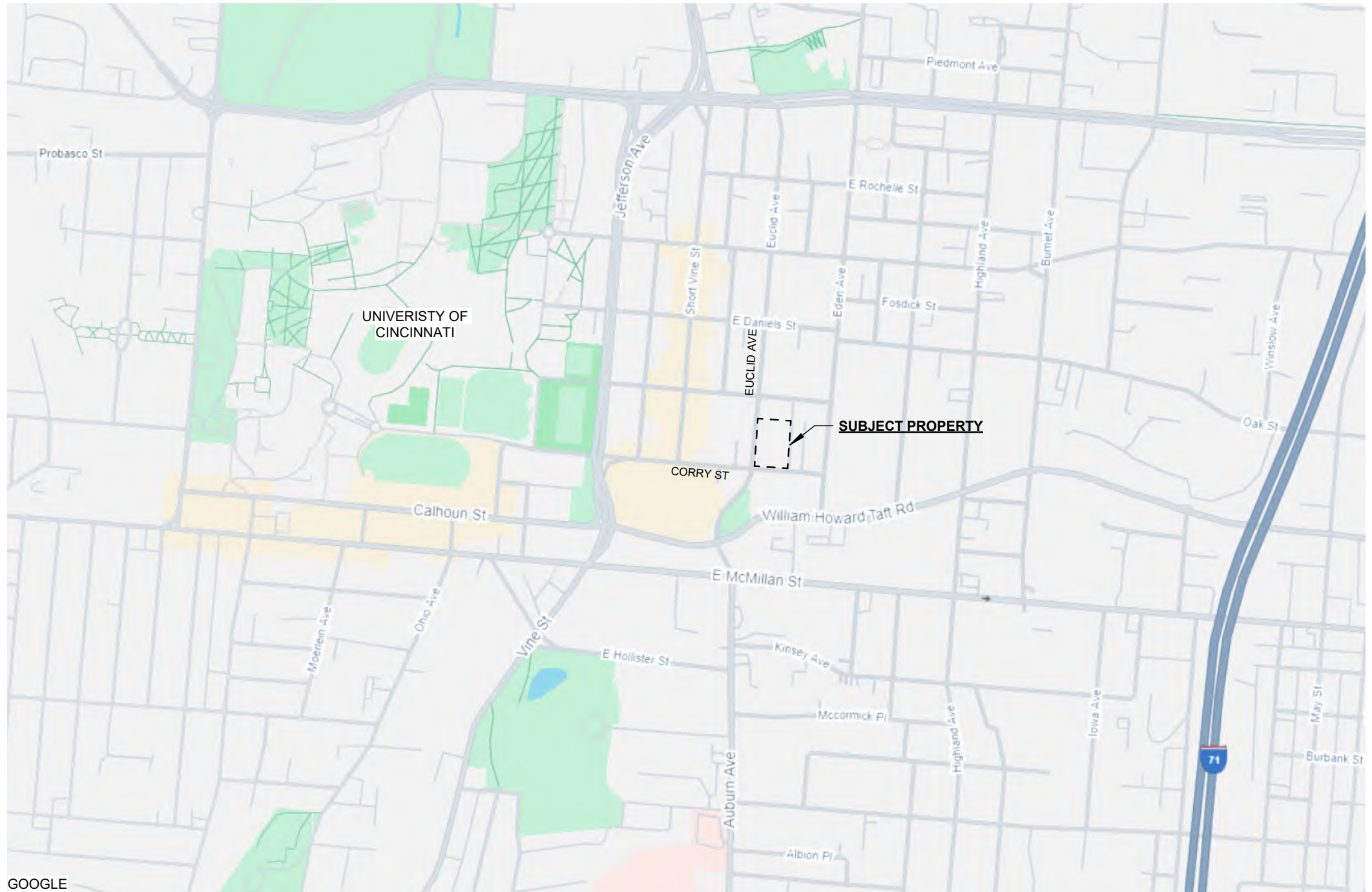




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DEVELOPMENT**
CINCINNATI, OH

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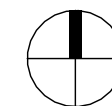


