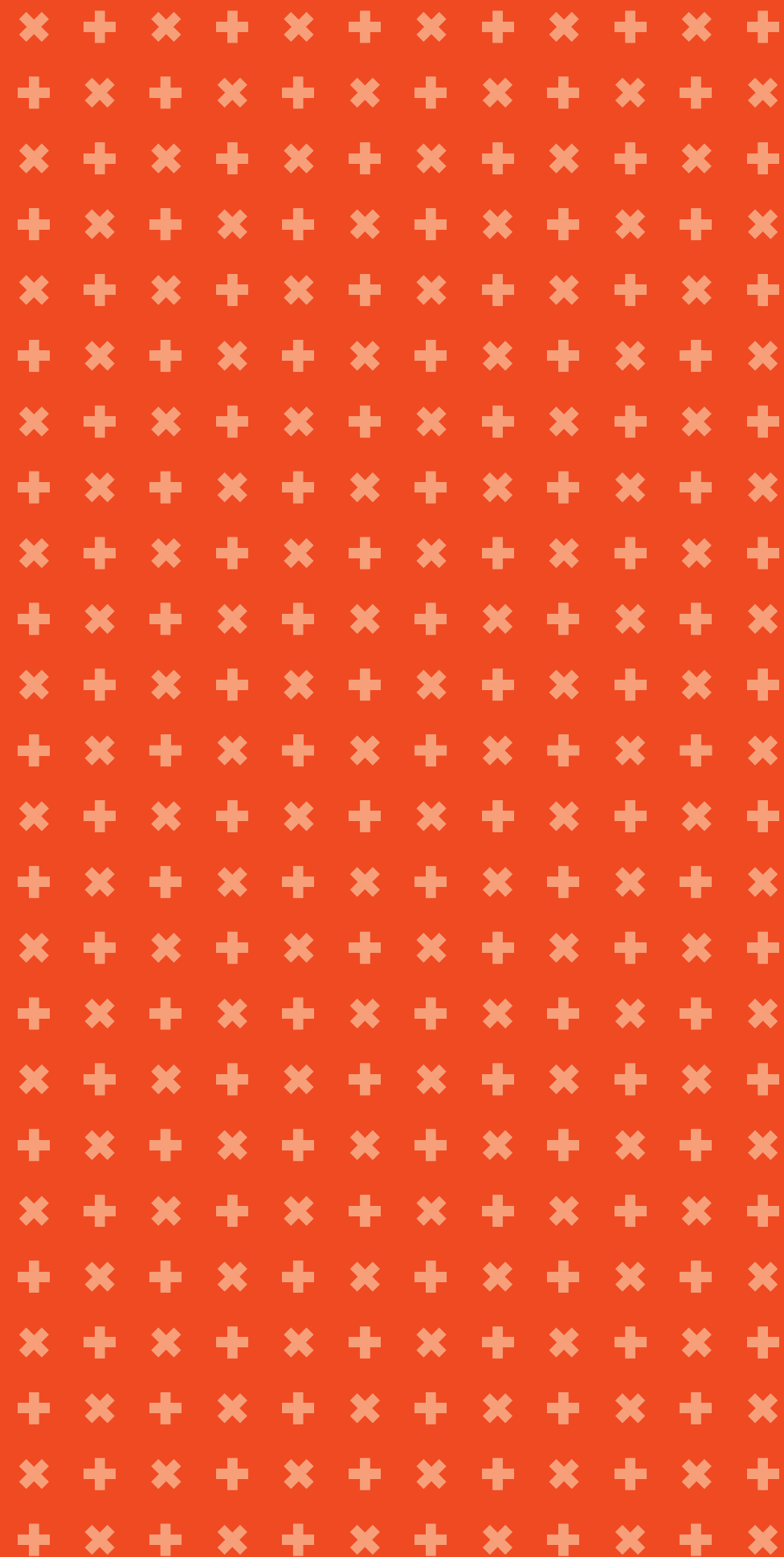




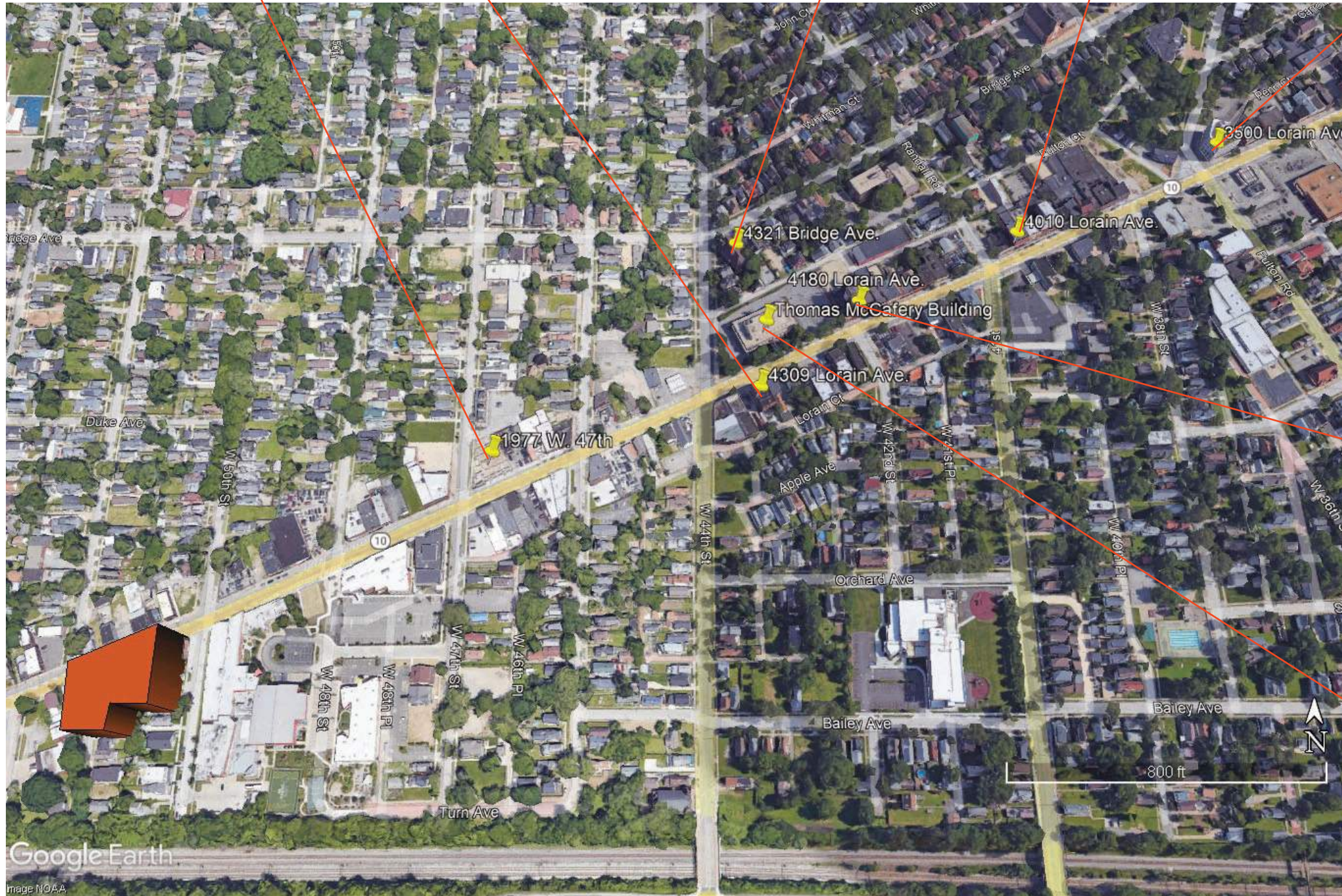
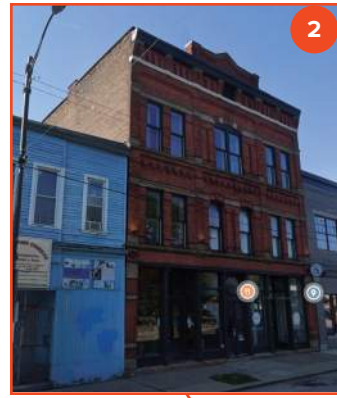
50TH & LORAIN

