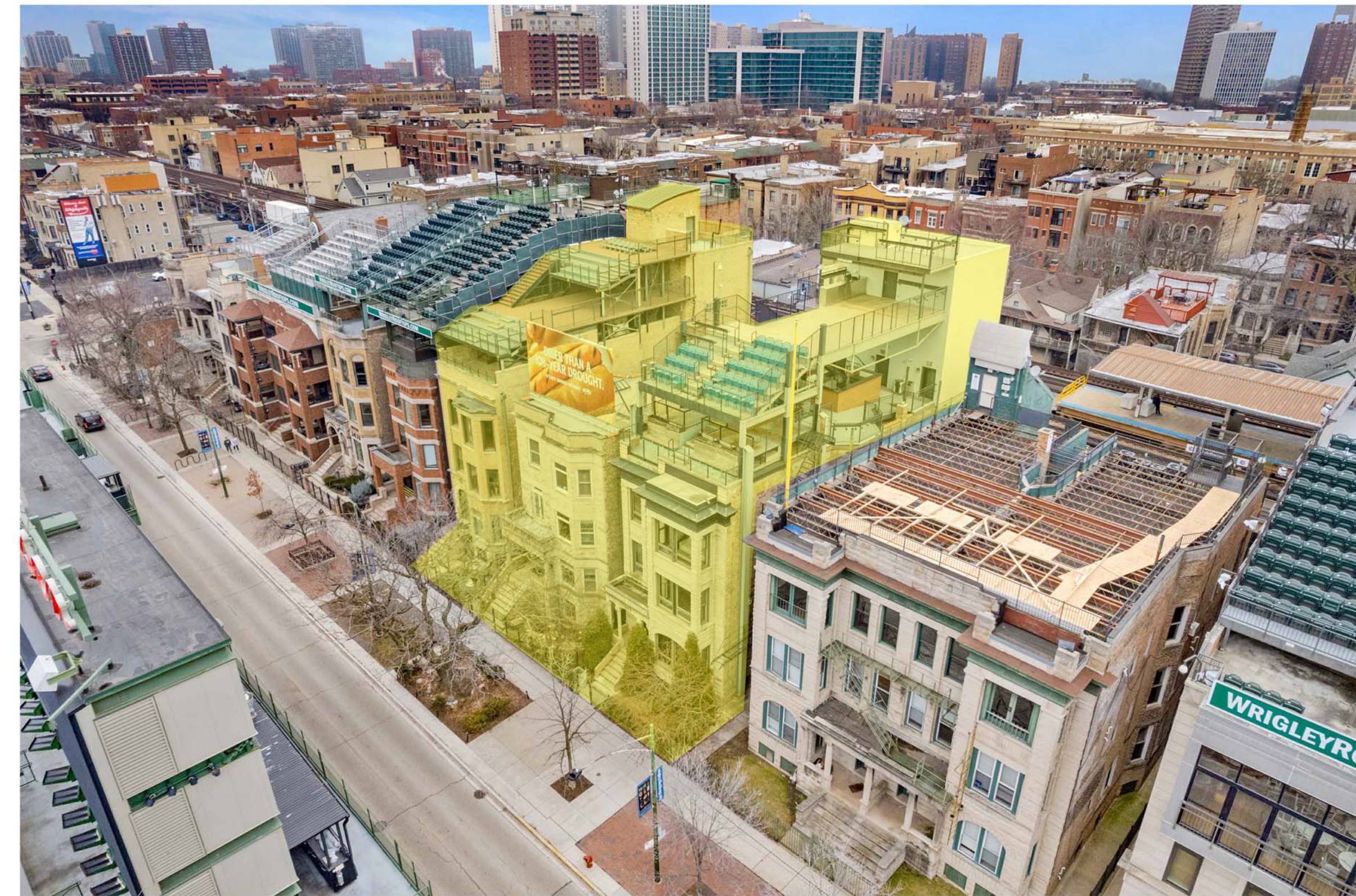
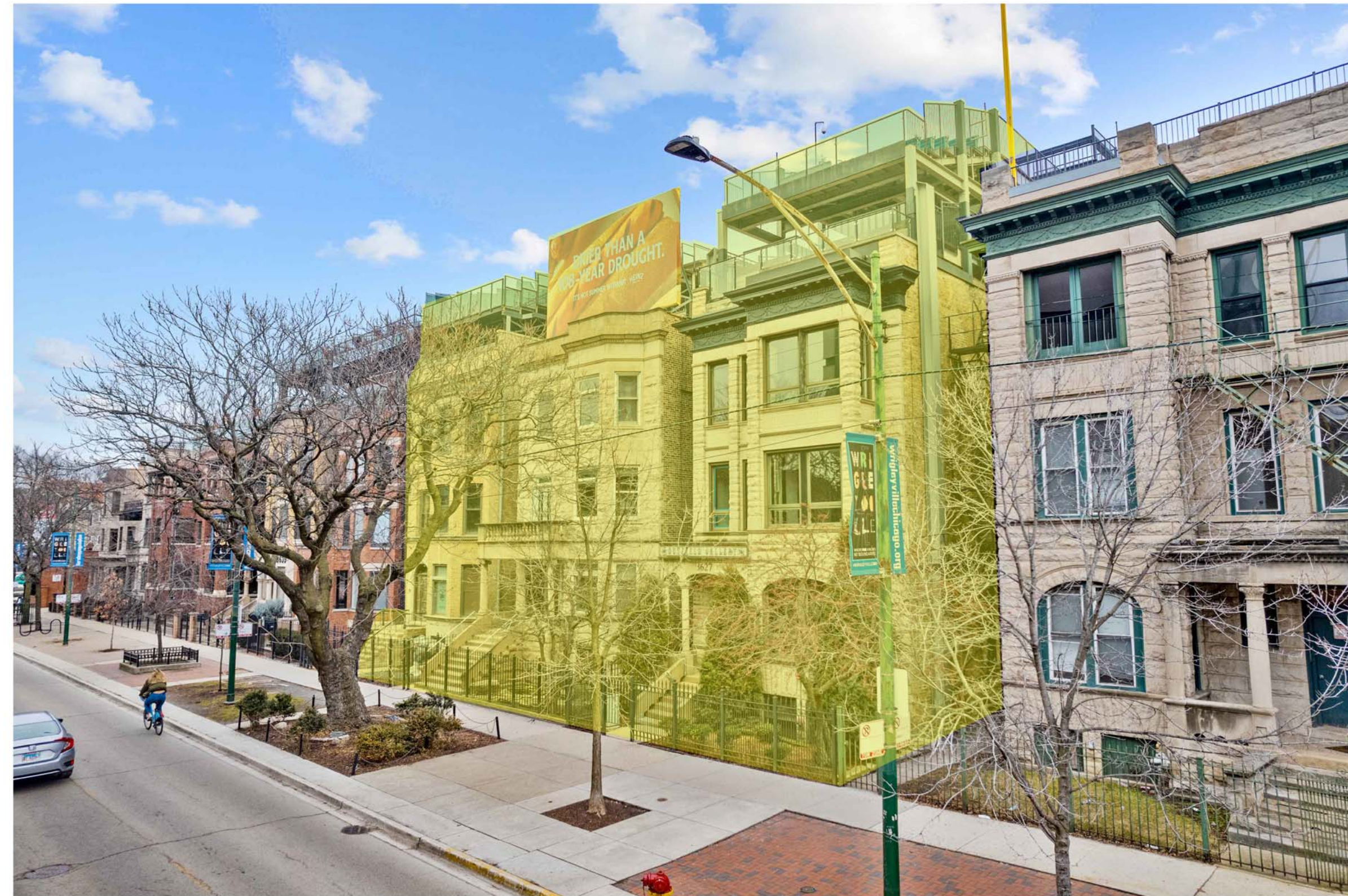




