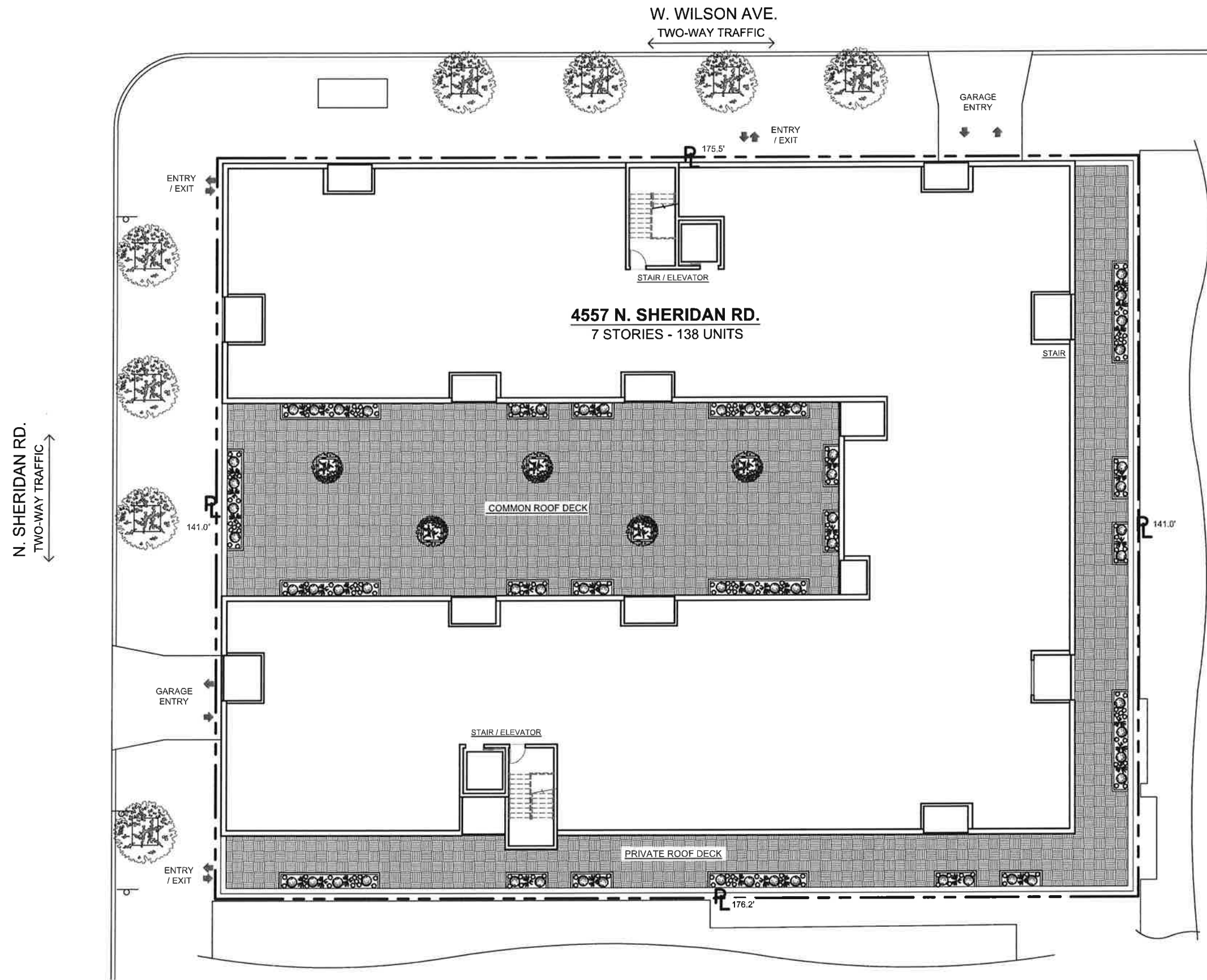


Project Data
Zoning Review



Project	Wilson and Sheridan
Issued Date	07-02-15
Description	Preliminary Zoning Data

