



50TH & LORAIN DESIGN REVIEW 04.06.2023

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SITE CONTEXT









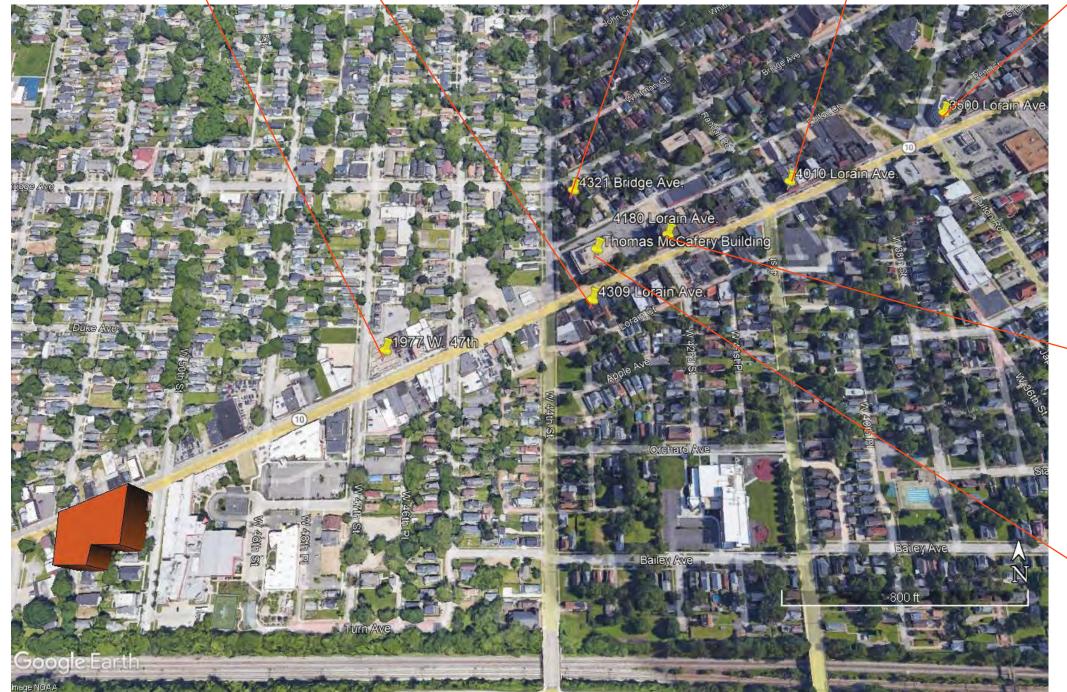








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- 1977 W. 47TH ST. Height: ± 43'
- 2 4309 LORAIN AVE. Height: ± 47'
- 3 4321 BRIDGE AVE. Height: ± 54'
- 4010 LORAIN AVE. Height: ± 50'-8"
- 5 3500 LORAIN AVE. Height: ± 69'
- 6 4180 LORAIN AVE. Height: ± 68'
- 7 MCCAFERY BUILDING Height: ± 42'













SITE PLAN AND UNIT LAYOUT







		4				
MENITY						
ARKING	J					
ESIDENTIAL						
ETAIL						
FILITY						
ERTICAL CIRCULA						
FINISH FLOOR ELEVATION 0'-0"						
CE TYPE	AVERAGE NET SF	NET S	NET SF		COUNT	
RKING	379	23,550		62		
BIKE RKING	12	877		72		
MEP	298	597		2		
RTICAL ULATION	175	875		5		
MMON REAS	1,179	2,358		2		
ETAIL	981	1,963		2		
H ROOM	310	310		1		
OSS SF	37,995	NET SF		35,43	33	
		25	50		100	

SITE PLAN

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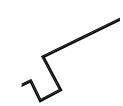
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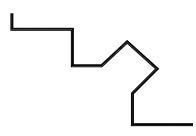
AMENITY

RESIDENTIAL



UTILITY

VERTICAL CIRCULATION

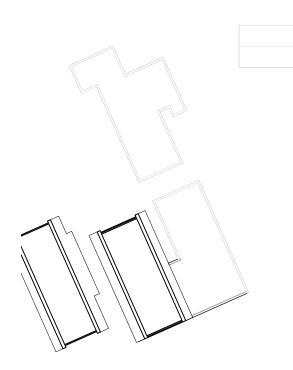


FINISH FLOOR ELEVATION				14'-0"		
CE TYPE	AVERAGE NET SF	NET SF		COUNT		
OMMON SULATION	3,043	3,043		1		
TUDIO	406	406		1		
DROOM	524	14,430		27		
DROOM	870	5,223		6		
OSS SF	28,112	NET SF		24,926		
0 25 50 100						

SECOND LEVEL PLAN

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THIRD LEVEL PLAN 50TH & LORAIN • 22386 • 04.06.2023

NET SF

MMON REAS	1,631	3,262	2	
IUDIO	406	406	1	
DROOM	536	13,953	26	
DROOM	868	5,209	6	
OSS SF	26,580	NET SF	24,573	
	0	25 50	100	

FINISH FLOOR ELEVATION

AVERAGE

NET SF

24'-7 7/8"

