

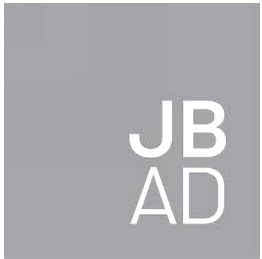


840 MICHIGAN AVENUE

PHASE: PRE-DESIGN

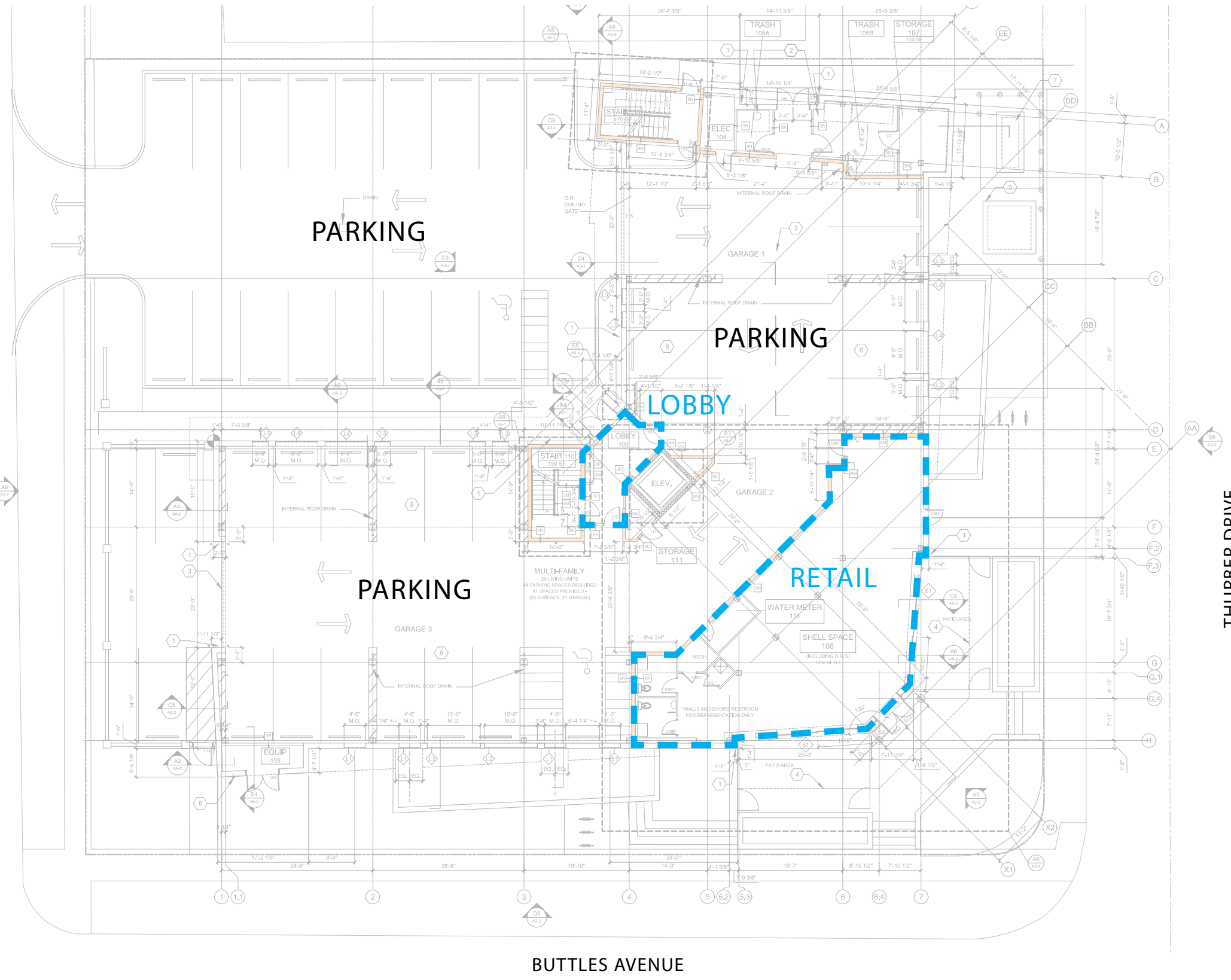
PREPARED FOR:
JDS COMPANIES

ISSUE DATE:10.27.20



PREPARED BY:
JONATHAN BARNES
ARCHITECTURE AND DESIGN

243 N. 5TH STREET, STE 200
COLUMBUS, OH 43215
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RESIDENTIAL	
1 BEDROOM	11 UNITS
2 BEDROOM	29 UNITS
TOTAL UNITS 29 UNITS	

RETAIL	1752 SF
LOBBY	189 SF

BUILDING HEIGHT 59' - 6"

PARKING	
