

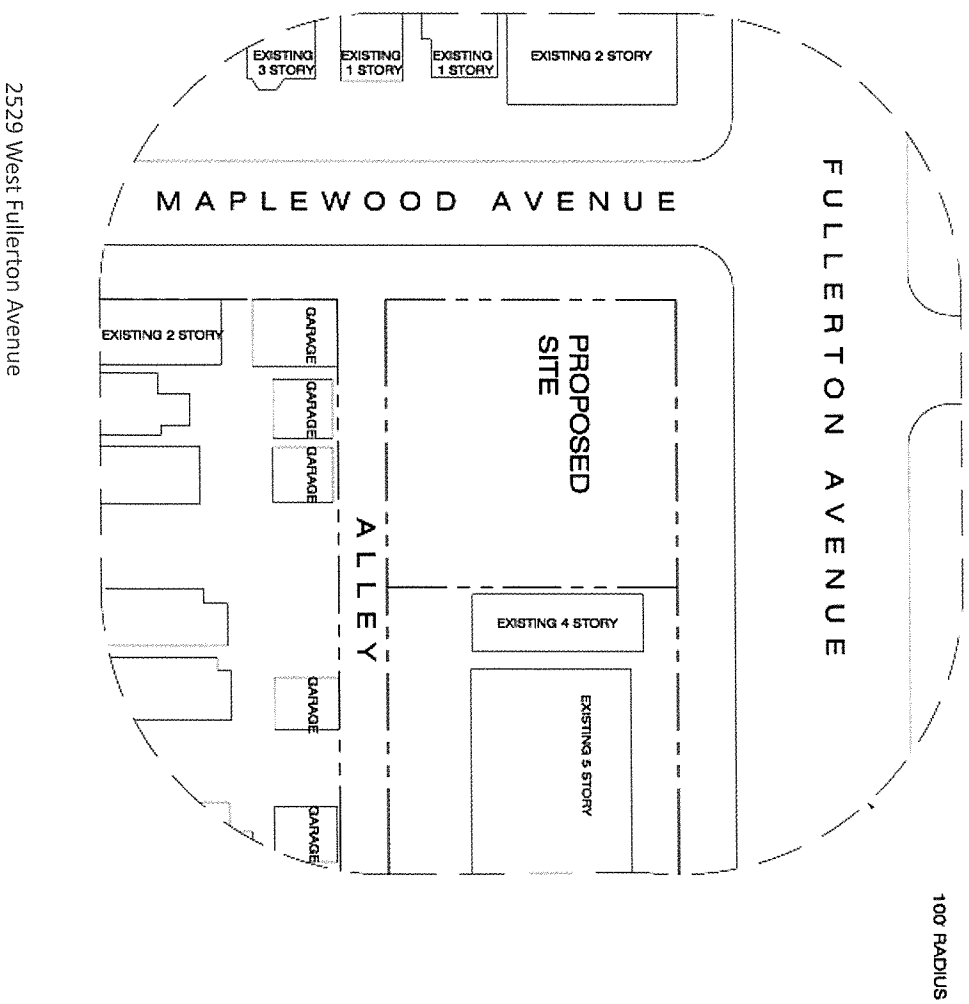
PROPOSED

MIXED USE DEVELOPMENT

19 APARTMENT & GROUND FLOOR COMMERCIAL

2529 WEST FULLERTON AVENUE

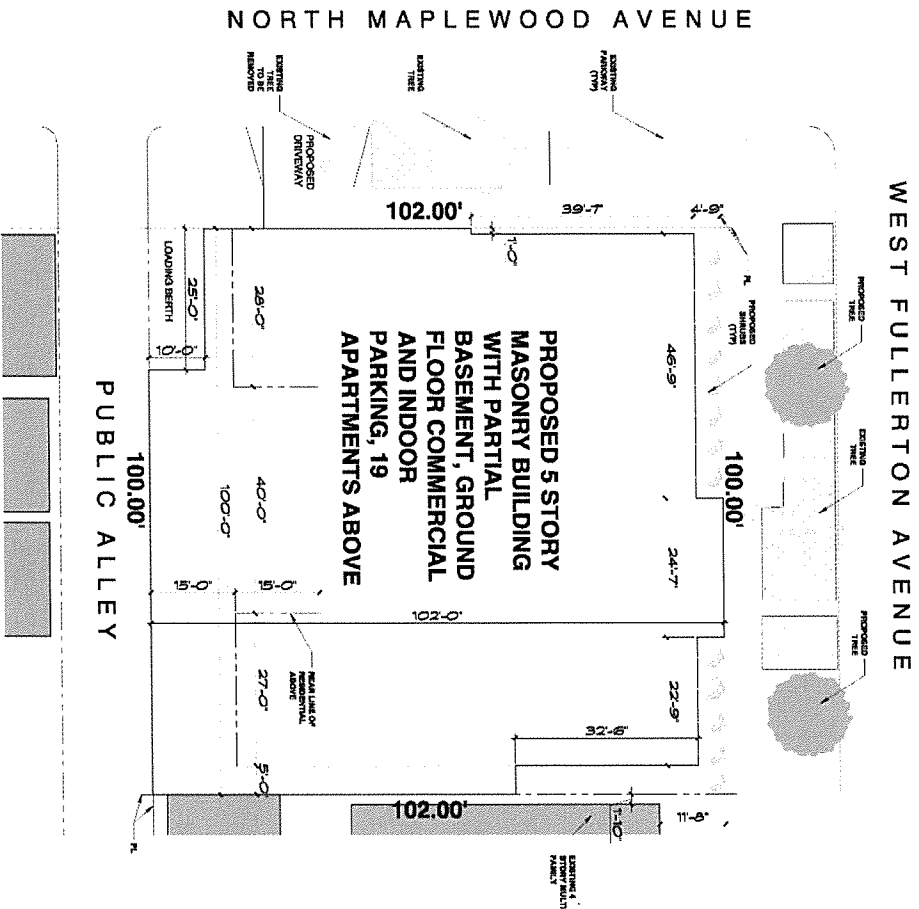
Context Plan



2529 West Fullerton Avenue

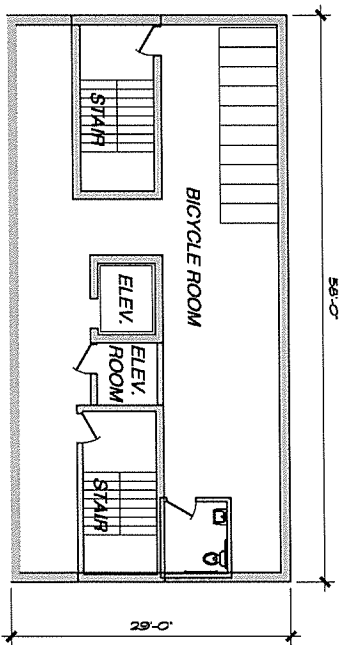
Zoning Data/Site Plan

ZONING DATA	
PROPOSED ZONING DISTRICT	B2-3
LOT AREA	10,200 SQ. FT.
MAXIMUM FLOOR AREA ALLOWED	30,600 SQ. FT.
FLOOR AREA PROPOSED	30,600 SQ. FT.
FLOOR AREA RATIO PROPOSED	3.0
MAX BUILDING HEIGHT	65'-0"
BUILDING HEIGHT PROPOSED	55'-3"
MINIMUM PARKING SPACES REQUIRED	19
PARKING SPACES PROPOSED	19
LOADING BERTHS REQUIRED	1
LOADING BERTHS PROPOSED	1
MINIMUM BICYCLE PARKING REQUIRED	10
BICYCLE PARKING PROPOSED	10
FRONT YARD REQUIRED	0
FRONT YARD ACTUAL	0
SIDE YARD REQUIRED	0
SIDE YARD ACTUAL	0
REAR YARD REQUIRED	30'
REAR YARD PROPOSED	* 15'



