

**FITZGERALD
ASSOCIATES
ARCHITECTS**

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**SCHEME 01
1965 West Pershing Place**

10/31/2003

Existing Zoning Scheme, M1-1

Imperial Realty Company

PROJECT #03115

ZONING INFORMATION

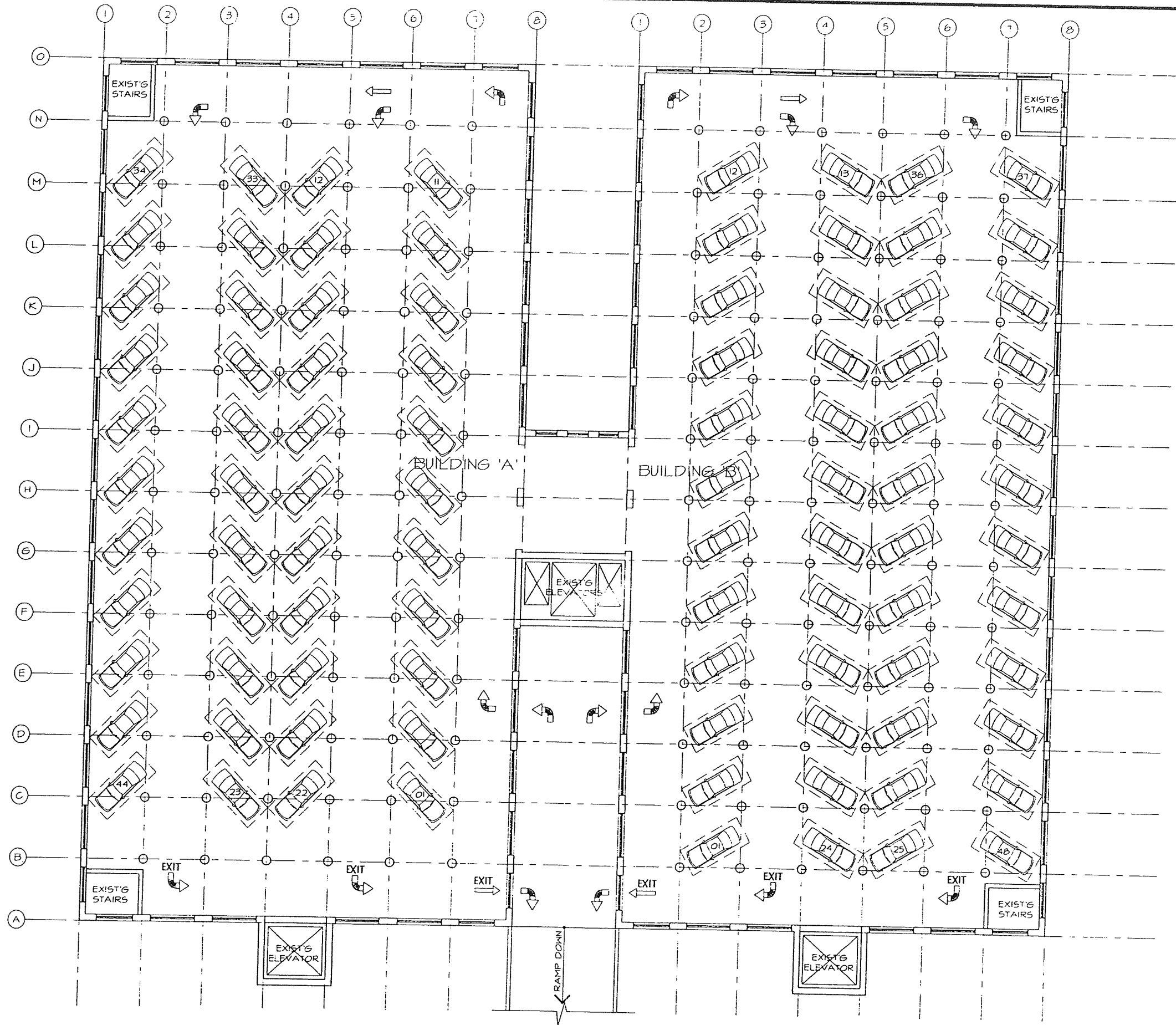
LOT DIMENSIONS
LOT AREA
PROPOSED ZONING F.A.R.
EXISTING ZONING
M.L.A. EXISTING ZONING
MAXIMUM UNITS
PROPOSED UNITS
PARKING PROVIDED
PARKING RATIO
MAXIMUM BUILDING AREA
ACTUAL BUILDING AREA
LOADING BERTHS REQUIRED
HEIGHT LIMITATIONS
YARDS REQ'D/PROV
COMMERCIAL SPACE