OCI REVIEW

05.04.2023

SITE CONTEXT



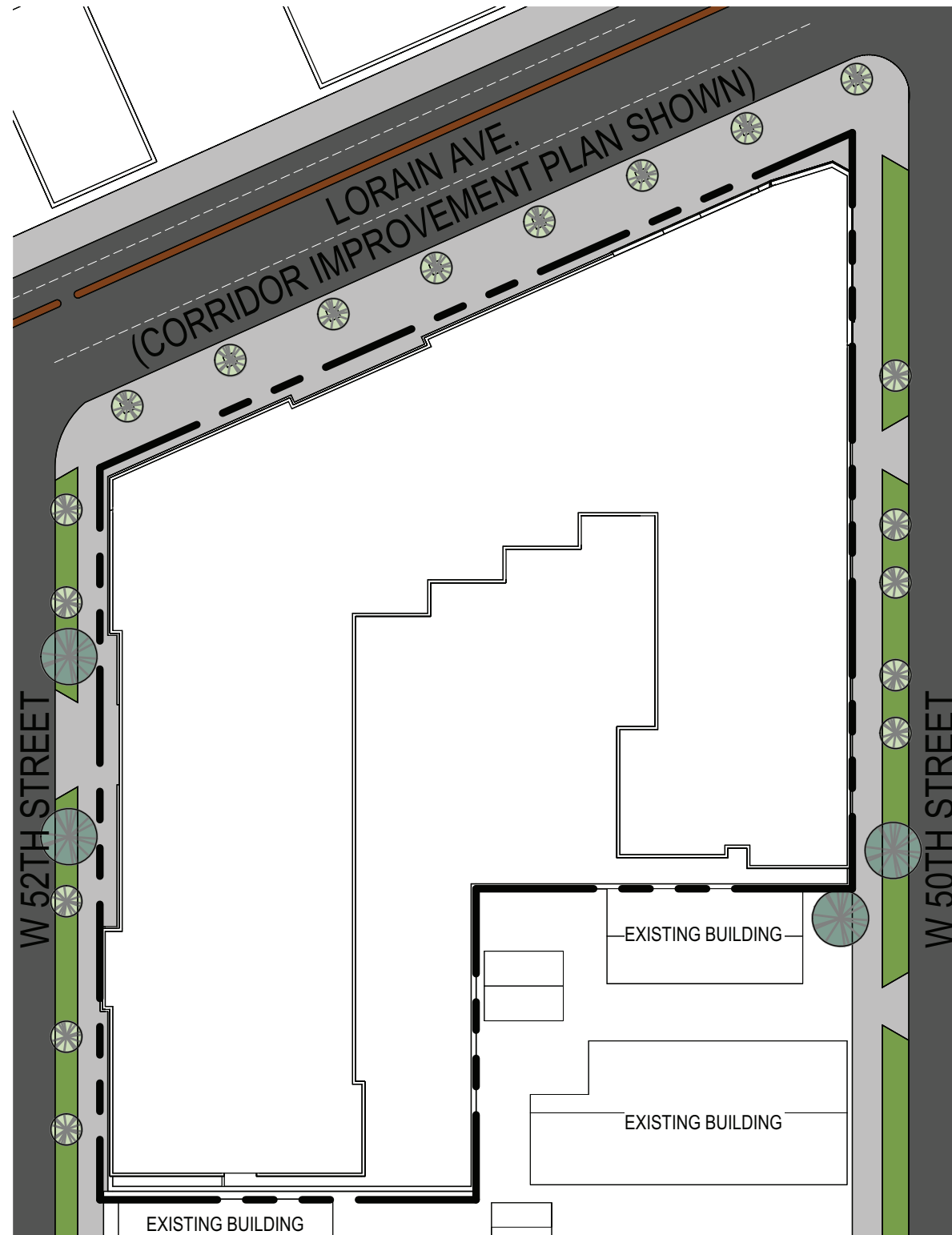


- 1 1977 W. 47TH ST.
Height: ± 43'
- 2 4309 LORAIN AVE.
Height: ± 47'
- 3 4321 BRIDGE AVE.
Height: ± 54'
- 4 4010 LORAIN AVE.
Height: ± 50'-8"
- 5 3500 LORAIN AVE.
Height: ± 69'
- 6 4180 LORAIN AVE.
Height: ± 68'
- 7 MCCAERY BUILDING
Height: ± 42'