GOOGLE

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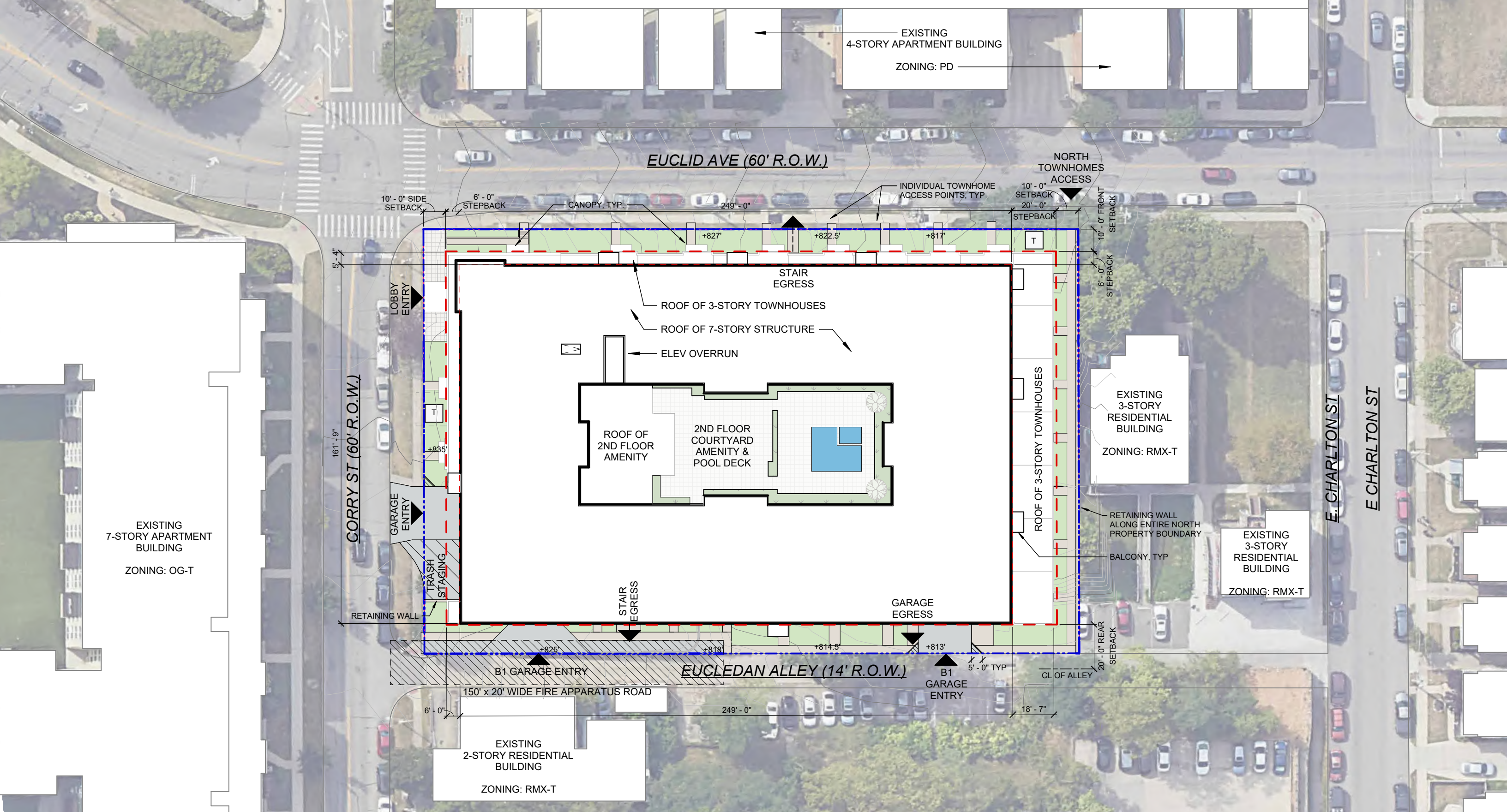
CINCINNATI, OH



LOCATION PLAN

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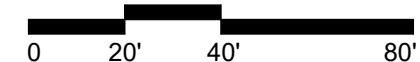
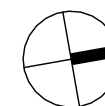


