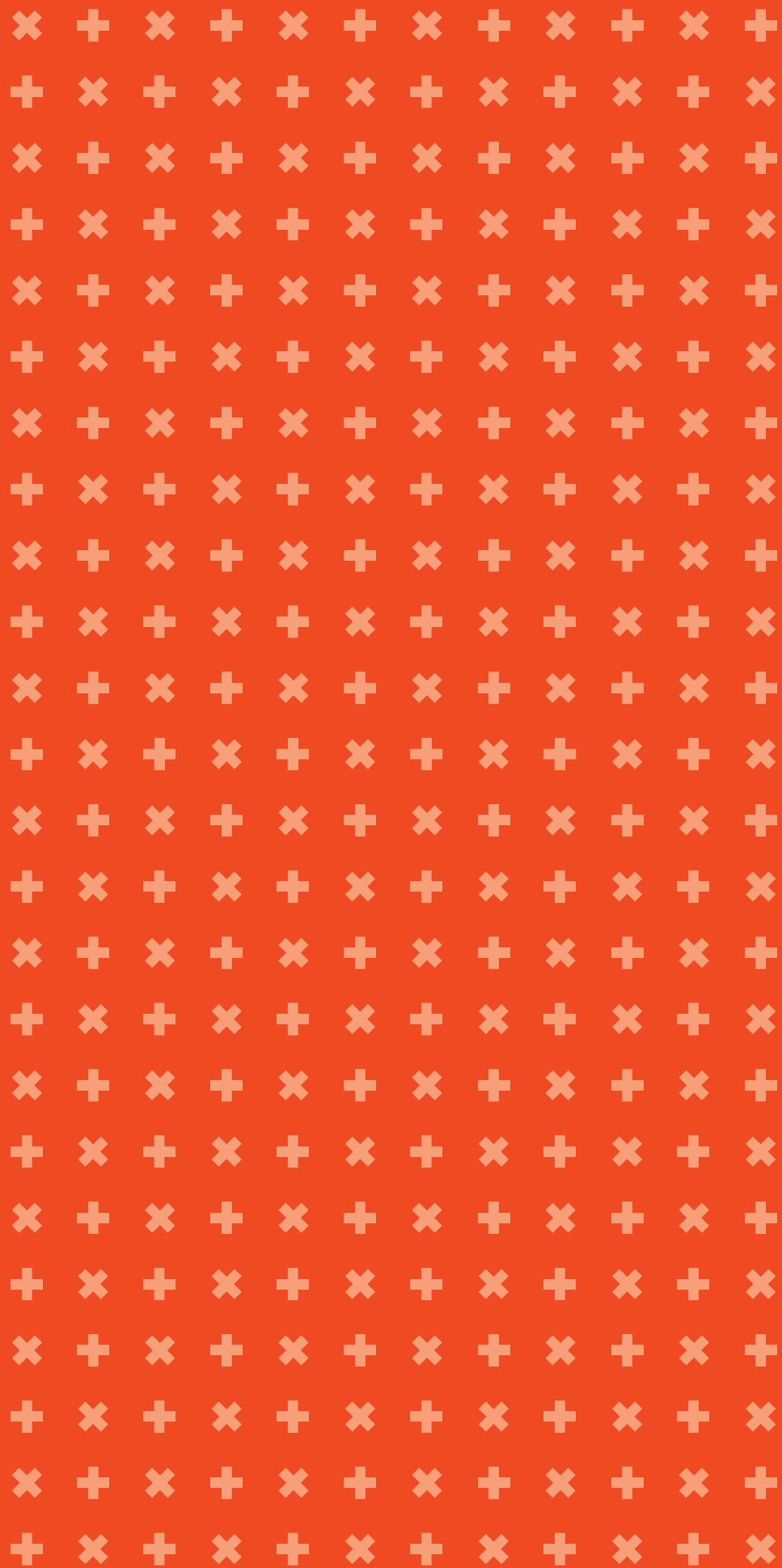


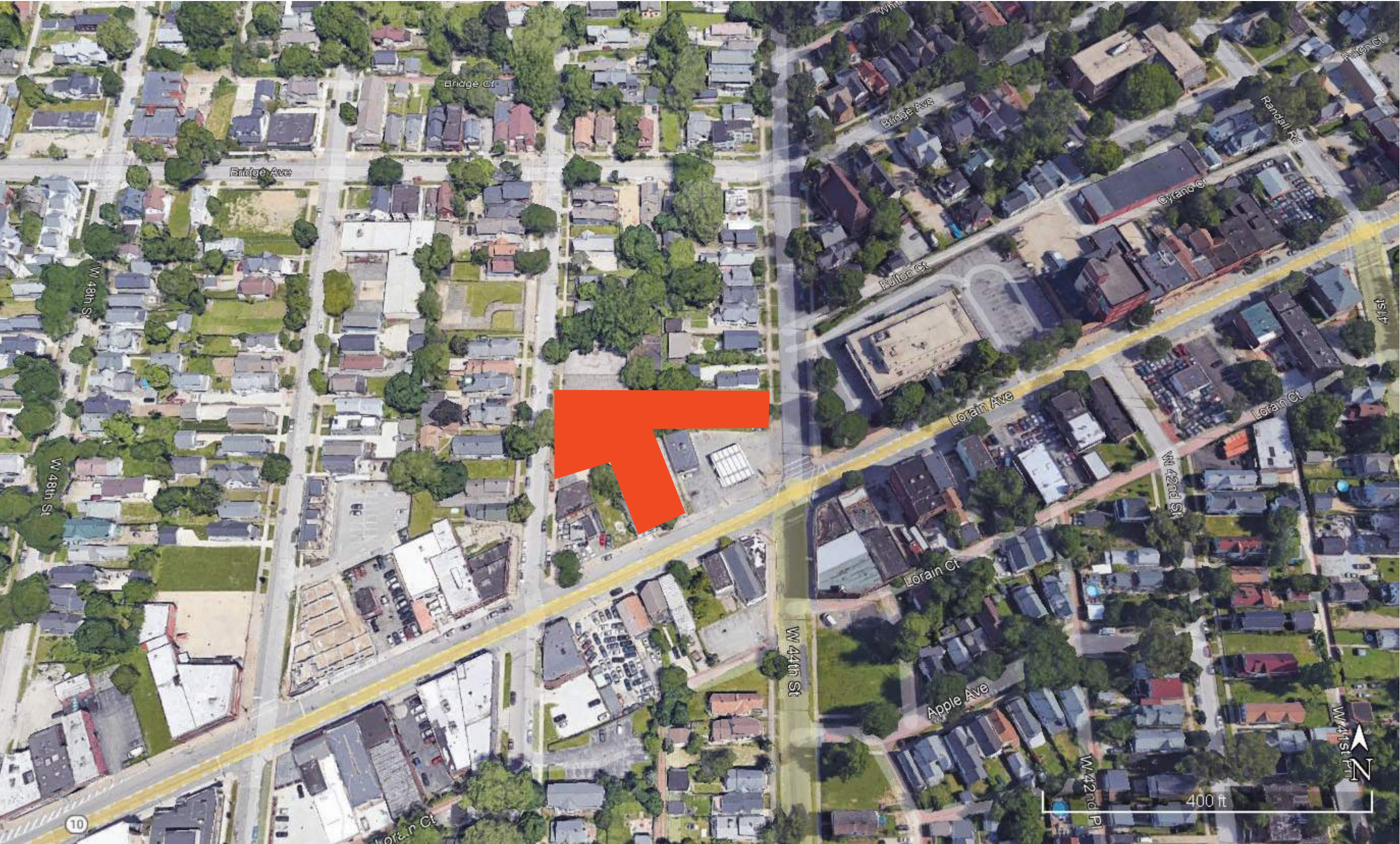


44TH & LORAIN