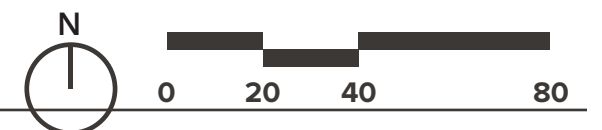
SITE PLAN AND UNIT LAYOUT

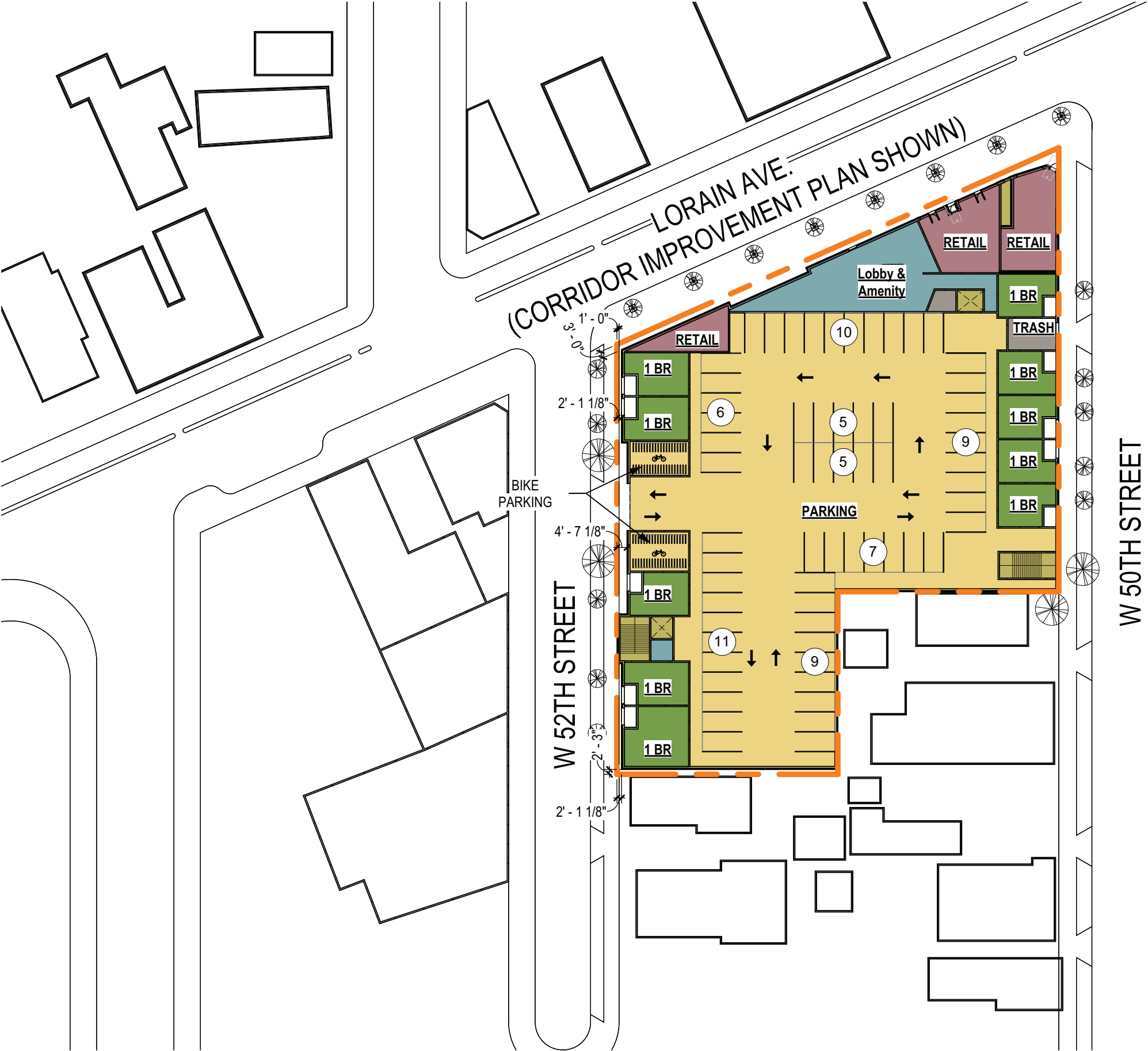


PLANTING LEGEND

-  EXISTING TREES
-  NEW NATIVE TREES

NEW PLANTS SHALL ONLY
INCLUDE NON-INVASIVE,
DROUGHT TOLERANT SPECIES.

