

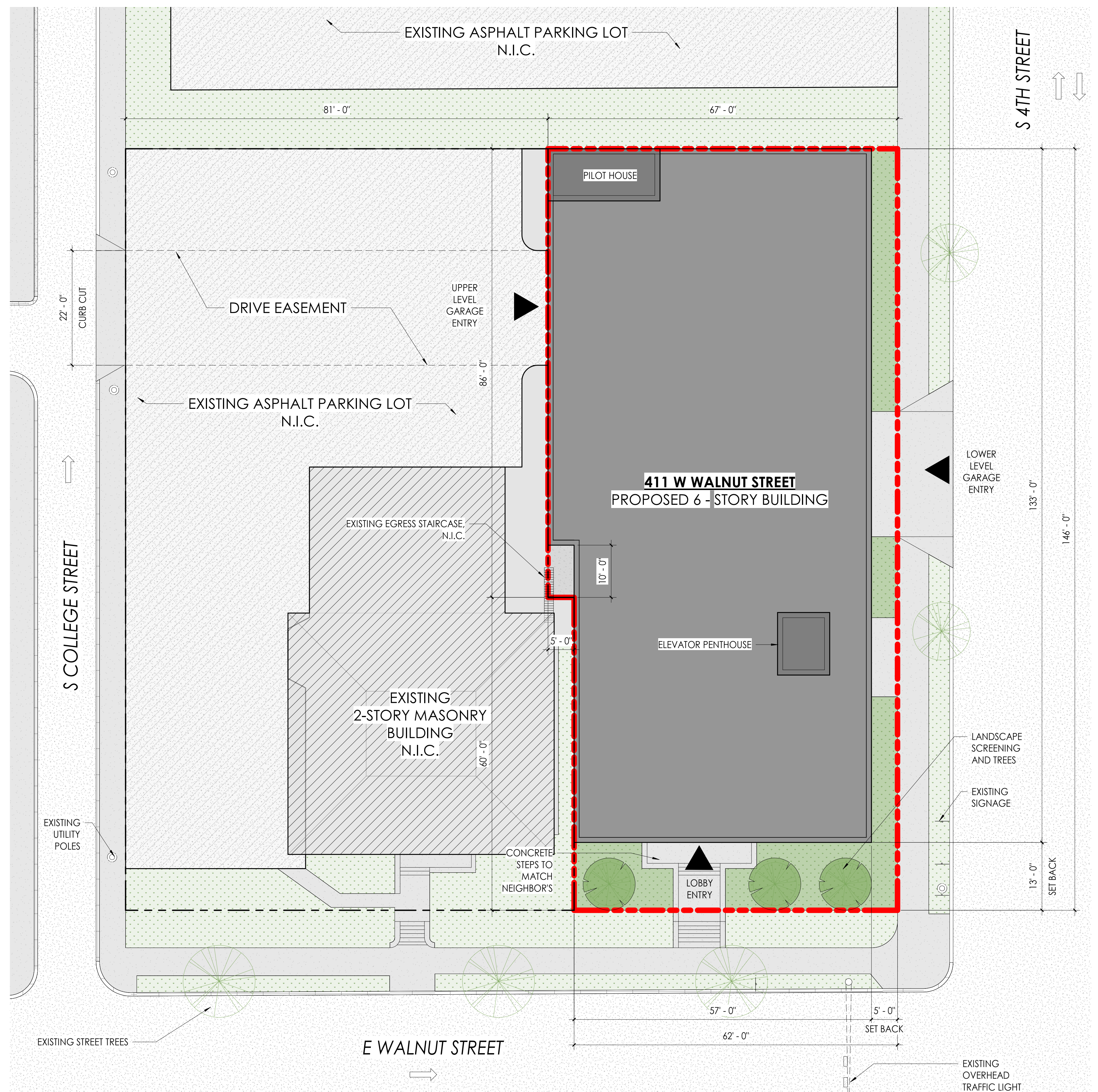
411 W WALNUT ST
ZONING ANALYSIS

MULTI-FAMILY BUILDING W/ 34 UNITS

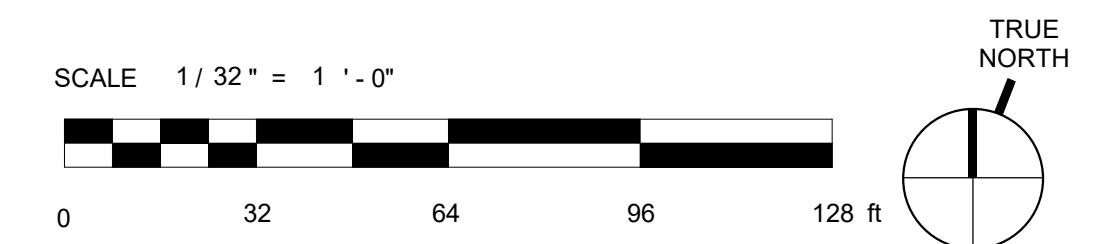
	WIDTH (FT)	LENGTH (FT)
PARCEL:	62'-0"	146'-0"
BASE DISTRICT	B-2 CENTRAL BUSINESS DISTRICT	
OVERLAY DISTRICTS	TND0-TRADITIONAL NEIGHBORHOOD DEVELOPMENT	

	SITE AREA (ESTIMATED SF)	ACTUAL	PROPOSED
MIN OPEN AREA (SF)	N/A	-	3,426.3 SF
MAXIMUM FAR	N/A	-	80,733.7 SF
MAX HEIGHT (FT)	N/A	-	64' - 0"