REQUIRED RETAIL	8 SPACES
PARKING @ 1/250 SF	(1,752 SF/250 SF)

REQUIRED MULTI-FAMILY	44 SPACES
PARKING @ 1.5/UNIT	(29 UNITS X 1.5)

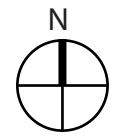
TOTAL REQUIRED 52 SPACES

TOTAL PARKING PROVIDED 42 SPACES

DEFICIT 10 SPACES

REQUIRED BIKE PARKING 6 SPACES

BIKE PARKING PROVIDED 6 SPACES

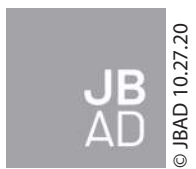


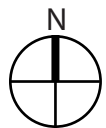
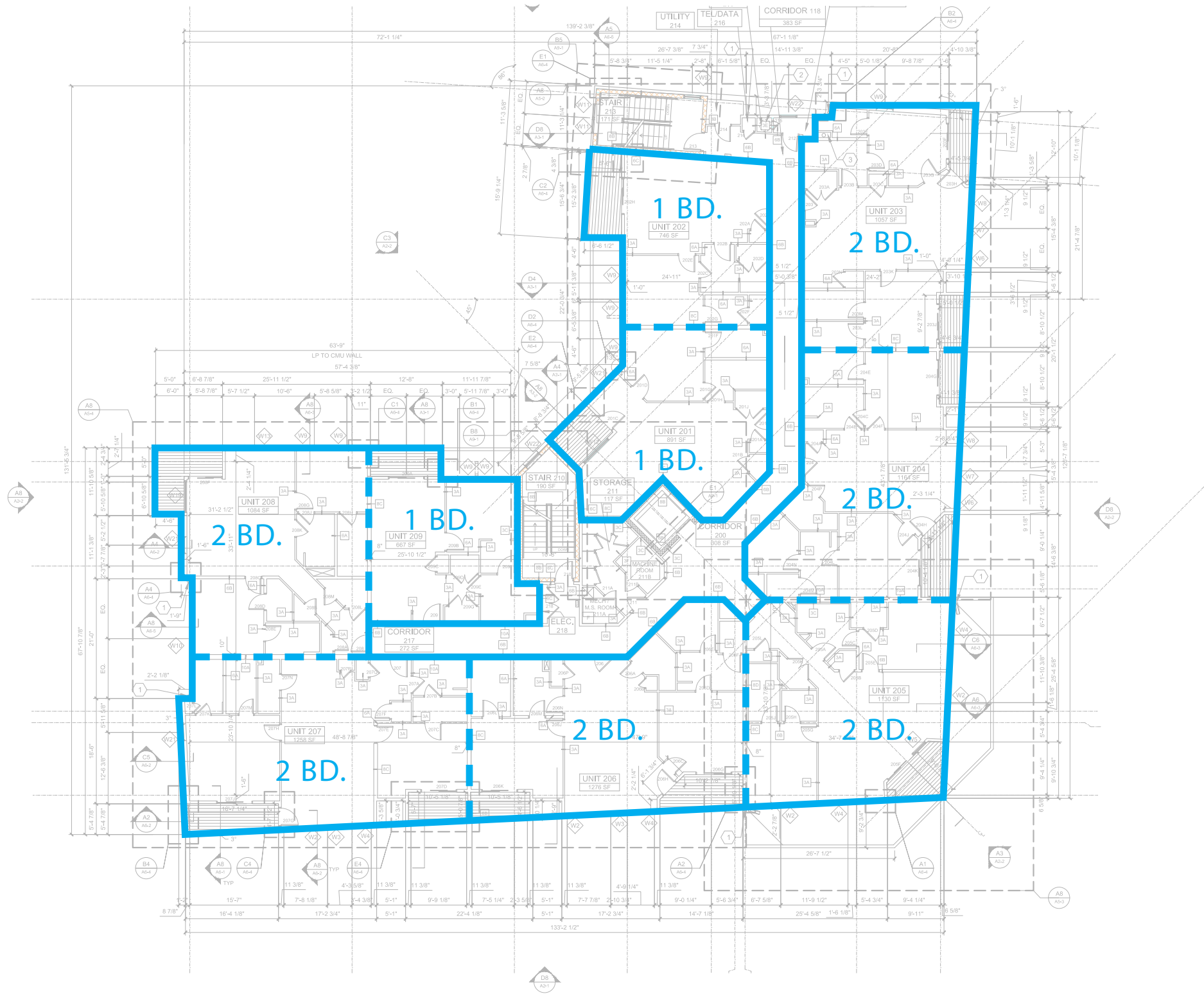
LEVEL 1 - PREVIOUS DESIGN