OCI REVIEW

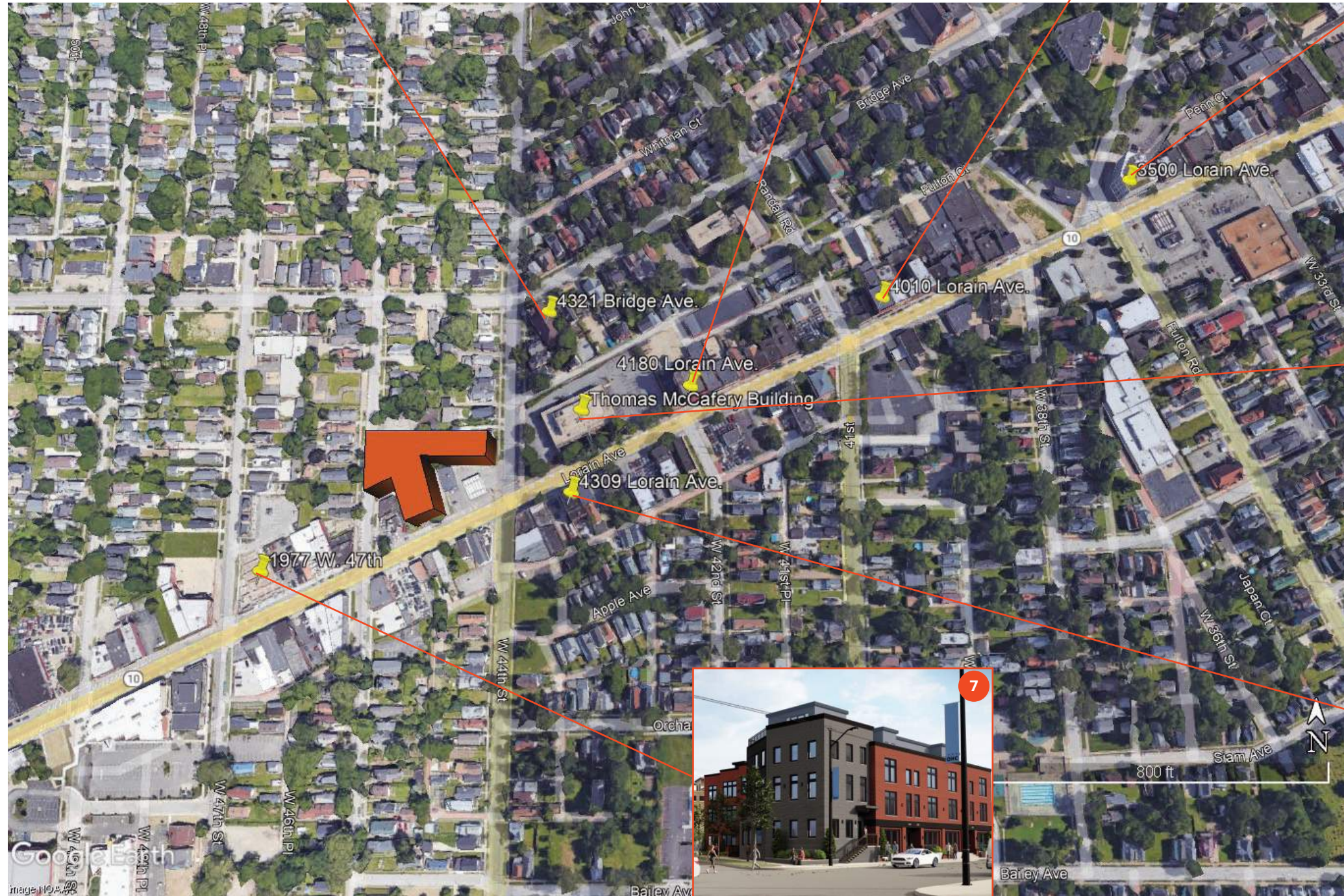
05.04.2023

SITE CONTEXT