SURFACE PARKING AND SURFACE PARKING STRUCTURES ALLOWED

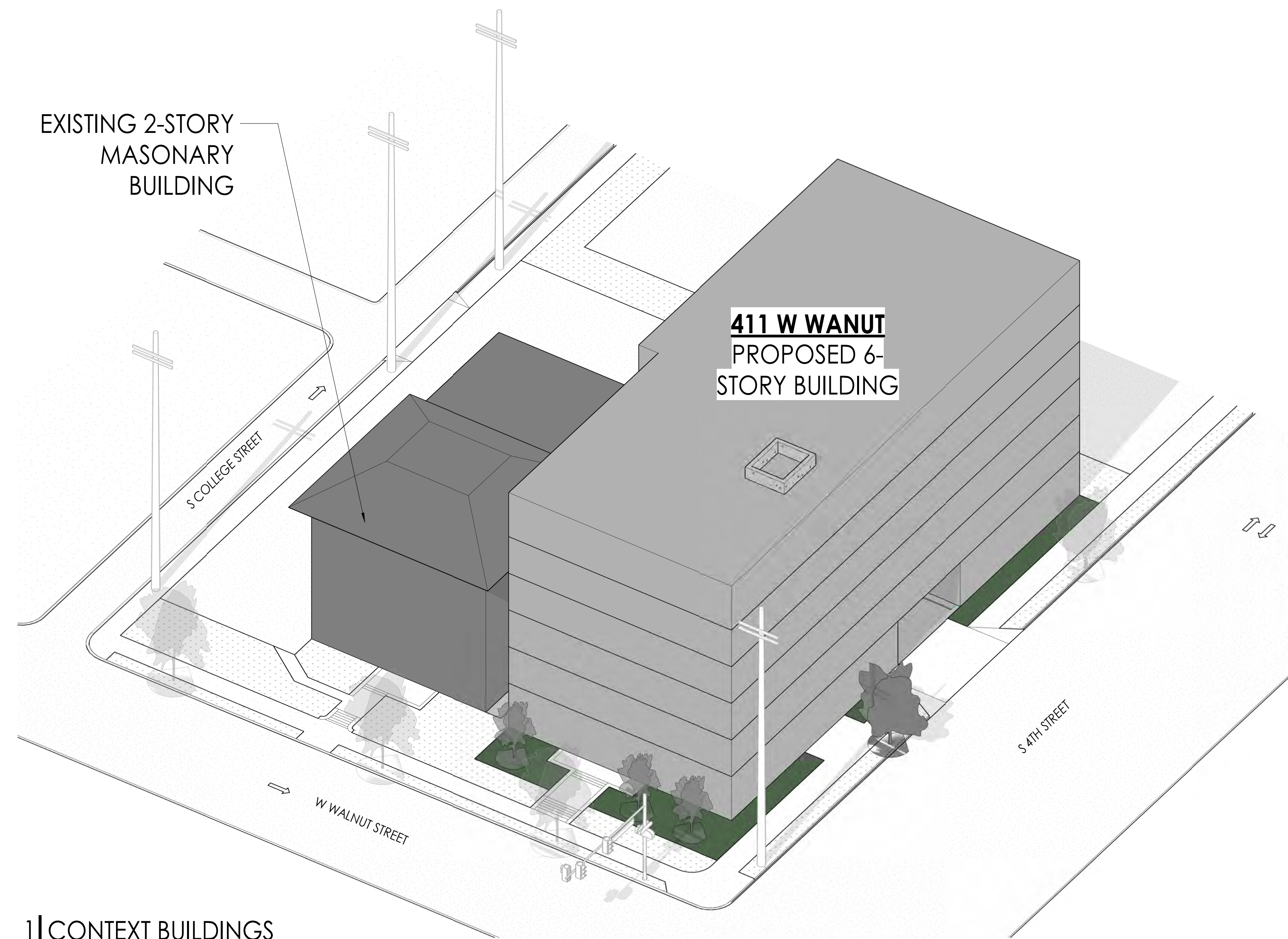


1 | SITE PLAN



EXISTING 2-STORY
MASONRY
BUILDING

411 W WALNUT
PROPOSED 6-
STORY BUILDING

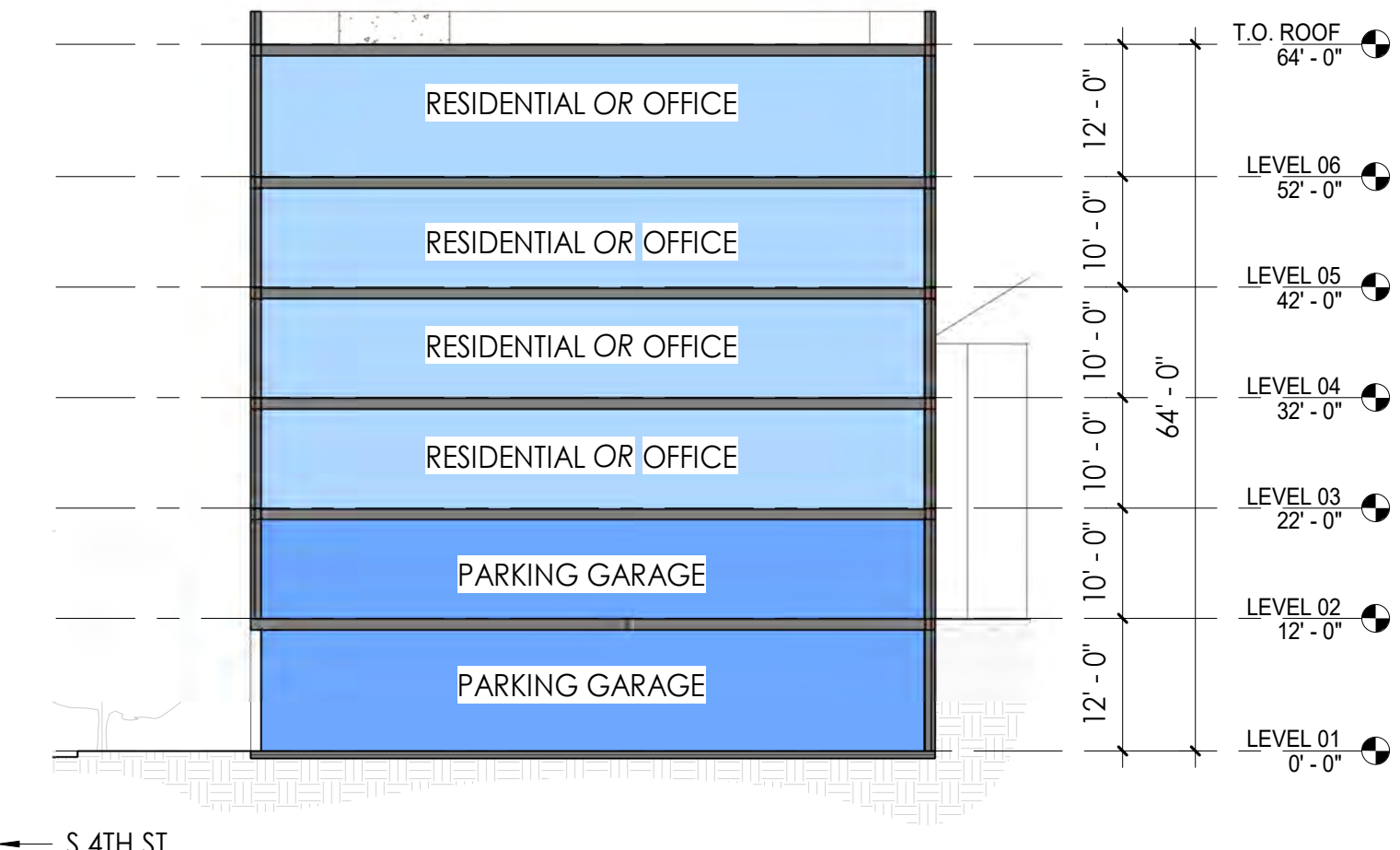


1 | CONTEXT BUILDINGS

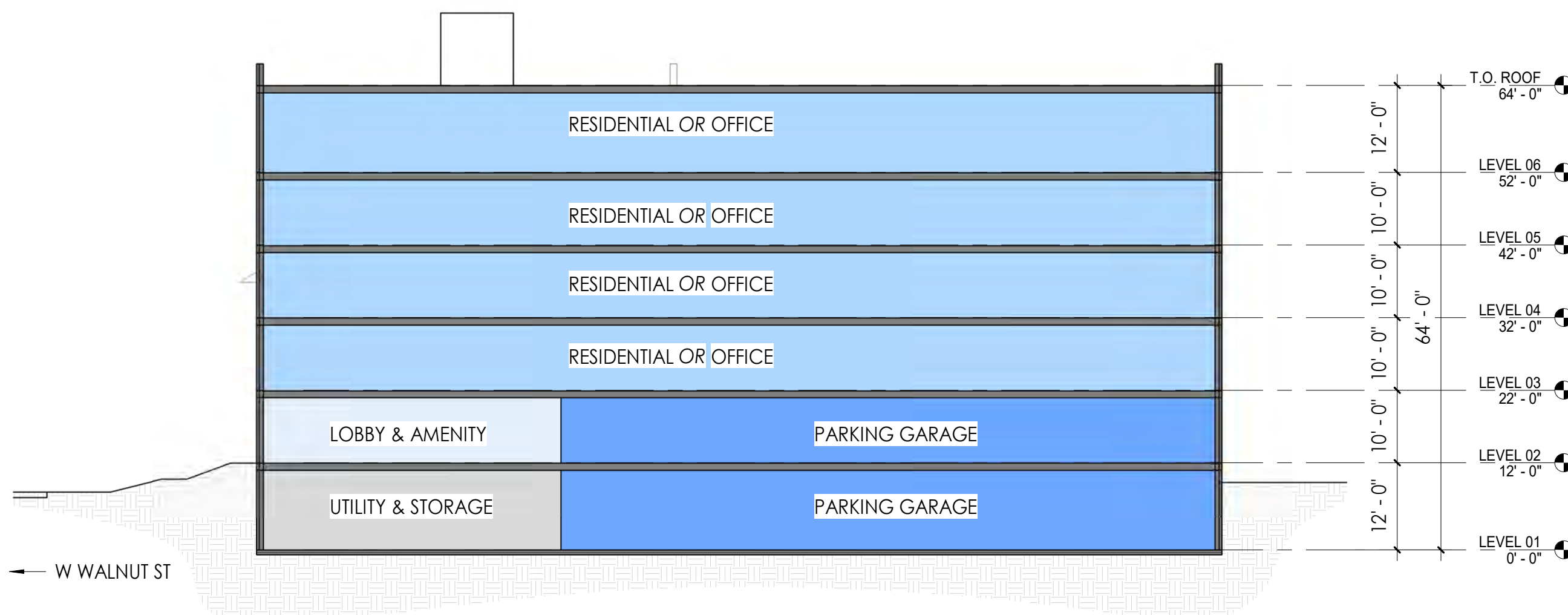
SCHEME DESCRIPTION