**1: AERIAL OF EXISTING BUILDINGS, LOOKING SOUTH-EAST**



**2: AERIAL OF EXISTING BUILDINGS, LOOKING NORTH-EAST**



**3: PHOTO OF EXISTING BUILDINGS, LOOKING NORTH-EAST**



**4: PHOTO OF CURRENT VIEW TO WEST, FROM ROOF OF CENTER LOT**





**3 EAST ELEVATION**  
SCALE: NTS

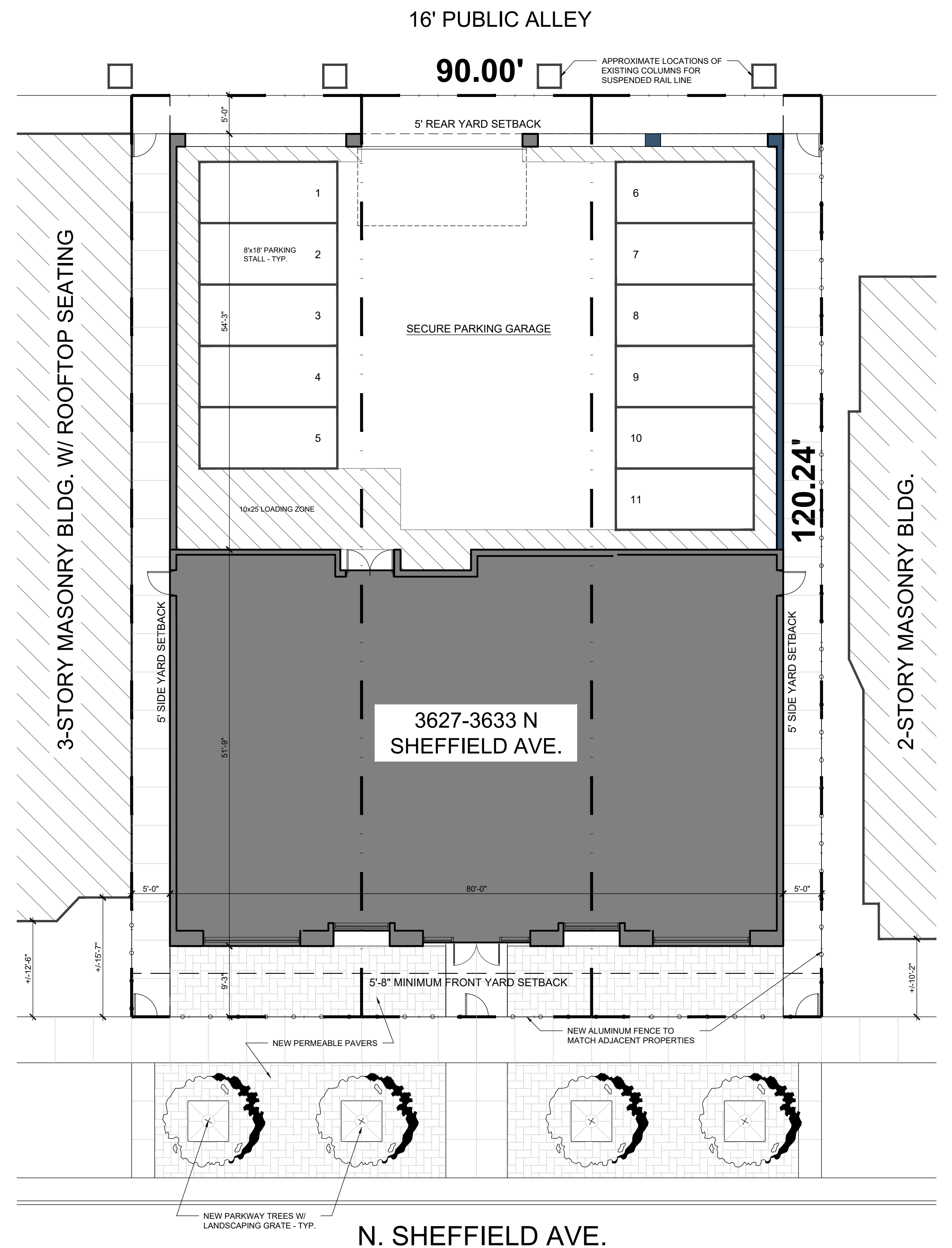


**2 WEST ELEVATION**  
SCALE: NTS

**ZONING ANALYSIS**  
TYPE 1 REZONING FROM A RT-4 TO A B2-3

	EXISTING	CODE REQ.	PLANNED
DISTRICT:	RT-4	B2-3	B2-3
MINIMUM LOT AREA PER UNIT	1,250 sf	400 sf	642 sf
MAX # UNITS ALLOWED <sup>1</sup>	9	43 MAX	29
FLOOR AREA RATIO (FAR) <sup>2</sup>	N.A.	4.0 MAX	3.47
LOT AREA	10,838sf	-	10,838sf
TOTAL BUILDING AREA	-	43,352sf MAX	37,589sf
