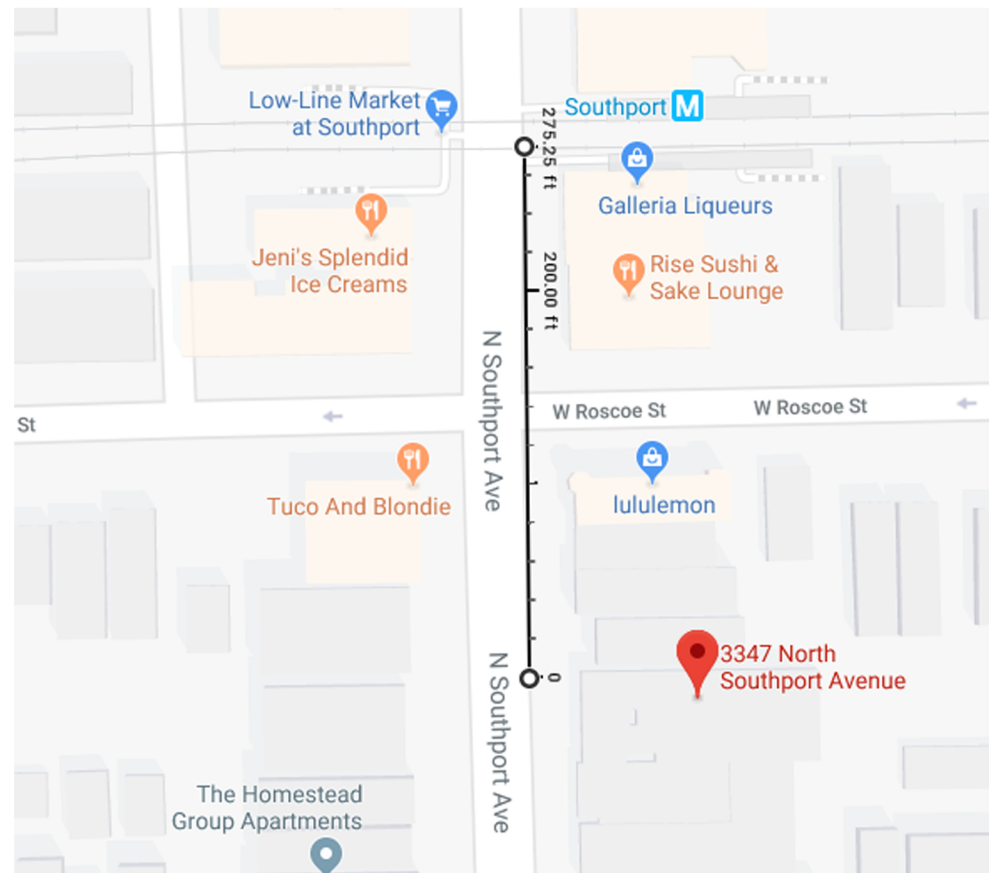


3347-3349 N. Southport Avenue



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/w TOD	Proposed Building
Zoning Classification	B3-2	B3-3	B3-3
FAR	2.2	4.0	4.0
Minimum Lot Area	1000 sqft/Unit	200 sqft/Unit	397sq ft/Unit
Maximum Buildable Area	13,750 sqft	25,000 sqft	22,846 sqft
Maximum Building Height	50	75	54'2"
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	4
Bicycle Parking	1/two auto spaces	1/two auto spaces	28
Commerical Space	1250 Min.	1250 Min.	4230

Proposed Building Floor Breakdown

1st Floor Commercial	4,230
2nd Floor Residential	4,654
3rd Floor Residential	4,654
4th Floor Residential	4,654
5th Floor Residential	4,654
Gross Square Footage	22,846

Residential Floor Unit Breakdown	SF	Total	
2nd Though 4th Floors		Studio	1 Bdrm
Studio Model 1	397	3	
Studio Model 2	403	3	
Studio Model 3	438	3	
Studio Model 4	505	3	
Studio Model 5	617	3	
Studio Model 6	620	3	
One Bedroom Model 1	700		3
5th Floor			
Studio Model 1	397	1	
Studio Model 2	403	1	
Studio Model 3	438	1	
Studio Model 4	505	1	
One Bedroom Model 1	700		1
One Bedroom Model 2	620		1
One Bedroom Model 3	617		1
Total Residential Units SF/Floor	3,680	22	6
Total Residential Units SF(x4 Floors)	14,720		
Total Units	28		
Average Unit Size	526		