840 MICHIGAN AVENUE

0.2

PRESENTATION DATE: 10.27.20
PRELIMINARY: NOT FOR CONSTRUCTION



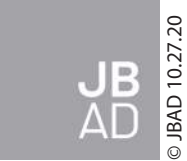


LEVEL 2-4 - PREVIOUS DESIGN

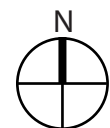
840 MICHIGAN AVENUE

0.3

PRESENTATION DATE: 10.27.20
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LEVEL 1 - PROPOSED DESIGN

840 MICHIGAN AVENUE

MICHIGAN AVENUE



AREA SUMMARY

LOT COVERAGE/TOTAL AREA	44%
BUILDING FOOTPRINT	12,064 SF
SITE AREA	27,181 SF
GROSS BUILDING AREA	53,365 SF
NET RENTABLE AREA	37,966 SF

RESIDENTIAL

1 BEDROOM	33 UNITS
2 BEDROOM	08 UNITS
STUDIO	13 UNITS
TOTAL UNITS	54 UNITS
BUILDING HEIGHT	59' - 6"
LOBBY/LEASING	2,479 SF
AMENITY	4,394 SF

PARKING

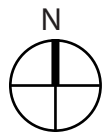
REQUIRED MULTI-FAMILY PARKING @ 1.5/UNIT (54 UNITS X 1.5)	81 SPACES
TOTAL REQUIRED	81 SPACES
TOTAL PARKING PROVIDED	41 SPACES
DEFICIT	40 SPACES
REQUIRED BIKE PARKING	6 SPACES
BIKE PARKING PROVIDED	12 SPACES

1

0.5

PRESENTATION DATE: 10.27.20
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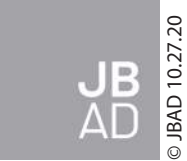