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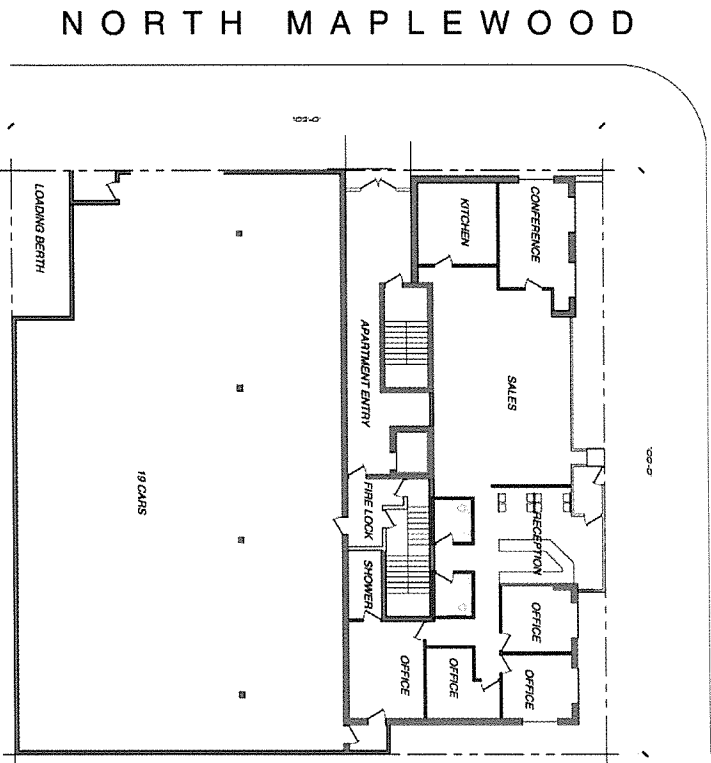
Basement Floor Plan