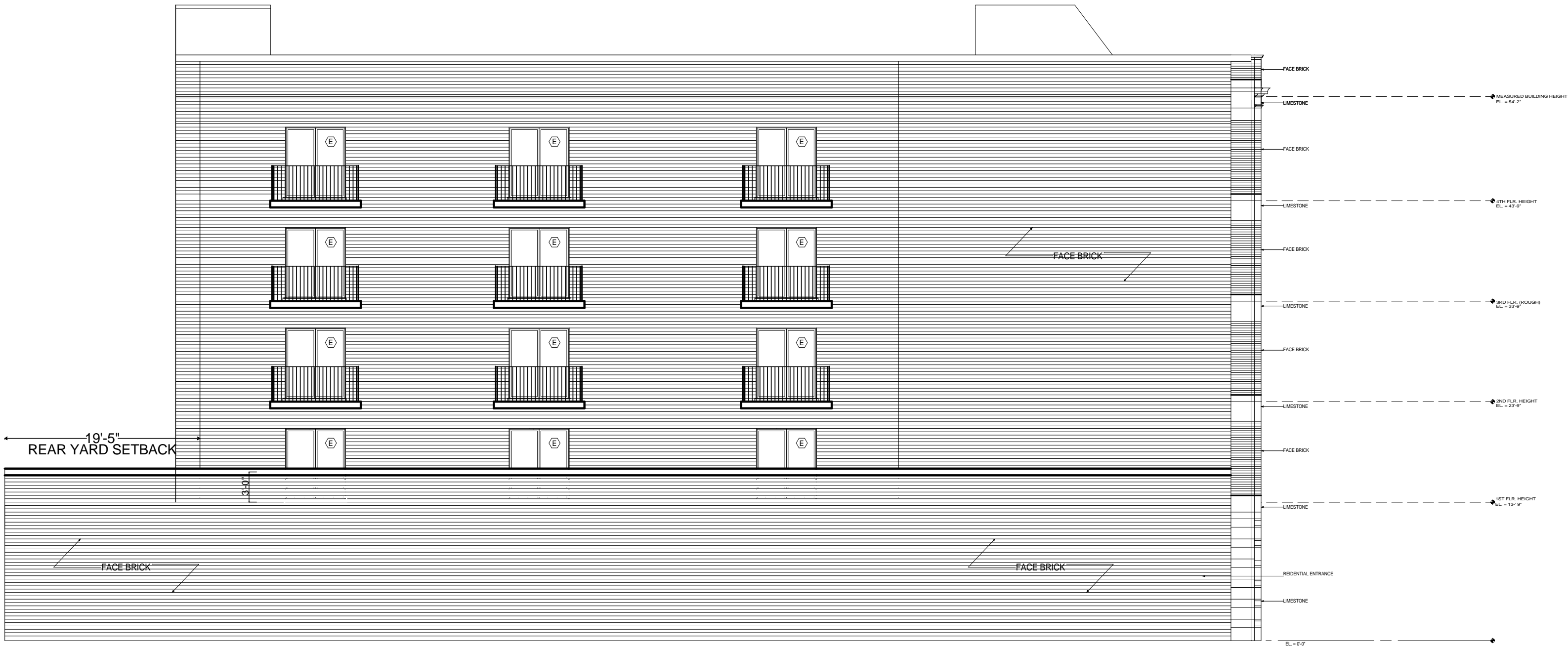


WEST ELEVATION



GRAPHIC SCALE
3/16 INCH = 1 FOOT

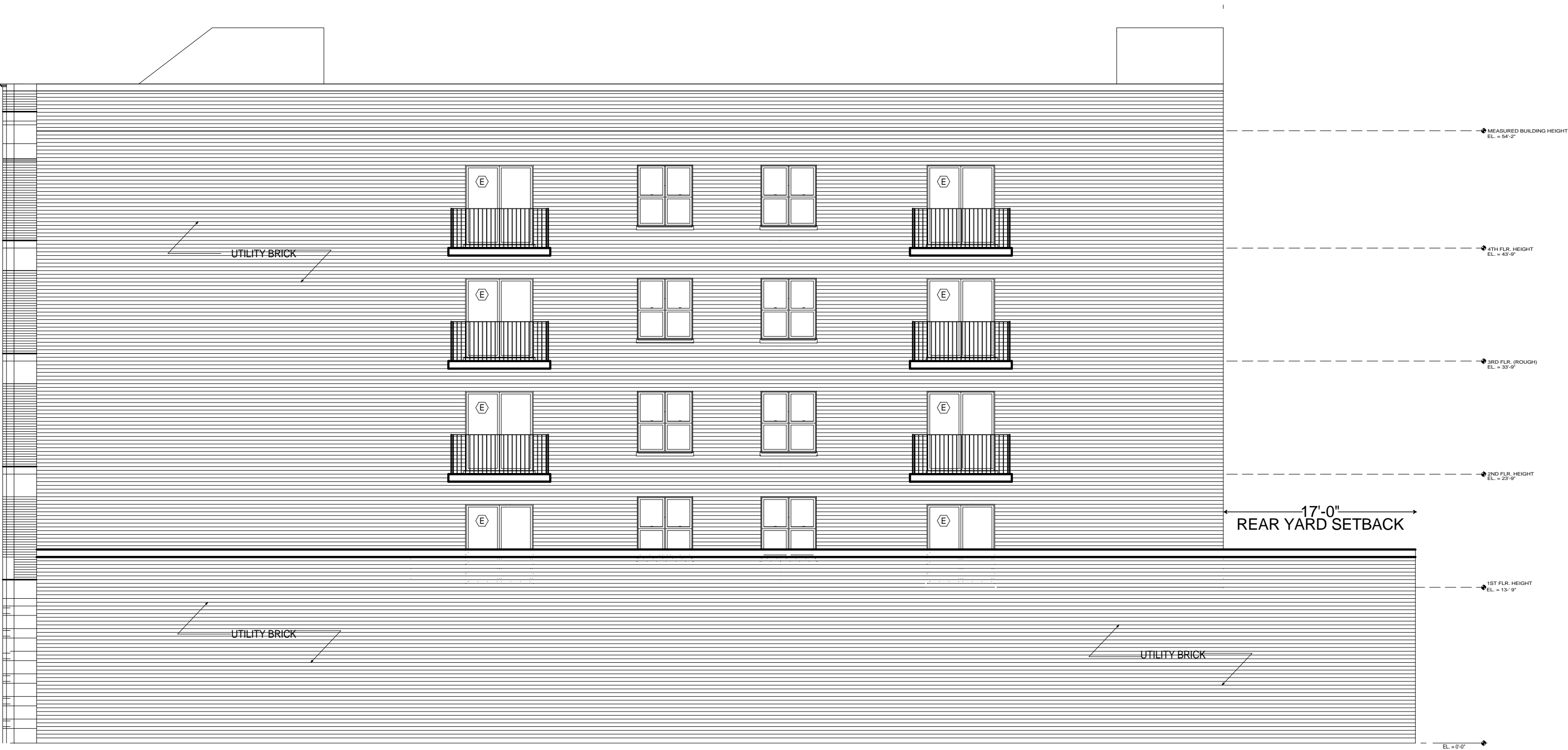
3347-49 N. SOUTHPORT LLC.



