

LOCATION MAP



PROJECT SITE



NEIGHBORING CONTEXT



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PROJECT DESCRIPTION:

The site is currently zoned PD as part of the Metrotech Neighborhood (2002). Originally intended for mixed use and sharing 83 units with the adjoining lot six, this proposal is part of a two part request for Amended General Development plan for up to 215 units on both sites, and a Specific Implementation Plan for the proposed 5-story, 115-unit mixed-use project located on the corner of Milwaukee Street and North Sprecher Road. Senior citizens living independently are the target demographic, with a mix of one- and two-bedroom units. Retail and amenity space located at the base of the building activate the street and bring guests to the site.

**BUILDING TYPICAL FLOOR TOTALS**

**PARKING**

TOTAL ENCLOSED PARKING: 65 SPACES

TOTAL SURFACE PARKING: 64 SPACES

**129 TOTAL SPACES**

**UNITS**

UNITS PER FLOOR: 24 / FLOOR (4 FLOORS)

UNITS AT LEVEL ONE: 19

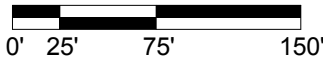
TOTAL UNITS: **115 TOTAL UNITS**

**BUILDING AREA**

GROSS SF PER FLOOR: 22,260 SF

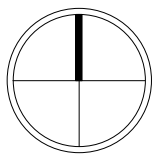
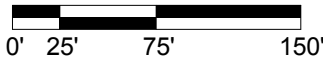
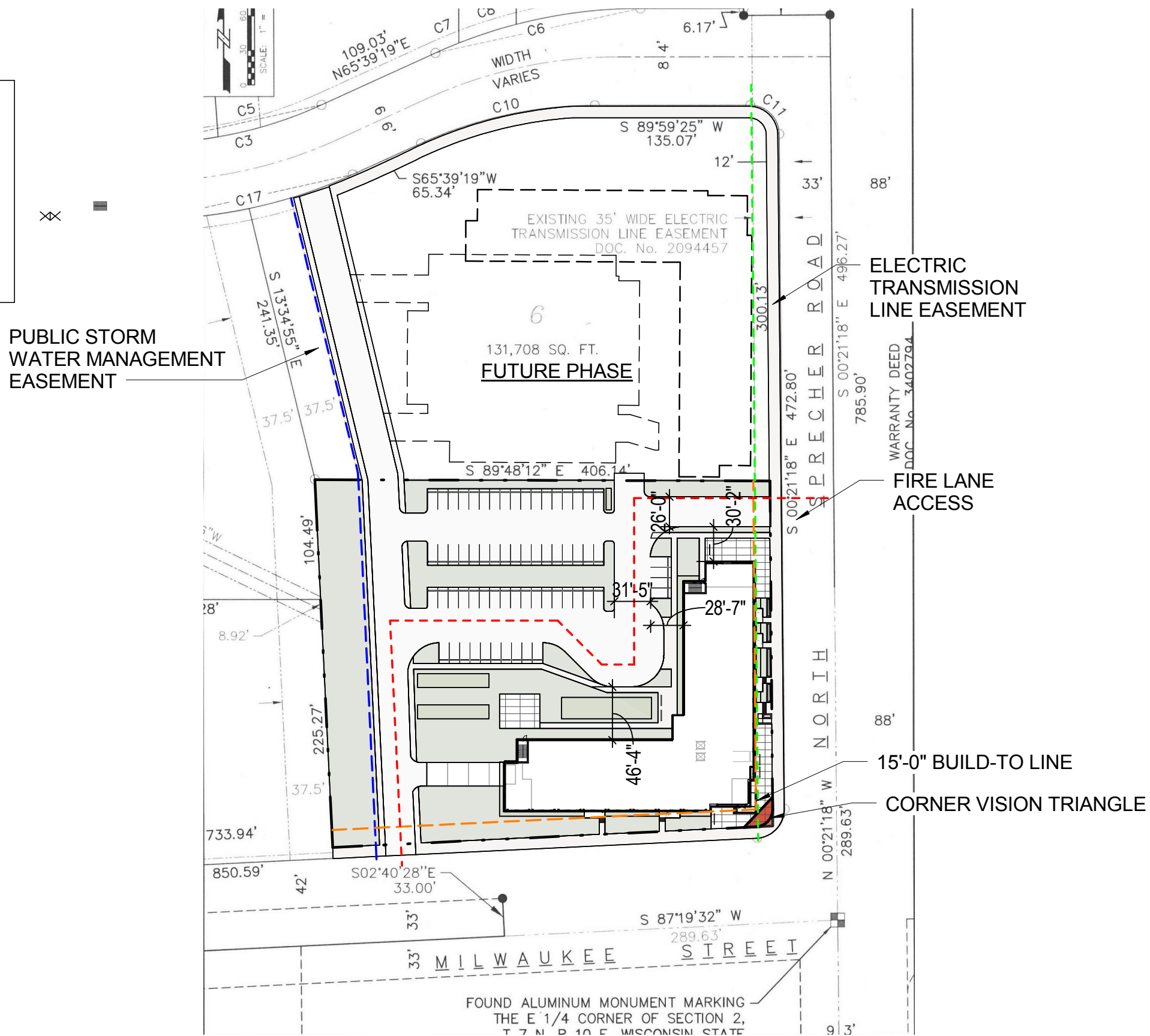
**UNIT MIX**