2529 West Fullerton Avenue

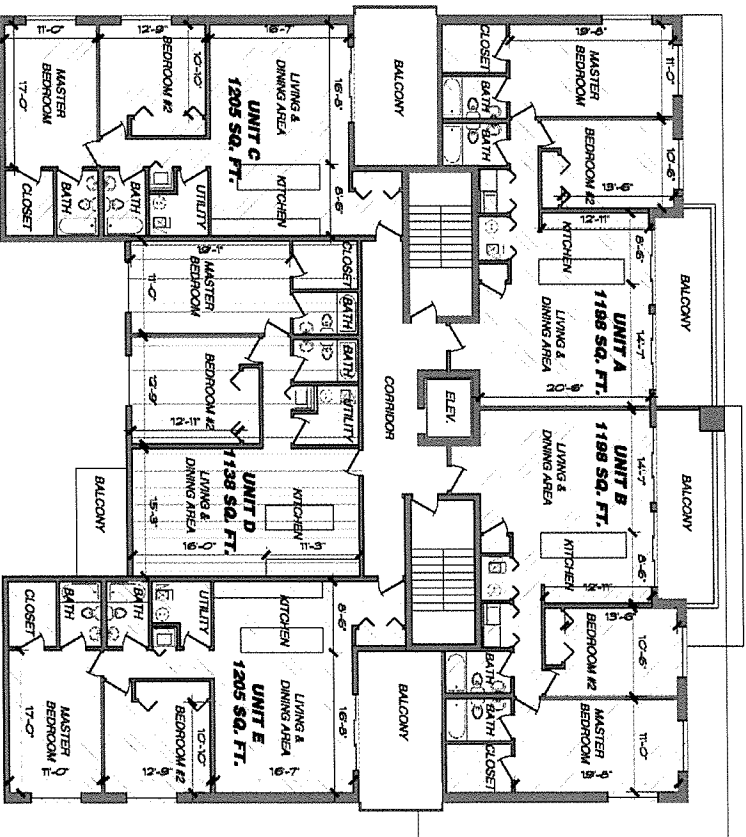
Ground Floor Plan

WEST FULLERTON



PUBLIC ALLEY
2529 West Fullerton Avenue

Second thru Fourth Floor Plan

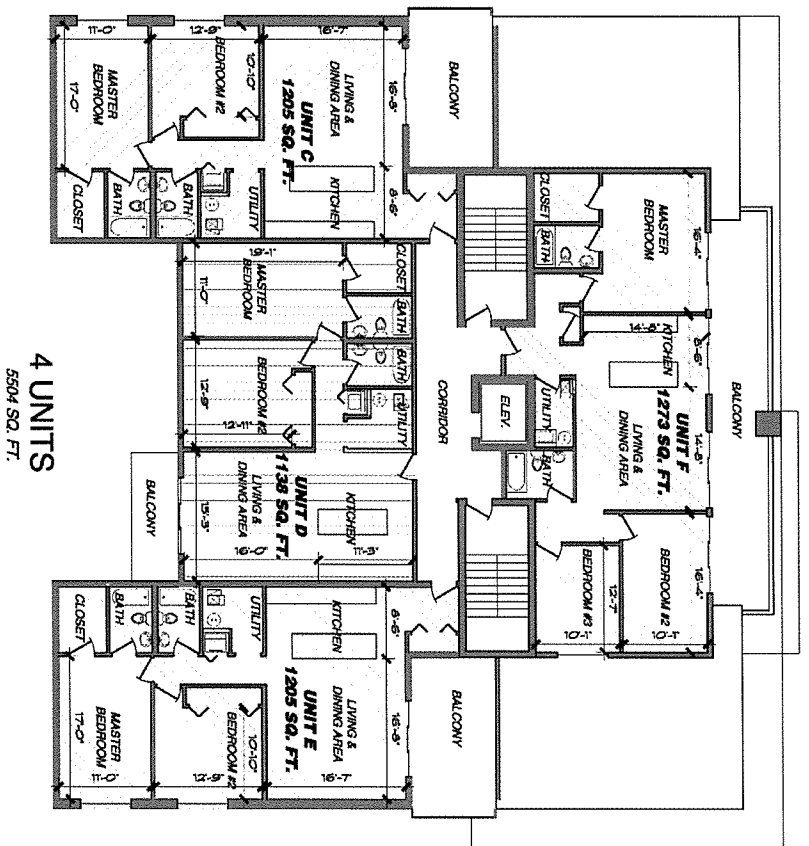


15 UNITS

8610 SQ. FT. EACH FLOOR

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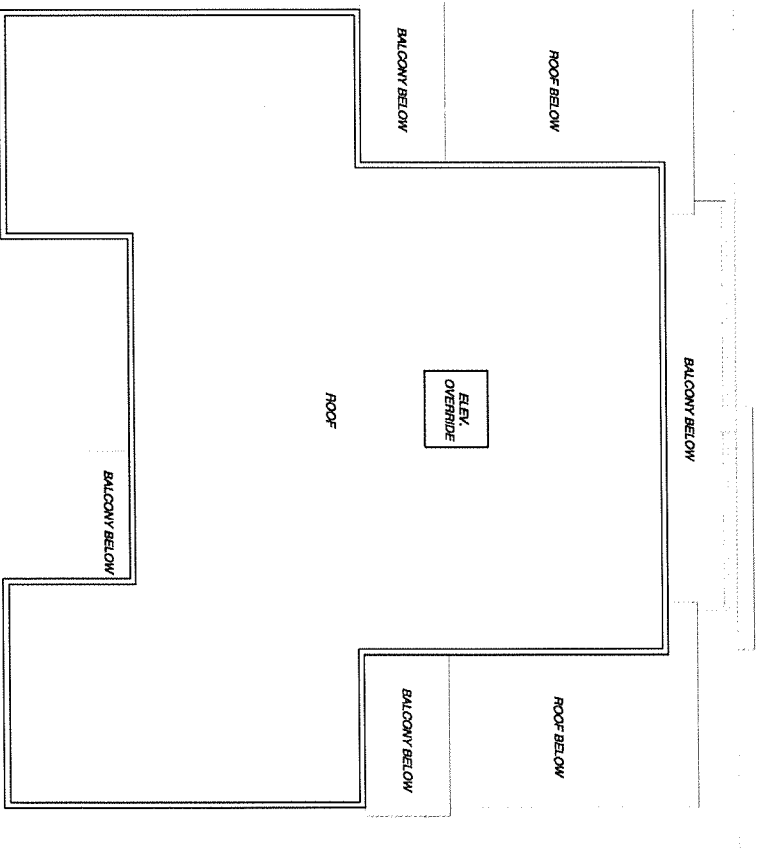
Fifth Floor Plan