FRONT YARD SETBACK <sup>3</sup>	+/-15'	+/-5'-8" MIN	+/-9'-3"
SIDE YARD SETBACK	-	5'	5'
REAR YARD SETBACK	30'	MATCH ADJ.	5' MIN
BUILDING HEIGHT <sup>4</sup>	VARIES	65'-0"	56'-8"
PARKING REQUIRED <sup>5</sup>	8	1 PER UNIT	11 SPACES
ON SITE LOADING	NONE	(1) 10'x25'	(1) 10'x25'
BICYCLE PARKING <sup>5</sup>	NONE	1 PER UNIT	18 BIKES

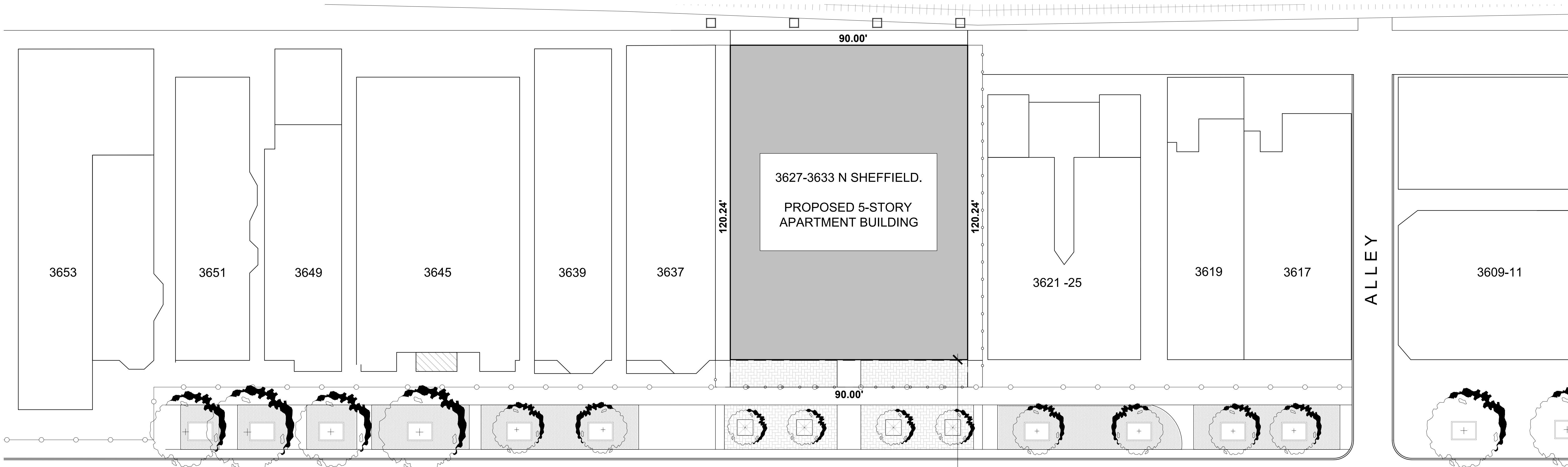
1. MAX UNIT CALCULATION BASED ON USING 100% EFFICIENCY UNITS.
2. F.A.R. INCREASE FROM A BASE OF 3.0 TO 4.0 FOR TRANSIT-SERVED LOCATIONS.
3. FRONT YARD SETBACK REQUIREMENT CAN REDUCED BE UP TO 50% OF THE ADJACENT PROPERTIES
4. MAX BUILDING HEIGHT INCREASE FROM A BASE OF 60' TO 65' FOR TRANSIT-SERVED LOCATIONS
5. PARKING AND BIKE PARKING REDUCTION FOR TRANSIT-SERVED LOCATIONS.



