



Huron & Kingsbury Condominiums

LG Development Developer | Antunovich Associates Architects, Planners

Chicago, Illinois | July 21, 2014



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Area Plan

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Rendering of NW Corner

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WEST ERIE

WEST HURON



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First Floor Plan

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WEST ERIE



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Basement Parking Plan

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WEST ERIE

WEST HURON



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Second Floor Plan
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WEST ERIE

WEST HURON

NORTH KINGSBURY



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Fourth Floor Plan
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WEST ERIE

WEST HURON

TERRACE
BELOW

NORTH KINGSBURY

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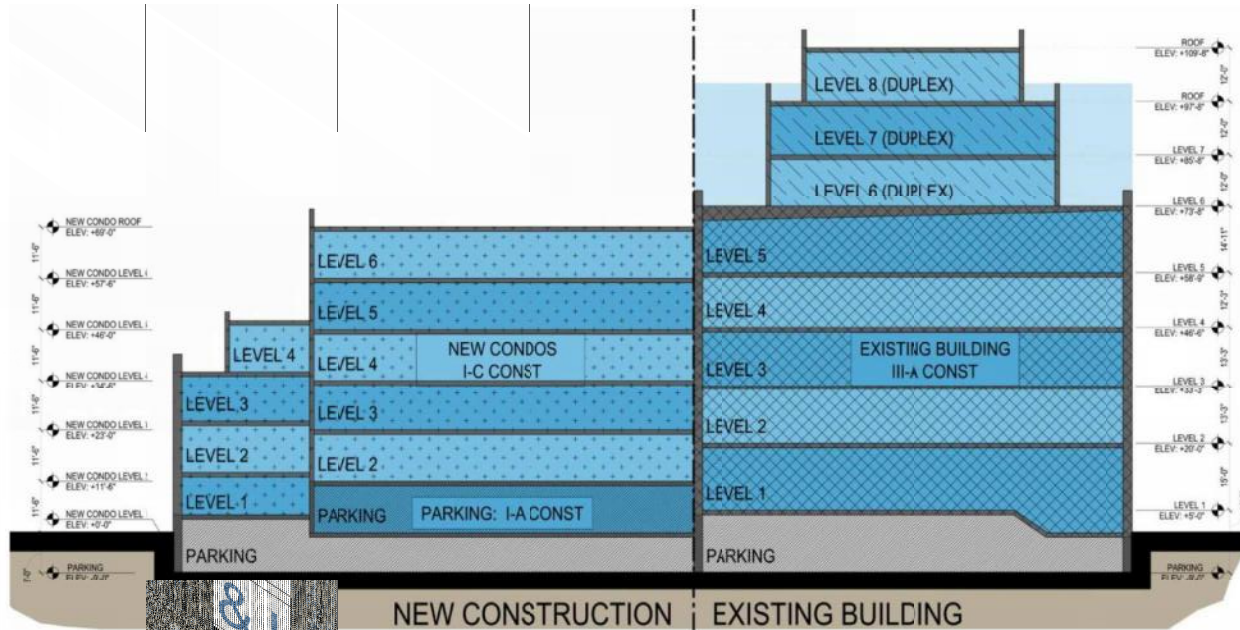
Fifth Floor Plan

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Huron & Kingsbury Condominiums & Townhomes - Area Summary