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





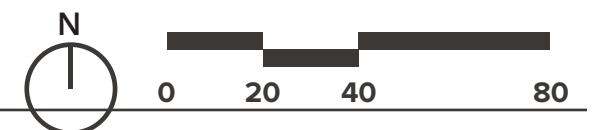
SITE PLAN AND UNIT LAYOUT



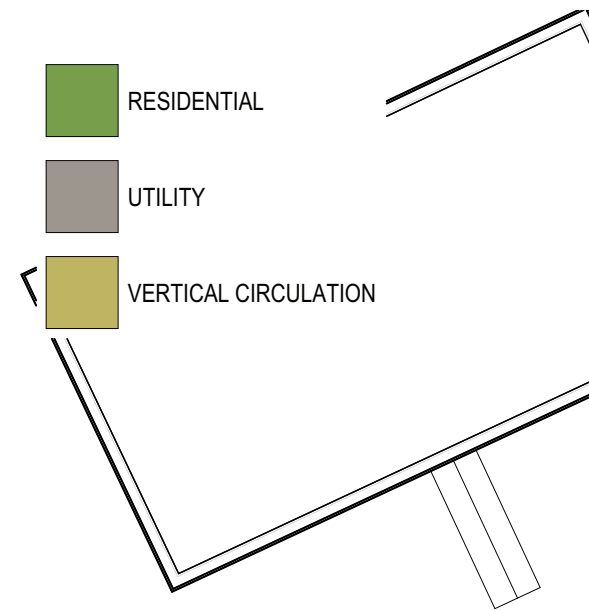
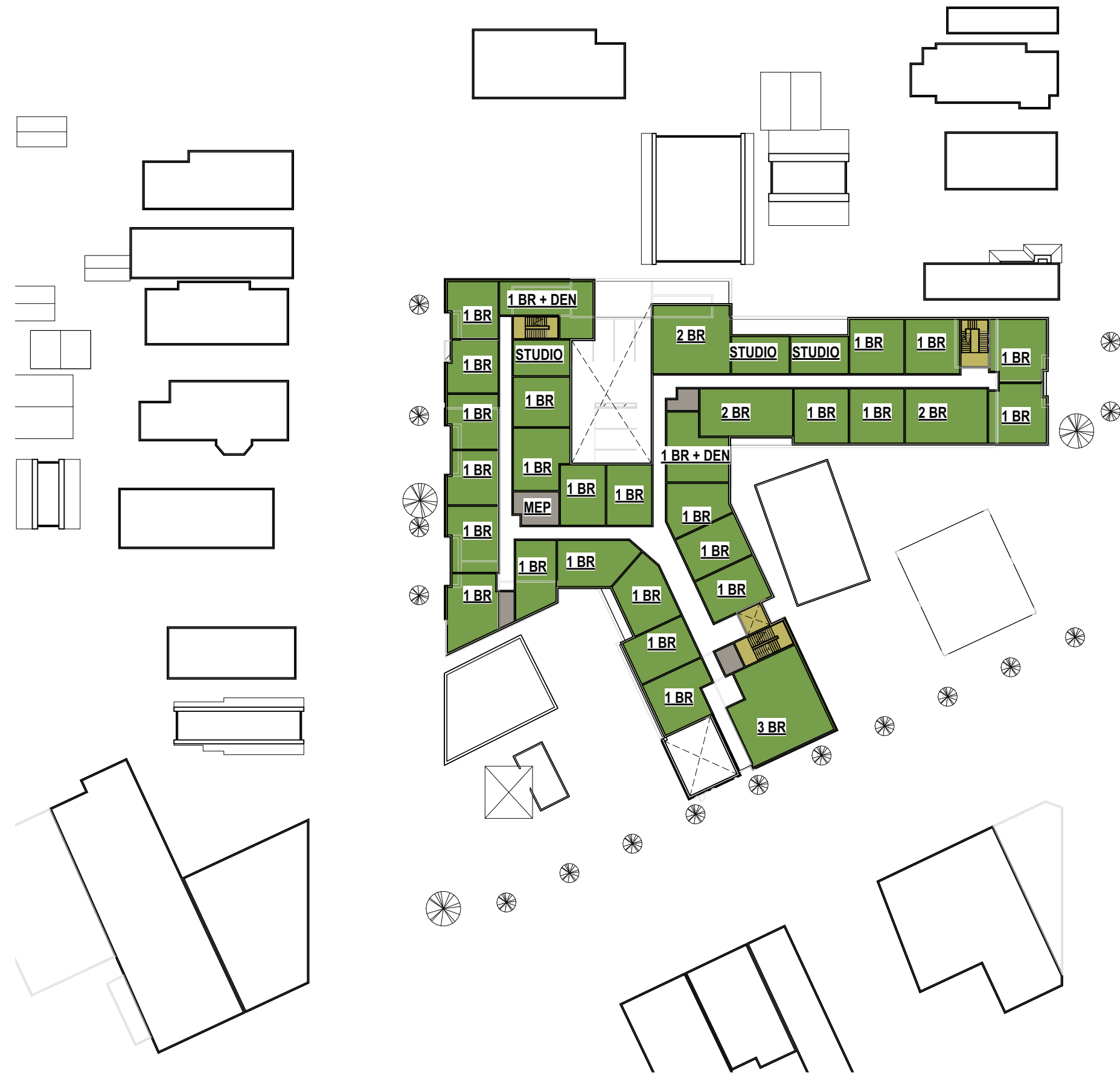
PLANTING LEGEND