LEVELS 01 AND 02 WILL BE DEDICATED TO PARKING, LOBBY/AMENITY, AND BACK OF HOUSE/MECHANICAL USES. IN SCHEME 1 LEVELS 3-6 WILL BE DEDICATED TO RESIDENTIAL UNITS. IN SCHEME 2 LEVEL 3-6 WILL BE DEDICATED TO OFFICE SPACES.

BOTH SCHEMES UTILIZE A 6 STORY SCHEME, MAX ALLOWABLE BASED ON A TYPE 3 CONSTRUCTION CLASSIFICATION UTILIZING A STEEL PODIUM WITH STICK FRAMING ABOVE



3 | DIAGRAMATIC CROSS SECTION



2 | DIAGRAMATIC LONGITUDINAL SECTION

FAR ANALYSIS

	AREA (GSF)	FAR	HEIGHT (FT)
ALLOWABLE BLDG AREA	UL		UL
LEVEL 01	7,960 SF	-	12'-0"
LEVEL 02	7,960 SF	-	10' - 0"
LEVEL 03	7,960 SF	-	10' - 0"
LEVEL 04	7,960 SF	-	10' - 0"
LEVEL 05	7,960 SF	-	10' - 0"
LEVEL 06	7,960 SF	-	12'-0"
PILOT HOUSE	190 SF	-	10' - 0"
TOTAL	47,950 SF	-	64' - 0"