NORTH ELEVATION

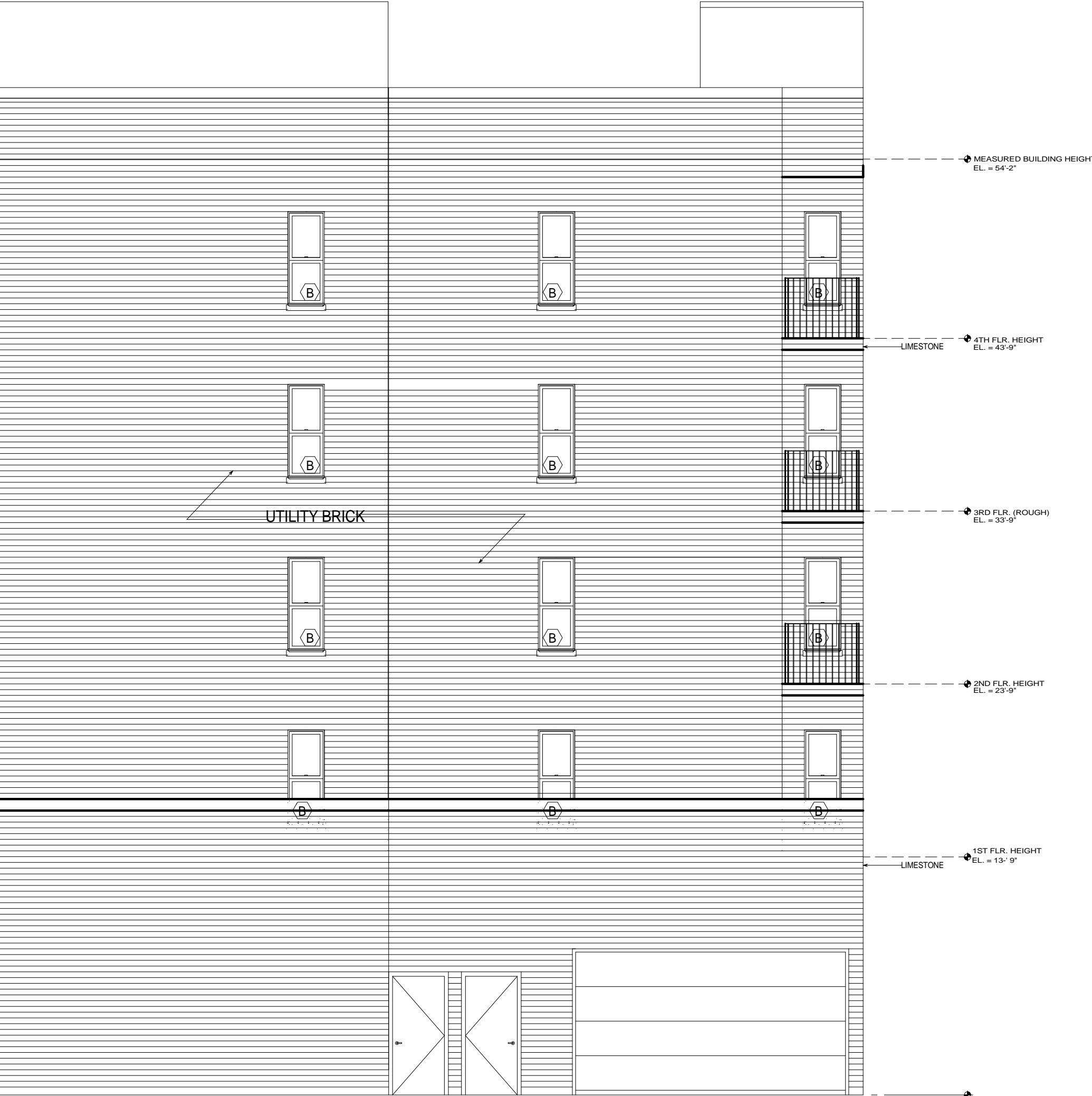


3347-49 N. SOUTHPORT LLC.



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