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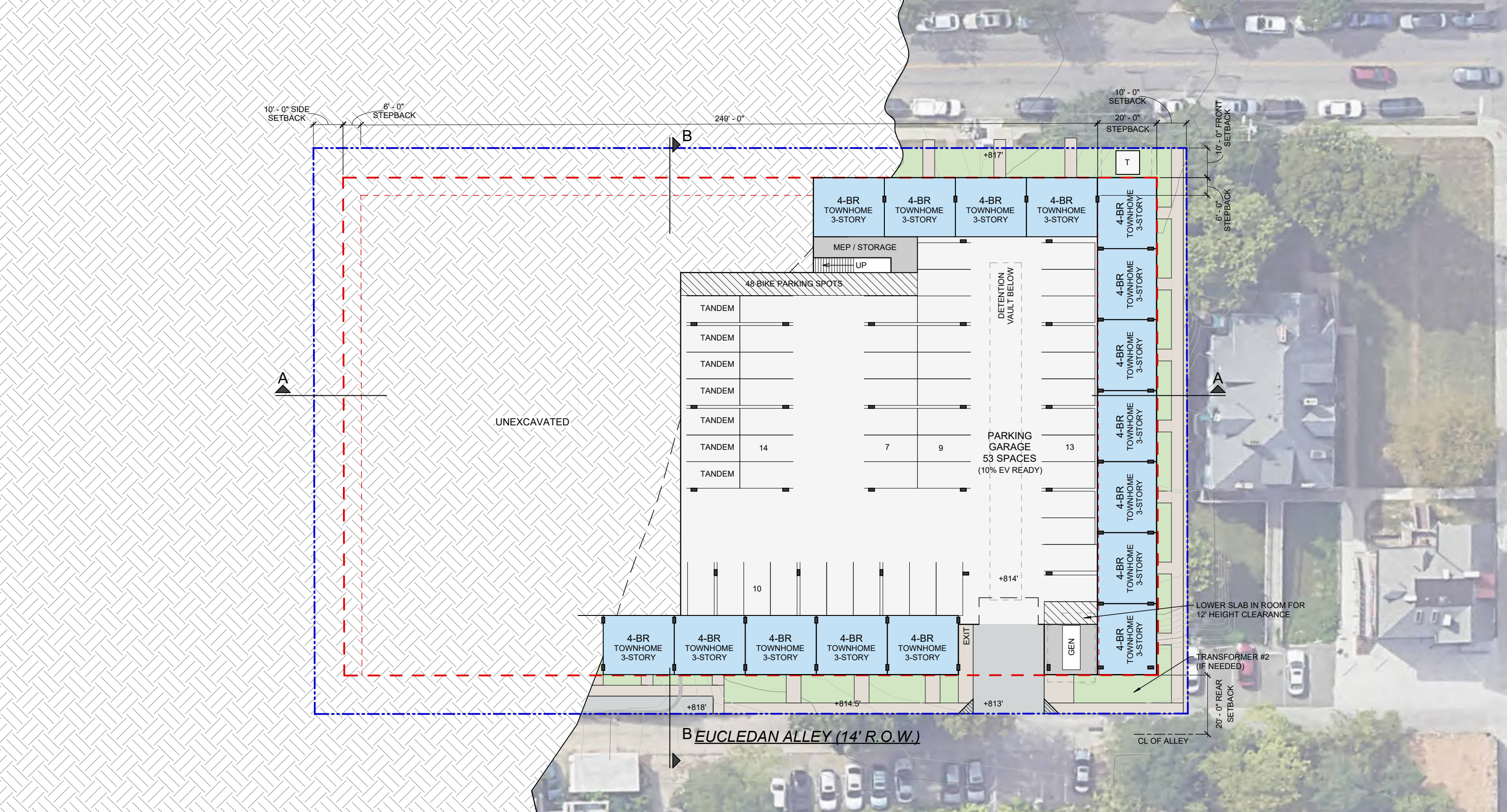
CINCINNATI, OH