M1-1

#DIV/0!

FLOOR	F.A.R.	SALEABLE AREA	GROSS AREA	UNITS	Flr Heights (flr to flr)	Parking	Efficiency
BLDG USE	2,514	-	2,514				
GARAGE	-	-	59,866				
TOTAL FIRST	2,514	-	62,380			92	
2ND - 6TH FLOOR	62,380	41,769	62,380	35			
x 5 FLOORS	5	5	5	5			
TOTAL RESIDENTIAL FLOORS	311,900	208,845	311,900	175	-		
PROJECT TOTALS	314,414	208,845	374,280	175		92	

Avg Unit Size=1,193 SF 67%



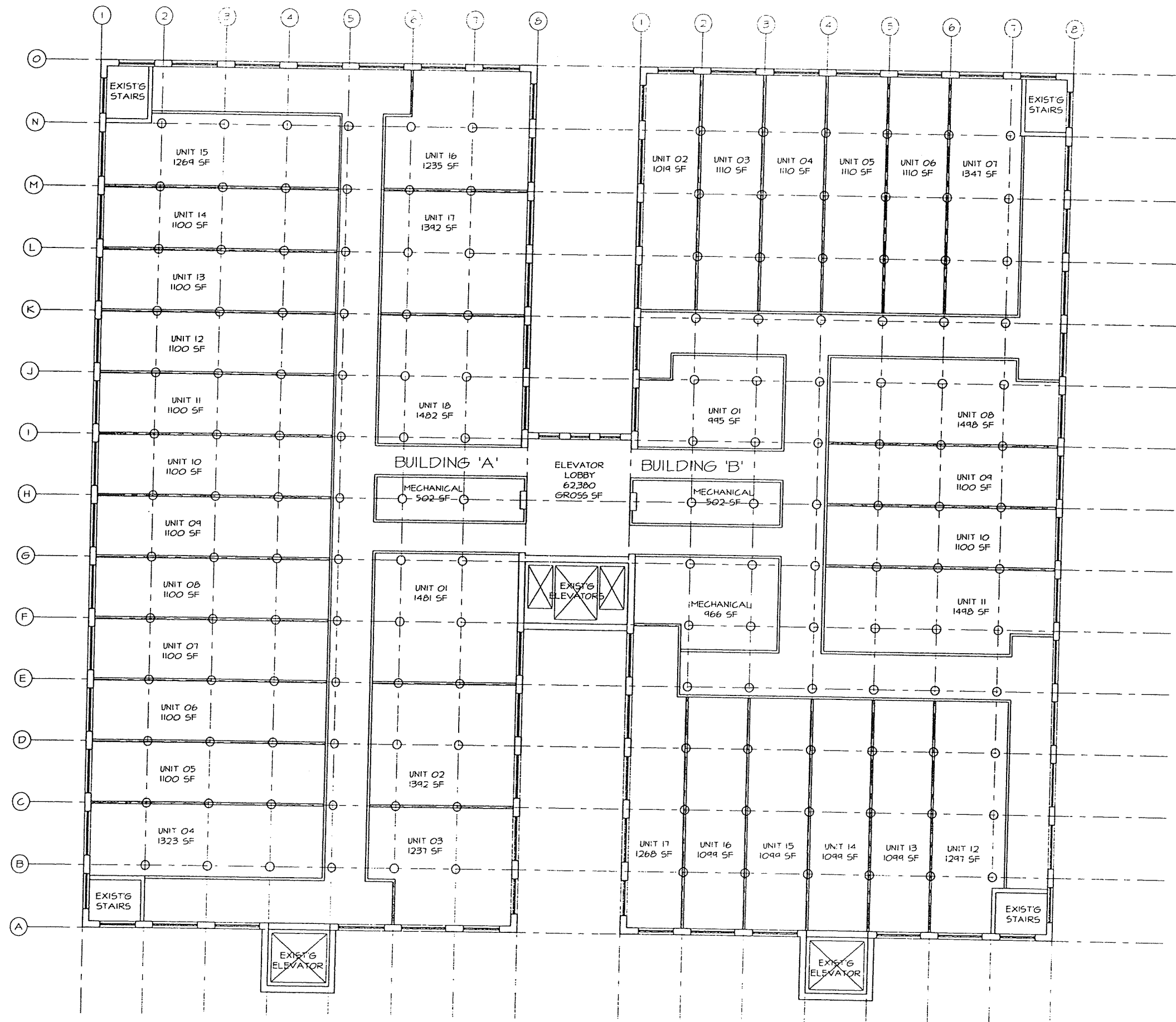
FIRST
FLOOR
SCHEME
#1

1965 WEST PERSHING PLACE
IMPERIAL REALTY COMPANY