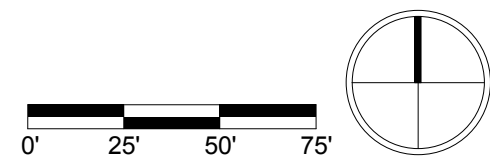
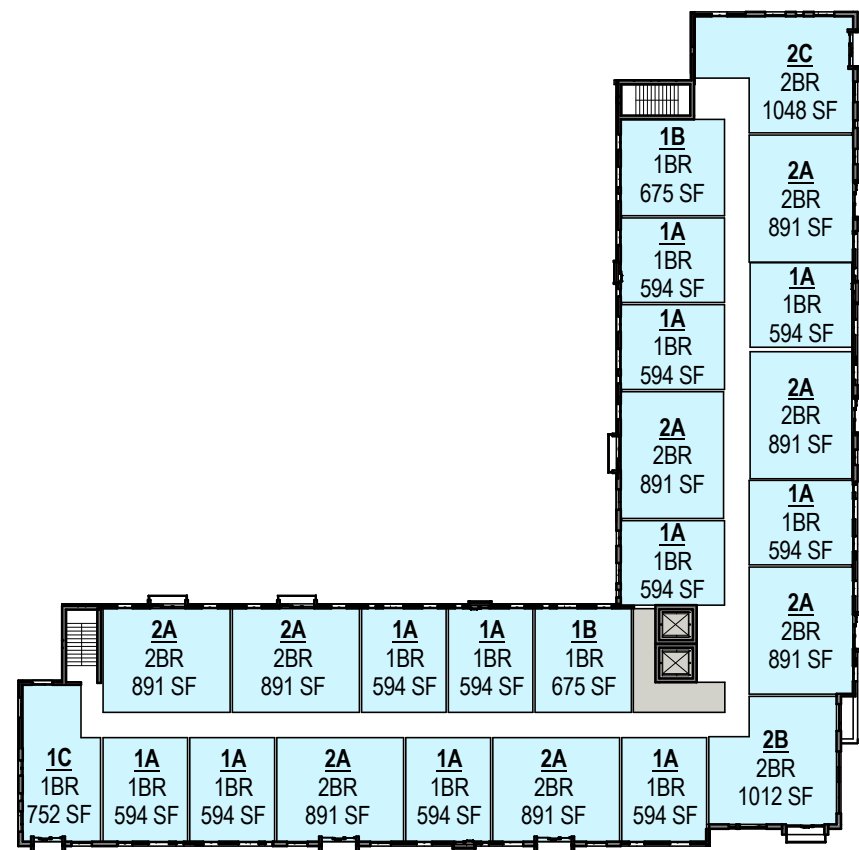
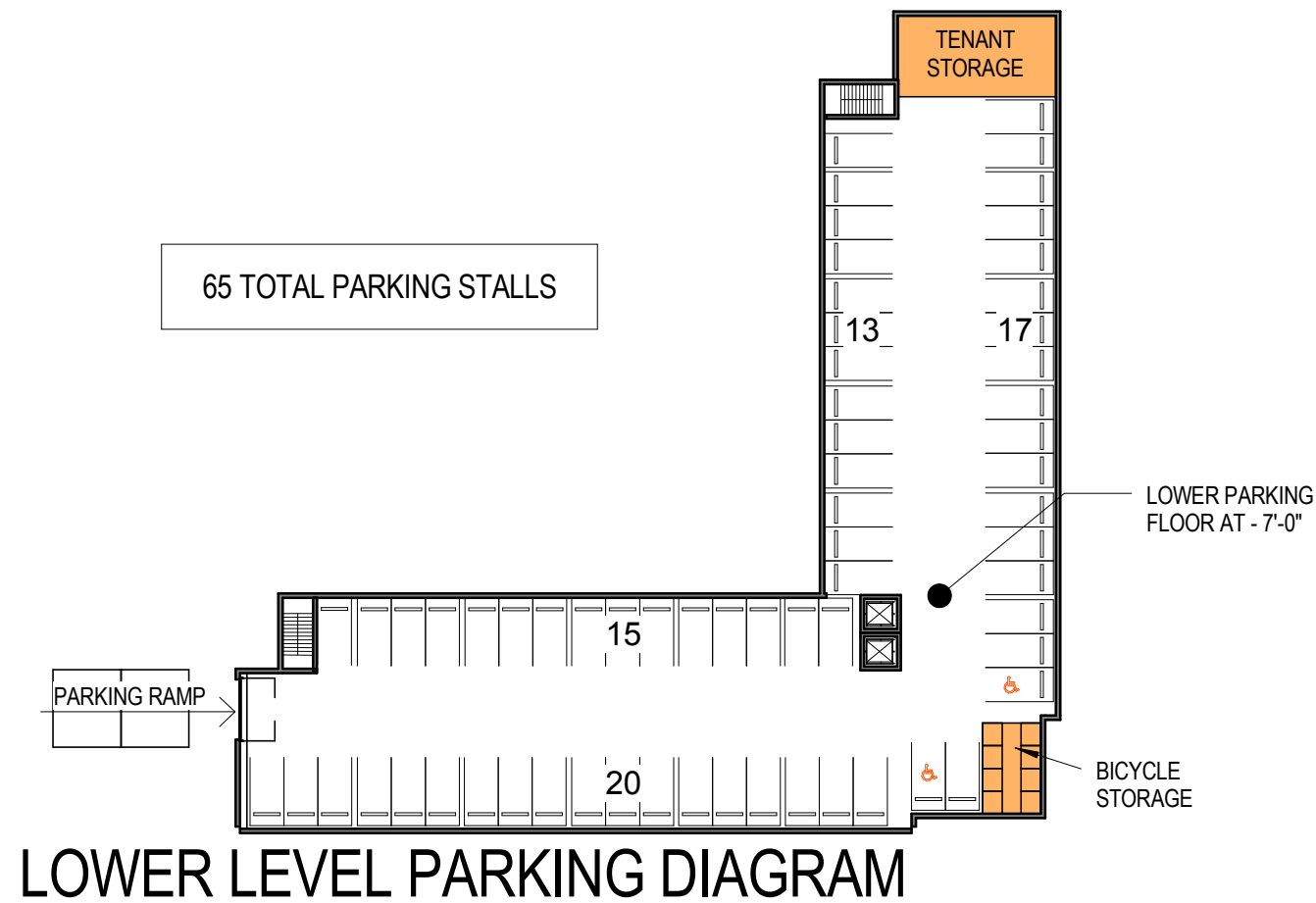
TYPE	AREA	BEDROOMS	BATHROOMS	QUANTITY
1A	594 SF	1	1	54
1B	675 SF	1	1	9
1C	752 SF	1	1	5
2A	891 SF	2	2	39
2B	1012 SF	2	2	4
2C	1048 SF	2	2	4
TOTAL 1BR UNITS				68
TOTAL 2BR UNITS				47
TOTAL UNITS IN BUILDING				115

