

STONELEIGH COMPANIES LORAIN & W. 20TH APARTMENTS

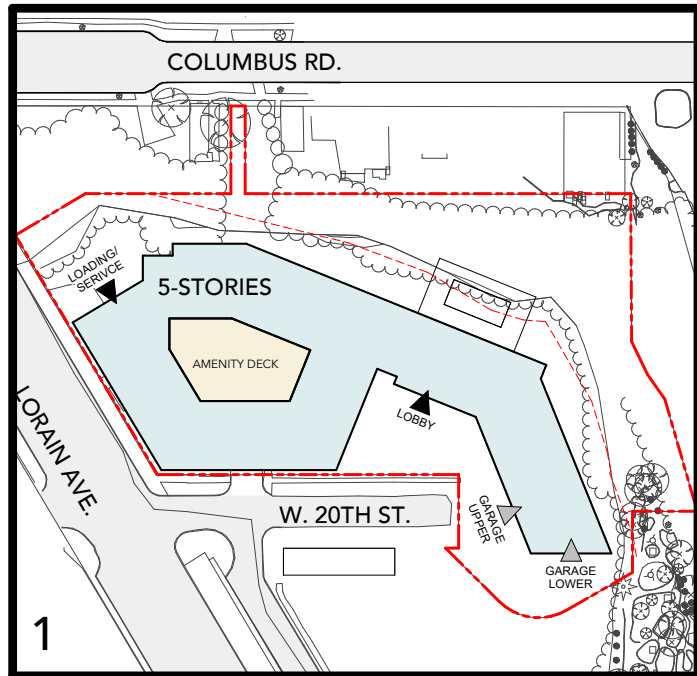
CONCEPTUAL DESIGN PRESENTATION

MAY 20, 2020

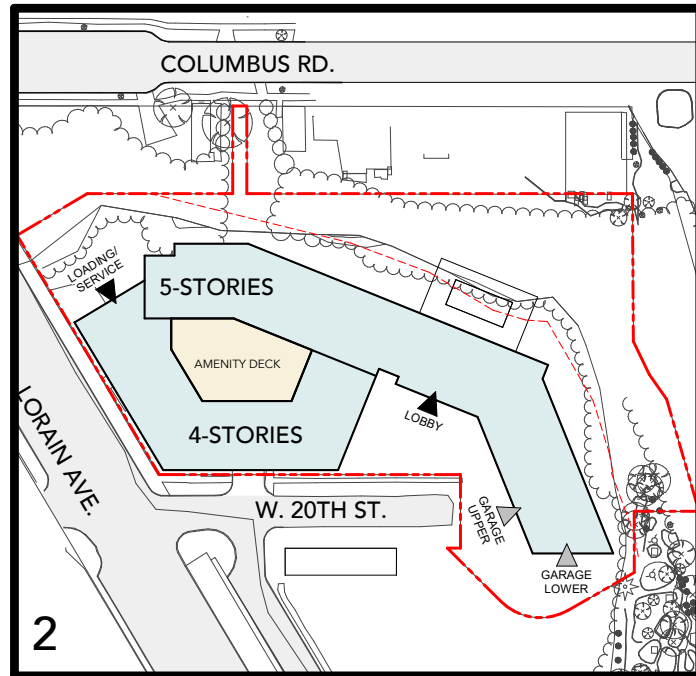
SITE LOCATION



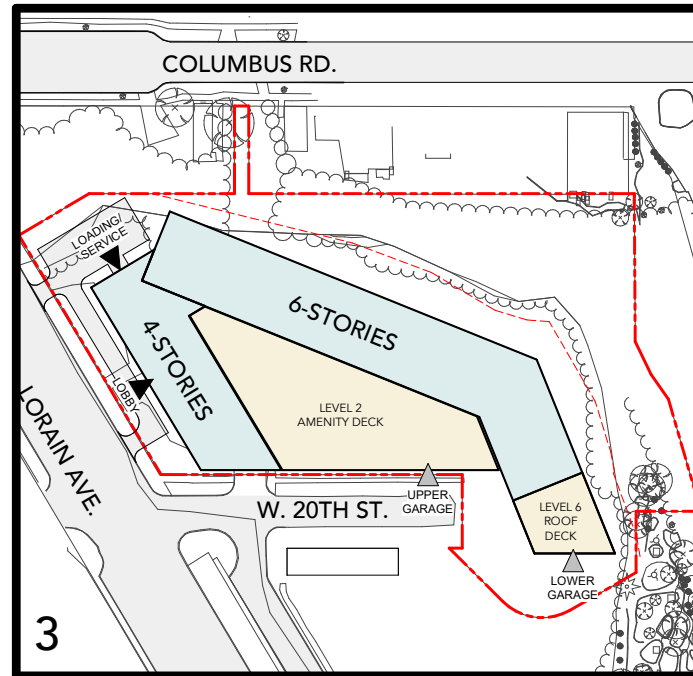
MASSING STUDIES



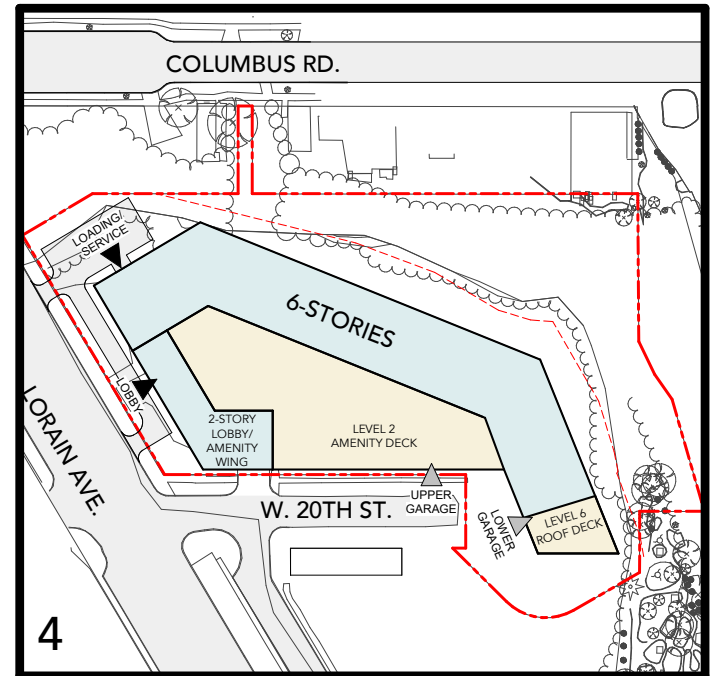