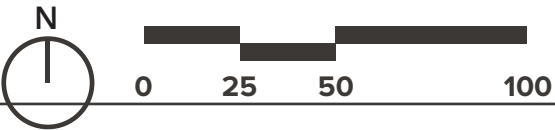


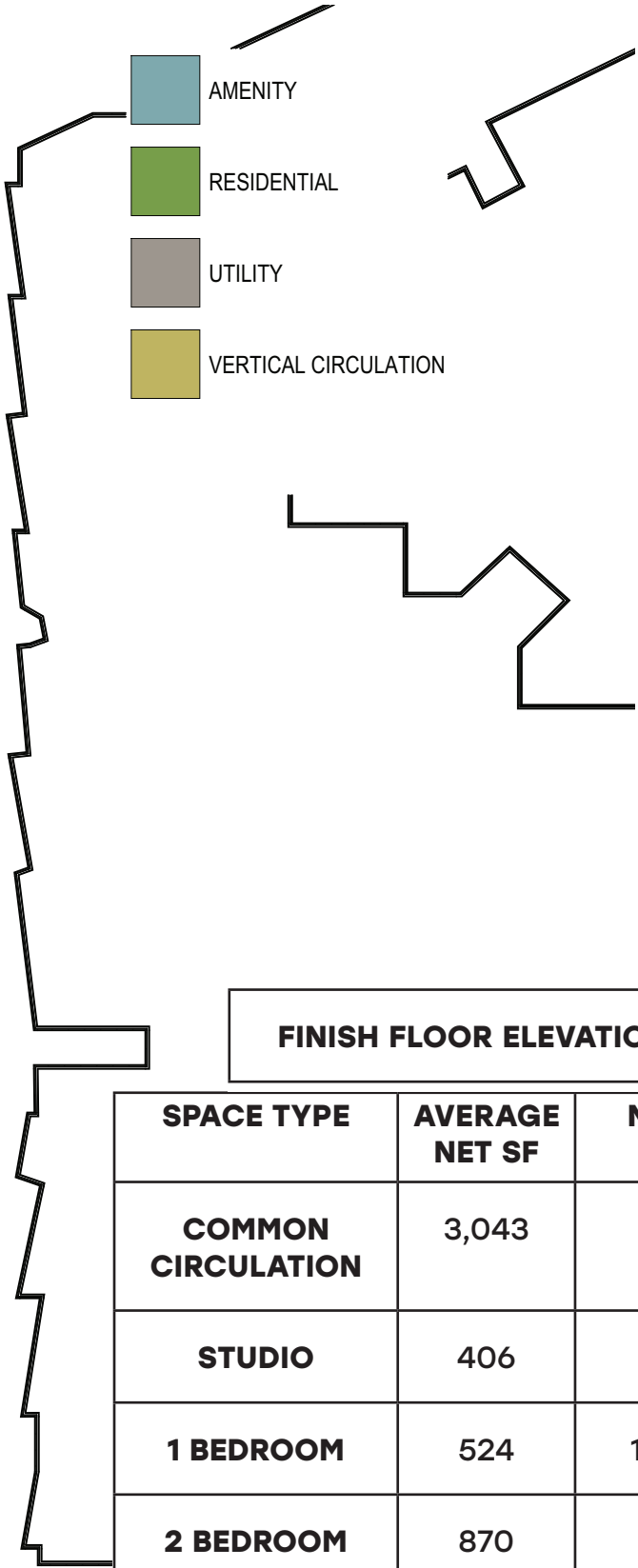
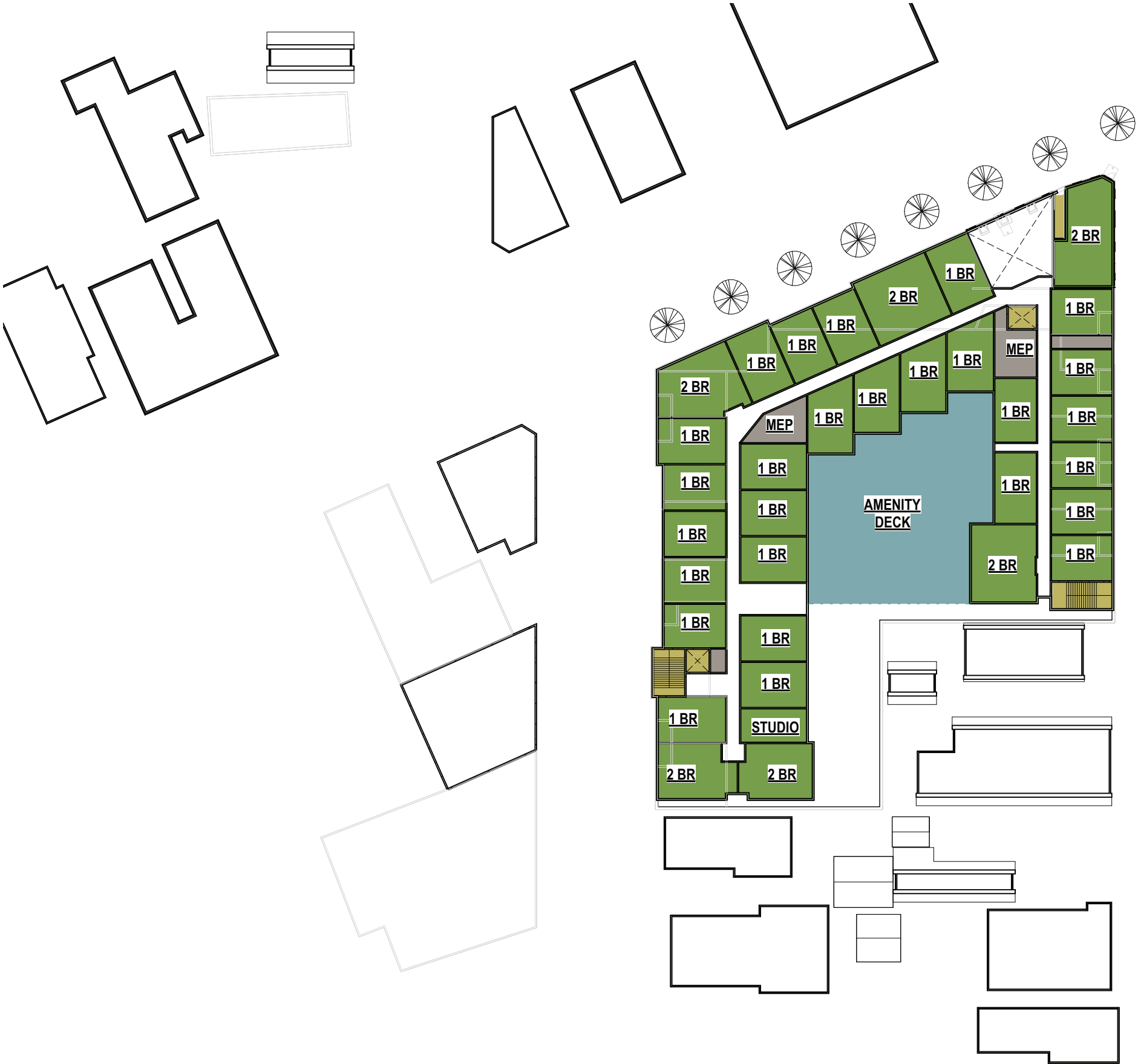