**1 ARCHITECTURAL SITE PLAN**  
SCALE: NTS



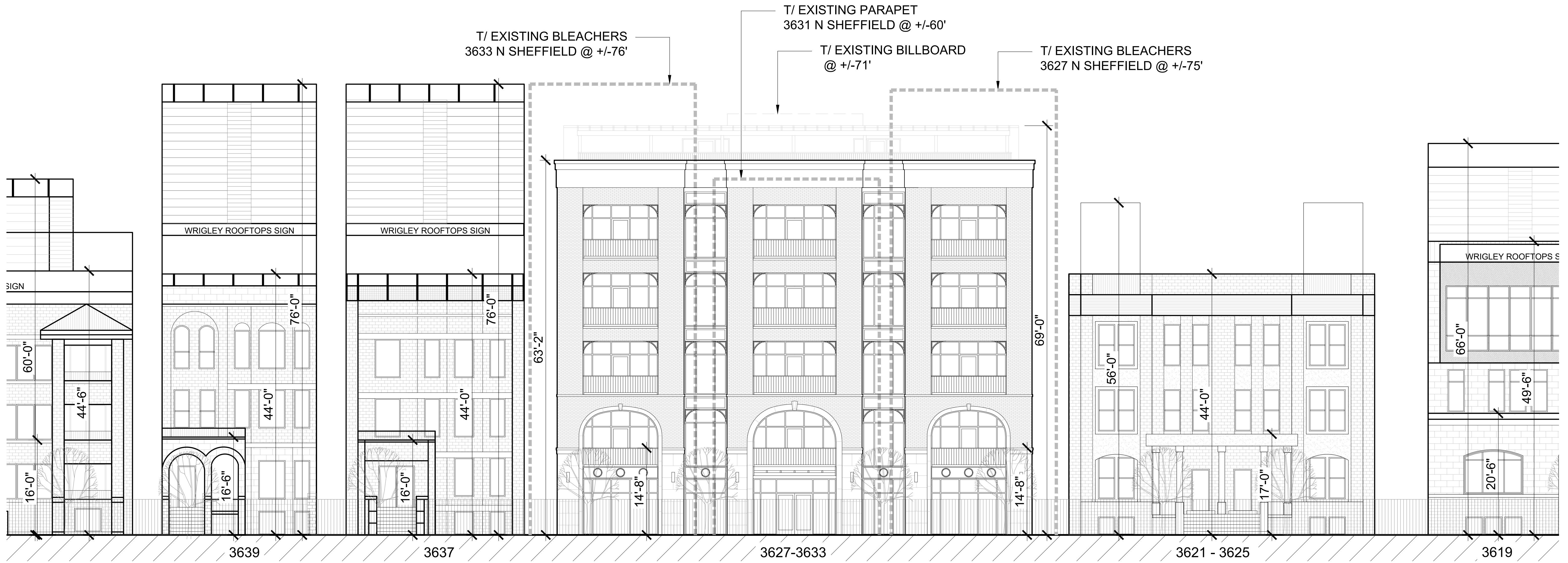
**CONTEXT ELEVATION**  
NTS