FITZGERALD ASSOCIATES ARCHITECTS

03115

10/31/03



1965 WEST PERSHING PLACE
IMPERIAL REALTY COMPANY

FITZGERALD ASSOCIATES ARCHITECTS

10/31/03

03115

2ND-6TH
FLOOR
SCHEME
#1

SCHEME 02
1965 West Pershing Place

10/31/2003

Existing Zoning Scheme, M1-1

Imperial Realty Company

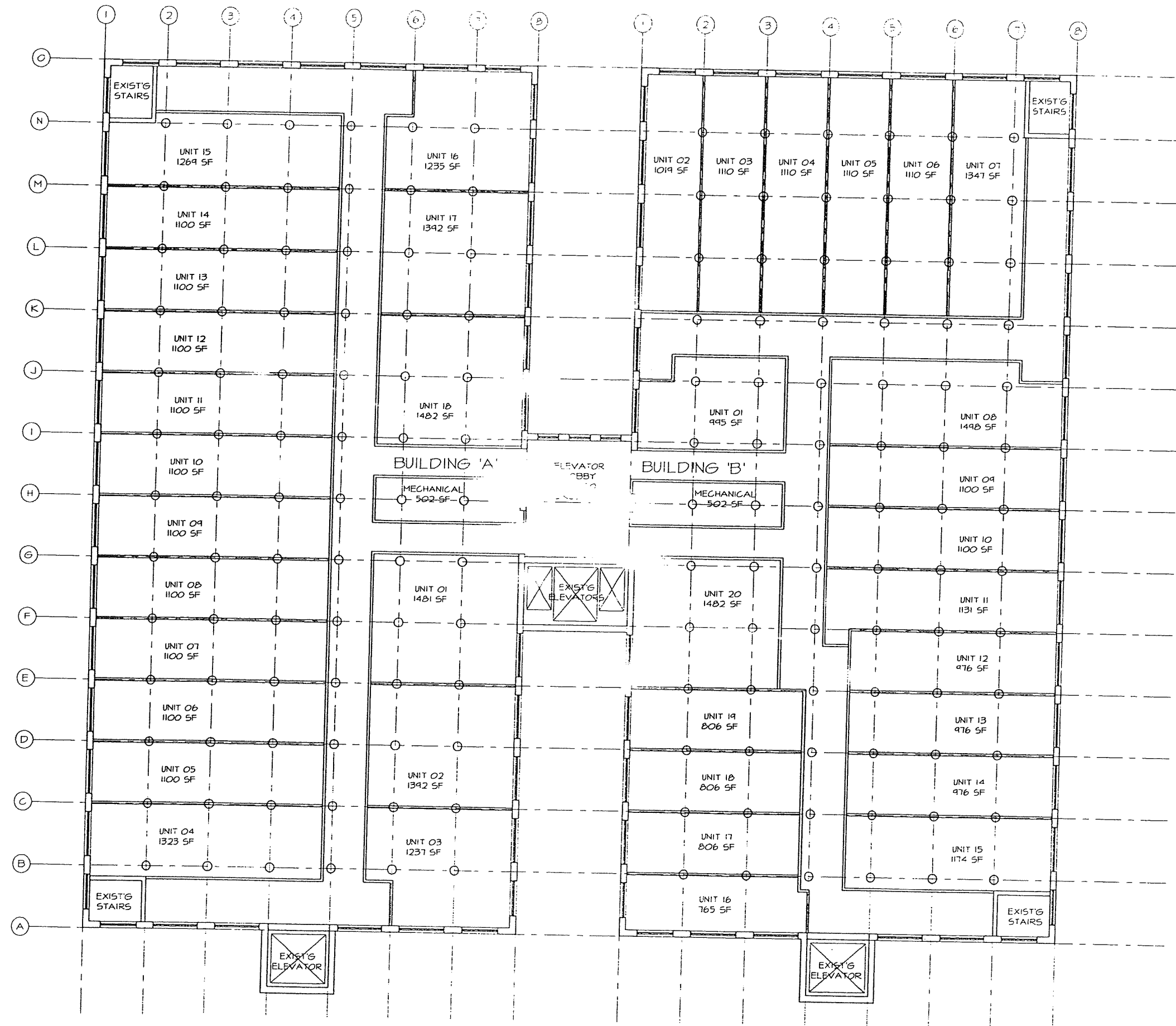
PROJECT #03115

ZONING INFORMATION

LOT DIMENSIONS
LOT AREA
PROPOSED ZONING F.A.R.
EXISTING ZONING M1-1
M.L.A. EXISTING ZONING
MAXIMUM UNITS #DIV/0!
PROPOSED UNITS
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MAXIMUM BUILDING AREA
ACTUAL BUILDING AREA
LOADING BERTHS REQUIRED
HEIGHT LIMITATIONS
YARDS REQ'D/PROV
COMMERCIAL SPACE

FLOOR	F.A.R.	SALEABLE AREA	GROSS AREA	UNITS	Flr Heights (flr to flr)	Parking	Efficiency
BLDG USE	2,514	-	2,514				
GARAGE	-	-	59,866				
TOTAL FIRST	2,514	-	62,380			72	
2ND - 6TH FLOOR	62,380	43,208	62,380	38			
x 5 FLOORS	5	5	5	5			
TOTAL RESIDENTIAL FLOORS	311,900	216,040	311,900	190	-		
PROJECT TOTALS	314,414	216,040	374,280	190		72	