- AMENITY
- PARKING
- RESIDENTIAL
- RETAIL
- UTILITY
- VERTICAL CIRCULATION

FINISH FLOOR ELEVATION	0'-0"
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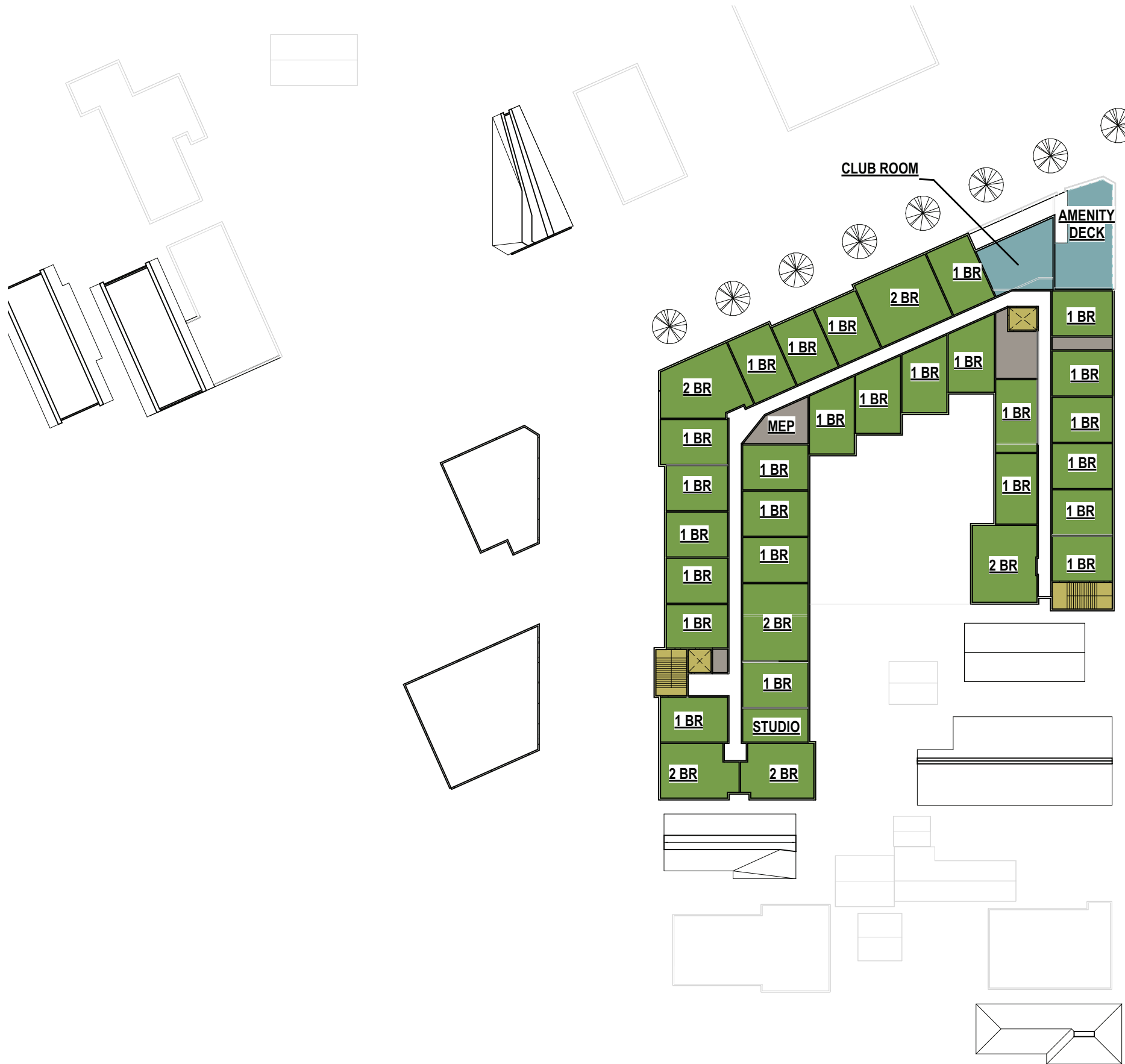
SPACE TYPE	AVERAGE NET SF	NET SF	COUNT
PARKING	379	23,550	62
BIKE PARKING	12	877	72
MEP	298	597	2
VERTICAL CIRCULATION	175	875	5
COMMON AREAS	1,179	2,358	2
RETAIL	981	1,963	2
TRASH ROOM	310	310	1
GROSS SF	37,995	NET SF	35,433