1
 RESIDENTIAL GROSS AREA = 203,506 SF
 TOTAL RENTABLE AREA = 176,335 SF
 EFFICIENCY = 86.7%
 APPROXIMATE # OF UNITS = 267



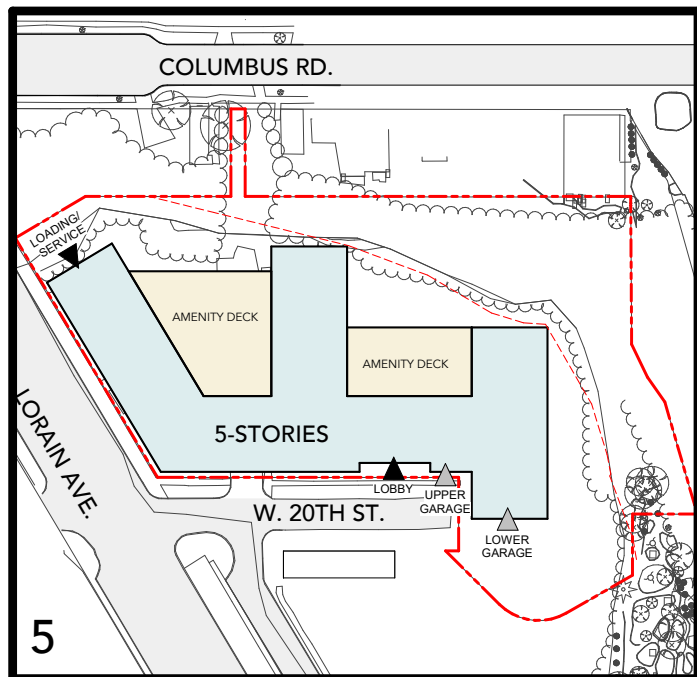
2
 RESIDENTIAL GROSS AREA = 193,007 SF
 TOTAL RENTABLE AREA = 167,468 SF
 EFFICIENCY = 86.7%
 APPROXIMATE # OF UNITS = 254