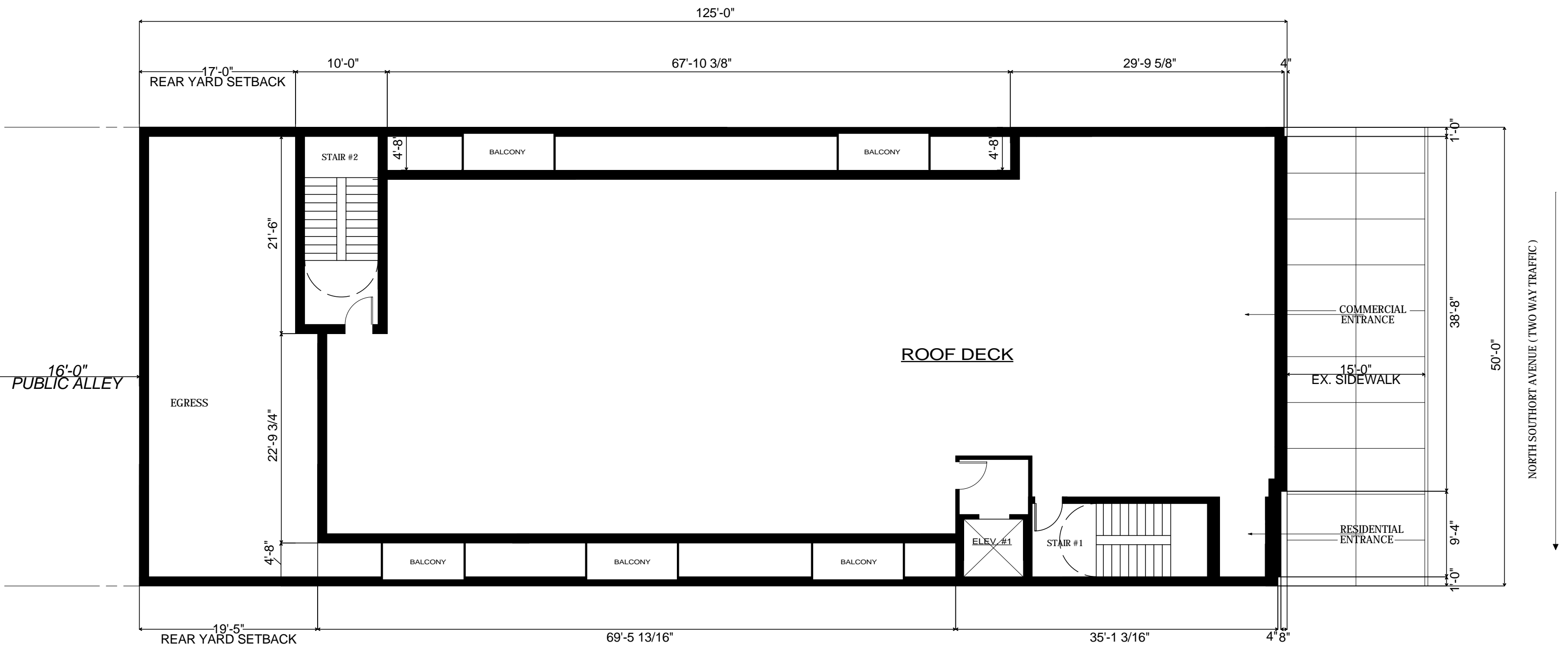
SOUTH ELEVATION
GRAPHIC SCALE
3/16 INCH = 1 FOOT
0 2 5 10