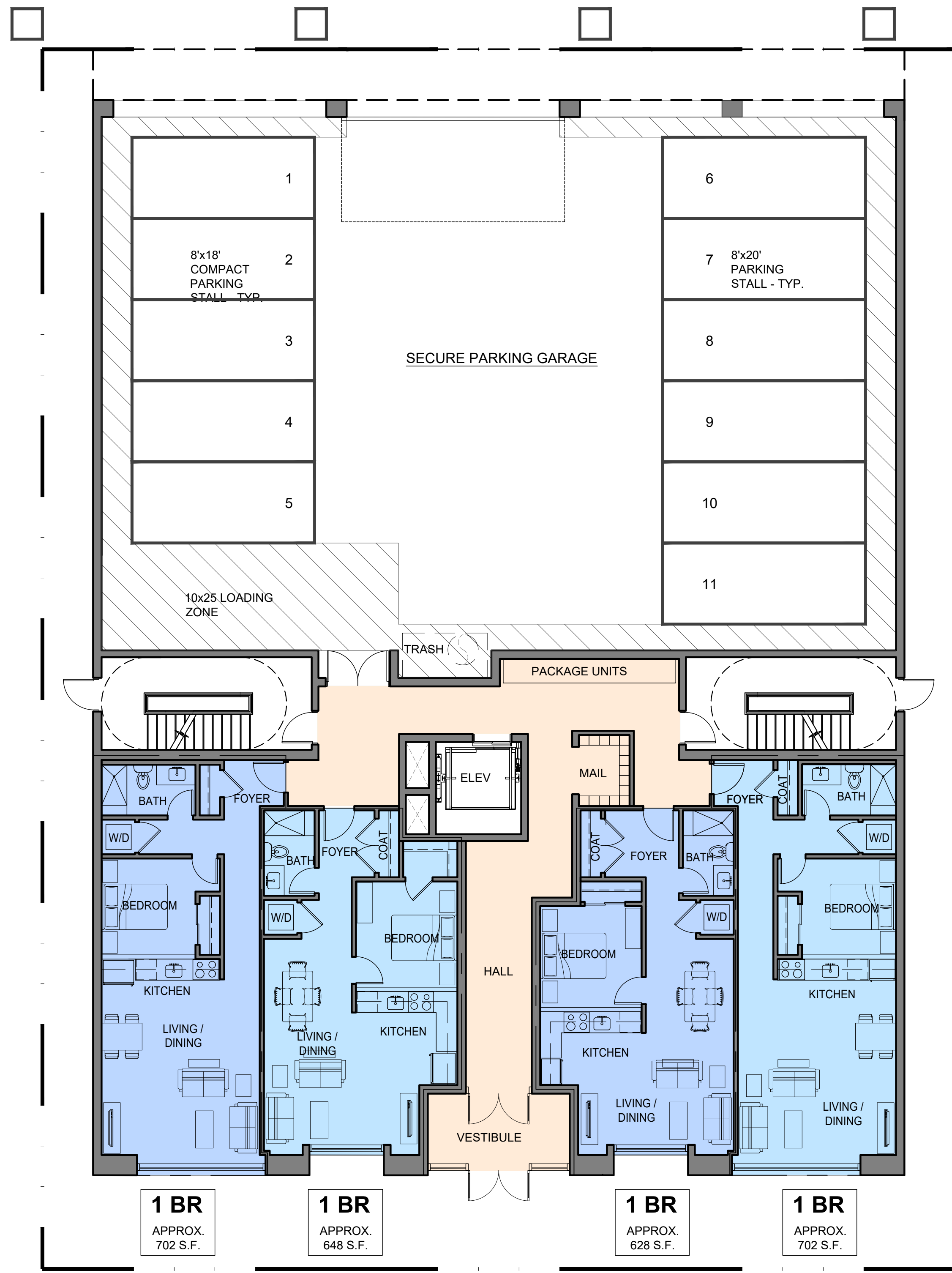
**N SHEFFIELD AVE**

**CONTEXT SITE PLAN**  
NTS

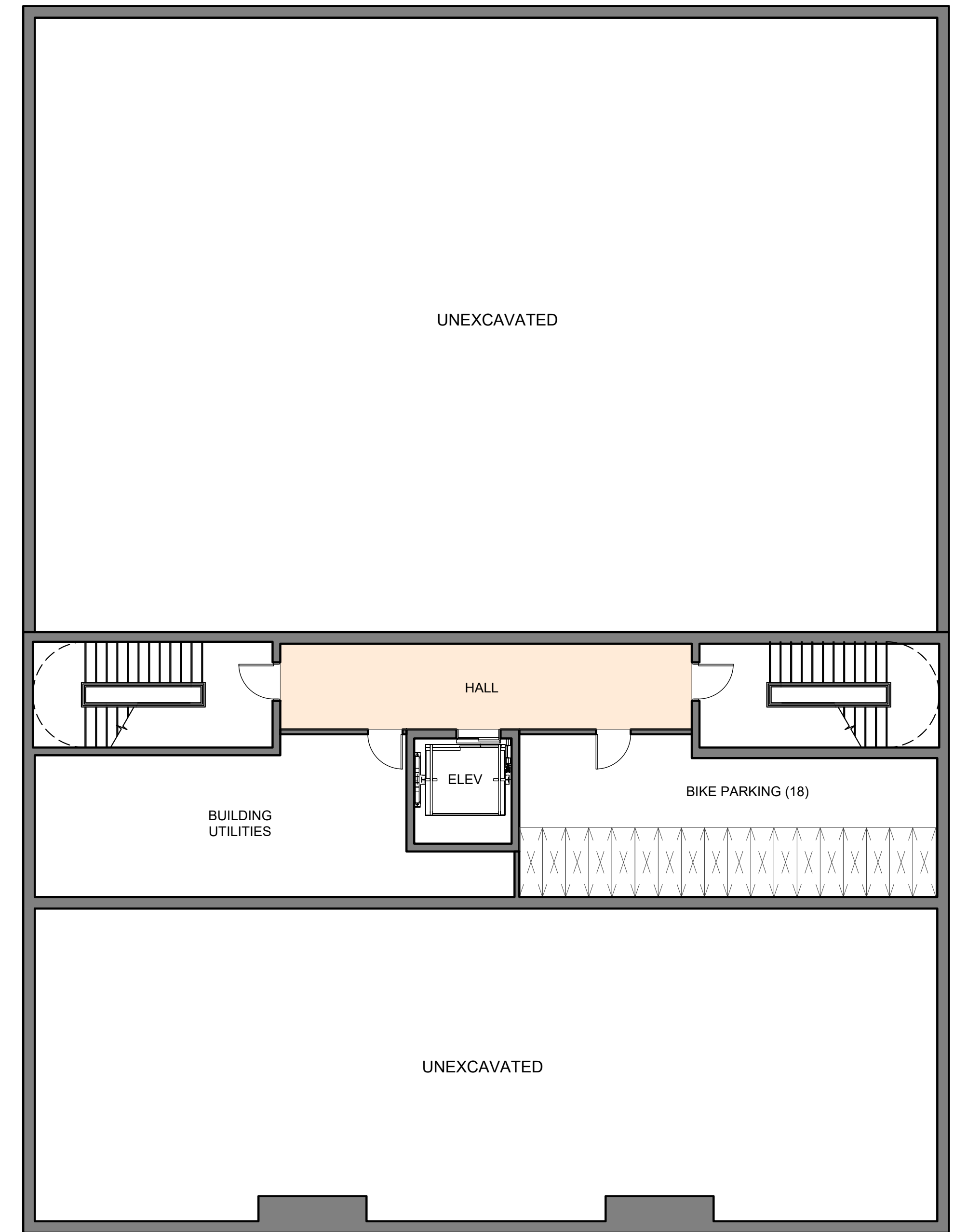