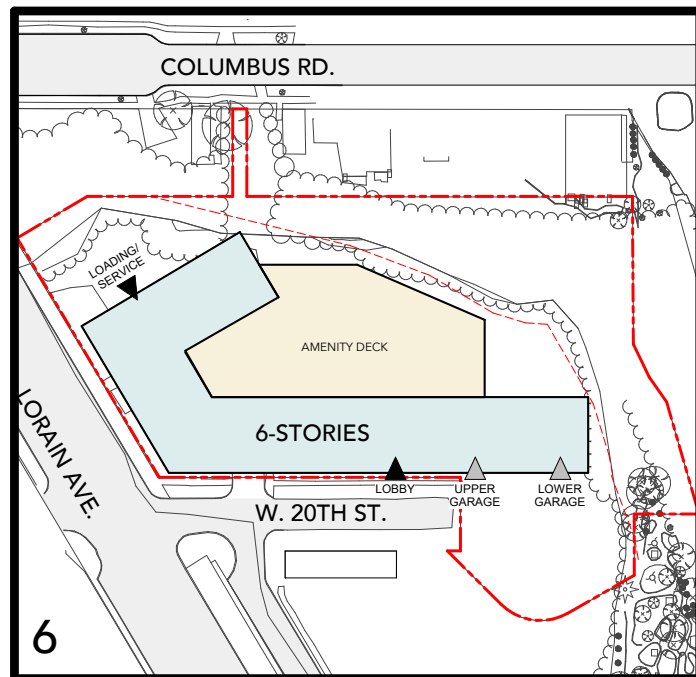
3
 RESIDENTIAL GROSS AREA = 203,185 SF
 TOTAL RENTABLE AREA = 172,707 SF
 EFFICIENCY = 85%
 APPROXIMATE # OF UNITS = 262



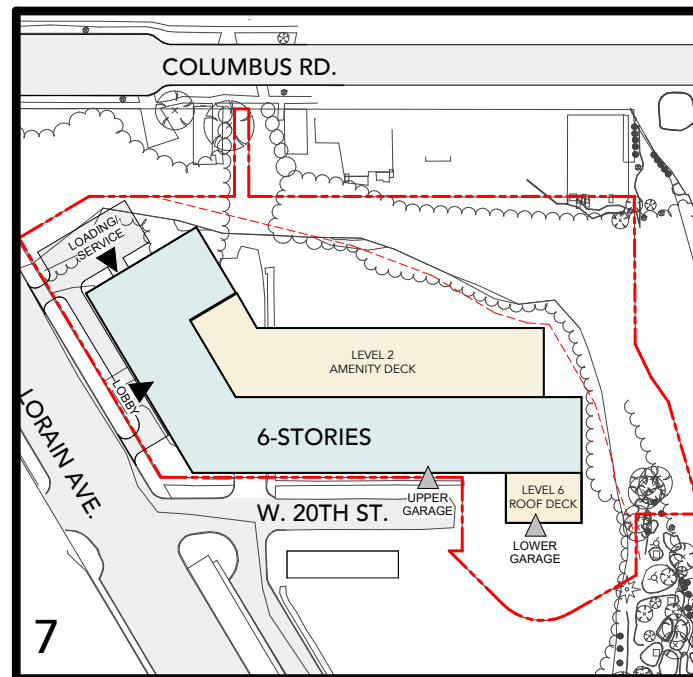
4
 RESIDENTIAL GROSS AREA = 196,067 SF
 TOTAL RENTABLE AREA = 166,656 SF
 EFFICIENCY = 85%
 APPROXIMATE # OF UNITS = 252



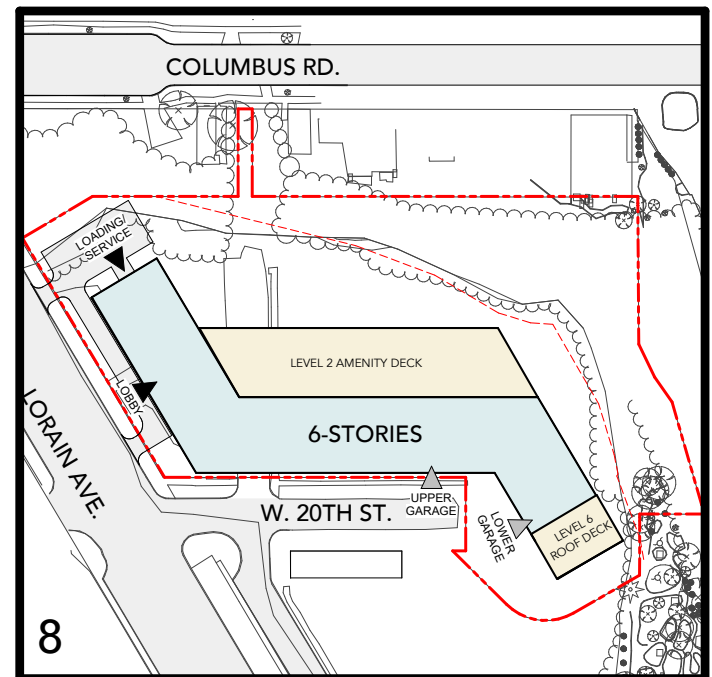
5
 RESIDENTIAL GROSS AREA = 198,616 SF
 TOTAL RENTABLE AREA = 168,602 SF
 EFFICIENCY = 84.9%
 APPROXIMATE # OF UNITS = 255



