













WEST EXTERIOR ELEVATION

1/16" = 1'-0"

CANOPY D ETAIL @ WINDOW

1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION

1/16" = 1'-0"



LYNDALE II- 6345 LYNDALE AVENUE S

ZONING CURRENT PRIMARY ZONING-MR-2 MULTI-FAMILY CURRENT PRIMARY ZONING-CURRENT OVERLAY ZONING-PROPOSED ZONING NONE PUD

<u>SITE</u> TOTAL AREA 58,205 (1.33 acres)

APPLICABLE CODES (MR-3)

FAR- N/A 20+ UNITS 30% MAX LOT COVERAGE

UNIT COUNT **EXISTING**

EXISTING

PROPOSED STUDIO 71 UNITS 19 UNITS 1BR TOTAL 90 UNITS

> EXISTING + PROPOSED 112 UNITS

22 UNITS

PARKING REQUIRED

EXISTING PARKING 26 STALLS

PROPOSED

86 STALLS PARKING

112 STALLS 112 STALLS TOTAL REQUIRED TOTAL PROVIDED

BIKE PARKING REQUIRED NONE BIKE PARKING PROVIDED TBD

BUILDING HEIGHT

MR-3 ALLOWED = 50'-0" MAX PROPOSED = 5 STORIES- ~58'-0"

REQUIRED APPLICATIONS

PUD REVIEW APPLICATION



HENN CO PROPERTY MAP

1" = 160'-0"

| Name | Level | Area |
|-------------|----------|----------|
| | | |
| CIRCULATION | LEVEL P1 | 420 S |
| PARKING | LEVEL P1 | 10,921 S |
| LEVEL P1 | | 11,340 S |
| 1BR | LEVEL 1 | 1,178 S |
| AMENITY | LEVEL 1 | 2,469 S |
| BIKE | LEVEL 1 | 565 S |
| CIRCULATION | LEVEL 1 | 1,197 S |
| GREEN SPACE | LEVEL 1 | 3,218 S |
| MEP | LEVEL 1 | 453 S |
| PARKING | LEVEL 1 | 9,279 S |
| TRASH | LEVEL 1 | 237 S |
| LEVEL 1 | | 18,597 S |
| 1BR | LEVEL 2 | 2,341 S |
| AMENITY | LEVEL 2 | 791 S |
| CIRCULATION | LEVEL 2 | 1,795 S |
| MEP | LEVEL 2 | 204 S |
| ST | LEVEL 2 | 7,905 S |
| TRASH | LEVEL 2 | 94 S |
| LEVEL 2 | | 13,129 S |
| 1BR | LEVEL 3 | 3,132 S |
| CIRCULATION | LEVEL 3 | 1,795 S |
| MEP | LEVEL 3 | 204 S |
| ST | LEVEL 3 | 7,904 S |
| TRASH | LEVEL 3 | 94 S |
| LEVEL3 | | 13,129 S |
| 1BR | LEVEL 4 | 3,132 S |
| CIRCULATION | LEVEL 4 | 1,795 S |
| MEP | LEVEL 4 | 204 S |
| ST | LEVEL 4 | 7,904 S |
| TRASH | LEVEL 4 | 94 S |
| LEVEL 4 | | 13,129 S |
| 1BR | LEVEL 5 | 1,689 S |
| CIRCULATION | LEVEL 5 | 1,767 S |
| MEP | LEVEL 5 | 204 S |
| ST | LEVEL 5 | 7,396 S |
| TRASH | LEVEL 5 | 94 S |
| LEVEL 5 | | 11,150 S |
| Grand total | | 80,473 S |

| Name | Level | Count | Area |
|-----------------|---------|----------|----------|
| | ' | <u>'</u> | |
| 1BR | LEVEL 1 | 2 | 1,178 S |
| 2 | | | 1,178 9 |
| 1BR | LEVEL 2 | 4 | 2,341 9 |
| ST | LEVEL 2 | 18 | 7,905 9 |
| 22 | | · | 10,246 |
| 1BR | LEVEL 3 | 5 | 3,132 9 |
| ST | LEVEL 3 | 18 | 7,904 9 |
| 23 | | | 11,036 9 |
| 1BR | LEVEL 4 | 5 | 3,132 9 |
| ST | LEVEL 4 | 18 | 7,904 9 |
| 23 | | | 11,036 9 |
| 1BR | LEVEL 5 | 3 | 1,689 9 |
| ST | LEVEL 5 | 17 | 7,396 9 |
| 20 | | | 9,085 9 |
| Grand total: 90 | | | 42,581 9 |

| CIRCULATION 180 SF PARKING 10920 SF 31 PARKING SPACES | EXISTING BUILDING TO REMAIN 22 UNITS 16'-0" 26 SPACES 86'-0" BIKE 5655F AMENITY 1880 SF 27 SPACES 27 SPACES 28 SPACES 27 SPACES | GARFIELD PARK | 1 1 1 1 1 1 1 1 1 1 |
|---|--|-----------------------------------|---------------------------------------|
| FLOOR PLAN - LEVEL -1 1" = 60'-0" | FLOOR PLAN - LEVEL 1 1" = 60'-0" | FLOOR PLAN - LEVEL 2 1" = 60'-0" | FLOOR PLAN - LEVEL 5 1" = 60'-0" |