4 UNITS
5504 SQ. FT.

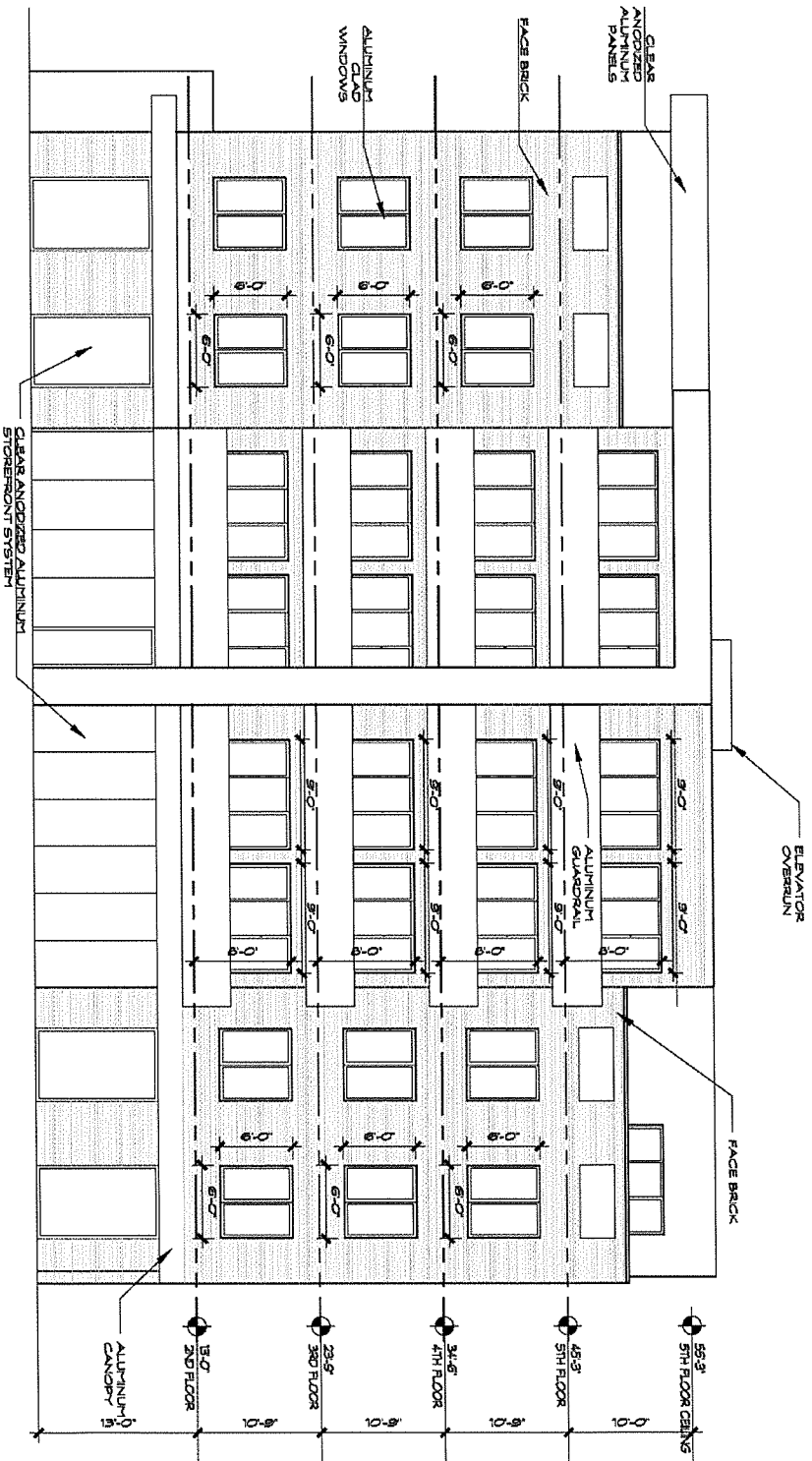
2529 West Fullerton Avenue

Roof Plan



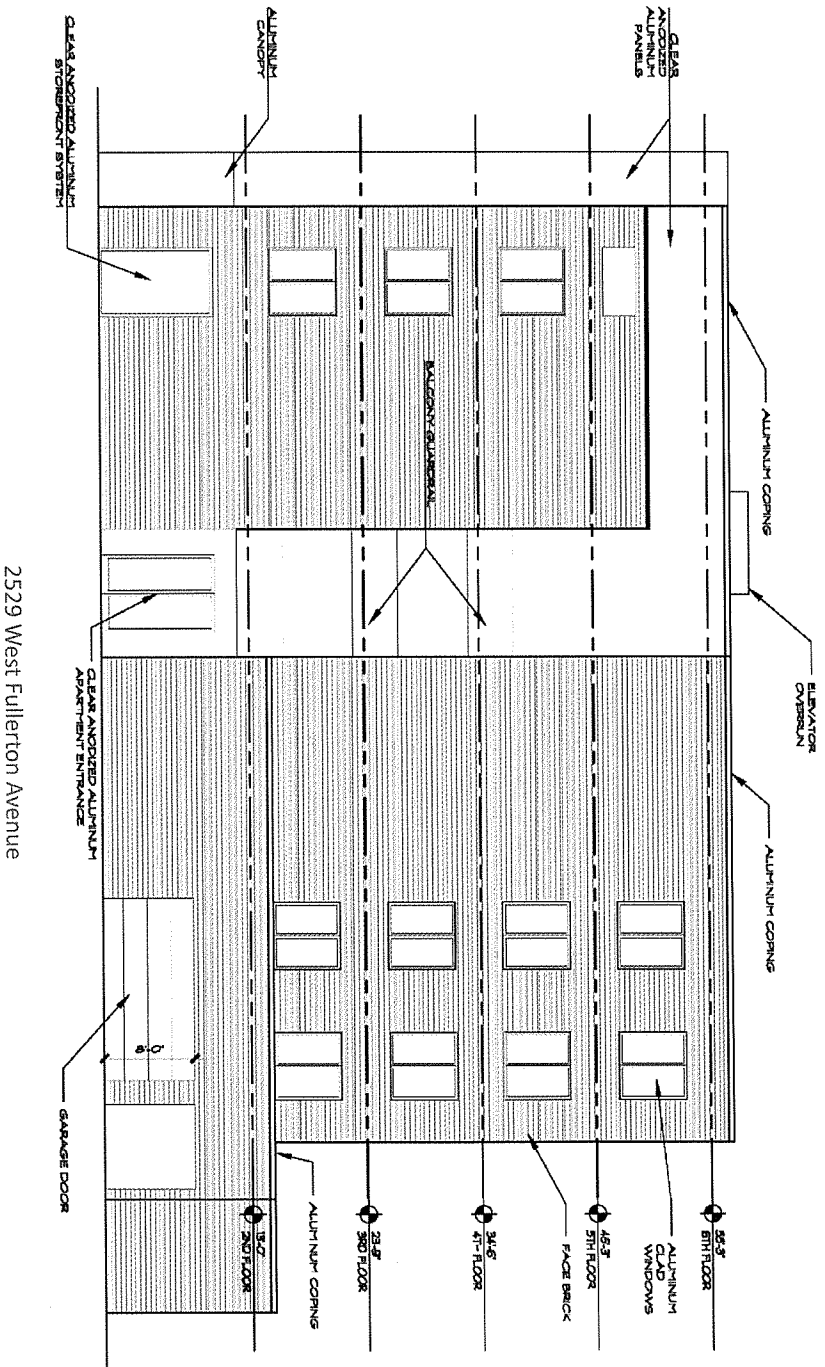