6
 RESIDENTIAL GROSS AREA = 196,727 SF
 TOTAL RENTABLE AREA = 169,066 SF
 EFFICIENCY = 85.9%
 APPROXIMATE # OF UNITS = 256



7
 RESIDENTIAL GROSS AREA = 201,070 SF
 TOTAL RENTABLE AREA = 170,909 SF
 EFFICIENCY = 85%
 APPROXIMATE # OF UNITS = 259



8
 RESIDENTIAL GROSS AREA = 189,987 SF
 TOTAL RENTABLE AREA = 161,489 SF
 EFFICIENCY = 85%
 APPROXIMATE # OF UNITS = 244

MASSING STUDIES



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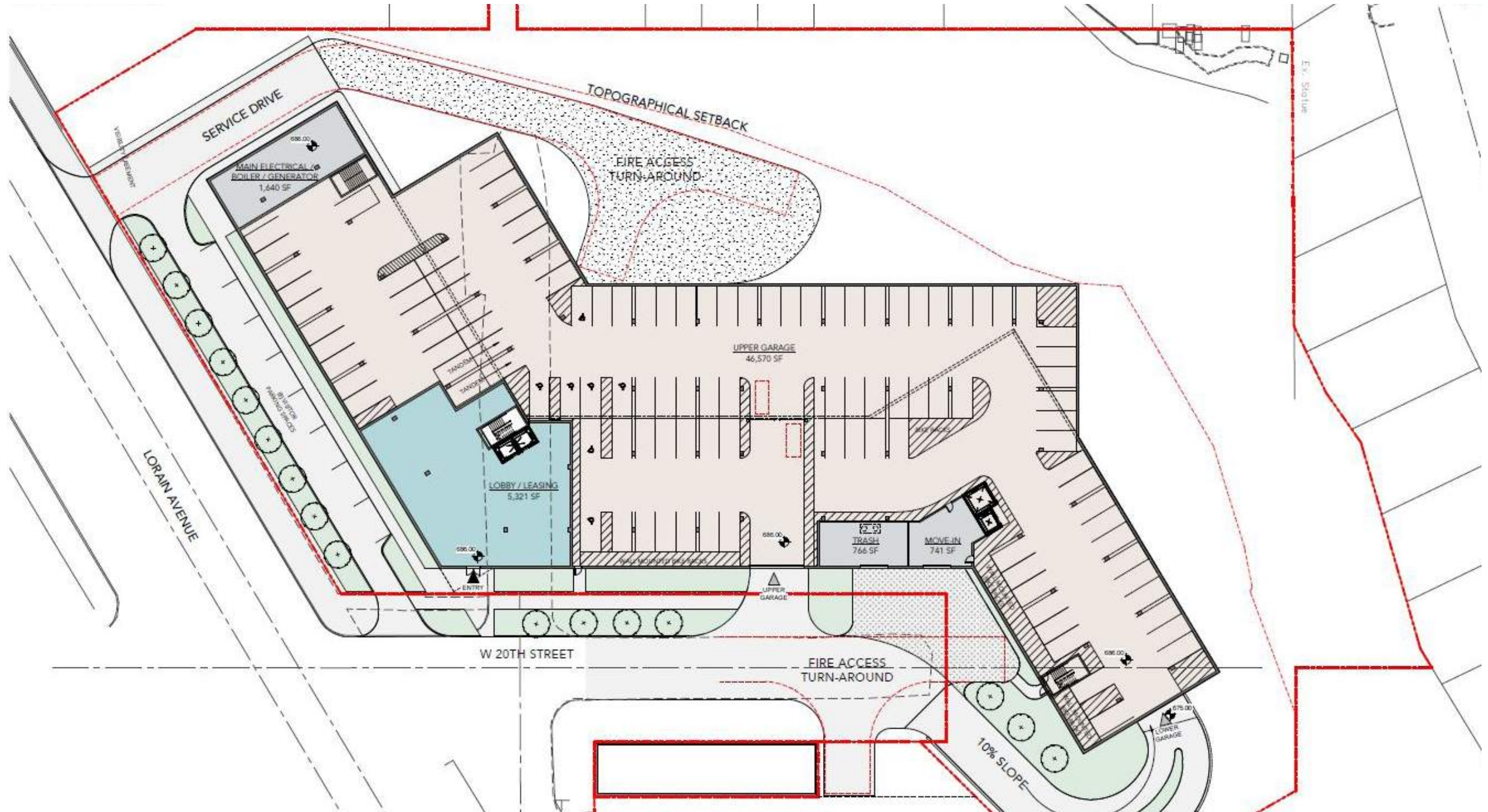