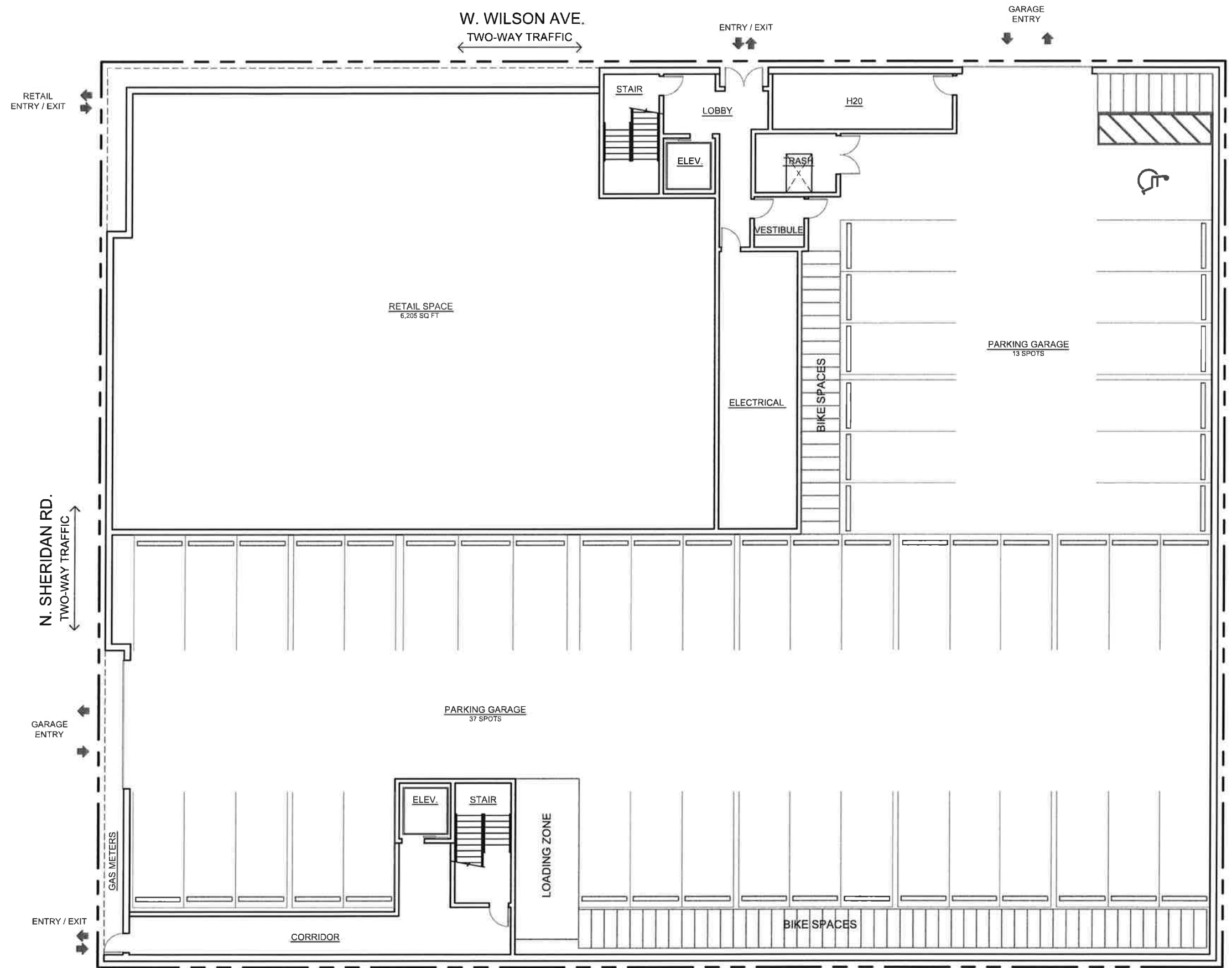
Zone	B3-5
Use	Mixed Use Retail / Multi-Family
Site Area	24,745 SF
MLA / number of dwelling units	$200 \text{ SF / DU} \times 70\% = 140$ $135 \text{ SF / Eff} \times 30\% = 40.5$ Adjusted MLA = 180.5 SF/Unit $24,745 \text{ SF} / 180.5 \text{ SF/Unit} = 137 \text{ Units}$ 138 Units Proposed
Parking	$138 \text{ Units} \times 1:1 = 138$ $138 \text{ Units} \times 0.50 \text{ (TOD)} = 69$ $69 \text{ Units} \times 0.75 \text{ (AA - Small Units)} = 52 \text{ Units}$ 52 Parking Spots Proposed
Floor Area Ratio (F.A.R.)	5.0
Max Allowable Area per F.A.R.	124,000 SF Allowable - 107,000 SF Proposed
Building Height	79' 11" Proposed



