

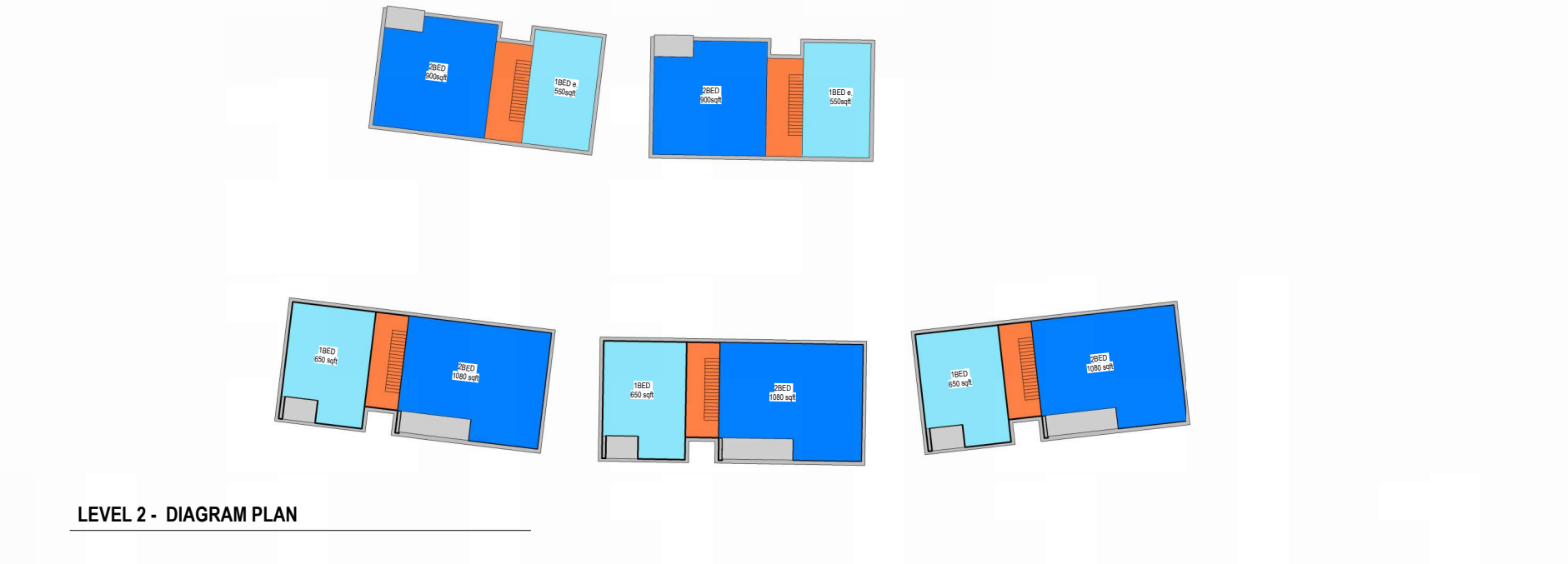
NIAGARA STREET HOUSING



TABLE OF CONTENTS



SITE PLAN, ZONING INFO, & BUILDING DATA	SD-1.0
CONCEPT ELEVATION - BUILDINGS A/B/C	SD-1.1
CONCEPT ELEVATION - BUILDINGS D/E	SD-1.2
CONCEPT RENDERING	SD-2.0
COCNEPT RENDERING	SD-2.1
CONCEPT RENDERING	SD-2.2