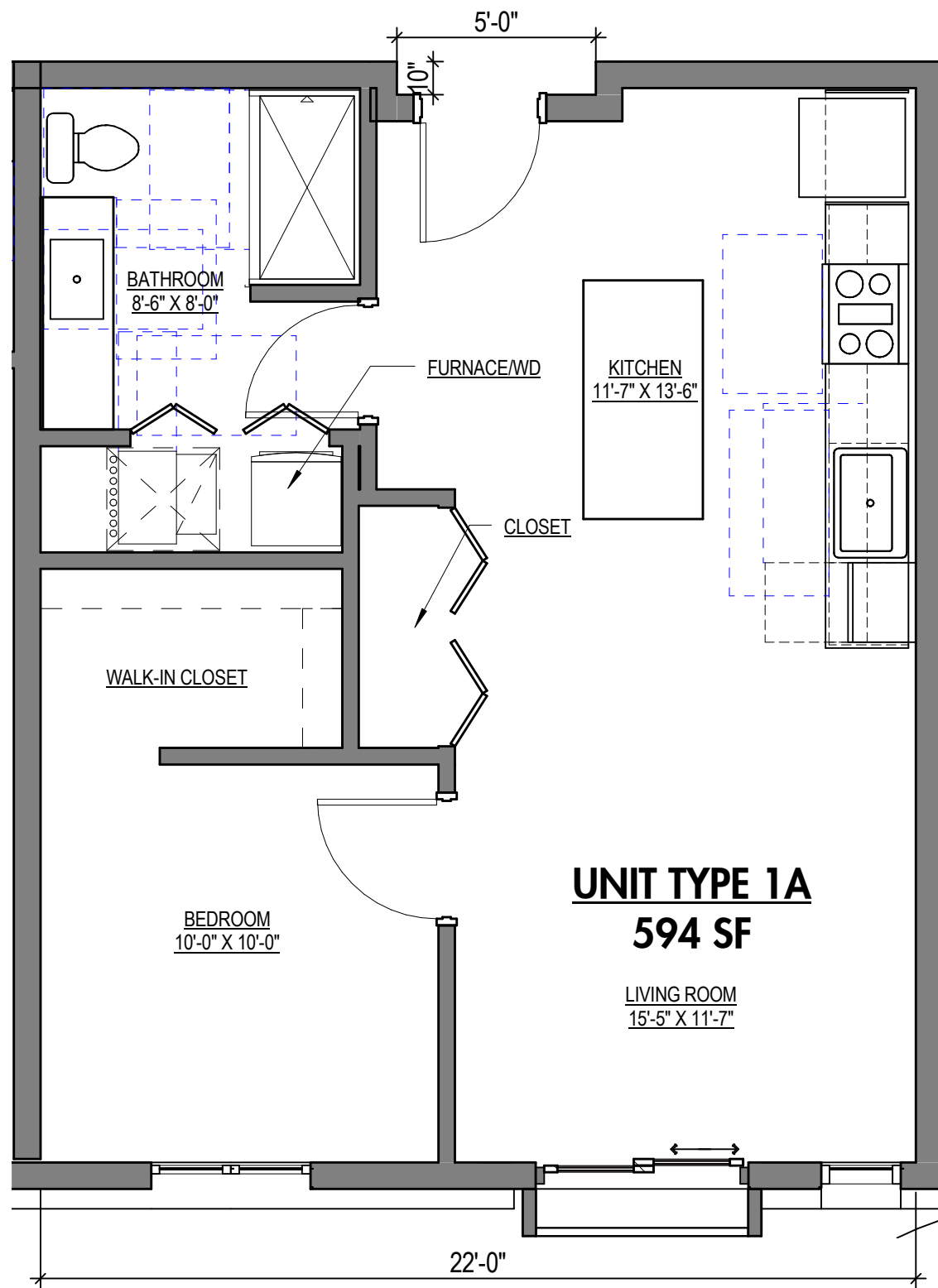




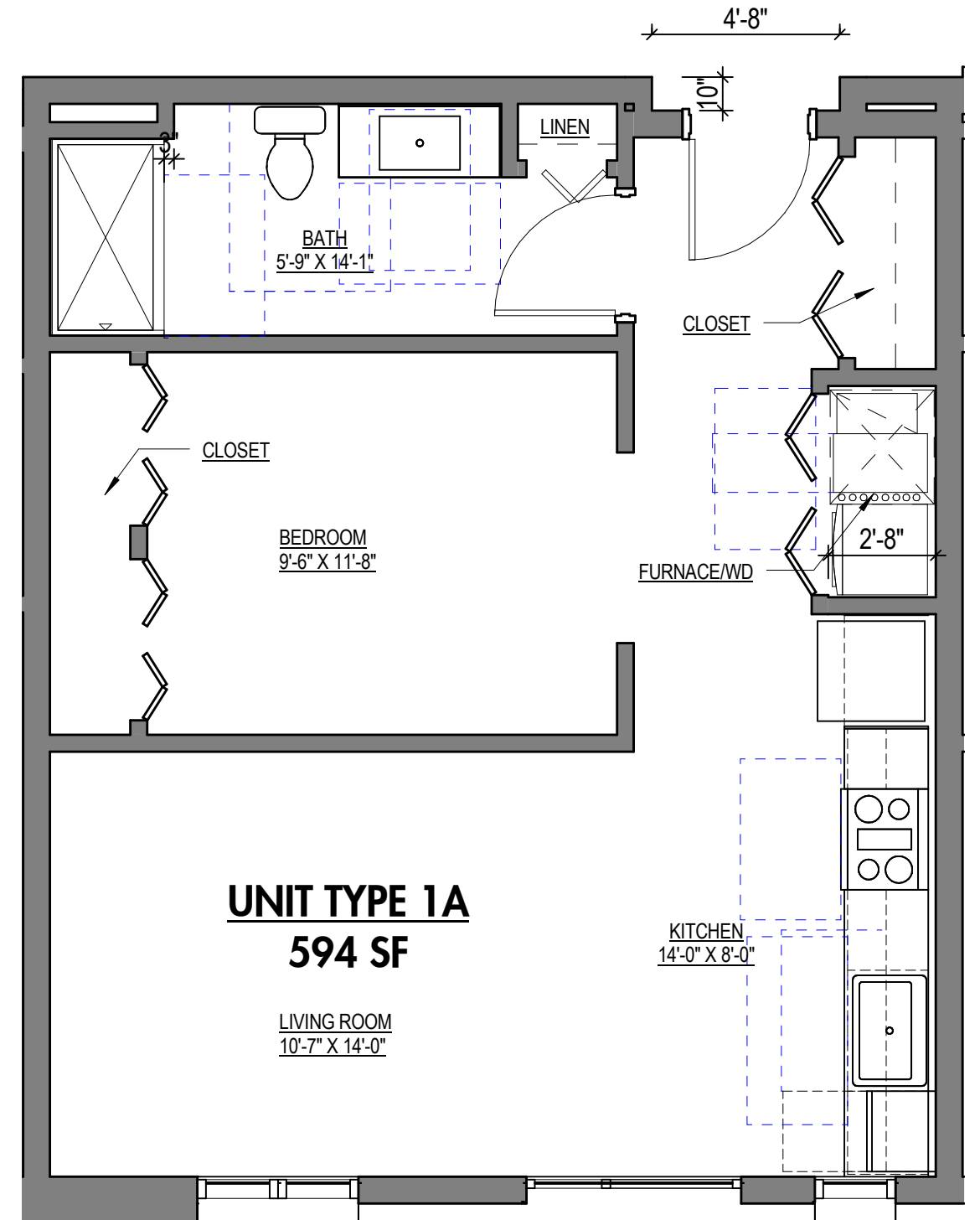
- ACCESS TO 25% OF BUILDING PERIMETER, MAX. 30'-0" FROM DRIVE LANE
- 26'-0" MIN. WIDTH OF DRIVE LANE
- 28'-0" MIN. TURNING RADIUS AT INSIDE CORNER
- 150'-0" MAX. DEAD END WITHOUT TURN AROUND