1 SITE / ROOF PLAN
SCALE 1" = 20'-0"

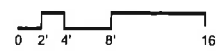
0 2 4 8 16'

N



1 GROUND FLR. PLAN

SCALE: 1/16" = 1'-0"



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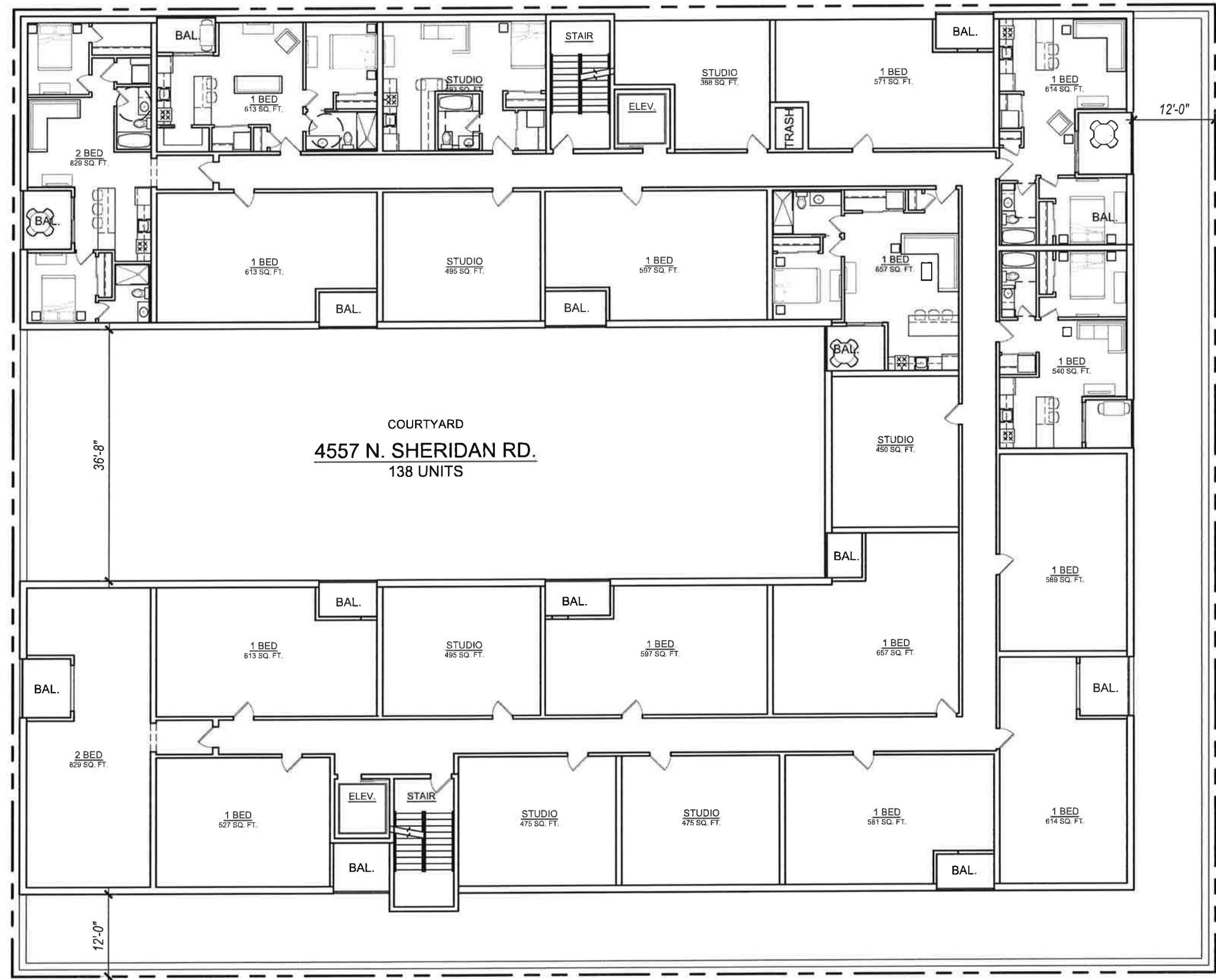
PH: 312.527.4444