-  EXISTING TREES
-  NEW NATIVE TREES

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

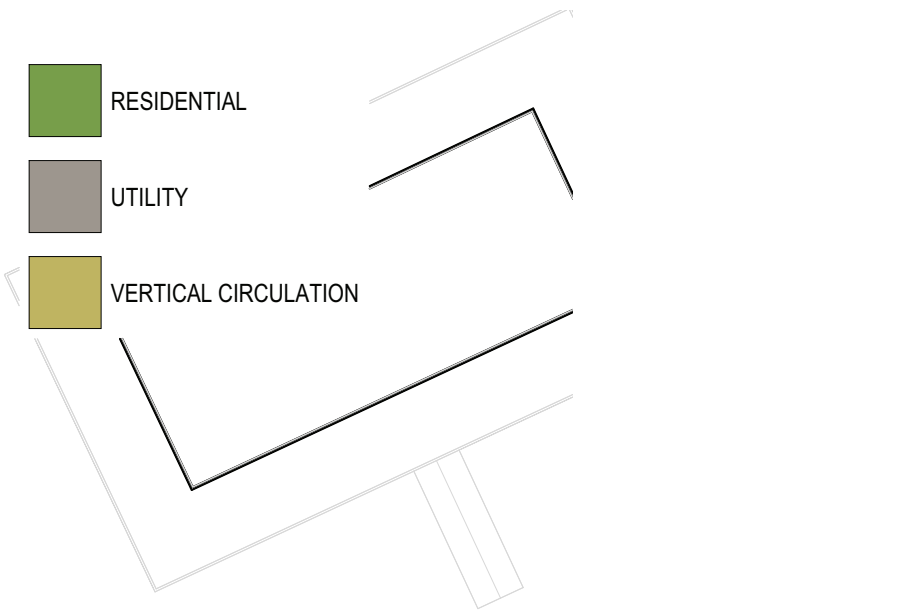




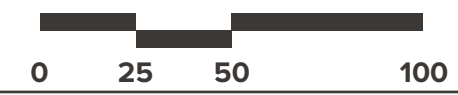


FINISH FLOOR ELEVATION			14'-0"
SPACE TYPE	AVERAGE NET SF	NET SF	COUNT
COMMON CIRCULATION	3,334	3,334	1
STUDIO	391	1,172	3
1 BEDROOM	550	13,186	24
1 BEDROOM + DEN	695	1,389	2
2 BEDROOM	873	2,618	3
3 BEDROOM	1,413	1,413	1
GROSS SF	26,737	NET SF	24,469