COUNT

VERTICAL CIRCULATION

RESIDENTIAL



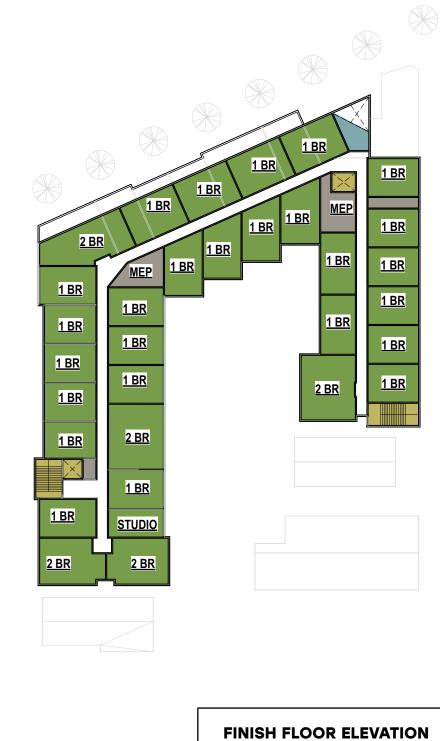




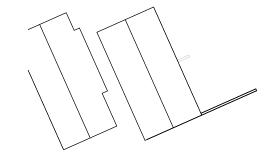
TOTAL UNIT MATRIX	AVERAGE NET SF	NET SF	COUNT
STUDIO	406	1,218	3
1 BEDROOM	513	45,684	89
2 BEDROOM	859	14,616	17
NET SF		61,518	
SPACE TYPE	AVERAGE NET SF	NET SF	COUNT
COMMON	1,377	2,755	2

SPACE TYPE	AVERAGE NET SF	NET SF	COUNT		
COMMON SPACES	1,377	2,755	2		
STUDIO	406	406	1		
1 BEDROOM	476	12,398	26		
2 BEDROOM	836	4,184	5		
GROSS SF	25,476	NET SF	21,684		
0 25 50 100					

		SPACE TYPE	AVERAGE NET SF	NET SF	COUNT
		COMMON SPACES	1,377	2,755	2
		STUDIO	406	406	1
		1 BEDROOM	476	12,398	26
FINISH FLOOR ELEVATION	35'-3 3/4"	2 BEDROOM	836	4,184	5
TOTAL BUILDING HEIGHT	50'-0"	GROSS SF	25,476	NET SF	21,684
0 25 50 100					











AMENITY

RESIDENTIAL

UTILITY

VERTICAL CIRCULATION

FOURTH LEVEL PLAN

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ELEVATIONS AND 3D VIEWS



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 ELEVATIONS

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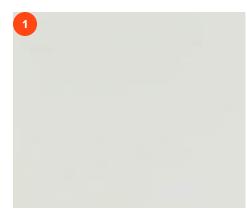


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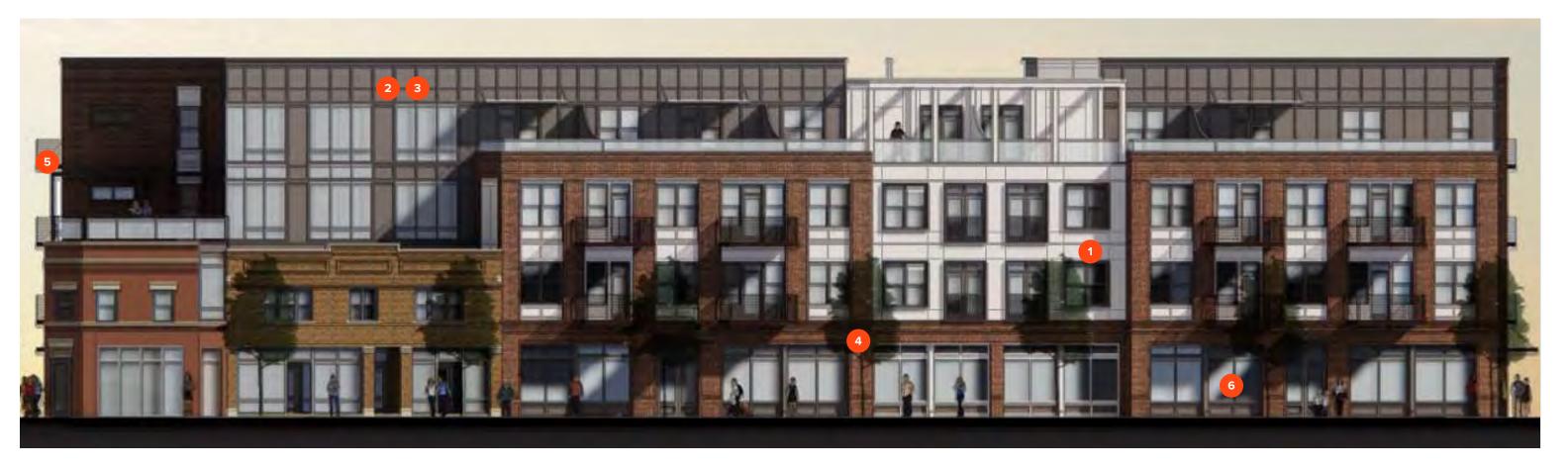
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SIDING COLOR 1

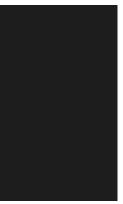


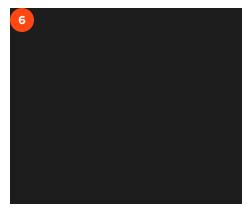




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METAL RAILING, CANOPIES, & GARAGE DOORS

STOREFRONT AND WINDOW COLOR

DEMOLISHED BUILDINGS





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THANK YOU.

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