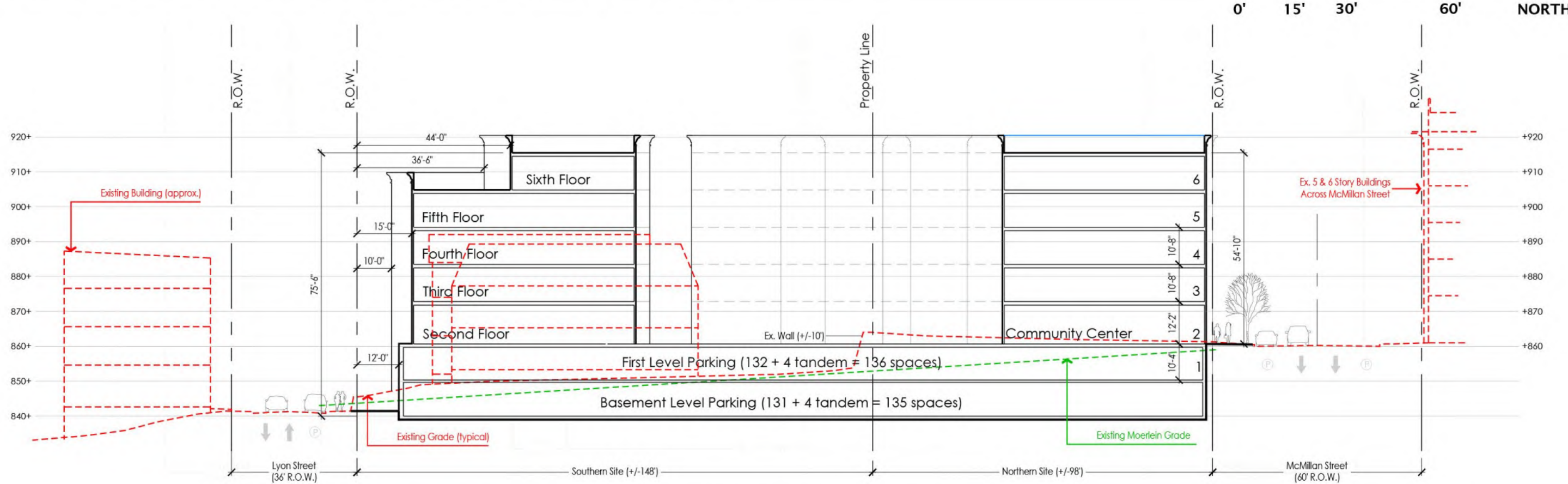


DEVELOPMENT DATA:

Existing Zoning:	CC-M (north) RMX (south)
Proposed Zoning:	Planned Development
Site Area: (58,306.7 SF)	+/-1.34 Acres
Height:	6-Story + Bsmt.
Total Units:	103
Density:	76.9 Du/Ac.
Total Bedrooms:	411
Unit Mix:	
2 bedroom:	11 (11%)
3 bedroom:	4 (4%)
4 bedroom:	63 (61%)
5 bedroom:	25 (24%)
5 bed townhouse:	0 (0%)
Parking Spaces Provided:	Parking Ratios:
Off Street:	sp/unit sp/bed
Standard Spaces:	255 2.48 0.62
Tandem Spaces:	8
Total Garage Spaces:	263 2.55 0.64
On Street:	
Moerlein Parking:	8
Lyon Parking:	10
Total:	281 2.73 0.68
Open Space Provided:	
Sidewalk:	1,198 SF (2% of site)
Amenity Deck:	7,652 SF (13% of site)
Green Space:	4,216 SF (7% of site)
Total:	13,066 SF (22% of site)
Lot Coverage:	
Building:	52,550 SF (90% of site)
Asphalt Drive:	390 SF (0.7% of site)
Total:	52,940 SF (90.7% of site)

OVERALL SITE PLAN (6th floor shown):