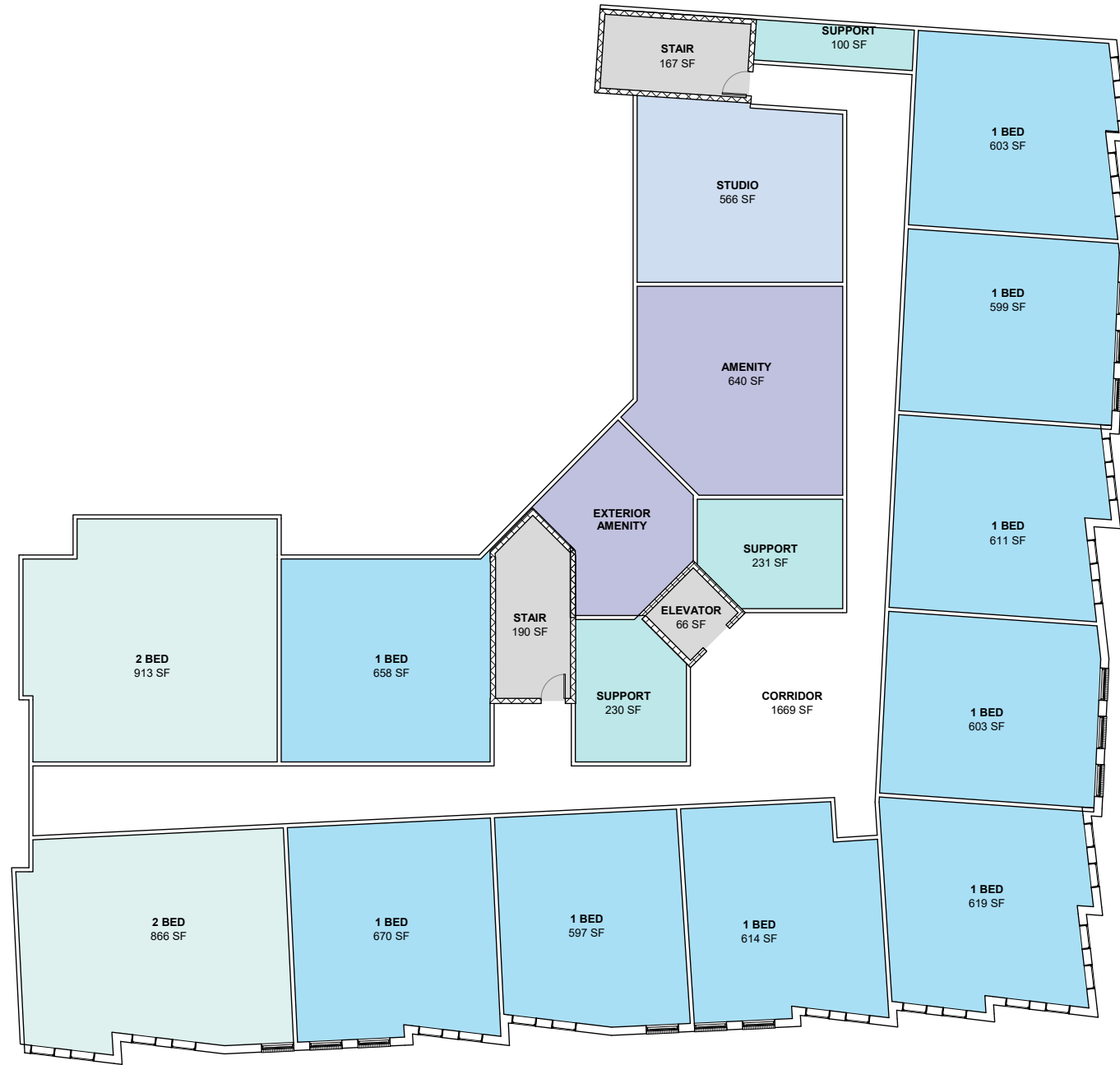
LEVEL 2-4 - PROPOSED DESIGN

840 MICHIGAN AVENUE

0.6

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LEVEL 5 - PROPOSED DESIGN

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0.7

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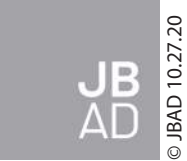