Avg Unit Size=1,137 SF 69%



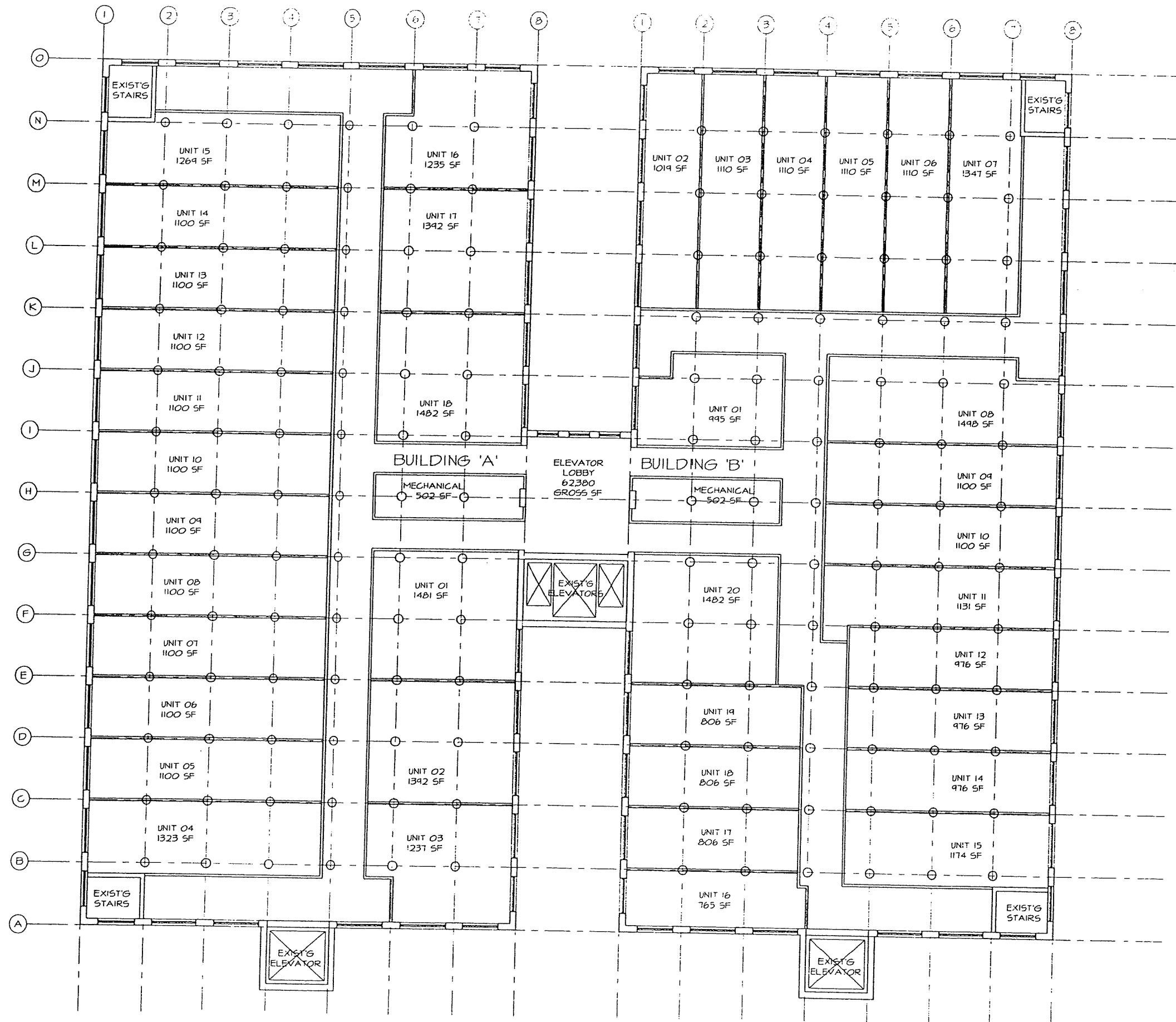
2ND-6TH
FLOOR
SCHEME
#2

1965 WEST PERSHING PLACE
IMPERIAL REALTY COMPANY

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1965 WEST PERSHING PLACE
IMPERIAL REALTY COMPANY

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SCHEME 03
1965 West Pershing Place