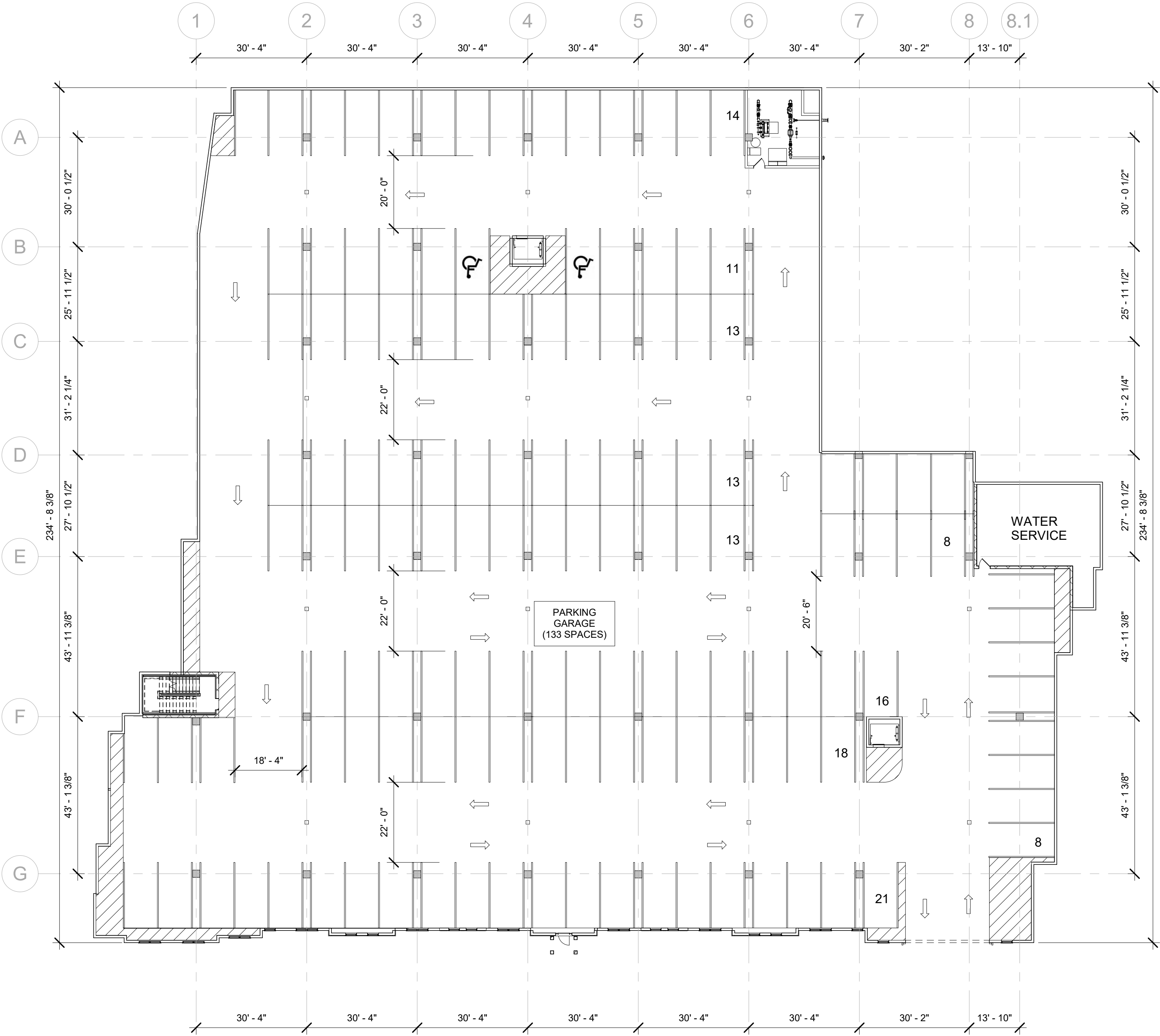


CROSS-SECTION THROUGH SITE LOOKING WEST:

BASEMENT FLOOR DIAGRAM

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McMillan Street



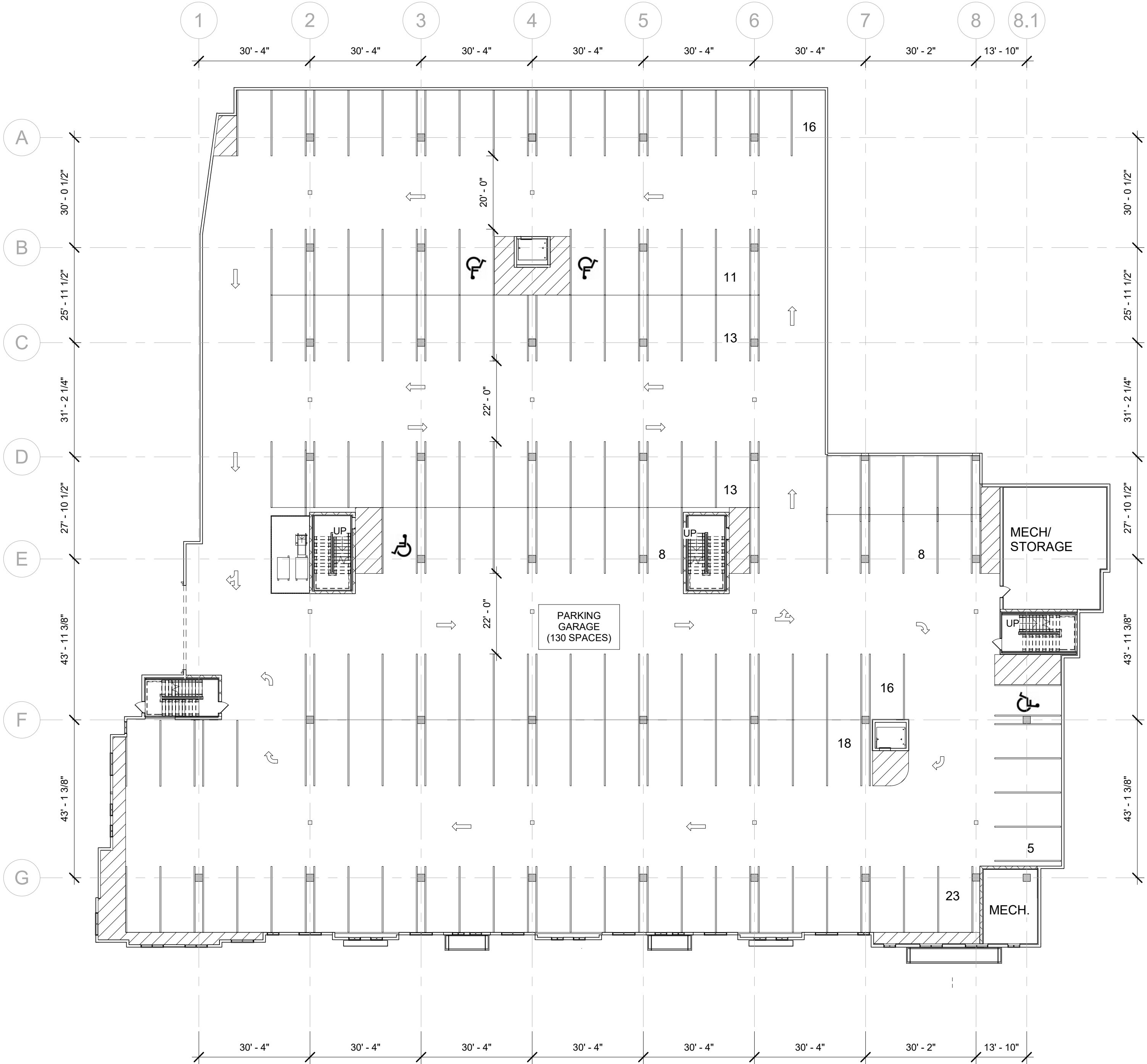
① Overall Basement Plan Presentation
1" = 20'-0"

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McMillan Street



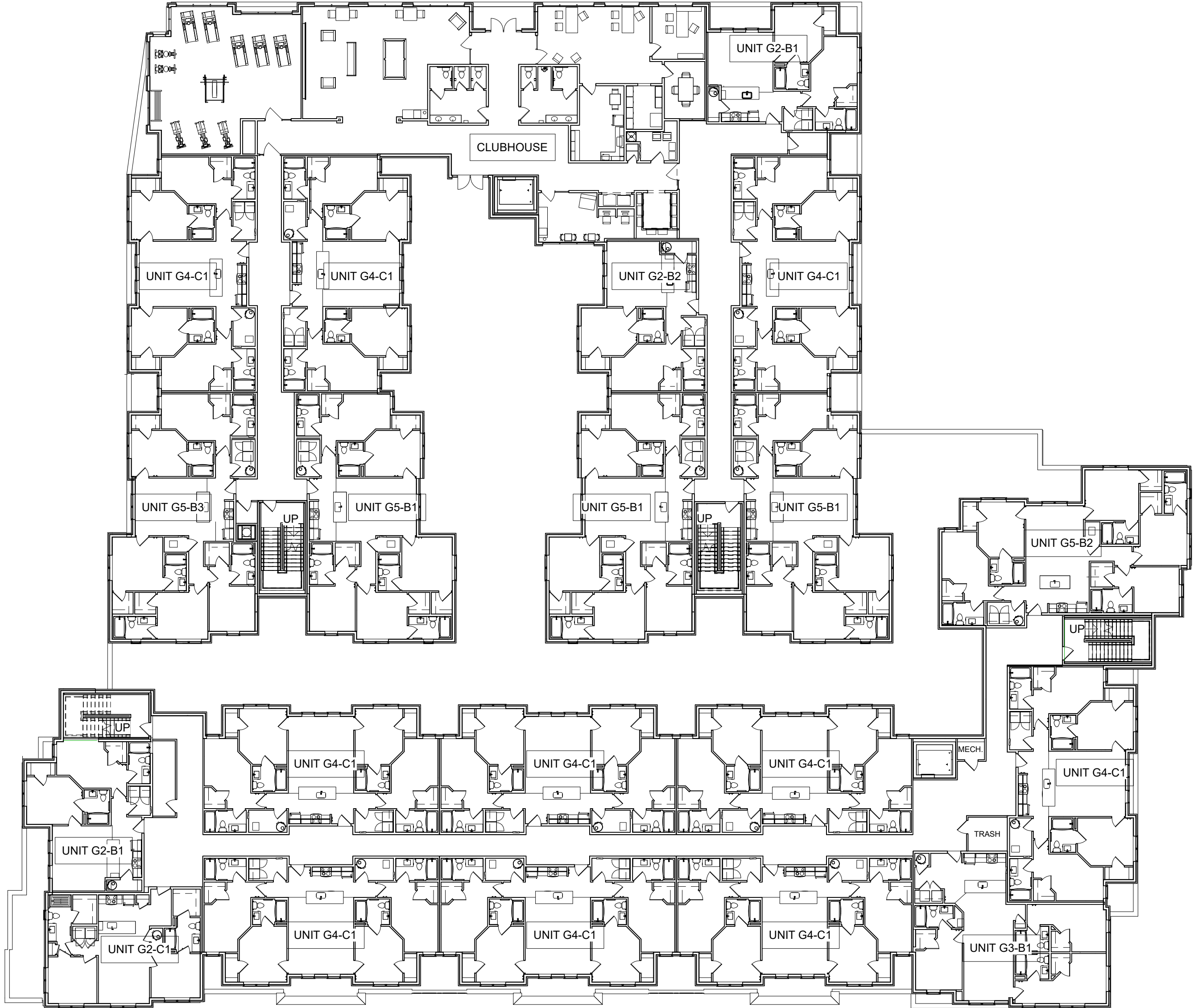
① Overall 1st Floor Plan Presentation
1" = 20'-0"