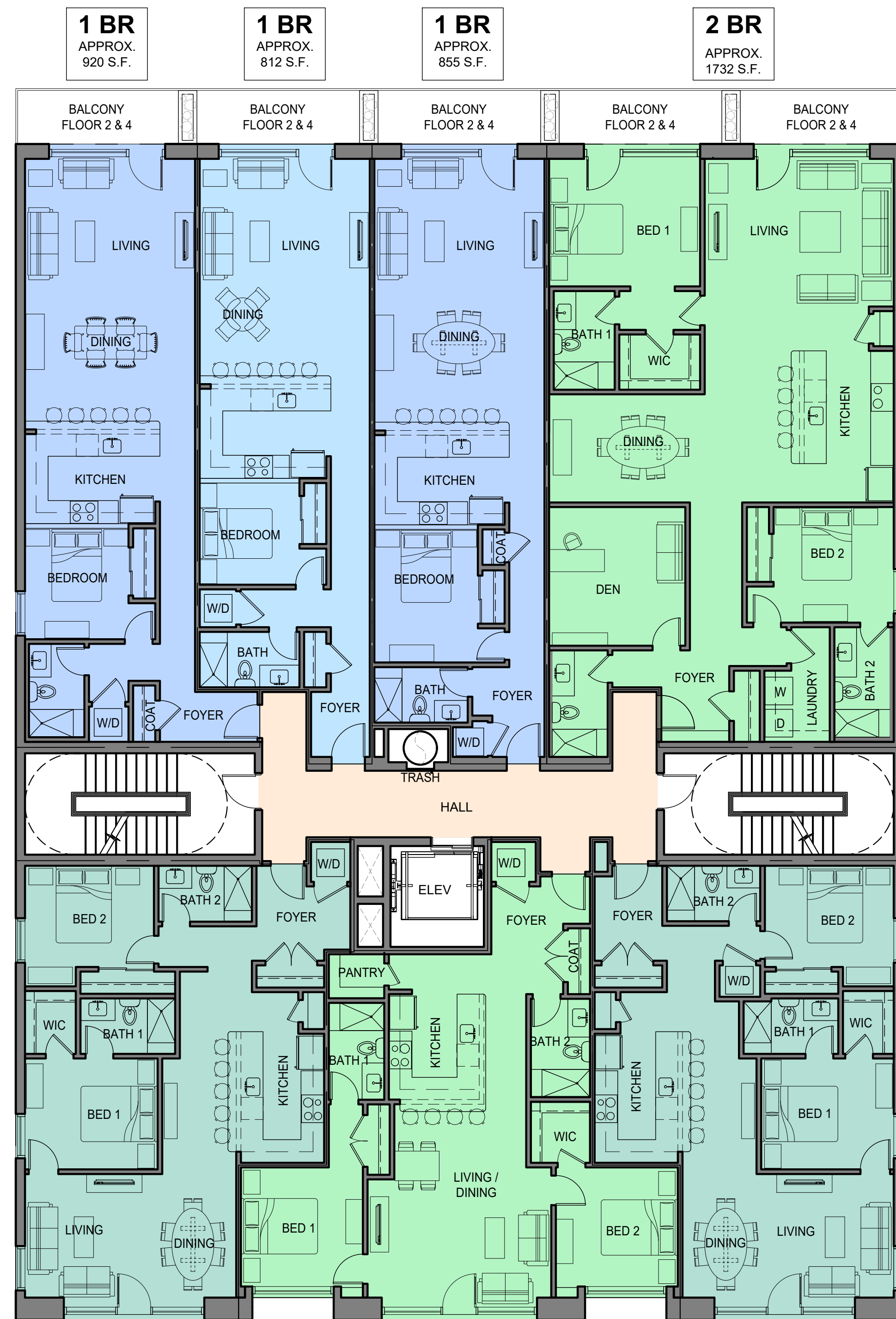
ELEVATION STUDY  
NTS



**FIRST FLOOR - CENTER ENTRANCE**  
 1/8"=1'-0"  
 4093 SF