EAST ELEVATION



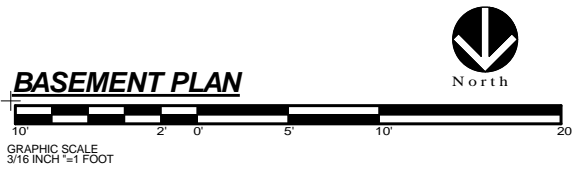
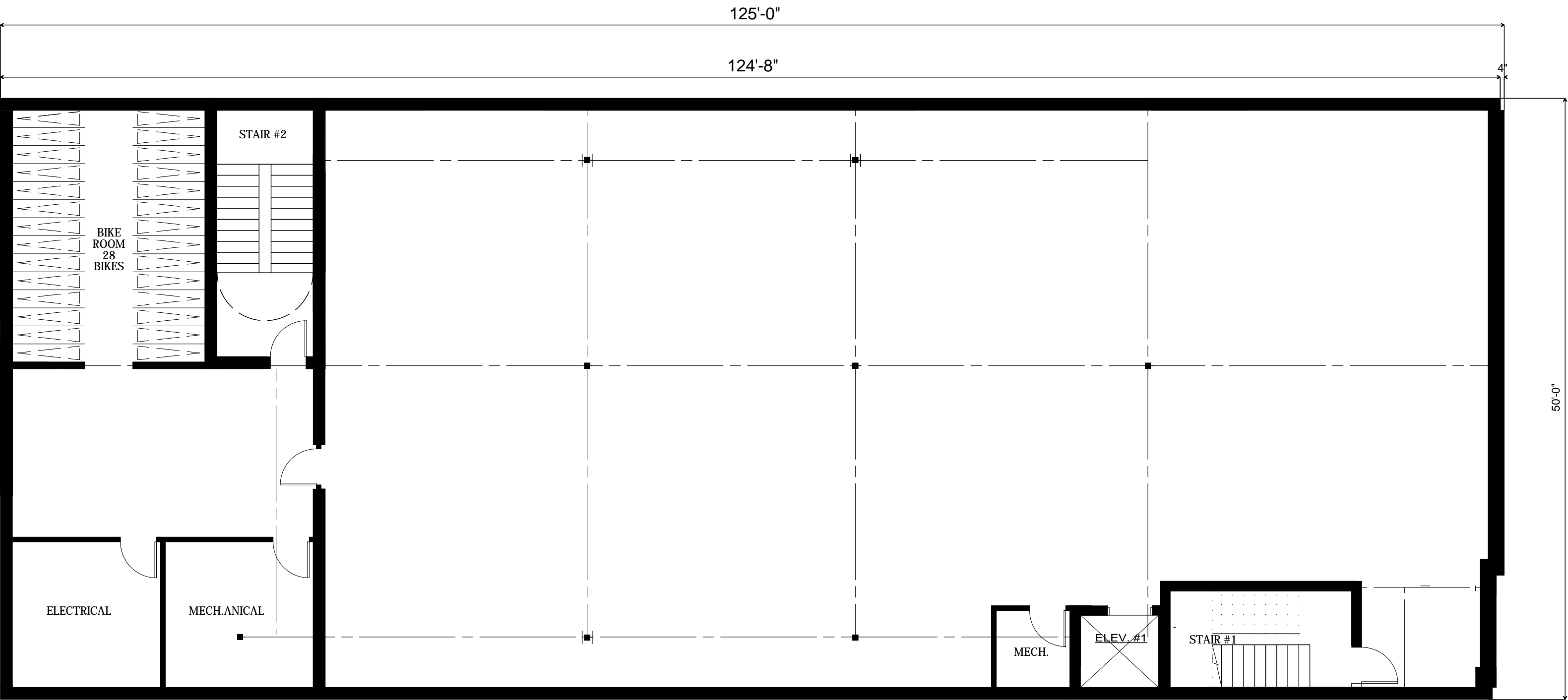
3347-49 N. SOUTHPORT LLC.