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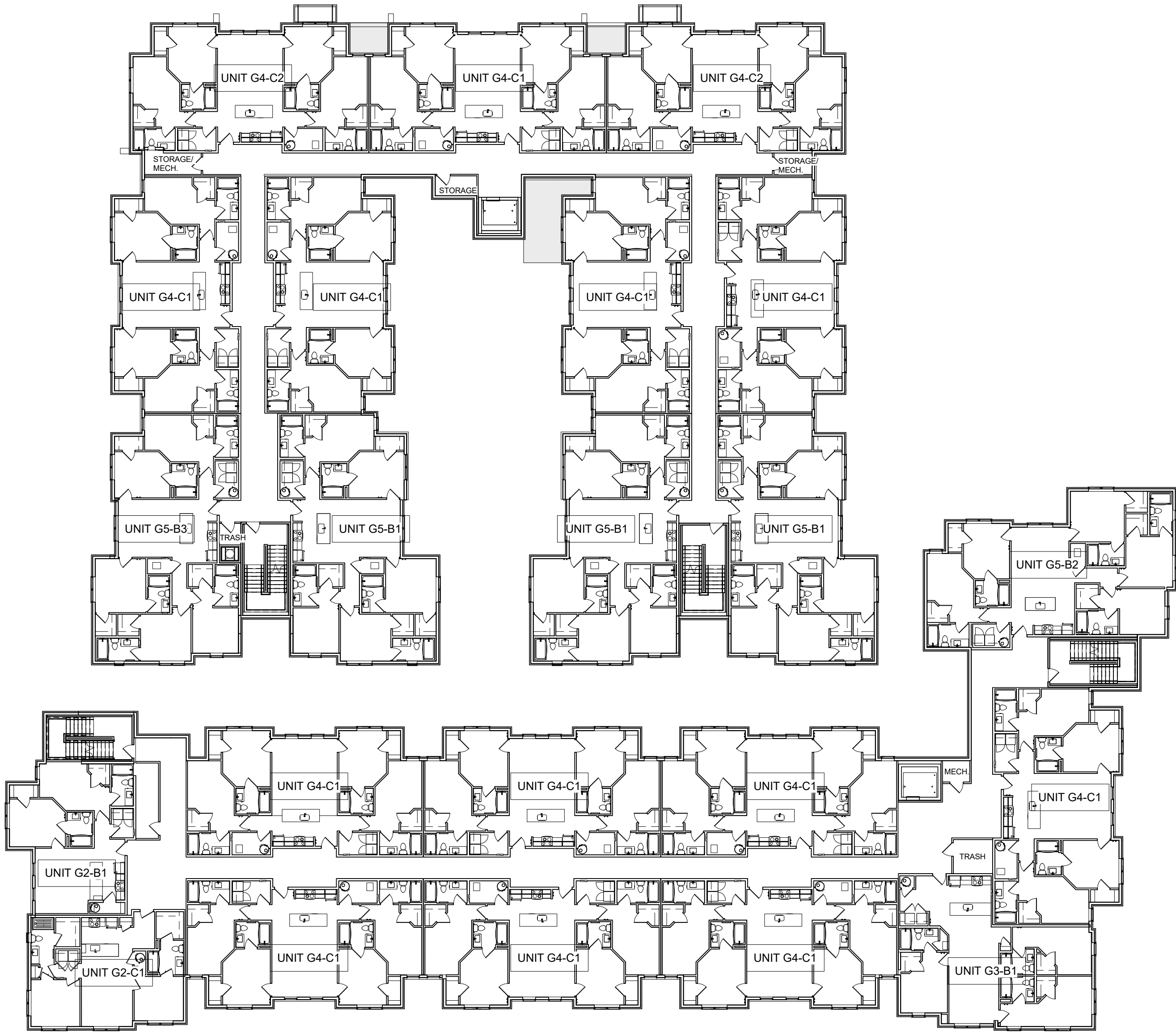
① Overall 2nd Floor Plan Presentation
1" = 20'-0"