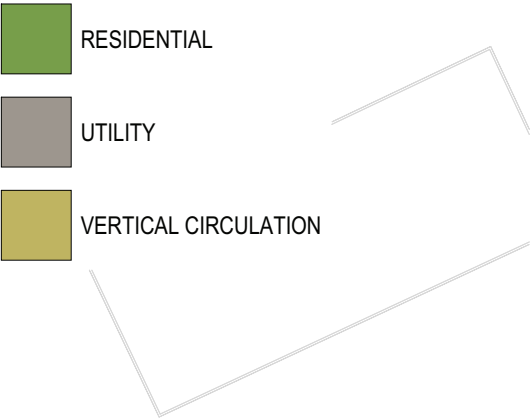


FINISH FLOOR ELEVATION			24'-7 7/8"
SPACE TYPE	AVERAGE NET SF	NET SF	COUNT
COMMON CIRCULATION	3,334	3,334	1
STUDIO	391	1,172	3
1 BEDROOM	550	13,186	24
1 BEDROOM + DEN	695	1,389	2
2 BEDROOM	872	2,618	3
3 BEDROOM	1,413	1,413	1
GROSS SF	26,641	NET SF	24,469





TOTAL UNIT MATRIX	AVERAGE NET SF	NET SF	COUNT
STUDIO	406	4,865	12
1 BEDROOM	545	38,655	71
1 BEDROOM + DEN	677	4,061	6
2 BEDROOM	875	7,868	9
3 BEDROOM	1,312	3,936	3
NET SF		59,385	



FINISH FLOOR ELEVATION	35'-3 3/4"
TOTAL BUILDING HEIGHT	51'-4"

SPACE TYPE	AVERAGE NET SF	NET SF	COUNT
COMMON CIRCULATION	3,256	3,256	1
STUDIO	391	1,172	3
1 BEDROOM	528	10,552	20
1 BEDROOM + DEN	642	1,283	2
2 BEDROOM	878	2,632	3
3 BEDROOM	1,110	1,110	1
GROSS SF	23,303	NET SF	21,362