**BASEMENT FLOOR PLAN**  
 1/8"=1'-0"  
 1747 SF



2 BR APPROX. 1,076 S.F.

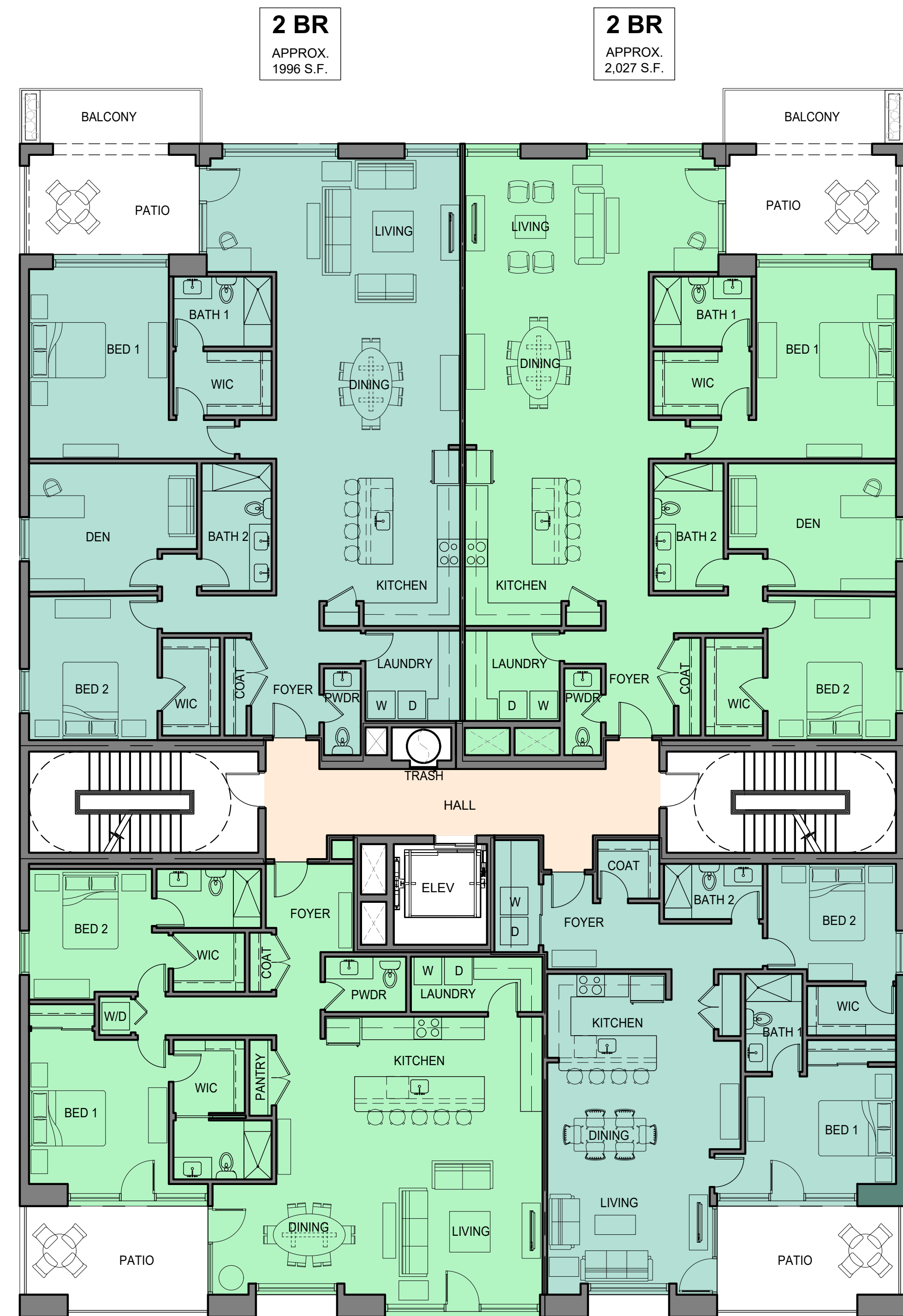
2 BR APPROX. 1,068 S.F.