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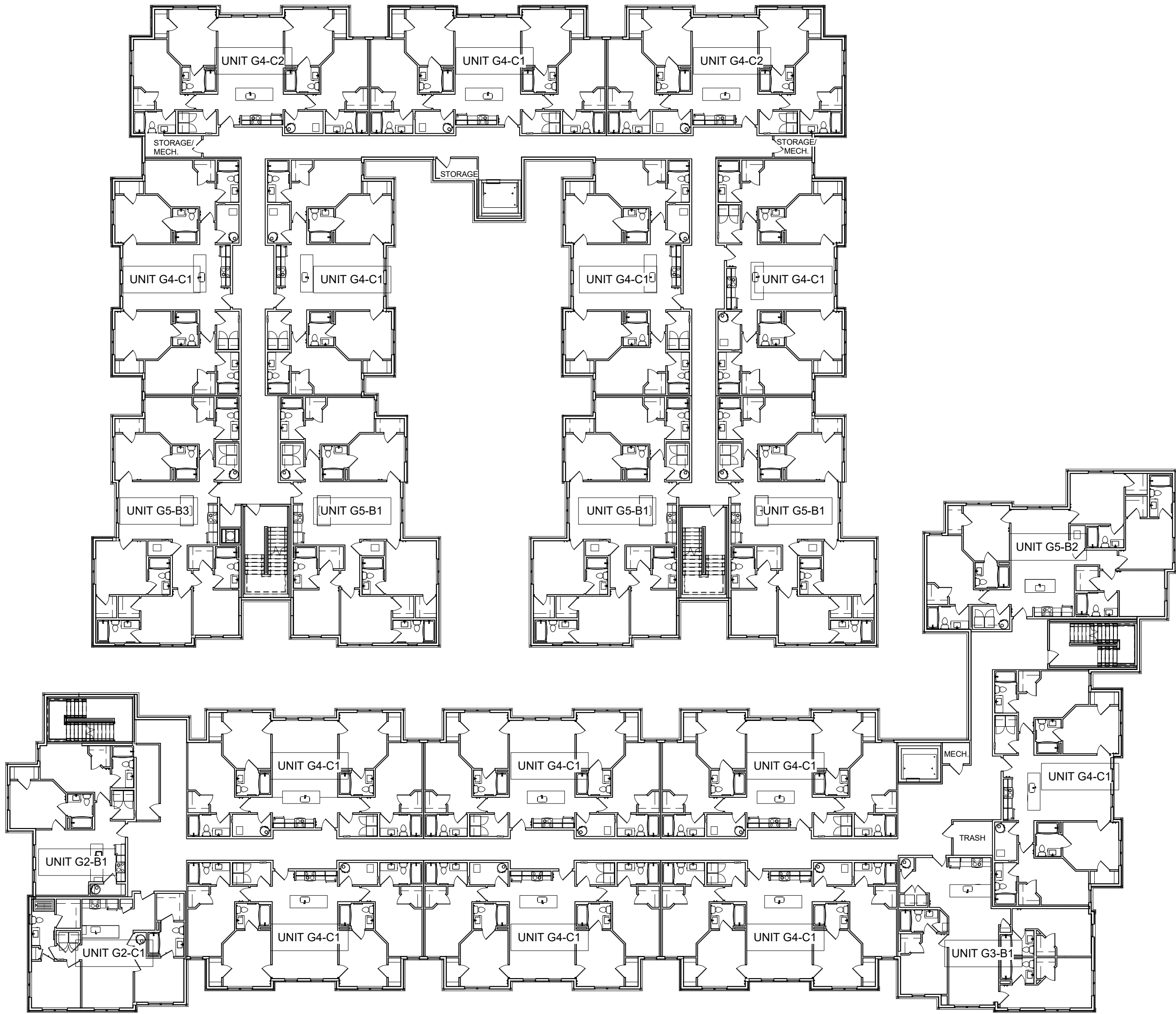
① 3rd Floor Plan Presentation
1" = 20'-0"