FINISH FLOOR ELEVATION			14'-0"
SPACE TYPE	AVERAGE NET SF	NET SF	COUNT
COMMON CIRCULATION	3,043	3,043	1
STUDIO	406	406	1
1 BEDROOM	524	14,430	27
2 BEDROOM	870	5,223	6
GROSS SF	28,112	NET SF	24,926





- AMENITY
- RESIDENTIAL
- UTILITY
- VERTICAL CIRCULATION

FINISH FLOOR ELEVATION	24'-7 7/8"
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SPACE TYPE	AVERAGE NET SF	NET SF	COUNT
COMMON AREAS	1,631	3,262	2
STUDIO	406	406	1
1 BEDROOM	536	13,953	26
2 BEDROOM	868	5,209	6
GROSS SF	26,580	NET SF	24,573



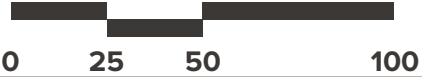


- AMENITY
- RESIDENTIAL
- UTILITY
- VERTICAL CIRCULATION

TOTAL UNIT MATRIX	AVERAGE NET SF	NET SF	COUNT
STUDIO	406	1,625	4
1 BEDROOM	512	45,122	88
2 BEDROOM	853	14,512	17
NET SF		61,259	

SPACE TYPE	AVERAGE NET SF	NET SF	COUNT
COMMON SPACES	1,377	2,755	2
STUDIO	406	813	2
1 BEDROOM	473	11,836	25
2 BEDROOM	816	4,080	5
GROSS SF	25,207	NET SF	21,425

FINISH FLOOR ELEVATION	35'-3 3/4"
TOTAL BUILDING HEIGHT	50'-0"



ELEVATIONS AND 3D VIEWS



0 10 20 40



SOUTH ELEVATION



WEST ELEVATION









SIDING (ARCTIC WHITE)



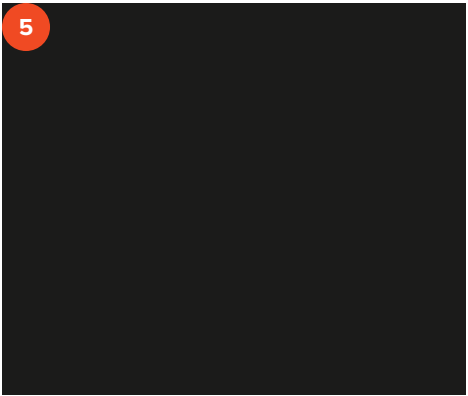
SIDING (MONTEREY TAUPE)



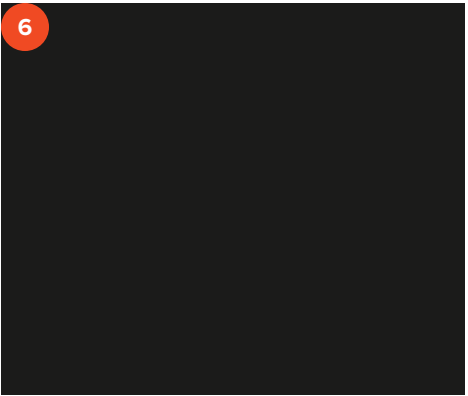
BRICK



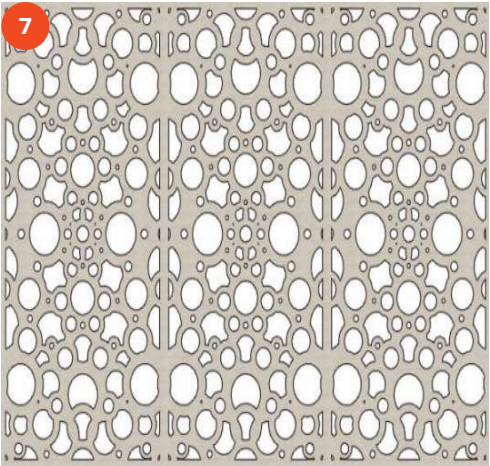
BRICK (AUTUMN GOLD)



METAL RAILING, CANOPIES, & GARAGE DOORS
(SPARTAN BRONZE)