10/31/2003

Existing Zoning Scheme, M1-1

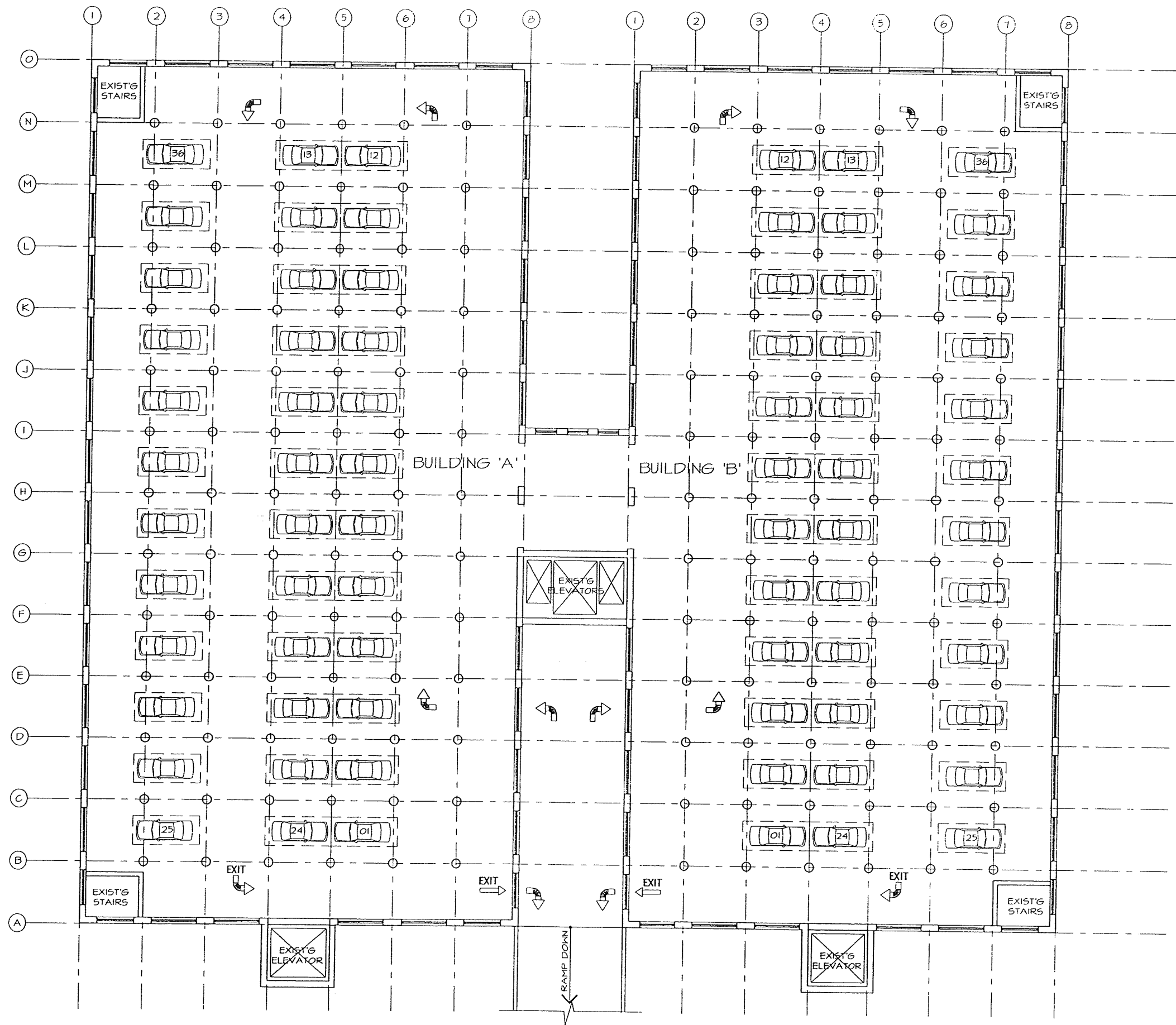
Imperial Realty Company

PROJECT #03115

ZONING INFORMATION

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M.L.A. EXISTING ZONING
MAXIMUM UNITS #DIV/0!
PROPOSED UNITS
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LOADING BERTHS REQUIRED
HEIGHT LIMITATIONS
YARDS REQ'D/PROV
COMMERCIAL SPACE

FLOOR	F.A.R.	SALEABLE AREA	GROSS AREA	UNITS	Flr Heights (flr to flr)	Parking	Efficiency
BLDG USE	2,514	-	2,514				
GARAGE	-	-	59,866				
TOTAL FIRST	2,514	-	62,380			92	
2ND - 6TH FLOOR	62,380	43,768	62,380	40			
x 5 FLOORS	5	5	5	5			Avg Unit Size=1,094 SF
TOTAL RESIDENTIAL FLOORS	311,900	218,840	311,900	200	-		70%
PROJECT TOTALS	314,414	218,840	374,280	200		92	