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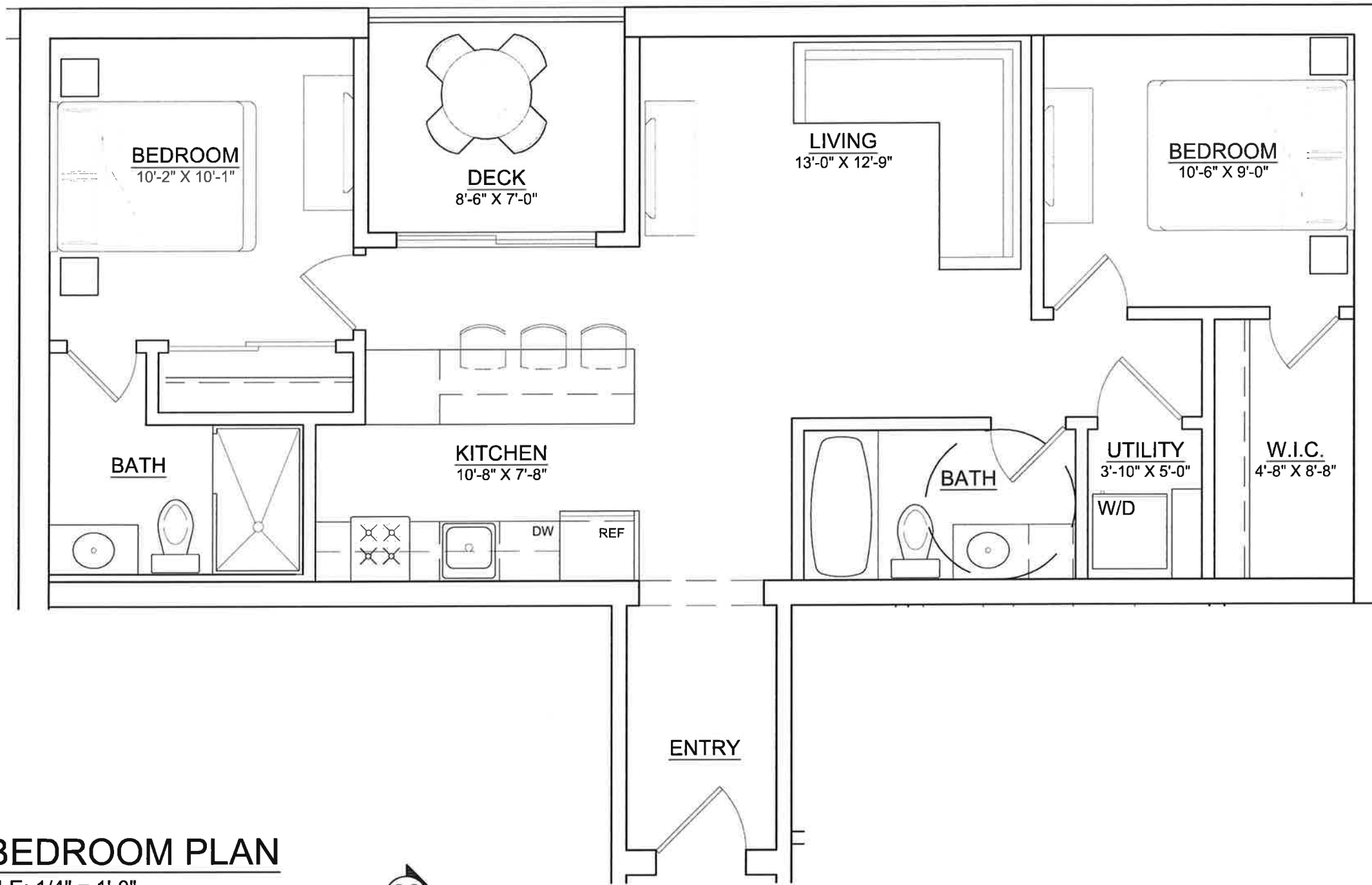
W. WILSON AVE.
TWO-WAY TRAFFIC