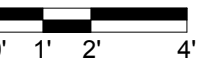


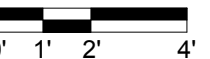
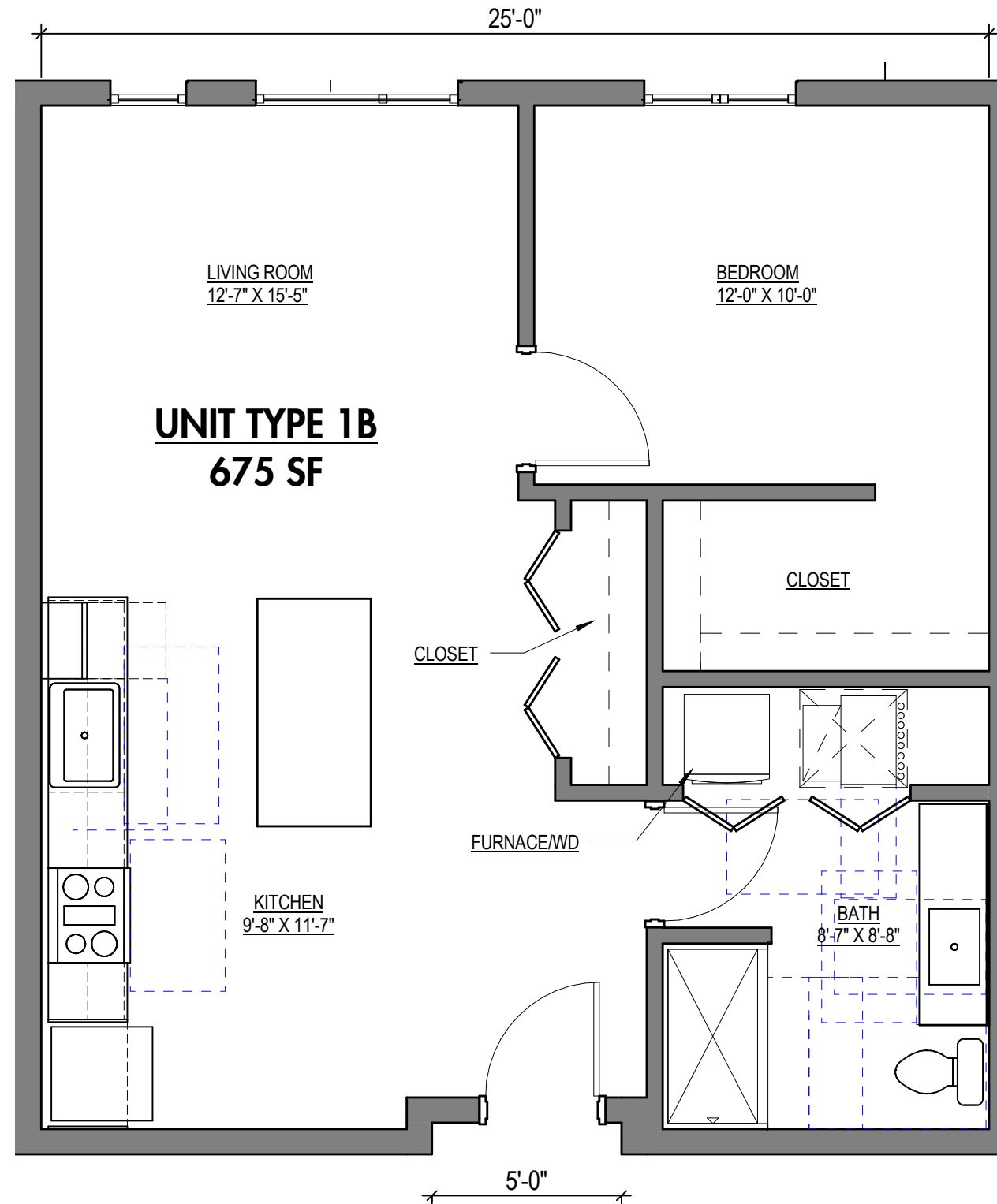