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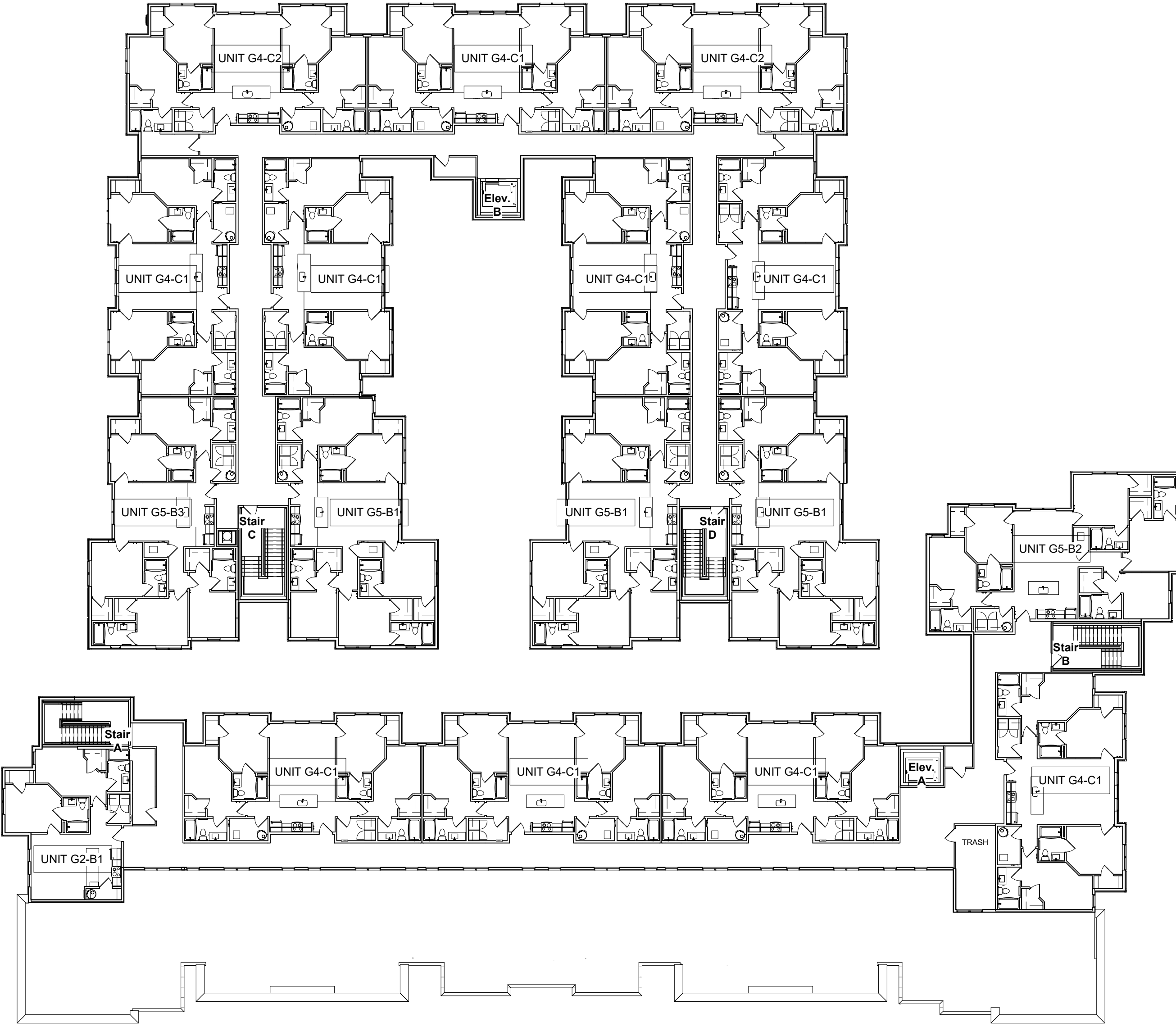
① 4th & 5th Floor Plan Presentation
1" = 20'-0"