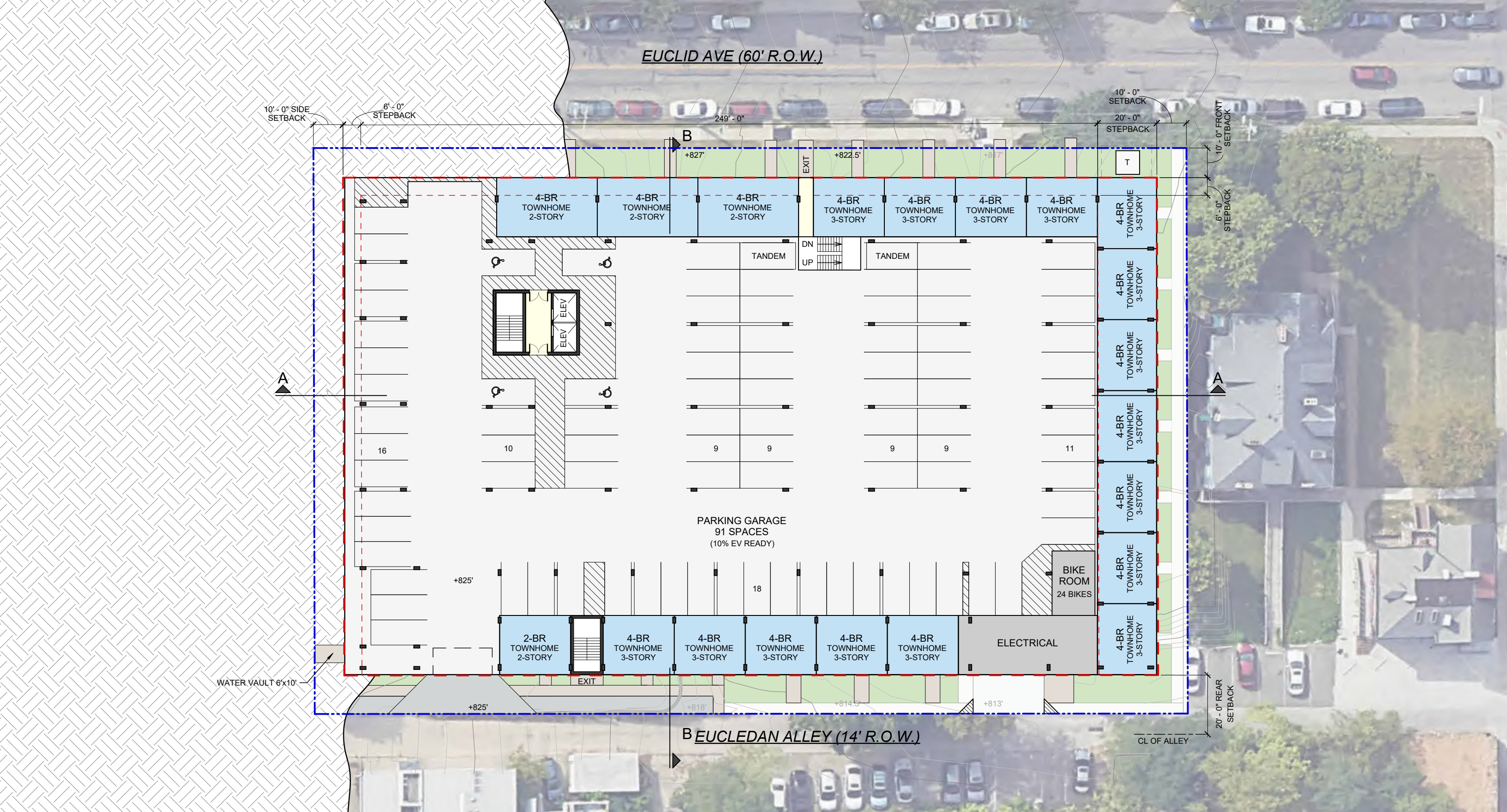
SITE PLAN



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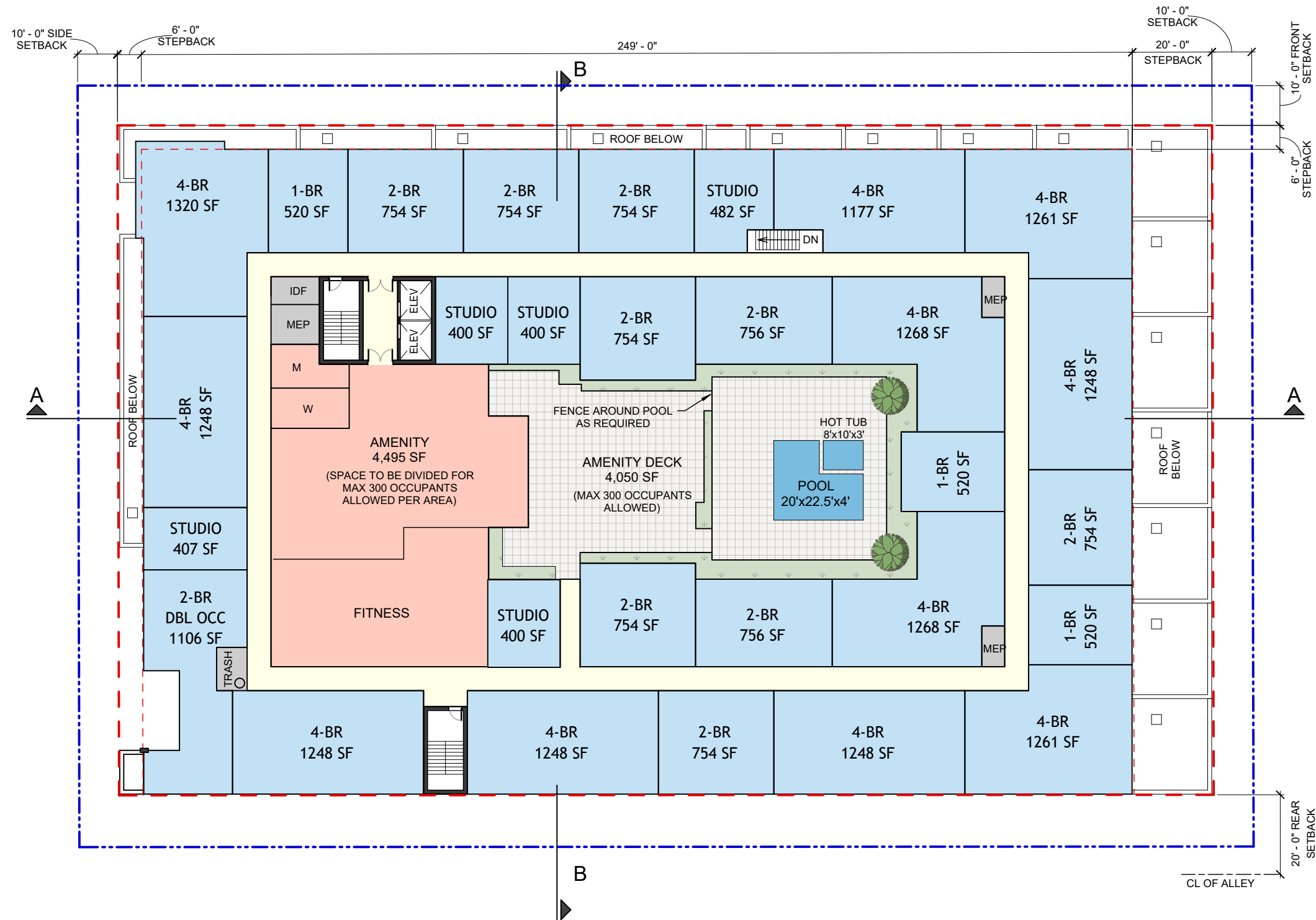