ELEVATIONS AND 3D VIEWS



SOUTH ELEVATION



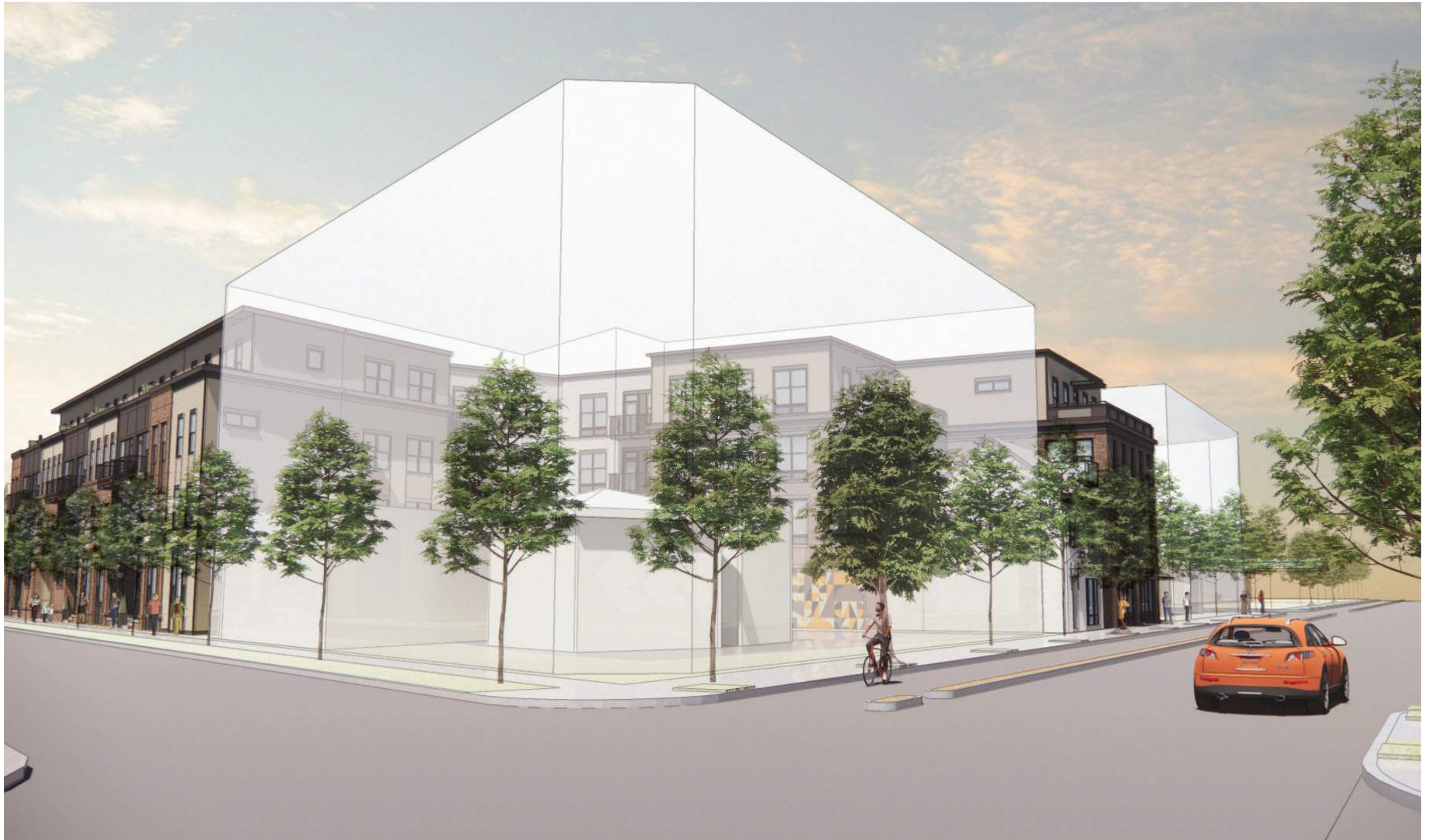
WEST ELEVATION















SIDING (ARCTIC WHITE)



SIDING (MONTEREY TAUPE)



SIDING (TIMBER BARK)