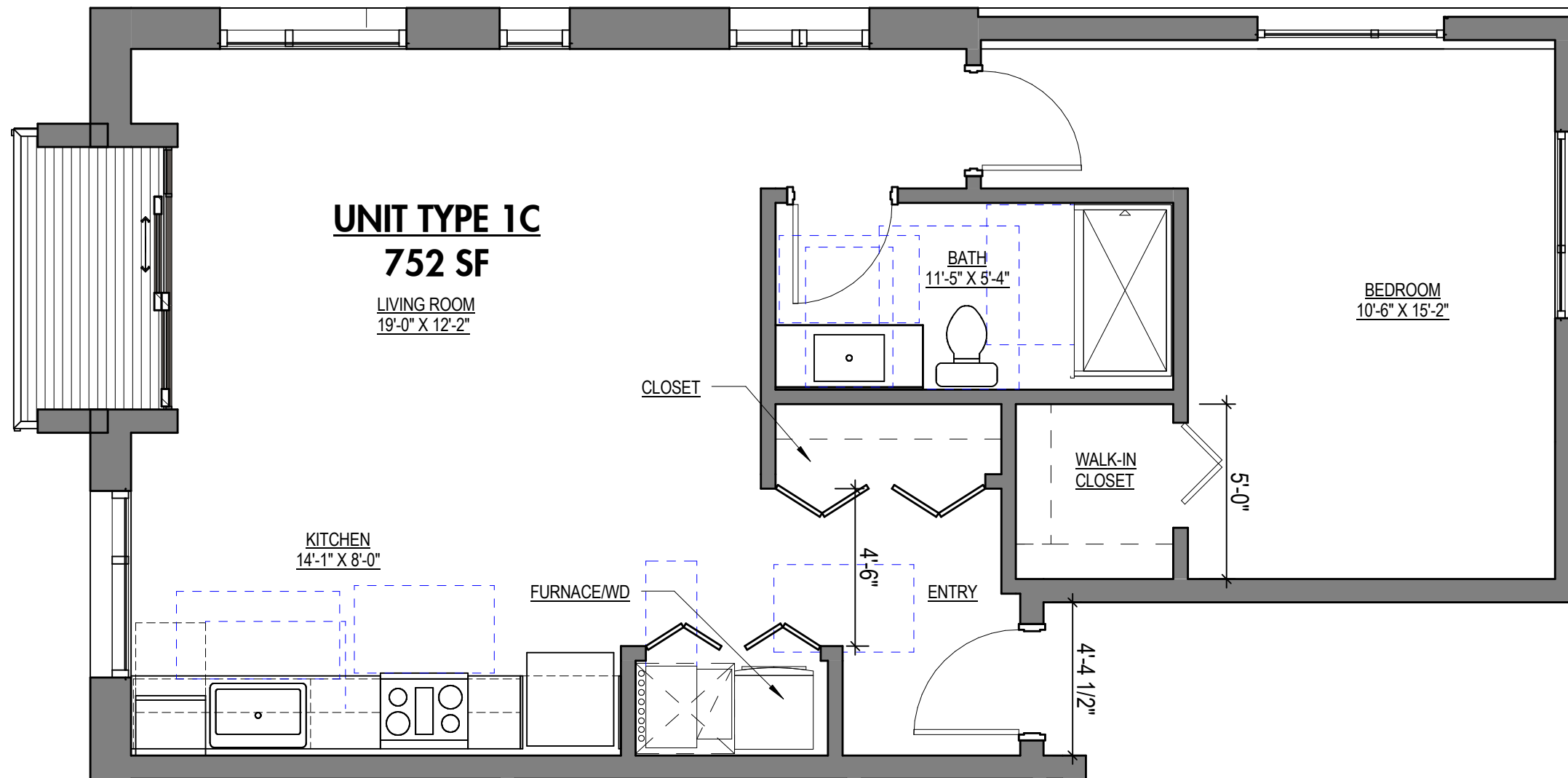
UNIT 1A - OPT 1



UNIT 1A - OPT 2







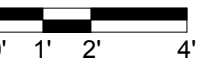