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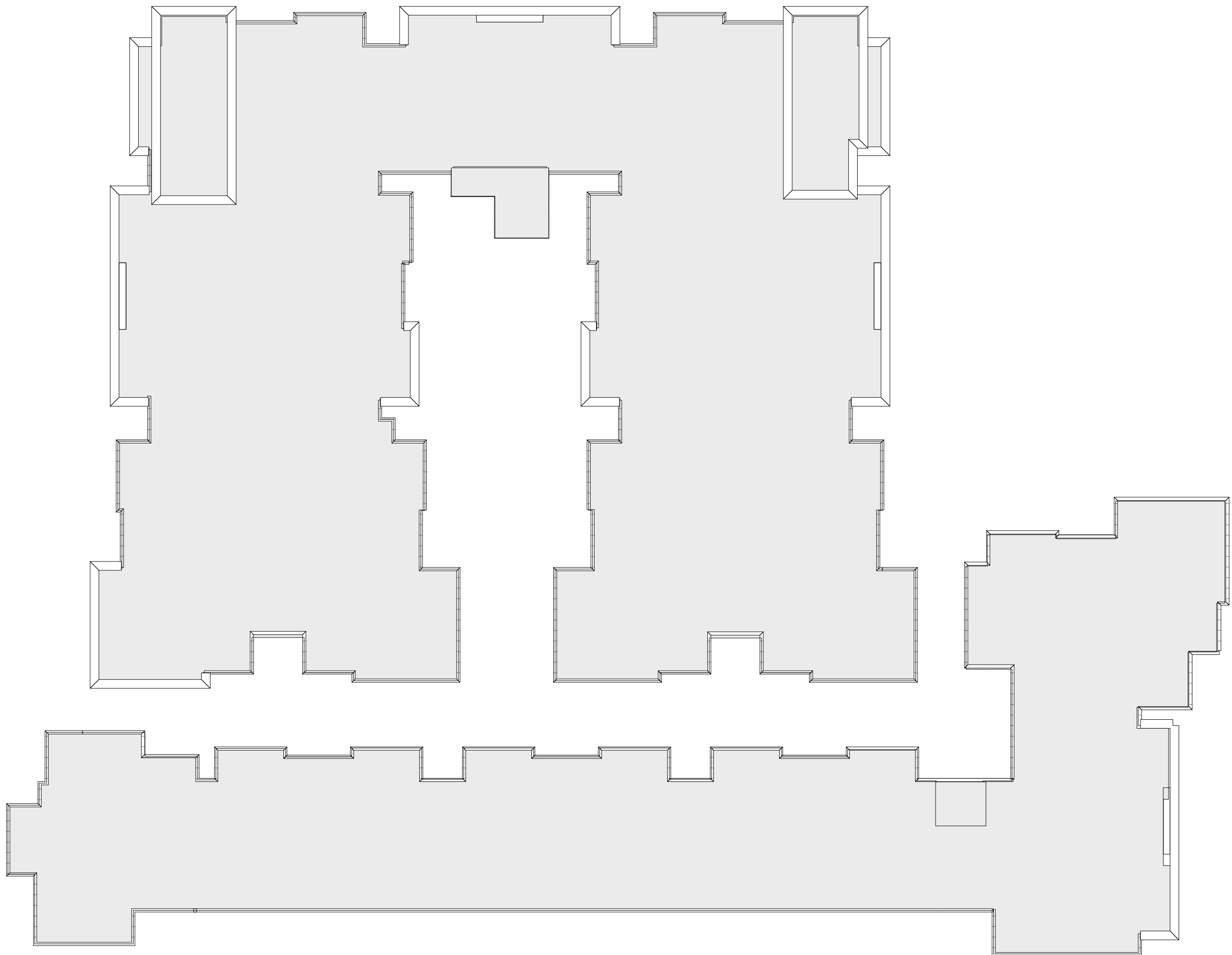
① 6th Floor Plan Presentation
1" = 20'-0"

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① Overall Roof Plan Presentation
1" = 20'-0"

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① North
3/32" = 1'-0"



② East
3/32" = 1'-0"

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③ South
3/32" = 1'-0"



④ West
3/32" = 1'-0"

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① Lyon Street Presentation
12" = 1'-0"

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① Moerlein Street Presentation
12" = 1'-0"

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① McMillan Entrance Presentation
1/2" = 1'-0"

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① Moerlein Corner View Presentation
1/2" = 1'-0"

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APARTMENT BUILDINGS

Building	Proposed Quantity	Apartment Units/Bldg	Beds/Bldg	Residential Net Leasable Area (1)	Circulation & Utility Area/ Bldg (2)	Clubhouse Net Area	Garage Net Area	Building Total Gross Area
Building 1	1	50	183	80,473	18,693		49,626	148,792
Building 2	1	53	228	68,961	22,219	4,958	49,626	140,806
SubTotals:	2	103	411	149,434	40,912			289,598

(1) Net Area includes apartment units only.
 (2) Includes corridors, stairs, elevators, and utilities.