RESIDENTIAL GROSS AREA = 201,070 SF
TOTAL RENTABLE AREA = 170,909 SF
EFFICIENCY = 85%
APPROXIMATE # OF UNITS = 259



RESIDENTIAL GROSS AREA = 189,987 SF
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PREVIOUS PLAN ITERATION



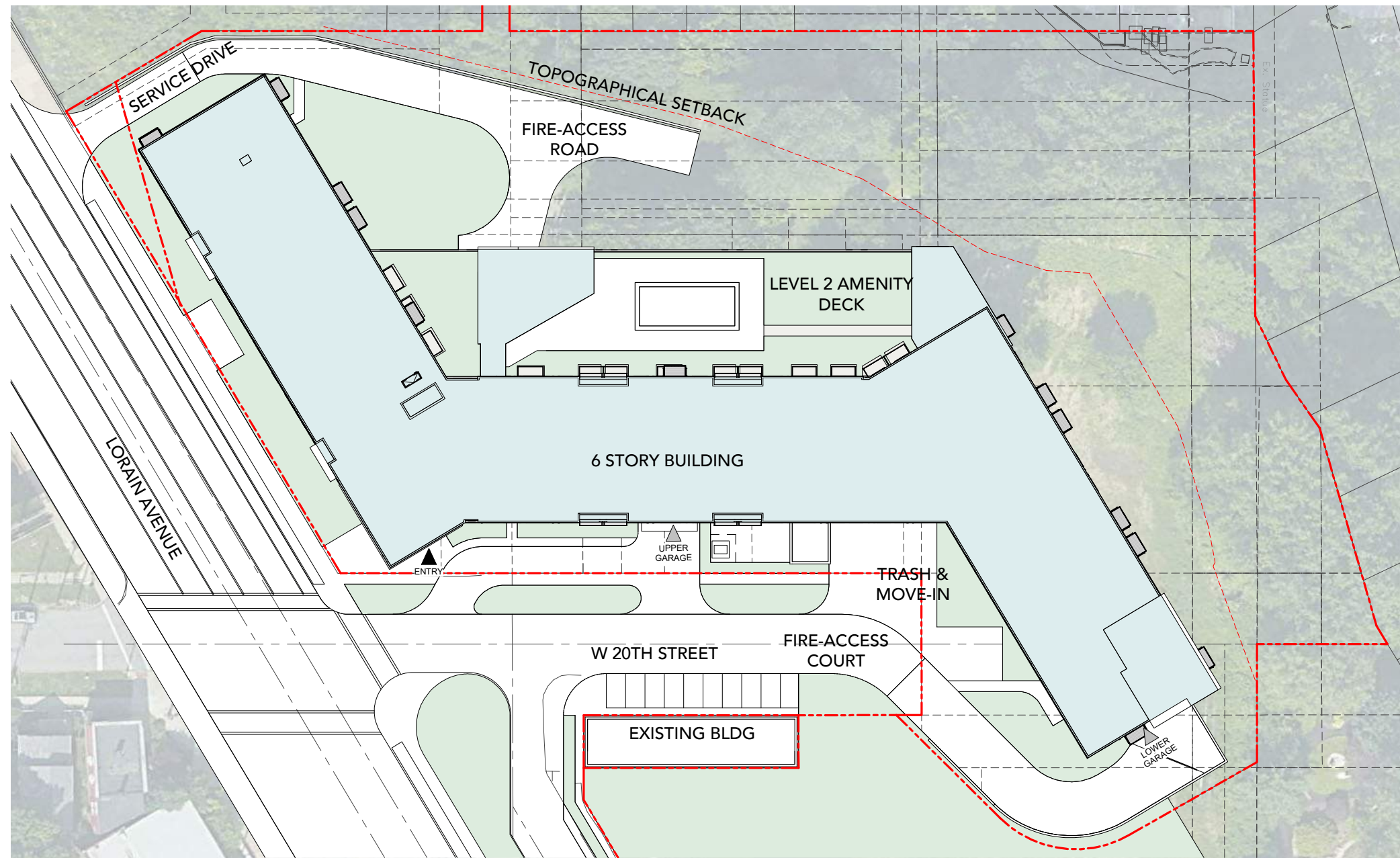


PLANS

PROGRAM SUMMARY

OVERALL PROJECT STATS	
RESIDENTIAL GROSS AREA	170,700 SF
TOTAL RENTABLE AREA	140,376 SF
EFFICIENCY	82.4%
TOTAL NUMBER OF UNITS	241
AVERAGE UNIT SIZE	583.4 SF