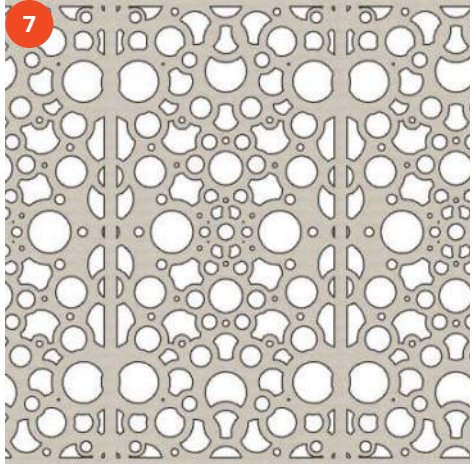
BRICK



METAL RAILING, CANOPIES, & GARAGE DOORS

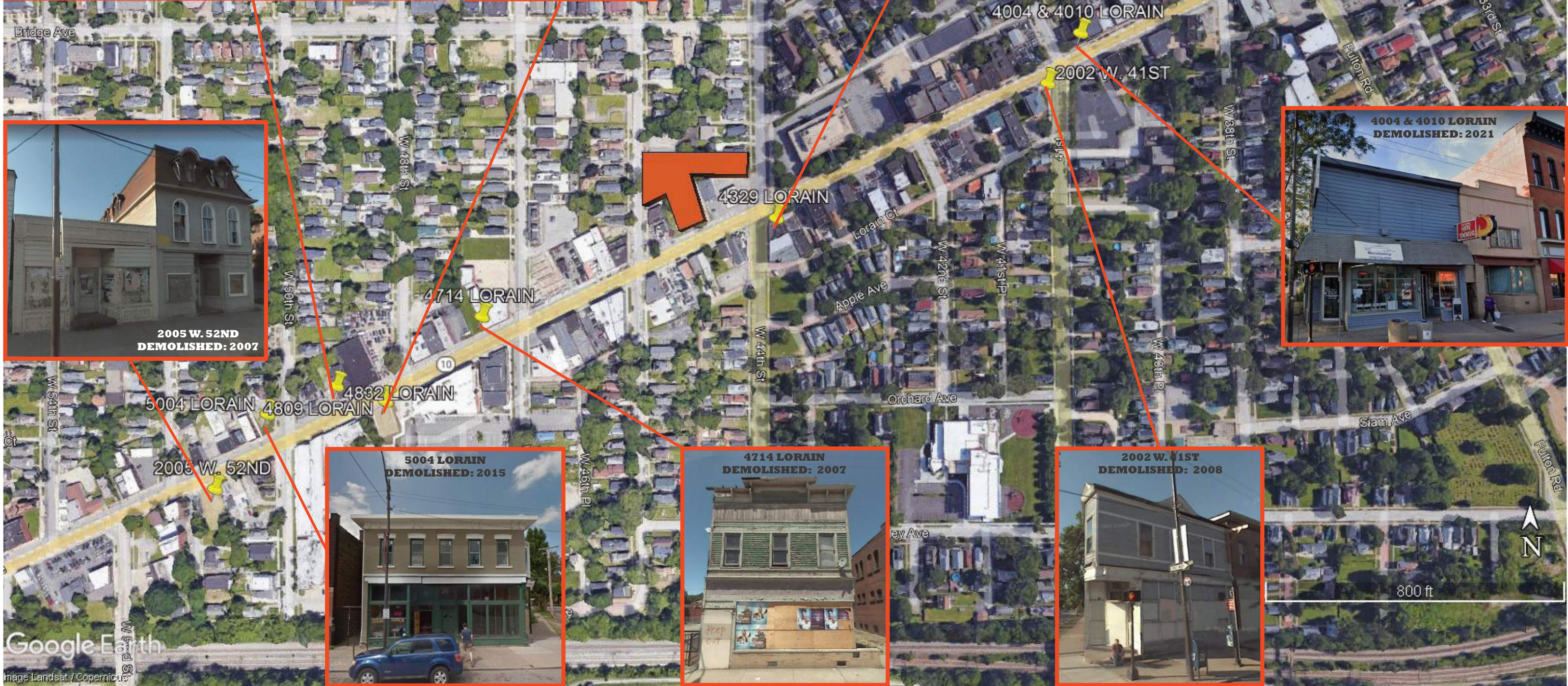
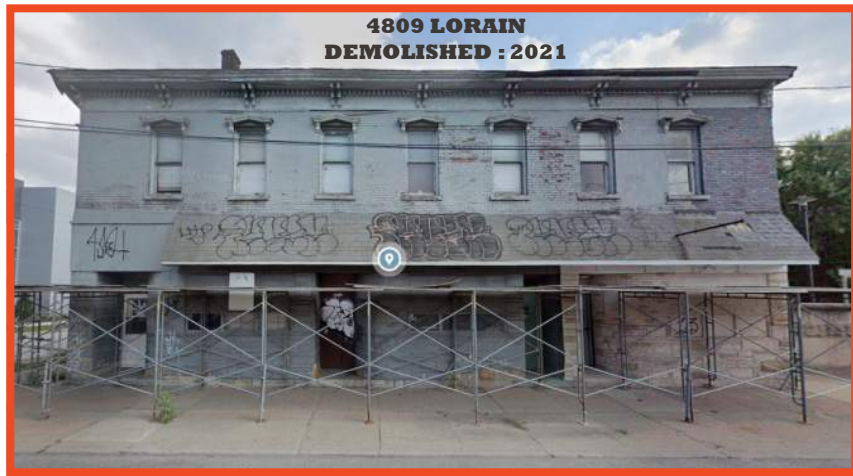


STOREFRONT AND WINDOW COLOR



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

DEMOLISHED BUILDINGS



THANK YOU.

Etienne Otero

Sr. Project Manager

etienneo@designwithma.com

775 Yard Street, Suite 325

Columbus, Ohio 43212

(614) 764-0407

www.designwithma.com