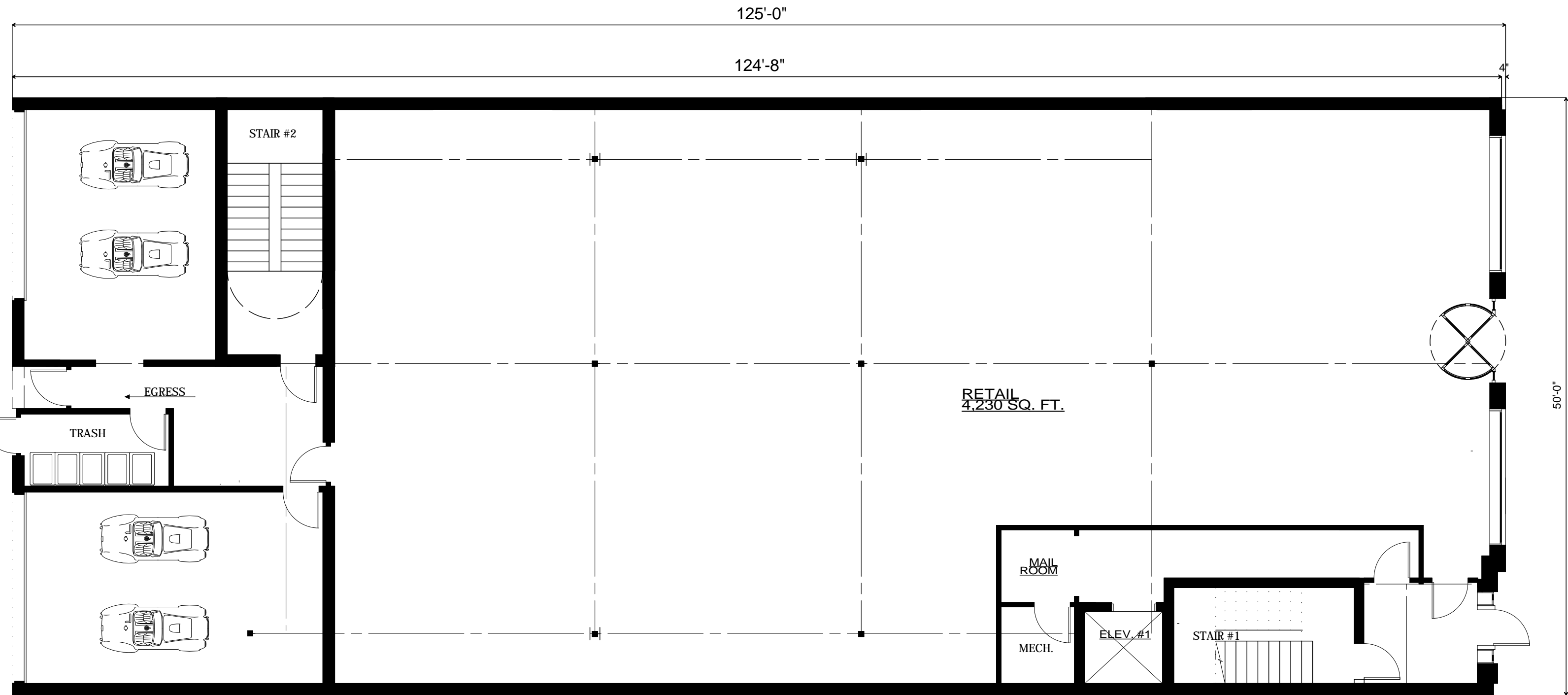


SITE PLAN



3347-49 N. SOUTHPORT LLC.





FIRST FLOOR PLAN