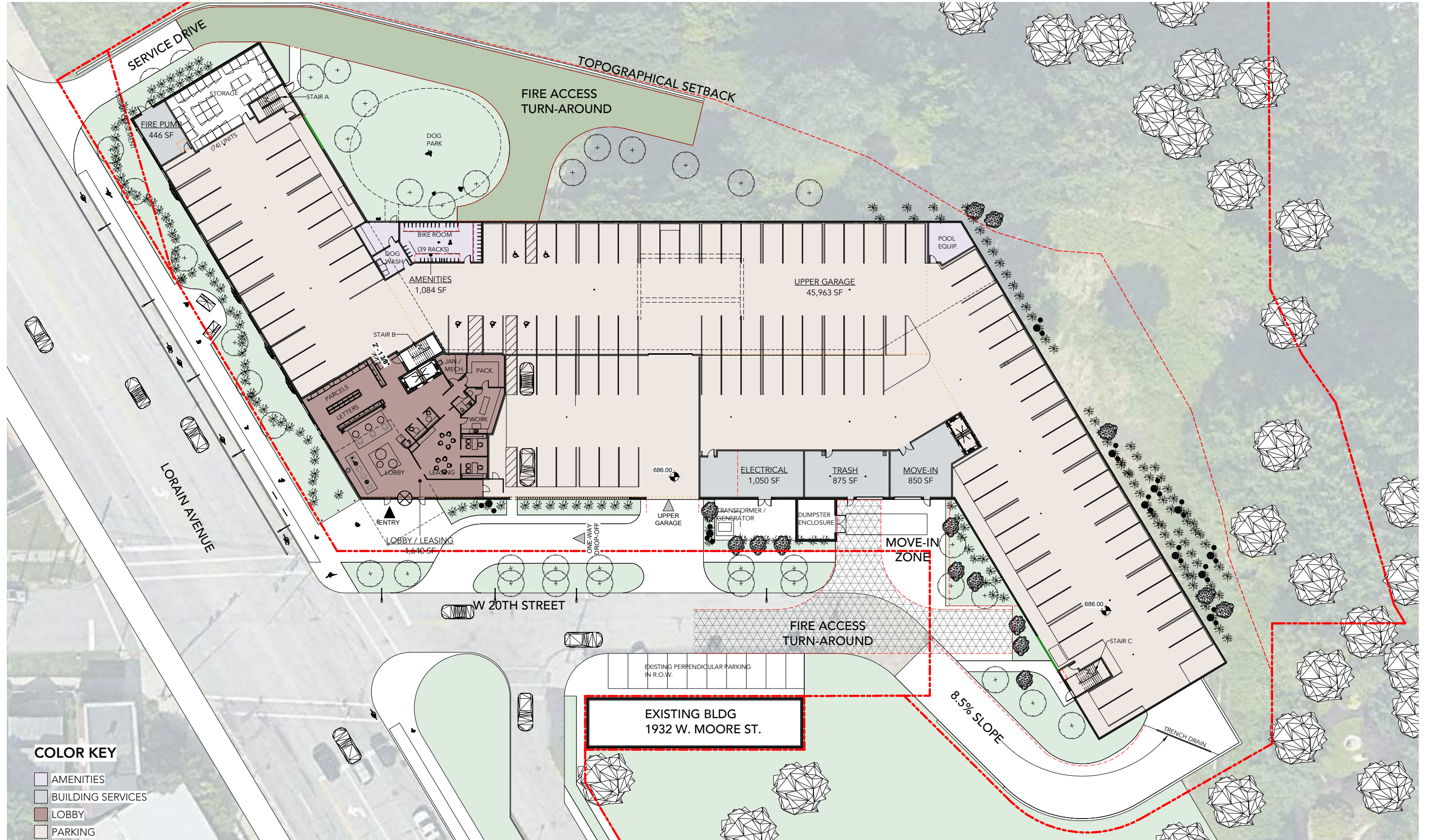
UNITS BY TYPE		
Name	Area	COUNT
1-BR F	625 SF	3
1-BR H	700 SF	4
1-BR J	635 SF	40
1-BR J.1	553 SF	1
1-BR J.2	710 SF	4
1-BR K	553 SF	90
1-BR K.1	595 SF	1
1-BR K.2	590 SF	4
1-BR L	635 SF	3
1-BR L.1		2
1-BR L.2	709 SF	1
1-BR M	650 SF	3
1-BR N	720 SF	4
1-BR N.1	720 SF	4
1-BR N.2	685 SF	3
1-BR N.3	710 SF	3
1-BR N.4		4
1-BR S		4
1-BR T		4
2-BR	1,055 SF	3
ST A	445 SF	16
ST A.1		4
ST B	475 SF	27
ST B.1	530 SF	1
ST C	475 SF	3
ST D	553 SF	4
ST E	550 SF	1
TOTAL UNITS: 241		241