BUTTLES & THURBER RENDERING

840 MICHIGAN AVENUE

0.8

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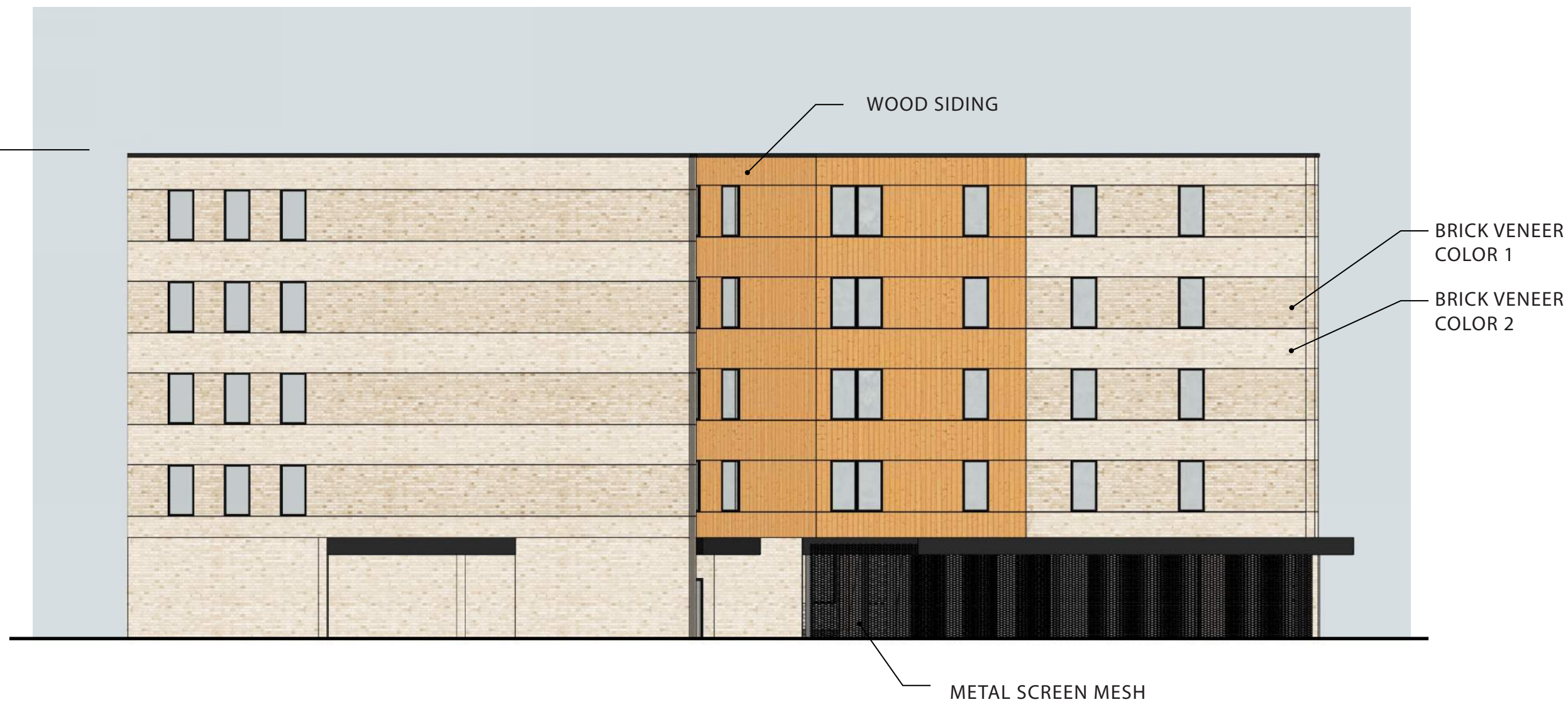
WEST ELEVATION

840 MICHIGAN AVENUE

0.9

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PRELIMINARY: NOT FOR CONSTRUCTION

+59' - 6"



NORTH ELEVATION

840 MICHIGAN AVENUE

0.10

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