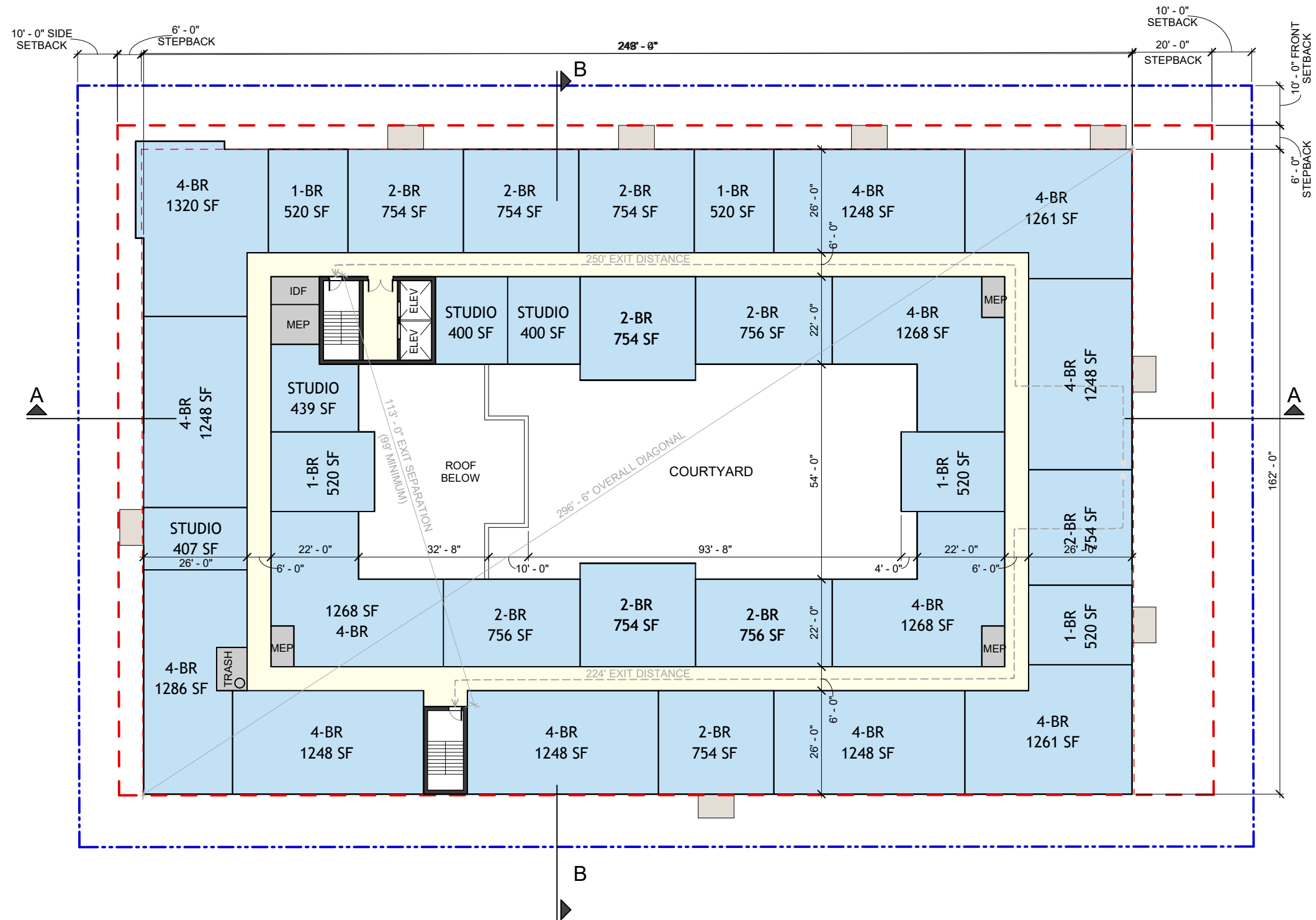
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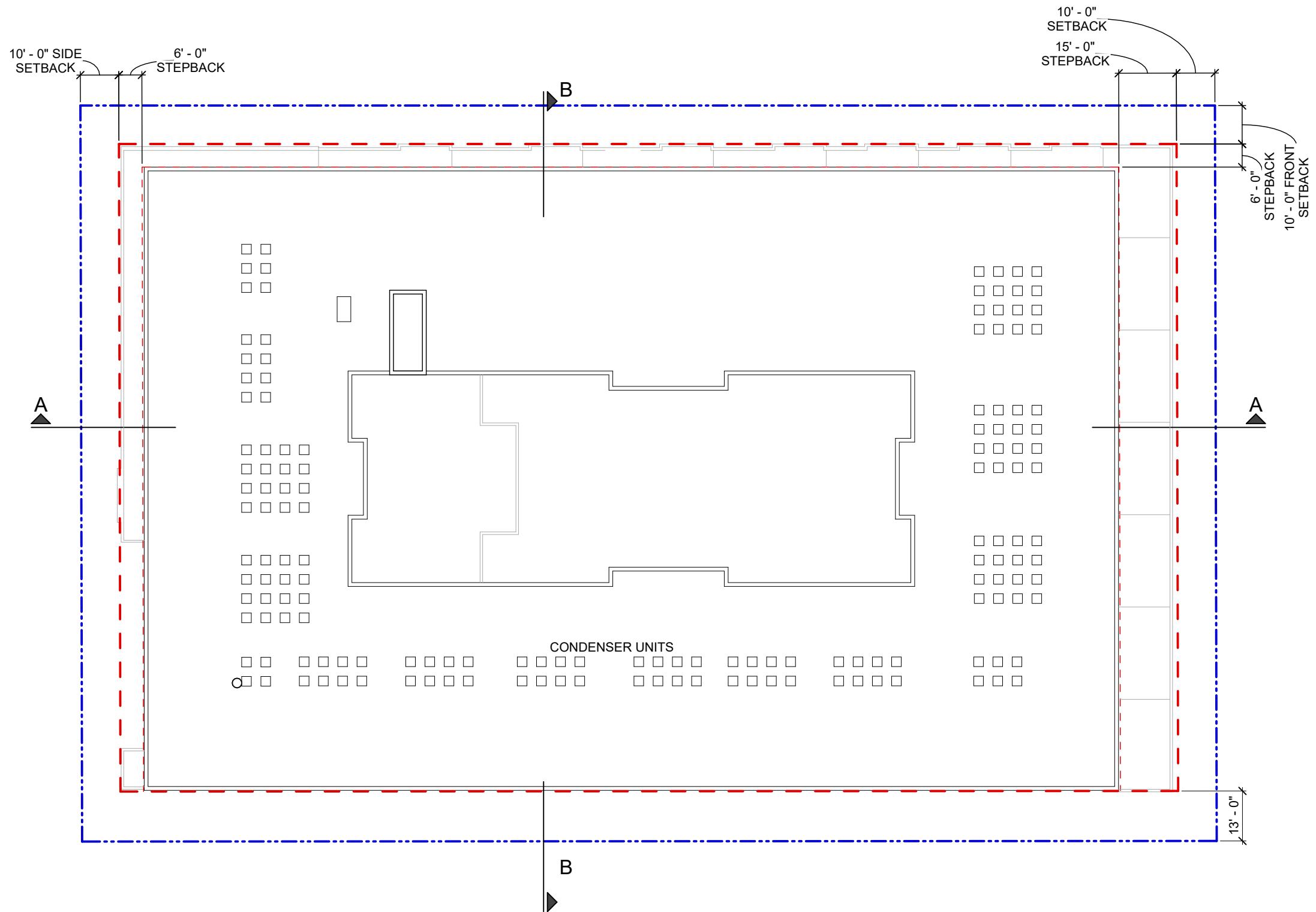
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LEVEL B1 PLAN
1" = 30'-0"
0 15' 30' 60'
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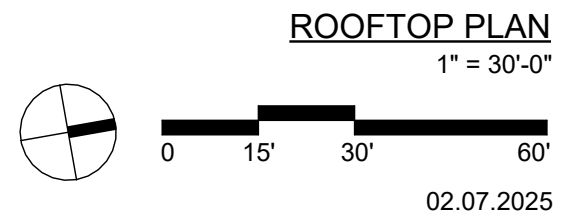