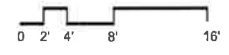
N. SHERIDAN RD.
TWO-WAY TRAFFIC

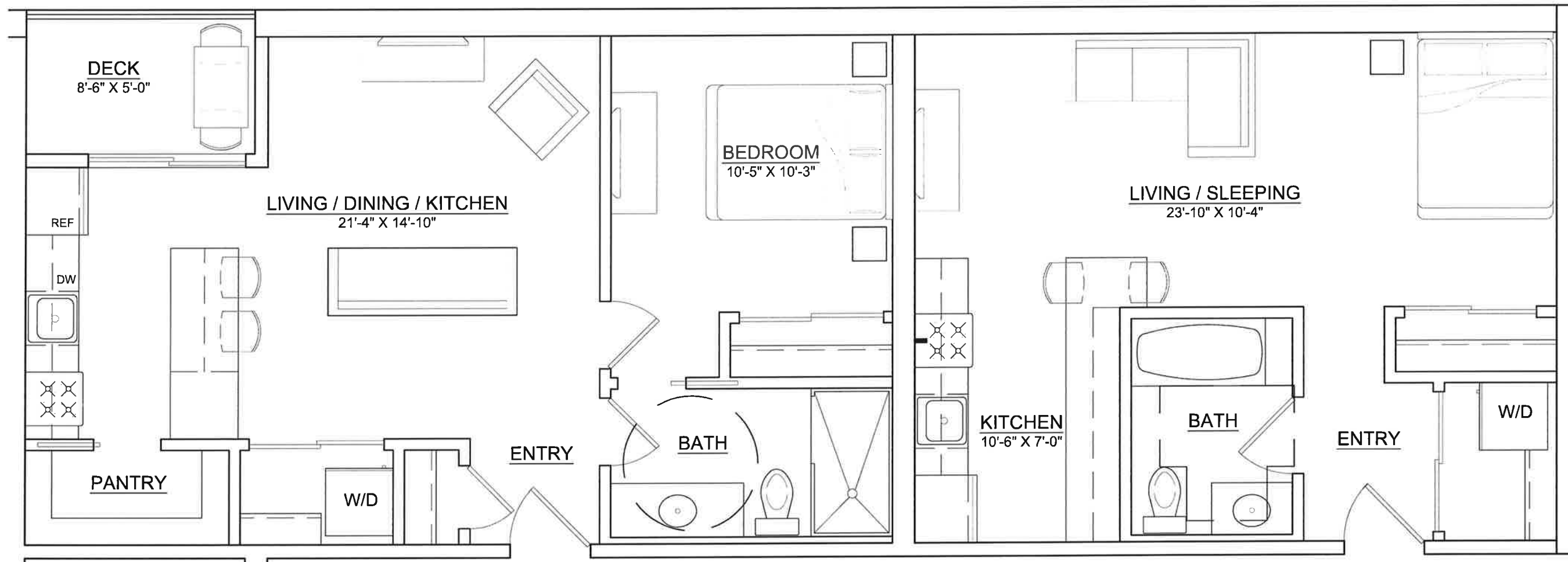
TOTAL UNIT COUNT (6 FLOORS):	
STUDIO	- 42
1 BED	- 84
2 BED	- 12
UNITS PER FLOOR:	
STUDIO	- 7
1 BED	- 14
2 BED	- 2
GROSS AREA / FLR.	- 15,695 SF
CORE	- 2,295 SF
NET AREA / FLR.	- 13,400 SF
EFFICIENCY:	85.4%