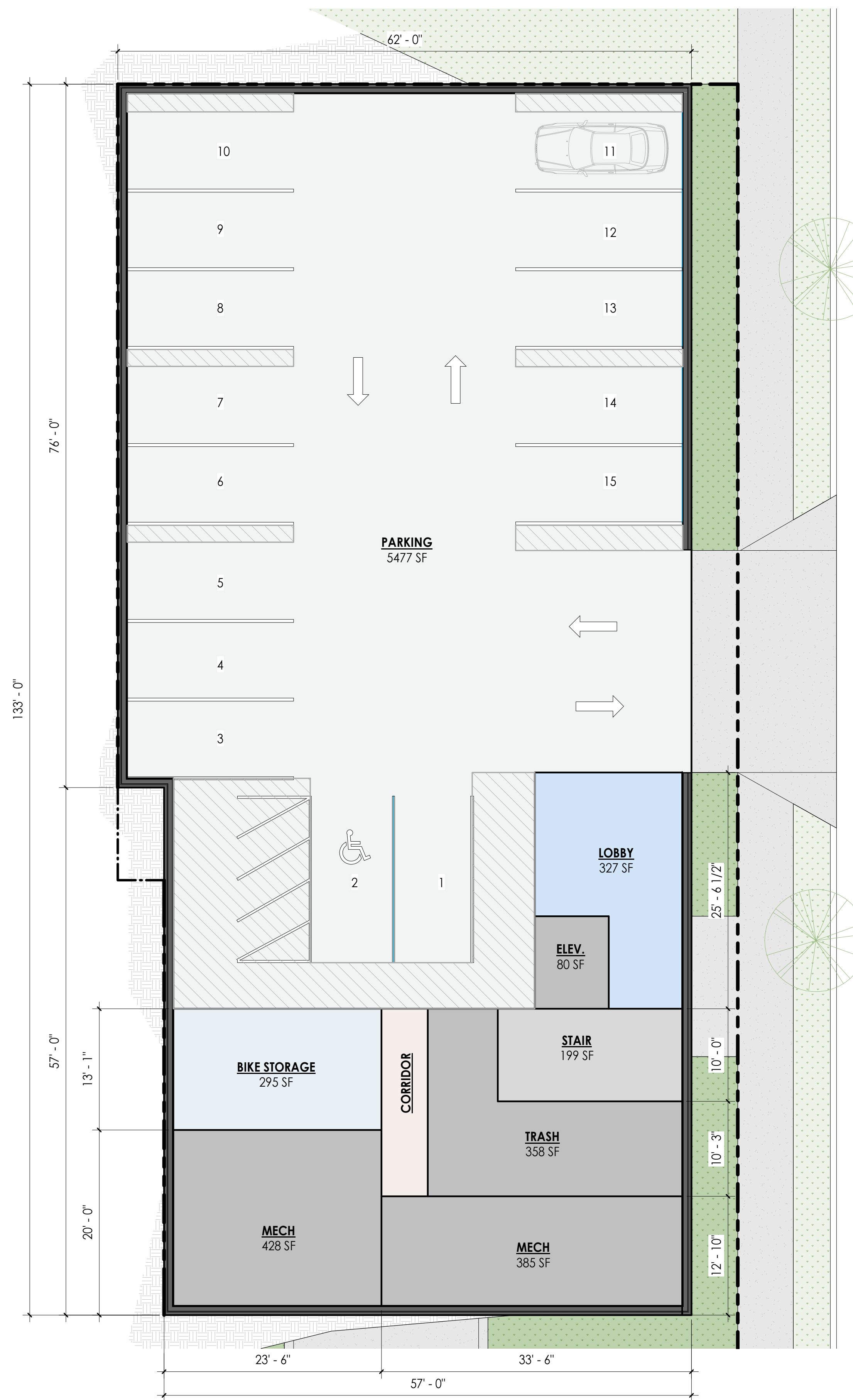
ALLOWABLE TOTAL %

PARKING REQUIRED	.75 PER DWELLING UNITS = 26
PARKING PROVIDED	26

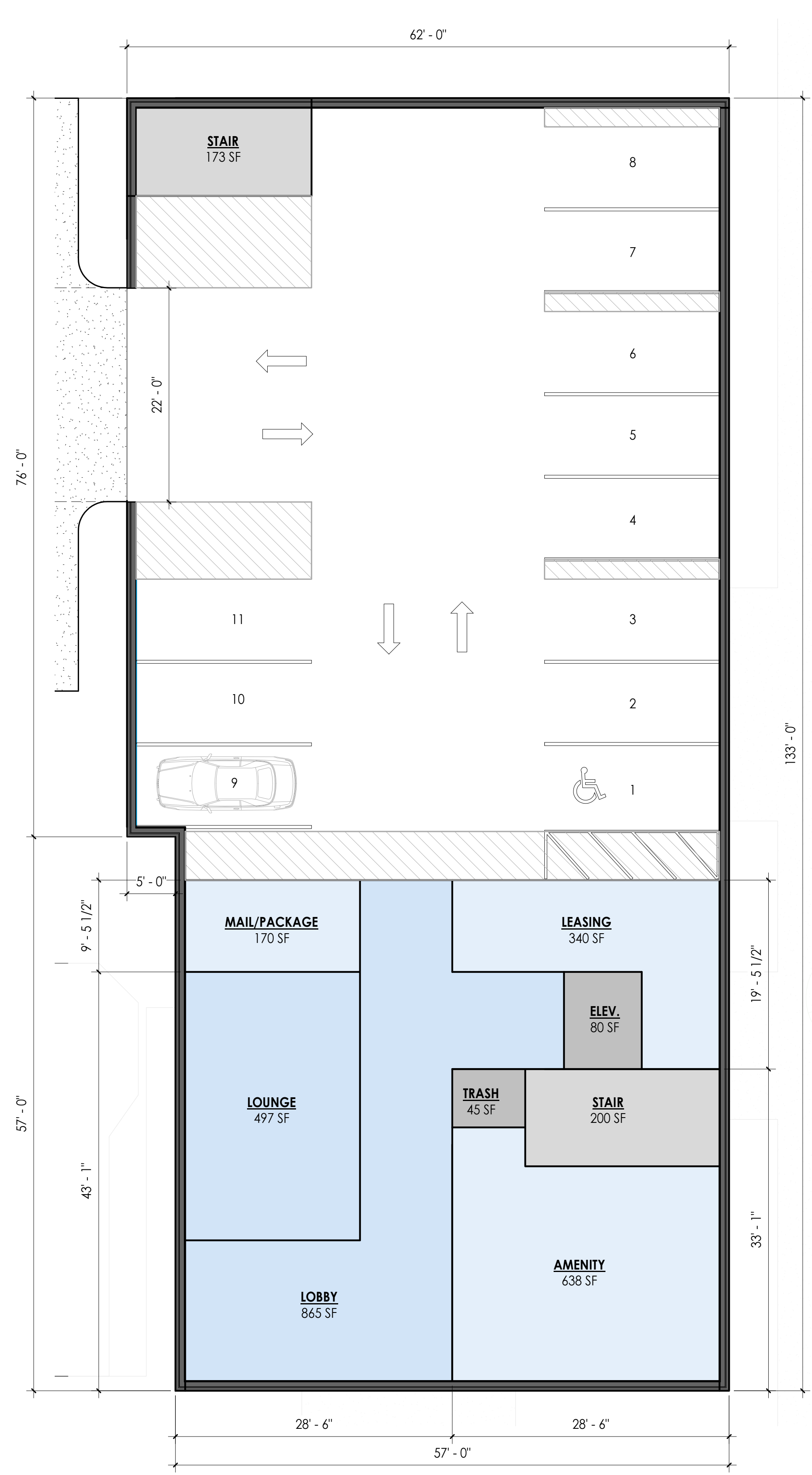
UNIT MATRIX			
NAME	AREA	BED	BATH
UNIT 101	859 SF	2	2
UNIT 102	633 SF	1	1
UNIT 103	636 SF	1	1
UNIT 104	1138 SF	2	2
UNIT 105	638 SF	1	1
UNIT 106	1005 SF	2	2
UNIT 107	633 SF	1	1
UNIT 108	887 SF	2	2
UNIT 201	859 SF	2	2
UNIT 202	633 SF	1	1
UNIT 203	636 SF	1	1
UNIT 204	1138 SF	2	2
UNIT 205	638 SF	1	1
UNIT 206	1005 SF	2	2
UNIT 207	633 SF	1	1
UNIT 208	887 SF	2	2

UNIT MATRIX			
NAME	AREA	BED	BATH
UNIT 301	861 SF	2	2
UNIT 302	634 SF	1	1
UNIT 303	624 SF	1	1
UNIT 304	1098 SF	2	2
UNIT 305	641 SF	1	1
UNIT 306	1008 SF	2	2
UNIT 307	634 SF	1	1
UNIT 308	891 SF	2	2
UNIT 401	859 SF	2	2
UNIT 402	633 SF	1	1
UNIT 403	636 SF	1	1
UNIT 404	1138 SF	2	2
UNIT 405	638 SF	1	1
UNIT 406	1005 SF	2	2
UNIT 407	633 SF	1	1
UNIT 408	887 SF	2	2