LEVEL 2 - DIAGRAM PLAN



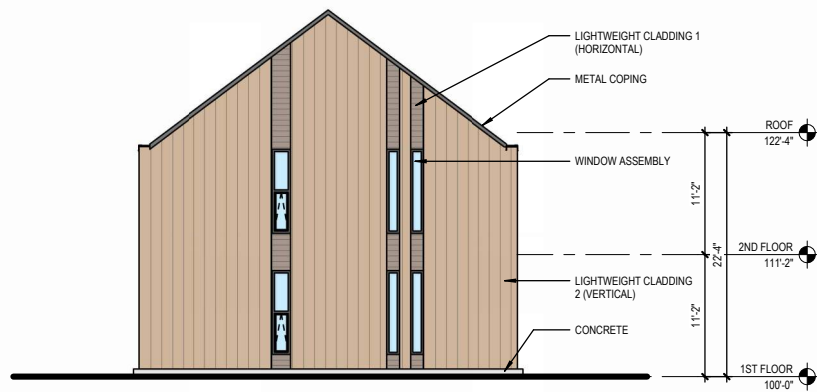
SITE PLAN + LEVEL 1 - DIAGRAM PLAN

DEVELOPMENT MATRIX				
(UNIT MIX: 1-BD EFF. - 50%, 1-BD - 17%, 2-BD - 33%)				
UNIT TYPE	FLR 1	FLR 2		TOTAL
1BED (550 sqft)	6	6		12
1BED (650 sqft)	2	2		4
2BED (850 sqft)	4	4		8
				24
BUILDING GROSS SQUARE FOOTAGE				
1ST FLR				9,800 sqft
2ND FLR				9,800 sqft
TOTAL				19,800 sqft.
PARKING				
Per Zoning: 24 spaces required , Provided: 27 spaces (Ratio 1:1.35)				
SURFACE PARKING	(21) SPACES			
ENCLOSED PARKING	(6) SPACES			
BIKE: SHORT TERM	2			
BIKE: LONG TERM	TBD			

ZONING DATA	
ADDRESS: -----	NIAGARA STREET
LOT DIMENSIONS:-----	SEE PLAN
LOT AREA MINIMUM:-----	8,000 sqft.
ZONING: -----	RM-1
BUILDING HEIGHT:-----	40' MAX
REQUIRED SETBACK	
FRONT SETBACK -----	25'
SIDEYARD SETBACK -----	10'
REAR SETBACK -----	45'



SOUTH ELEVATION - BUILDING A/B/C



EAST ELEVATION - BUILDING A/B/C



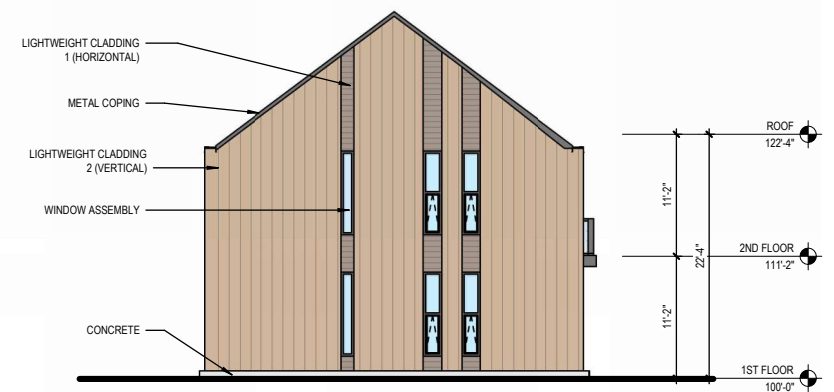
NORTH ELEVATION - BUILDING A/B/C



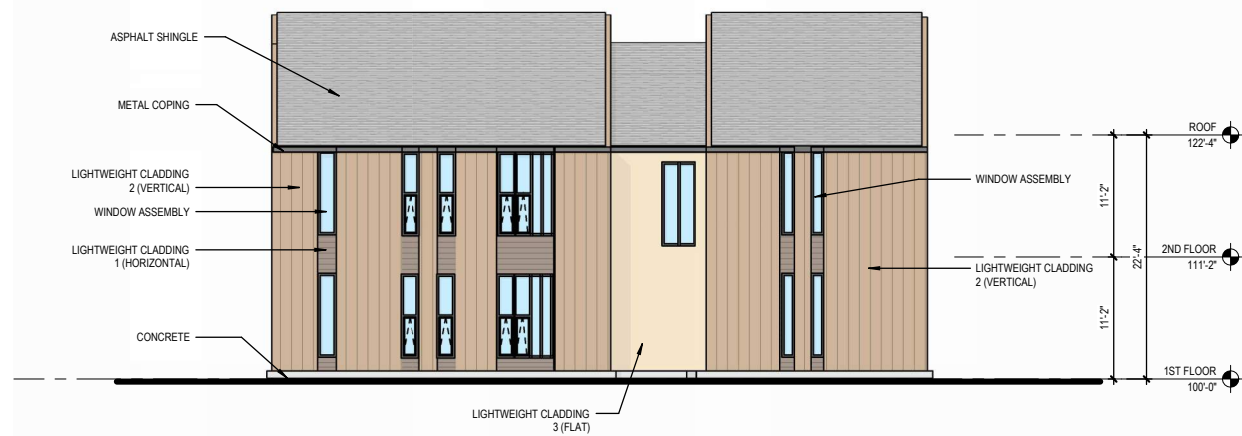
WEST ELEVATION - BUILDING A/B/C



SOUTH ELEVATION - BUILDING D/E



EAST ELEVATION - BUILDING D/E



NORTH ELEVATION - BUILDING D/E



WEST ELEVATION - BUILDING D/E





SD-2.1