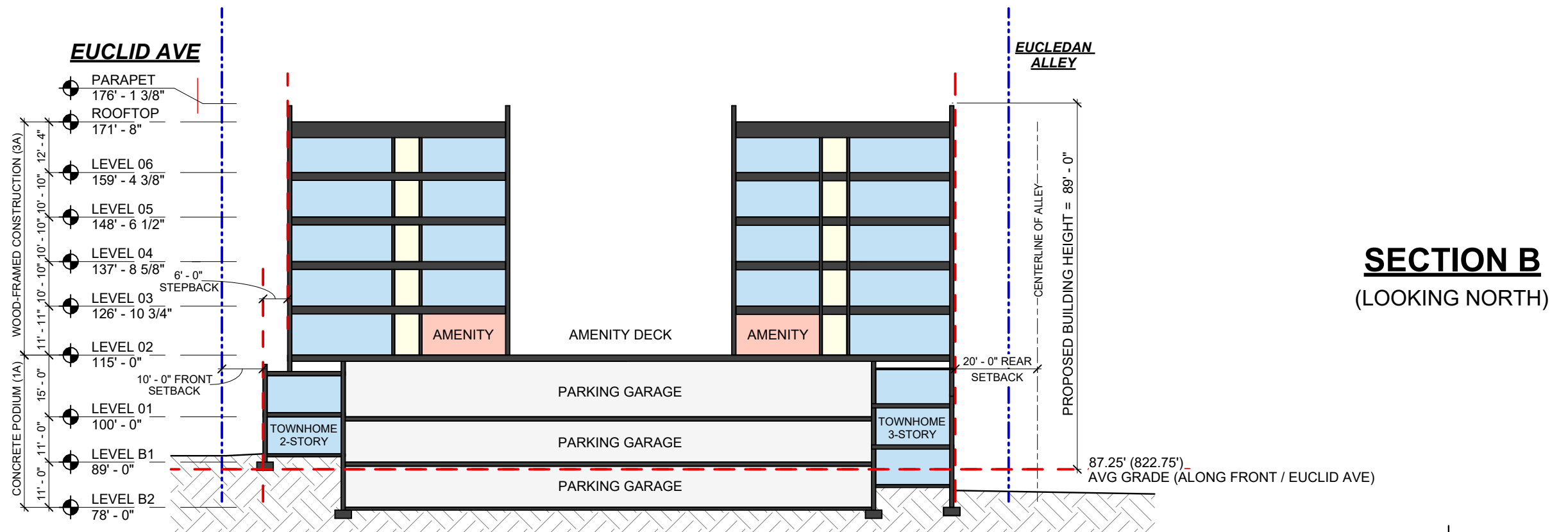
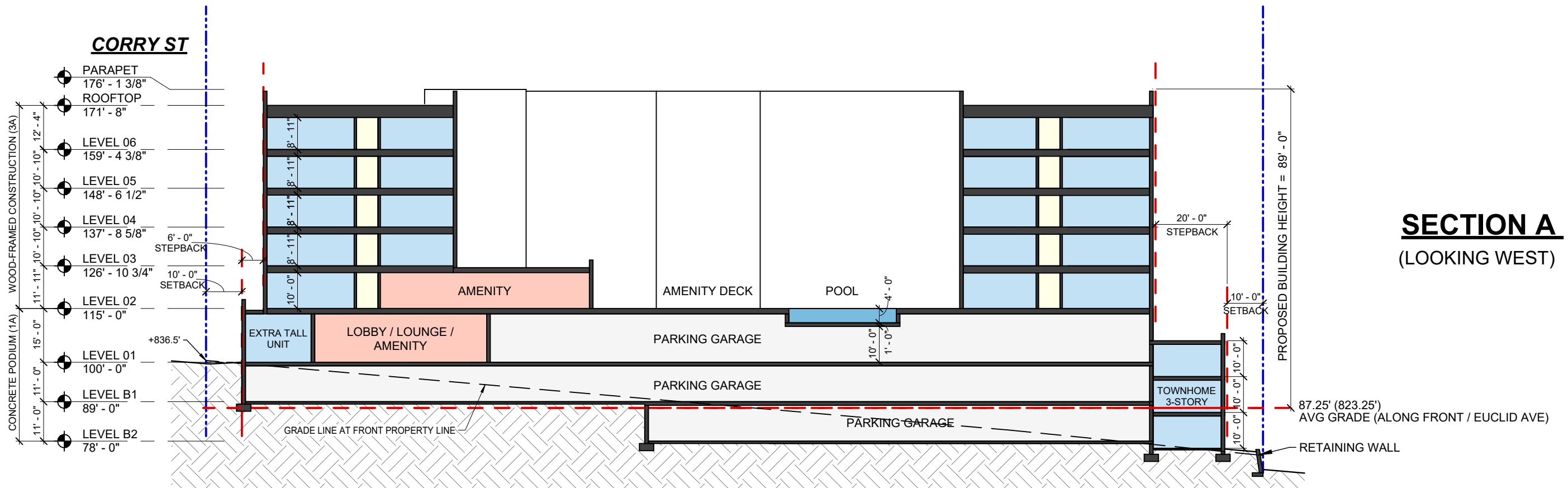