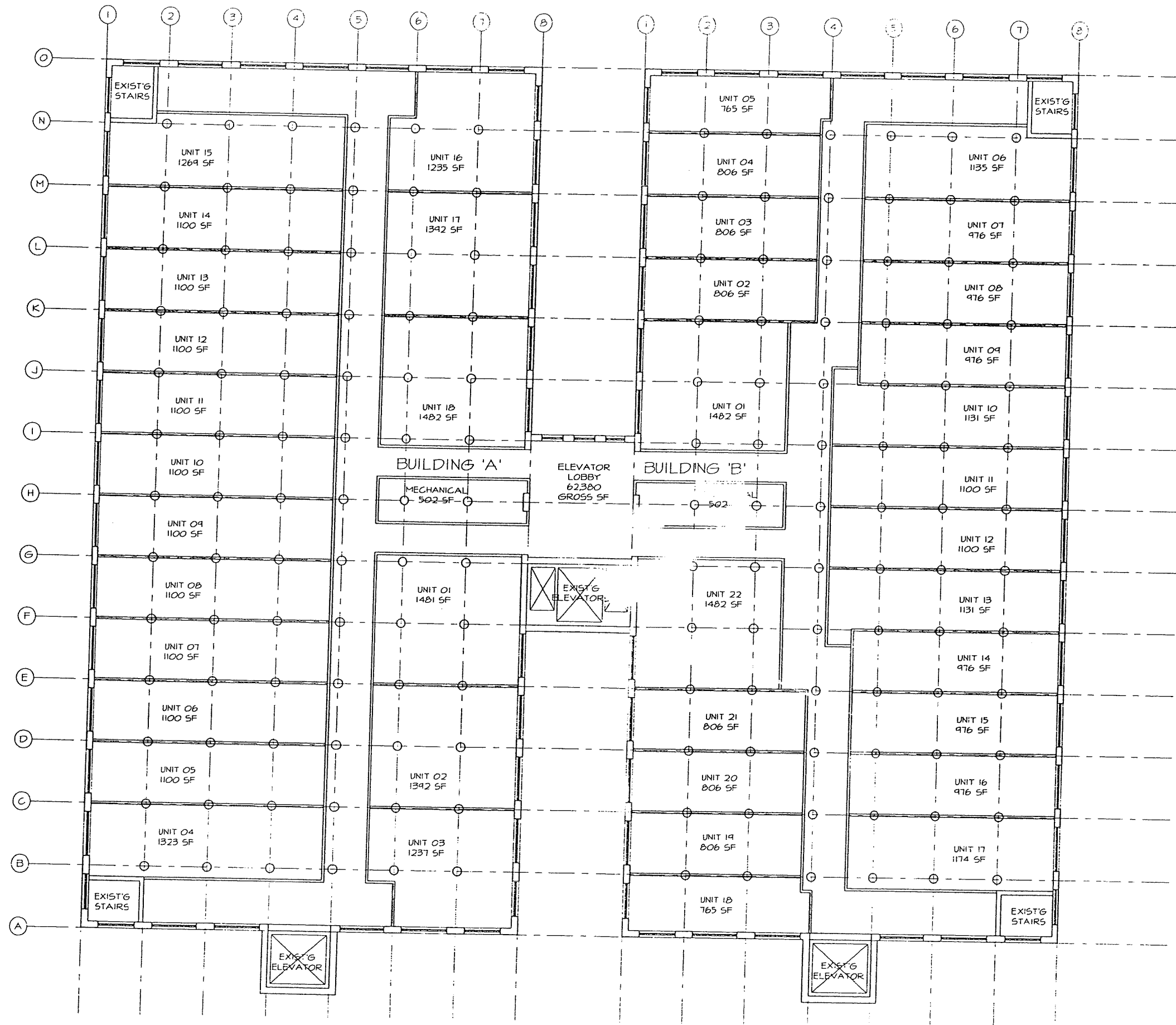
FIRST
FLOOR
SCHEME
#2

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1965 WEST PERSHING PLACE
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2ND-6TH
FLOOR
SCHEME
#3