1 TYP. FLOOR PLAN
SCALE: 1/16" = 1'-0"
0' 2' 4' 8' 16'

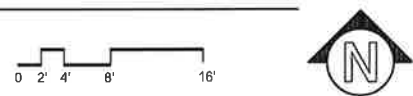


1 2 BEDROOM PLAN
 SCALE: 1/4" = 1'-0"



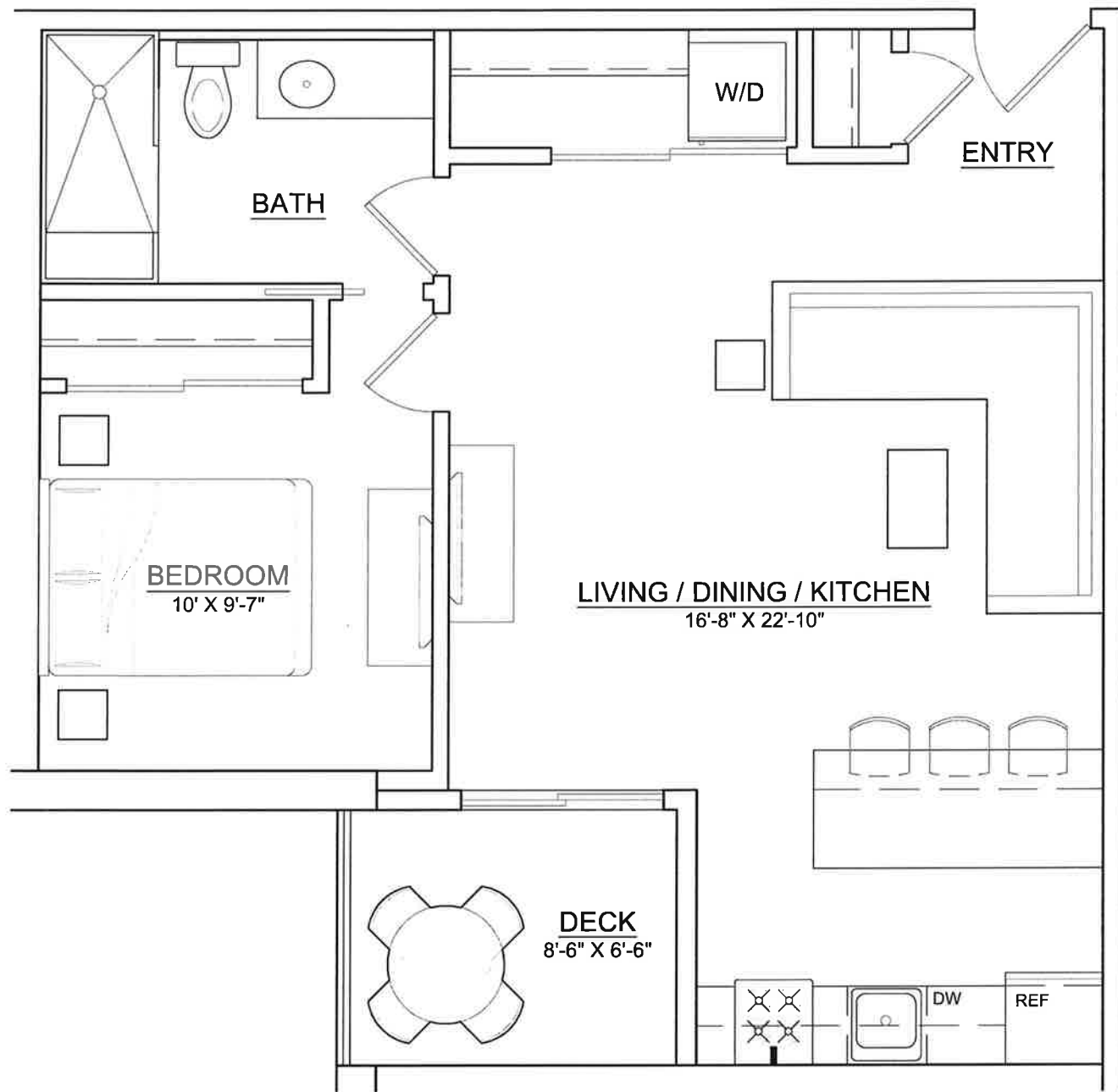


1 TYP. 1 BEDROOM PLAN
SCALE: 1/4" = 1'-0"

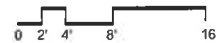


2 TYP. STUDIO PLAN
SCALE: 1/4" = 1'-0"





1 CORNER 1 BEDROOM PLAN