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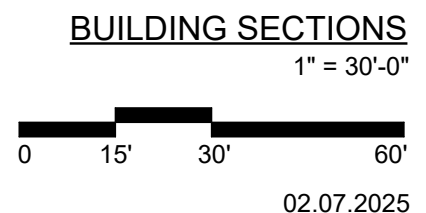


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WEST ELEVATION ALONG EUCLID AVE



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SOUTH ELEVATION ALONG CORRY ST



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EAST ELEVATION ALONG ALLEY



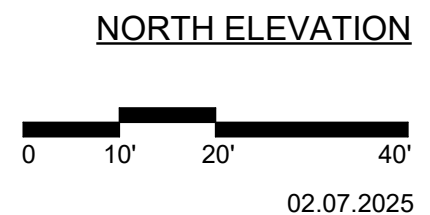
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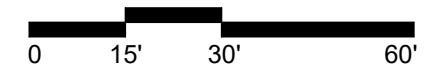
CONTEXT ELEVATION ALONG EUCLID AVE

SCALE: 1" = 30'-0"

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CONTEXT STREET ELEVATIONS



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EXTERIOR VIEW FROM SOUTHWEST

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Development Summary										
Floor	Floor Height	Floor Elev.	Residential	Amenity	Leasing/ Office	Circulation	Vertical Conveyance	Mech / Storage*	Parking Garage*	Total Gross Area
All areas in square feet										
Level B2	11.00	-22.00	7,626			0	133	266	17,262	25,287
Level B1	11.00	-11.00	10,115			184	989	1,497	33,165	45,950
Level 1	15.00	0.00	12,091	2,827	992	381	977	3,388	24,333	44,989
Level 2	11.92	15.00	24,787	4,449		4,200	790	421		34,647
Level 3	10.83	26.92	27,685			4,067	674	397		32,823
Level 4	10.83	37.75	27,685			4,067	674	397		32,823
Level 5	10.83	48.58	27,685			4,067	674	397		32,823
Level 6	12.33	59.42	27,685			4,067	674	397		32,823
Roof		71.75								