FLOOR	TOWNHOME				NEW CONDOMINIUM BUILDING				EXISTING CONDOMINIUM CONDOMINIUM					PARKING		TOTAL RESIDENTIAL SALEABLE AREA	GROSS AREA	GROSS MINUS BALCONY AREA	F.A.R. AREA (EXCLUDES 50 SF SMOKE SHAFT/FLR)
	RESIDENTIAL UNITS	RESIDENTIAL SALEABLE AREA	RESIDENTIAL COMMON AREA	BALCONY/ TERRACE AREA	RESIDENTIAL UNITS	RESIDENTIAL SALEABLE AREA	RESIDENTIAL COMMON AREA	BALCONY/ TERRACE AREA	RESIDENTIAL UNITS	RESIDENTIAL SALEABLE AREA	RESIDENTIAL SALEABLE (NON-FAR) AREA	RESIDENTIAL COMMON AREA	BALCONY/ TERRACE AREA	PARKING, LOADING, RAMP AREA	PARKING COUNT (w/o 24 AUTO LIFTS)				
ROOF	0	0	0	0	0	0	0	0	0	1,785	1,460	0	2,940	0	0	3,245	4,725	1,785	1,785
7	0	0	0	0	0	0	0	1,580	0	11,085	0	1,535	835	0	0	11,085	15,035	12,620	12,620
6	0	0	0	0	2	3,370	335	200	6	11,730	0	1,670	1,455	0	0	15,100	18,760	17,105	17,055
5	0	0	0	0	2	3,370	335	200	4	12,715	0	1,710	575	0	0	16,085	18,905	18,130	18,080
4	0	905	0	545	2	3,350	335	200	4	12,715	0	1,805	575	0	0	16,970	20,430	19,110	19,060
3	0	1,415	0	80	2	3,350	335	200	5	12,735	0	1,535	730	0	0	17,500	20,380	19,370	19,320
2	0	1,415	0	80	2	3,280	420	200	5	12,675	0	1,600	3,990	0	0	17,370	23,660	19,390	19,340
1	1	805	0	80	0	0	990	320	4	8,220	0	4,720	595	7,850	9	9,025	23,580	22,585	14,685
P1	0	0	0	0	0	0	380	0	0	0	0	3,410	0	19,850	49	0	23,640	23,640	0
BUILDING TOTAL	1	4,540	0	785	10	16,720	3,130	2,900	28	83,660	1,460	17,985	11,695	27,700	58	106,380	169,115	153,735	121,945
SITE AREA				24,389															
FLOOR EFFICIENCY AT TYP. FLR.				90.3%															
MAX. ALLOWABLE F.A.R. AREA (5)				121,945															



Huron & Kingsbury Condominiums & Townhome - Unit Mix							
NEW BUILDING				RENOVATED CONDOMINIUMS			
UNIT	NSF	TYPE	OUTDOOR AREA (SF)	UNIT	NSF	TYPE	OUTDOOR AREA (SF)
105	4,540	3 BED +	785	101	1,845	3 BED	145
				102	1,720	3 BED +	145
				103	2,455	3 BED +	145
				104	2,200	3 BED +	160
207	1,525	3 BED	100	201	2,315	3 BED	140
208	1,755	3 BED	100	202	1,685	2 BED +	155
				203	2,635	3 BED +	145
				204	3,375	4 BED	145
				205	2,665	3 BED +	145
307	1,525	3 BED	100	301	2,315	3 BED	140
308	1,825	3 BED	100	302	1,720	2 BED +	155
				303	2,670	3 BED +	145
				304	3,365	4 BED	145
				305	2,665	3 BED +	145
407	1,525	3 BED	100	401	4,230	4 BED +	140
408	1,825	3 BED	100	402	1,720	2 BED +	155
				403	3,390	4 BED	135
				404	3,375	4 BED	145
507	1,525	3 BED	100	501	4,230	4 BED +	140
508	1,845	3 BED	100	502	1,720	2 BED +	155
				503	3,390	4 BED	135
				504	3,375	4 BED	145
607	1,525	3 BED + Roof Deck	890	601 (Duplex)	4,940	4 BED +	675
608	1,845	3 BED + Roof Deck	890	602 (Duplex)	4,310	4 BED +	1,050
				603 (Duplex)	4,375	3 BED +	755
				604 (Duplex)	4,545	4 BED +	1,055
				605 (Duplex)	3,615	3 BED +	790
				606 (Duplex)	4,275	4 BED +	1,085
TOTAL	21,260		3,365	TOTAL	85,120		8,615
				New			
				Existing			
				GRAND TOTAL NSF			
				106,380			



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