2529 West Fullerton Avenue

North Wall Elevation



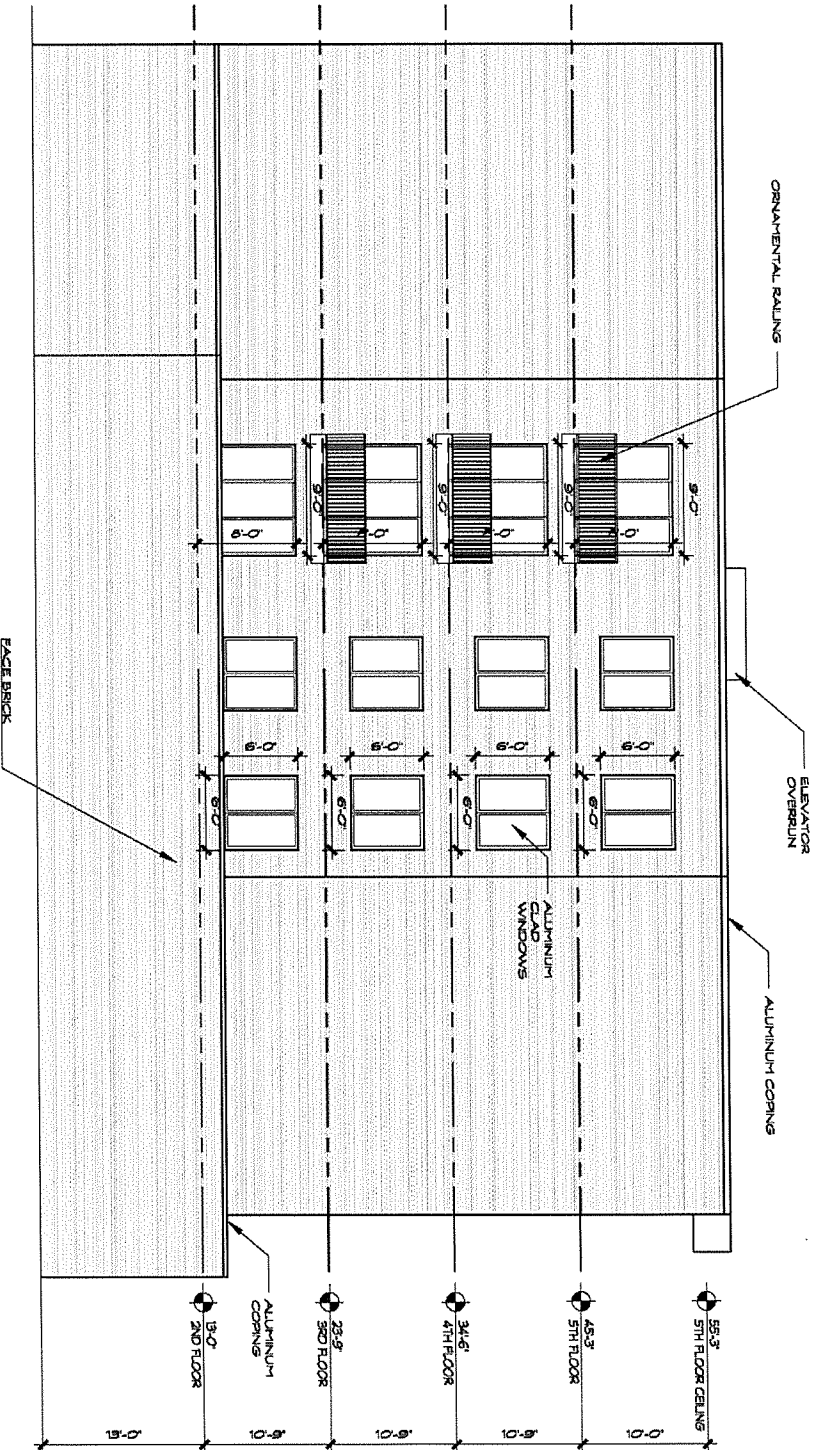
2529 West Fullerton Avenue