SCALE: 1/4" = 1'-0"

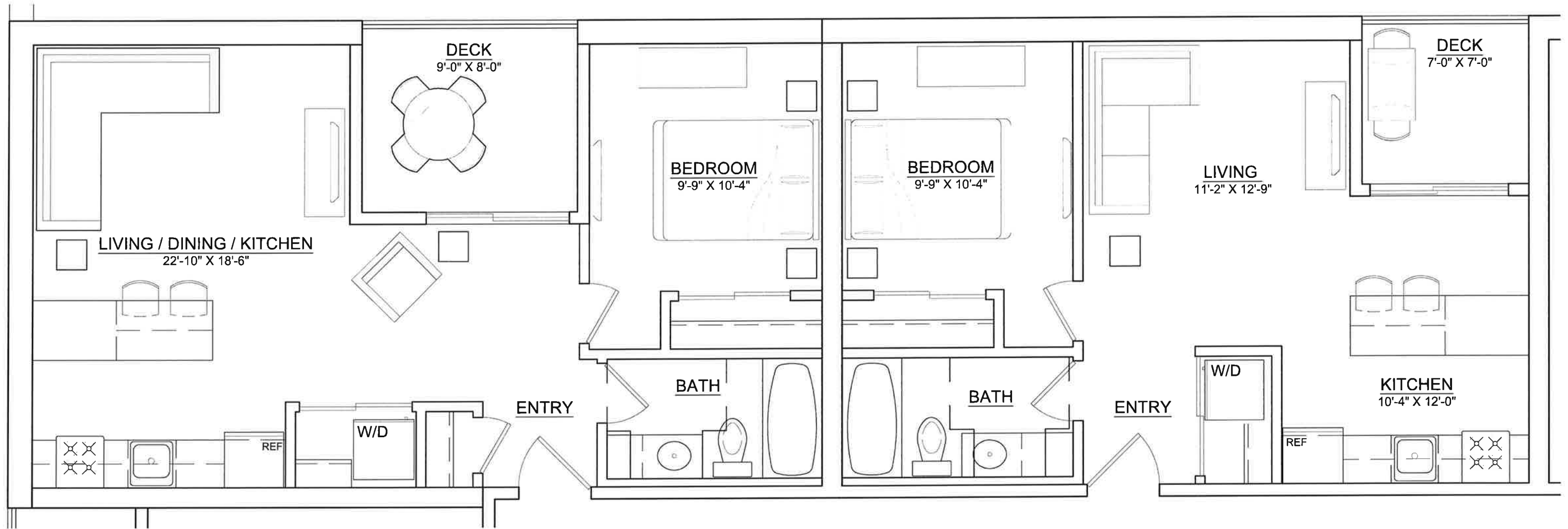


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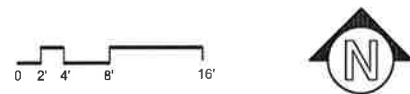
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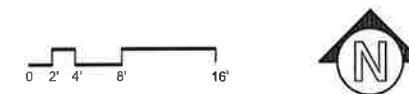
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1 1 BEDROOM PLAN OPTION B
SCALE: 1/4" = 1'-0"