2 BR APPROX. 1,050 S.F.



**2ND-4TH FLOOR PLANS**

1/8"=1'-0"  
7280 SF



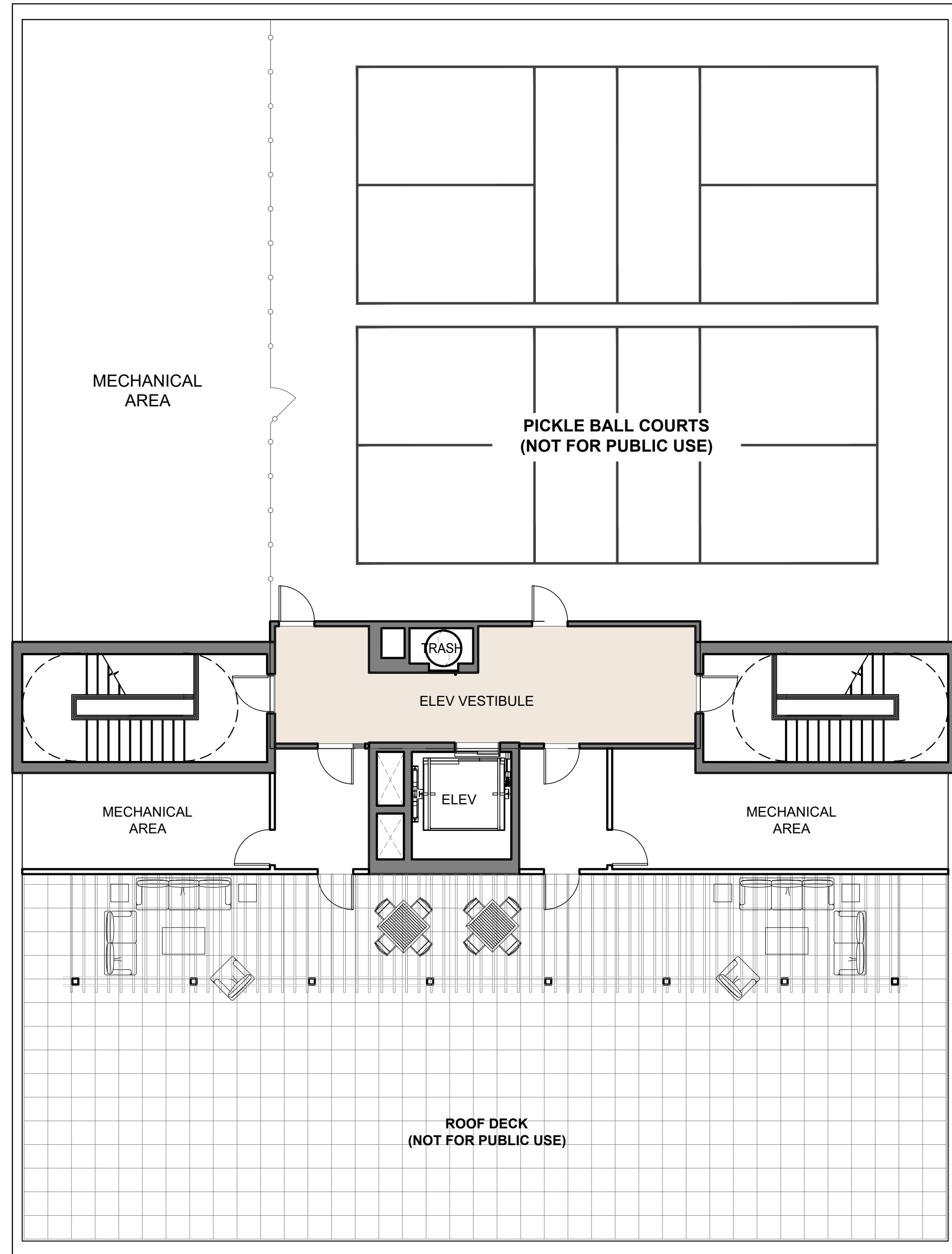
2 BR APPROX. 1,640 S.F.

2 BR APPROX. 1,219 S.F.



**5TH FLOOR PLAN**

1/8"=1'-0"  
6642 SF



**ROOF PLAN**

1/8"=1'-0"  
400 SF

UNIT MATRIX			
FLOOR	1 BR	2 BR	TOTAL
1	4	0	4
2	3	4	7
3	3	4	7
4	3	4	7
5	0	4	4
TOTAL	13	16	29

AREA CALCULATIONS	
FLOOR	GROSS AREAS
LOT	10838
BASEMENT	1910
FLOOR 1	4057
FLOOR 2	8450
FLOOR 3	8450
FLOOR 4	8450
FLOOR 5	7786
ROOF	396
TOTAL FLOORS 1-5 & ROOF	37589
F.A.R.	3.47
TOTAL / LOT AREA	