West Wall Elevation



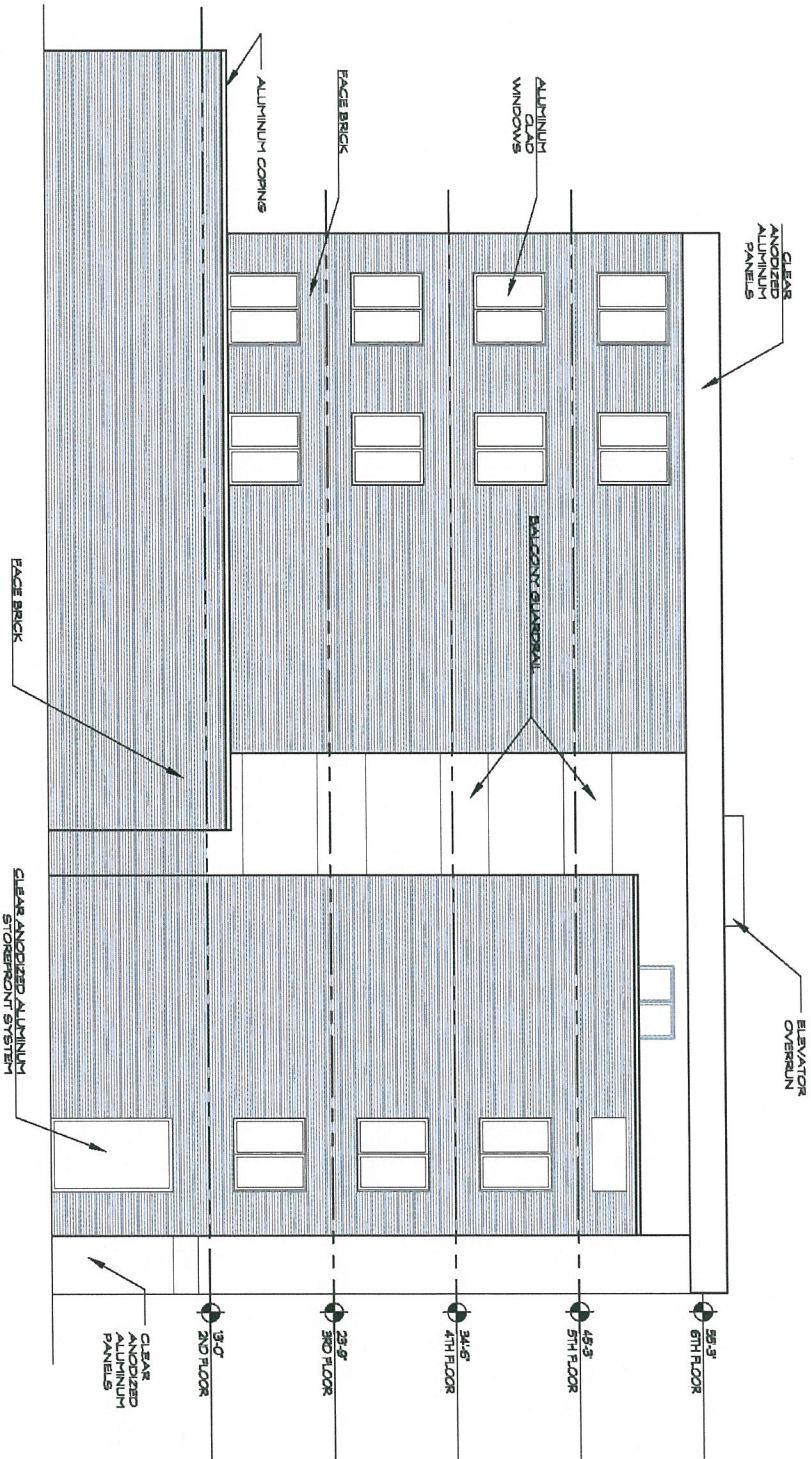
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South Wall Elevation



2529 West Fullerton Avenue

East Wall Elevation



2529 West Fullerton Avenue

Corner View



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