1 1 BEDROOM PLAN OPTION C
SCALE: 1/4" = 1'-0"



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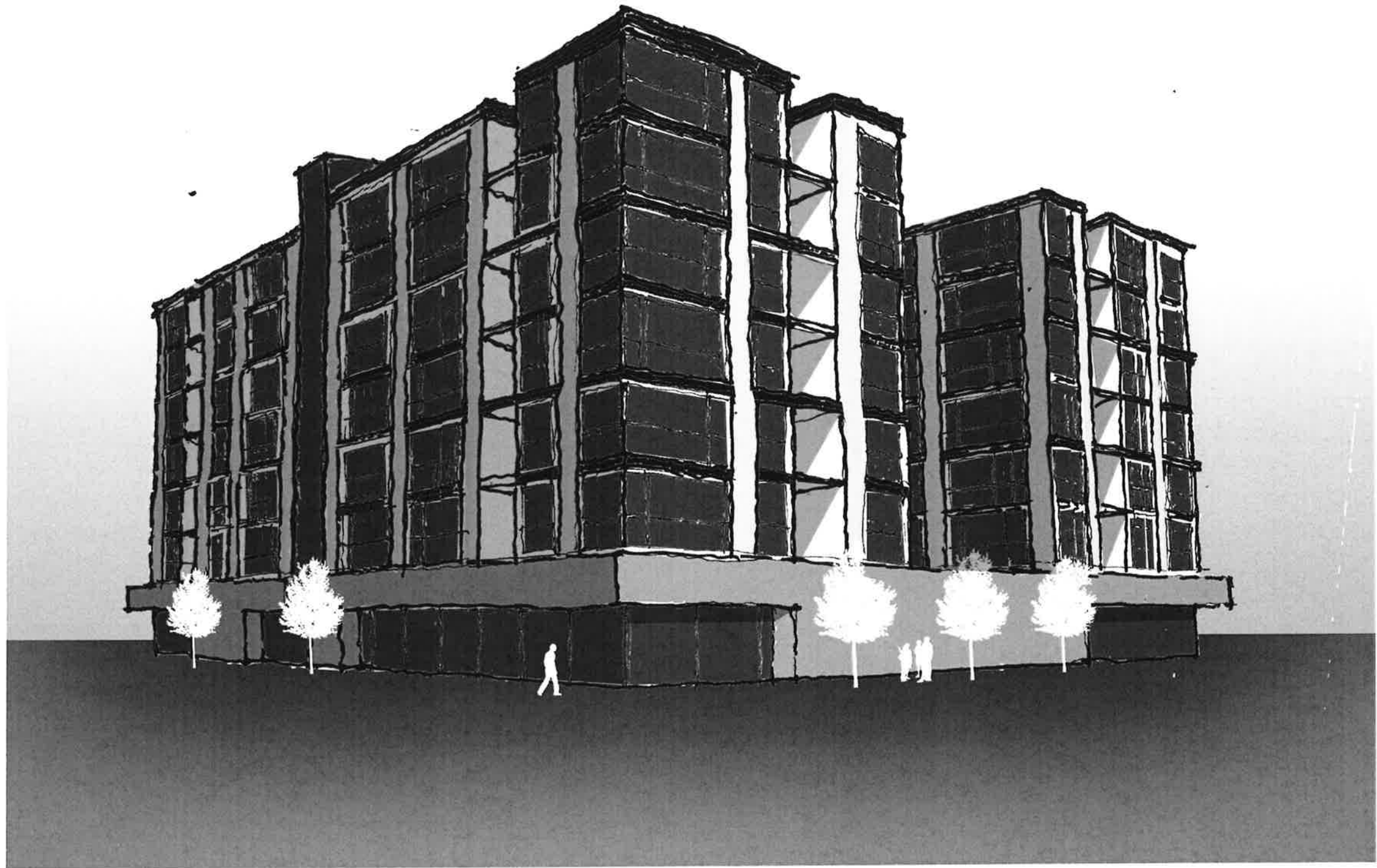
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