Unit Count Ratios:

Building 2 (SOUTH)

Bedroom Type	Unit Type	Unit Net Area Sq. Ft.	No. of Units/Bldg.	No. of Beds/Bldg.	Total Unit Net Area	1st flr	2nd flr	3rd flr	4th flr	5th flr	6th flr
2 Bedroom	G2-B1	844	5	10	4,220	0	1	1	1	1	1
	G2-B2	844	0	0	0	0	0	0	0	0	0
	G2-C1	971	4	8	3,884	0	1	1	1	1	0
	G2-D1	941	0	0	0	0	0	0	0	0	0
	G2-D2	894	0	0	0	0	0	0	0	0	0
TOTAL 2 BEDROOM GARDEN			9	18	8,104	0	2	2	2	2	1
3 Bedroom	G3-B1	1333	4	12	5,332	0	1	1	1	1	0
	TOTAL 3 BEDROOM GARDEN			4	12	5,332	0	1	1	1	1
4 Bedroom	G4-B1	1,512	0	0	0	0	0	0	0	0	0
	G4-B2	1,512	0	0	0	0	0	0	0	0	0
	G4-B3	1,453	0	0	0	0	0	0	0	0	0
	G4-C1	1,475	32	128	47,200	0	7	7	7	7	4
	G4-C2	1,475	0	0	0	0	0	0	0	0	0
TOTAL 4 BEDROOM GARDEN			32	128	47,200	0	7	7	7	7	4
5 Bedroom	G5-B1	1,665	0	0	0	0	0	0	0	0	0
	G5-B2	1,665	5	25	8,325	0	1	1	1	1	1
TOTAL 5 BEDROOM GARDEN			5	25	8,325	0	1	1	1	1	1
5 Bedroom	TH-B5	1,788	0	0	0	0	0	0	0	0	0
TOTAL 5 BEDROOM TOWNHOUSE			0	0	0	0	0	0	0	0	0
BUILDING TOTALS			50	183	68,961	0	11	11	11	11	6

Average Unit Net Area = 1,379

Building 1 (NORTH)

Bedroom Type	Unit Type	Unit Net Area Sq. Ft.	No. of Units/Bldg.	No. of Beds/Bldg.	Total Unit Net Area	1st flr	2nd flr	3rd flr	4th flr	5th flr	6th flr
2 Bedroom	G2-B1	844	1	2	844	0	1	0	0	0	0
	G2-B2	844	1	2	844	0	1	0	0	0	0
TOTAL 2 BEDROOM GARDEN			2	4	1,688	0	2	0	0	0	0
4 Bedroom	G4-B1	1,512	0	0	0	0	0	0	0	0	0
	G4-B2	1,512	0	0	0	0	0	0	0	0	0
	G4-C1	1,475	23	92	33,925	0	3	5	5	5	5
	G4-C2	1,475	8	32	11,800	0	0	2	2	2	2
TOTAL 4 BEDROOM GARDEN			31	124	45,725	0	3	7	7	7	7
5 Bedroom	G5-B1	1,665	15	75	24,975	0	3	3	3	3	3
	G5-B2	1,665	0	0	0	0	0	0	0	0	0
	G5-B3	1,617	5	25	8,085	0	1	1	1	1	1
TOTAL 5 BEDROOM GARDEN			20	100	33,060	0	4	4	4	4	4
BUILDING TOTALS			53	228	80,473	0	9	11	11	11	11

Average Unit Net Area = 1,518

UNIT SUMMARY

Bedroom Type	Unit Type	Unit Net Area	Units/ Site	Percent	Total Net Unit Area
2 Bedroom	G2-B1	844	6	6%	5,064
	G2-B2	844	1	1%	844
	G2-C1	971	4	4%	3,884
	G2-D1	941	0	0%	0
	G2-D2	894	0	0%	0
3 Bedroom	G3-B1	1,333	4	4%	5,332
	G4-B1	1,512	0	0%	0
4 Bedroom	G4-B2	1,512	0	0%	0
	G4-B3	1,453	0	0%	0
	G4-C1	1,475	55	53%	81,125
	G4-C2	1,475	8	8%	11,800
5 Bedroom	G5-B1	1,665	15	15%	24,975
	G5-B2	1,665	5	5%	8,325
	G5-B3	1,617	5	5%	8,085
	TH	1,788	0	0%	0
		103	100%		149,434

Parking Spaces	
Basement	134
1st Floor	129
TOTAL	263
Spaces Per Beds	0.64

Type A Units- Bldg A.	
2% Type A Units	2.06
Minimum Units Required	3