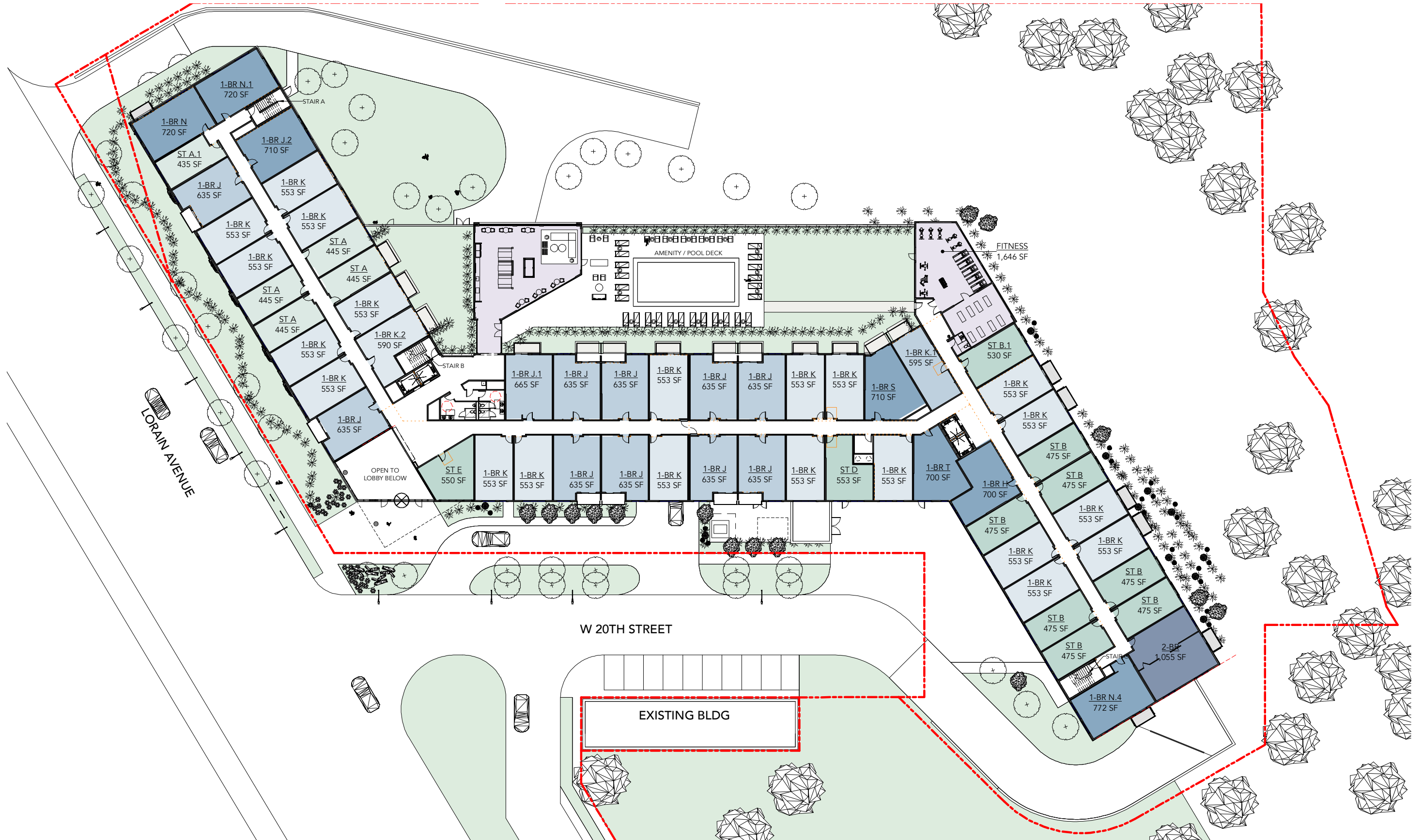
TOTAL BUILDING SIZE	
Level	Gross Area
LEVEL 0	56,954 SF
LEVEL 1	57,087 SF
LEVEL 2	44,820 SF
(FINISH)	
LEVEL 3	42,170 SF
(FINISH)	
LEVEL 4	42,170 SF
(FINISH)	
LEVEL 5	41,540 SF

