April 16, 2019

CONCEPT DESIGN

4750 N. WINTHROP
Chicago, IL

CEDAR St
site plan

1101-1113 W LAWRENCE (BS-3)
19,312 sf
4750 N WINTHROP

PARKING LOT

4736 N WINTHROP (RT-4)

CONCEPT DESIGN   |   4750 N. WINTHROP  #18.09   |  April 16, 2019
### ZONING CODE SUMMARY

<table>
<thead>
<tr>
<th>PROPOSED ZONING</th>
<th>AS-DESIGNED</th>
<th>MAXIMUM</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONE:</td>
<td>B2-5</td>
<td>B2-5</td>
</tr>
<tr>
<td>LOT AREA:</td>
<td>19,312 SF</td>
<td>19,312 SF</td>
</tr>
<tr>
<td>BUILDING SF:</td>
<td>56,381 SF</td>
<td>95,560 SF</td>
</tr>
<tr>
<td>UNIT COUNT:</td>
<td>84</td>
<td>143</td>
</tr>
<tr>
<td>OFF STREET PARKING:</td>
<td>37</td>
<td>X</td>
</tr>
<tr>
<td>BICYCLE PARKING:</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>BUILDING HEIGHT:</td>
<td>50’</td>
<td>75’</td>
</tr>
</tbody>
</table>
LEVEL 02 - 04 PLAN

14' setback

30' as req'd

PLANTED COURTYARD AT LEVEL 02

LIGHT WELL

PARKING

COMMON

SERVICE

RESIDENTIAL

CORRIDOR

PLANTED COURTYARD AT LEVEL 02

14' setback

24' setback

ELEC

DATA

LAIN
NORTHEAST CORNER