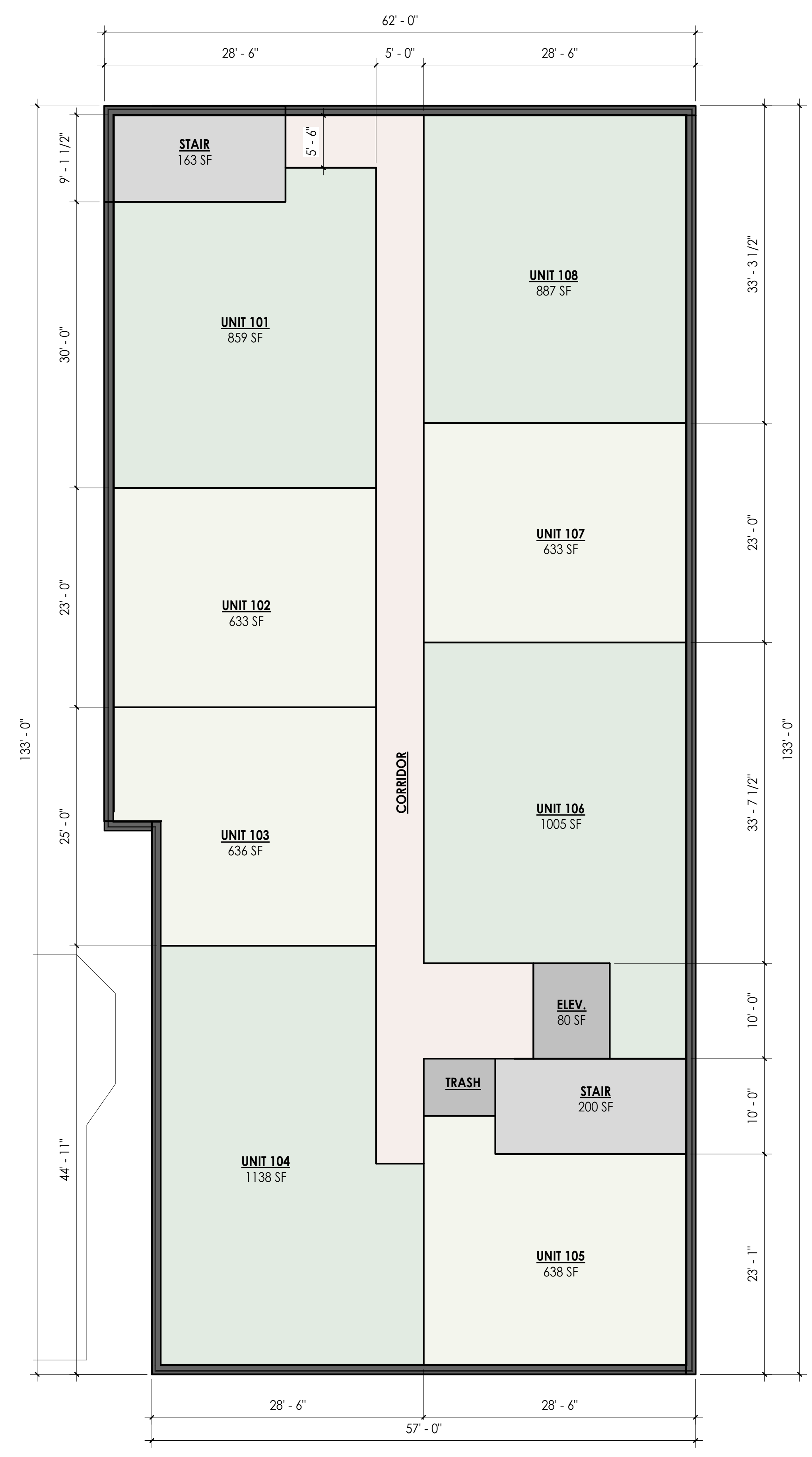
TOTAL 32 UNITS



1 | LEVEL 01 FLOOR PLAN



1 | LEVEL 02 FLOOR PLAN



2 | LEVEL 03 - 06 FLOOR PLANS