PARKING COUNTS		
Level	Type	Count
LEVEL 1	VISITOR PARKING	12
LEVEL 1	RESIDENT PARKING	105
LEVEL 0	RESIDENT PARKING	151
TOTAL PARKING: 268		

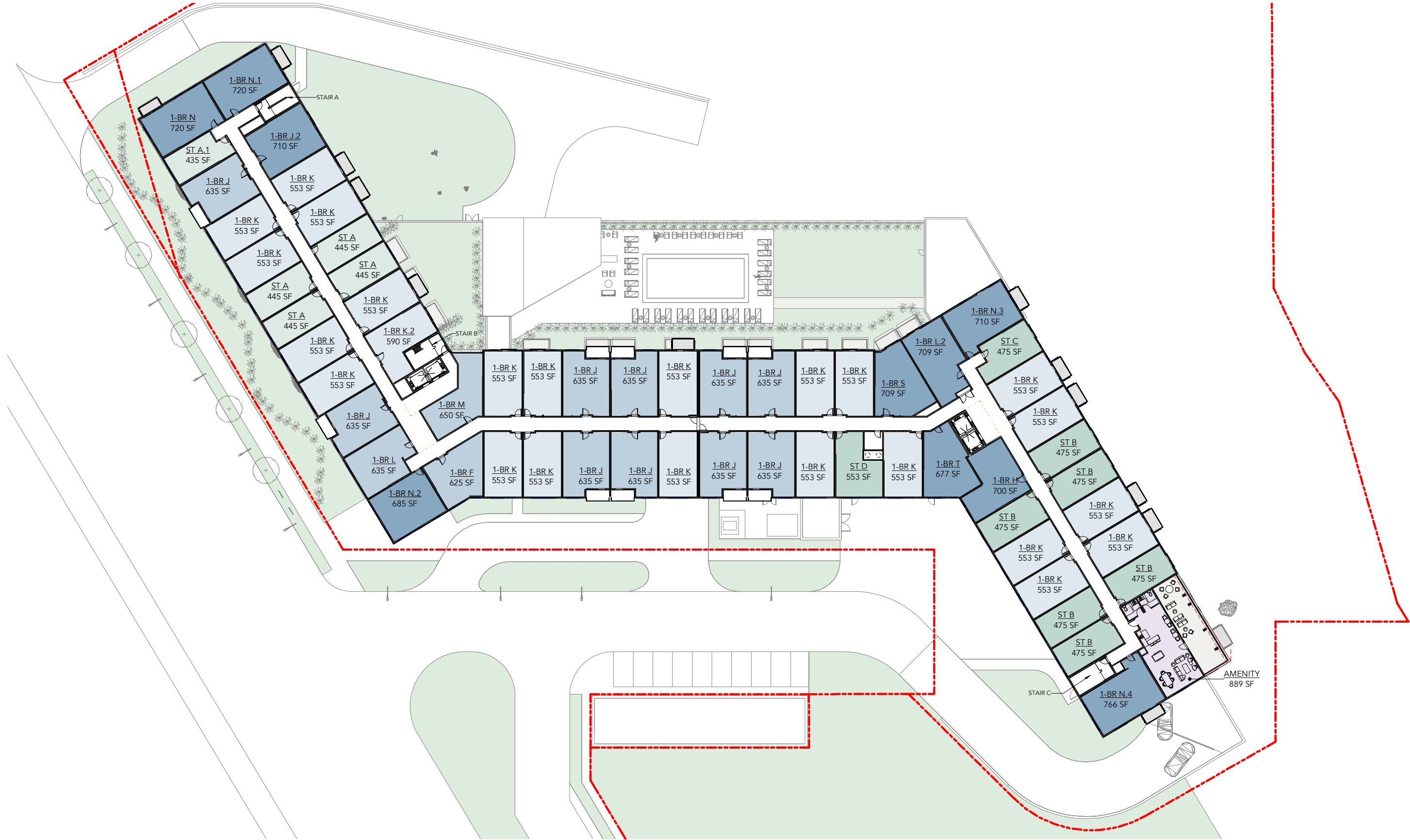
LEVEL 1



LEVEL 2



LEVEL 5





EXTERIOR PROGRESS

BUILDING SECTION



VIEW WEST ALONG LORAIN AVE.



VIEW NORTH ALONG W. 20TH



VIEW OF ENTRY AT LORAIN AND W. 20TH



VIEW EAST ALONG LORAIN AVENUE



VIEW OF NORTHWEST CORNER



VIEW OF AMENITY DECK LOOKING SOUTH



VIEW FROM FIRE ACCESS LANE



vocon.

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