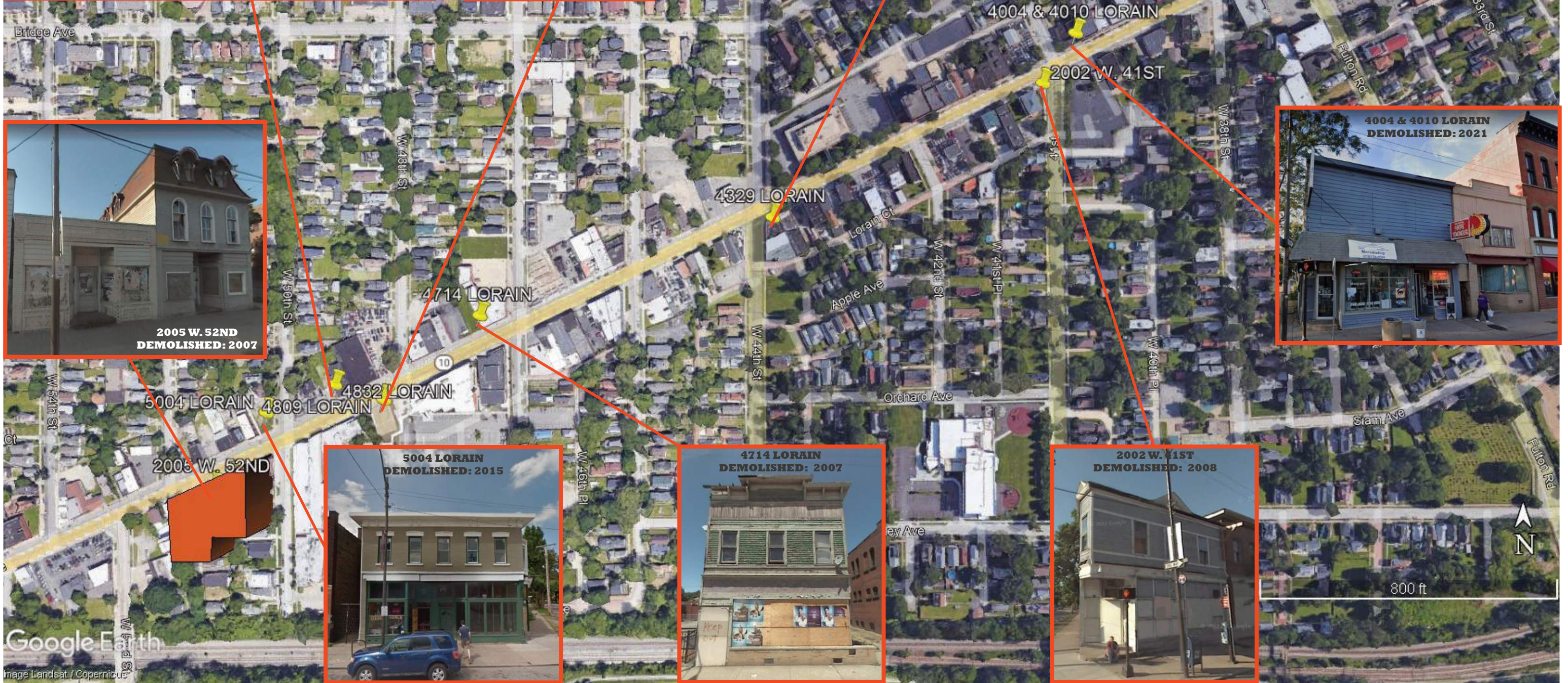
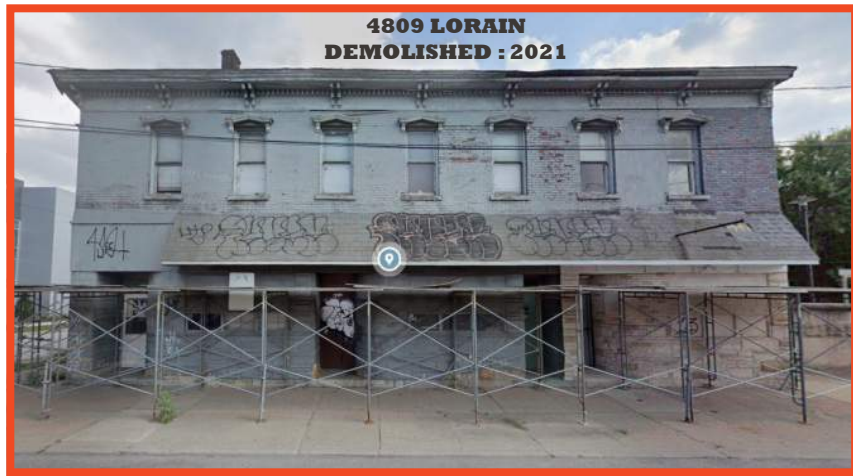
STOREFRONT AND WINDOW COLOR



DECORATIVE SCREEN PANEL
(FINAL DESIGN T.B.D.)



DEMOLISHED BUILDINGS



THANK YOU.

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