*FAR Gross Area excludes parking garage, storage, mechanical and common recreation areas

FAR Gross Area	165,359			21,033	5,585			191,977
Total Building Gross Area	165,359	7,276	992	21,033	5,585	7,160	74,760	282,165

FAR Calculations*	
Site Area**	56,415
Proposed FAR Gross Area	191,977
Proposed FAR	340%

*Site area estimated per GIS

Bicycle Parking	
Required	
1 / 20 vehicles (zoning):	11
1 / unit (LEED):	180
Provided	
Ground Floor	69
Level B1	24
Level B2	48
In Unit:	62
Total Provided:	203

Vehicle Parking Calcs	
None Required	
Level B2	53
Level B1	91
Level 1	70
Total Provided	214

	Unit Matrix								Beds / Floor
	Studio	1-BR	2-BR	2-BR D.O.	4-BR	4-BR TH	2-BR TH	Total	
Target Area	405	520	755	1065	1250	1440			
Level B2						16		16	64
Level B1						3	1	4	14
Level 1		1	2					3	5
Level 2	5	3	9	1	11			29	74
Level 3	4	5	10		13			32	81
Level 4	4	5	10		13			32	81
Level 5	4	5	10		13			32	81
Level 6	4	5	10		13			32	81

Total Units	21	24	51	1	63	19	1	180
Unit Mix	11.7%	13.3%	28.3%	0.6%	35.0%	10.6%	0.6%	100%

	Total Bedrooms							
	Total Beds	Total Baths	Bed Mix	Target Mix				
	21	24	102	4	252	76	2	481
	21	24	102	2	252	76	2	479
	4.4%	5.0%	21.2%	0.8%	52.4%	15.8%		100%
	4%	6%	23%	67%				100%

338 rentable sf / bed (excludes townhomes)



EUCLID + CORRY DEVELOPMENT
CINCINNATI, OH

PD ZONING SUMMARY

SITE AREA	56,415 sf (1.30 ac)
BUILDING HEIGHT *	89' - 95'
FRONT SETBACK (EUCLID AVE)	10'
FRONT STEP-BACK	6' (90%) / 4' (10%)
SIDE SETBACK (CORY ST)	10'
SOUTH SIDE STEP-BACK	6' (85%) / 4' (15%)
SIDE SETBACK (NORTH)	10'
NORTH SIDE STEP-BACK	20'
REAR SETBACK (ALLEY) **	20'
UNIT COUNT	170 - 185
BED COUNT	460 - 500
VEHICLE PARKING	205 - 225
BIKE PARKING ***	180 - 215
OPEN SPACE	10,600 - 11,500 sf
COMMON OPEN SPACE	4,500 - 10,000 sf
PRIVATE OPEN SPACE	500 - 2,500 sf

* MEASURED FROM AVERAGE GRADE ALONG FRONT PROPERTY LINE TO TOP OF PARAPET, EXCLUDES STAIR & ELEVATOR OVERRUNS
** MEASURED FROM CENTERLINE OF ALLEY
*** TOTAL WITHIN COMMON BIKE ROOM & WITHIN PRIVATE UNITS

- SETBACK & STEPBACK EXCEPTIONS
- 1. DECORATIVE AND UNIT ENTRANCE CANOPIES & SUPPORTS ALLOWED UP TO 3' PROJECTION INTO SETBACKS
 - 2. MAIN BUILDING ENTRANCE CANOPY & SUPPORTS ALLOWED UP TO 10' PROJECTION INTO SETBACK
 - 3. BALCONIES ALLOWED UP TO 6' PROJECTION INTO SETBACKS OR STEP-BACKS
 - 4. ARCHITECTURAL ORNAMENT ALLOWED 1' PROJECTION INTO SETBACKS OR STEP-BACKS

PARKING COMPARISON

VEHICLE PARKING	ORIGINAL
	Vehicle Parking Calcs
	None Required
	Level B2 24
	Level B1 92
Level 1 57	
Total Provided	173

CURRENT	
Vehicle Parking Calcs	
None Required	
Level B2	53
Level B1	91
Level 1	70
Total Provided	214

BICYCLE PARKING	ORIGINAL
	Bicycle Parking
	Required
	1 / 20 vehicles (zoning): 9
	1 / unit (LEED): 177
Provided	
Ground Floor	120
Level B1	0
Level B2	0
In Unit:	62
Total Provided:	182

CURRENT	
Bicycle Parking	
Required	
1 / 20 vehicles (zoning):	11
1 / unit (LEED):	180
Provided	
Ground Floor	69
Level B1	24
Level B2	48
In Unit:	62
Total Provided:	203

DEVELOPMENT SUMMARY



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