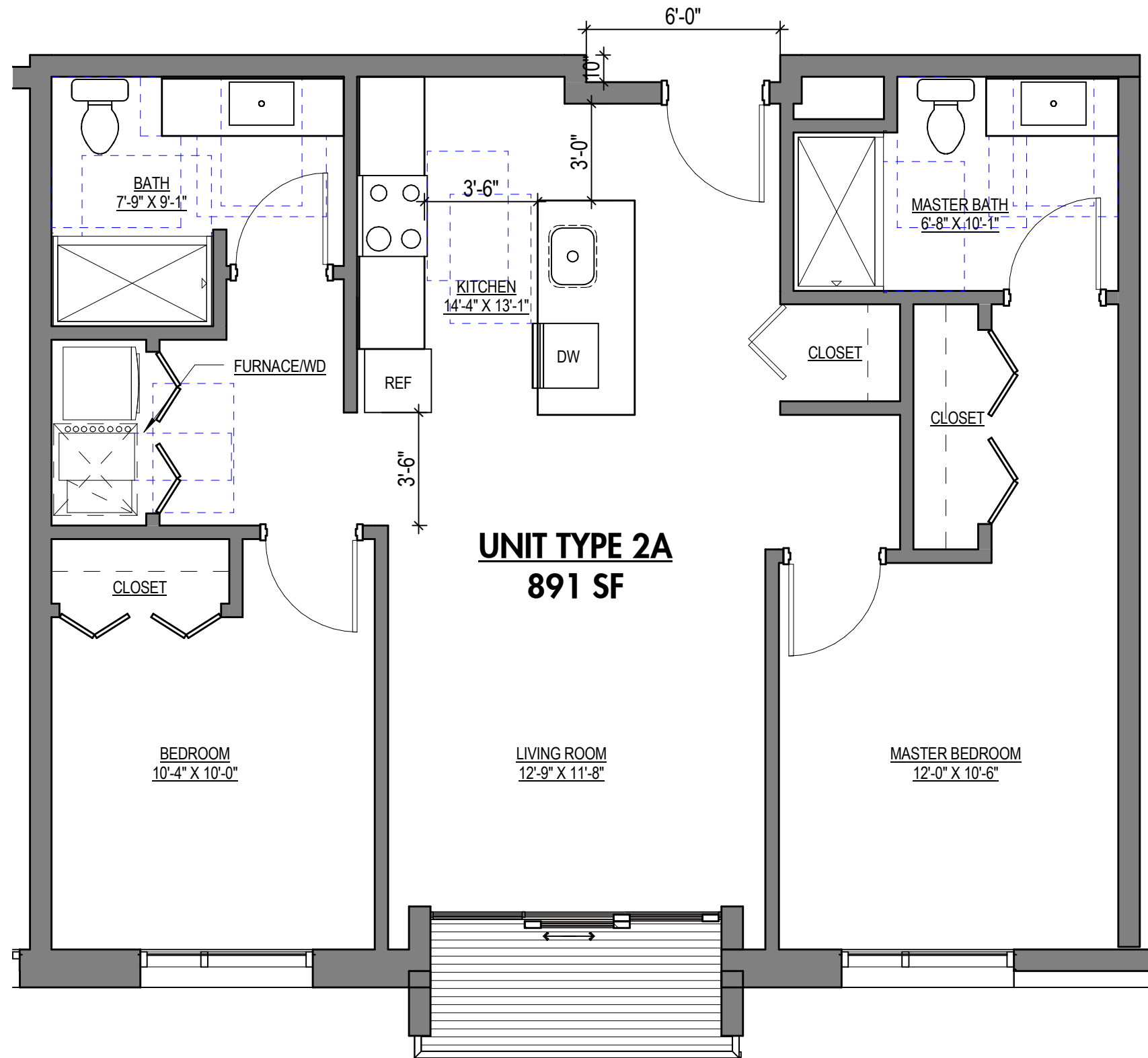
**6502 MILWAUKEE STREET**

UNIT TYPE 1C  
 Scale: 1/4" = 1'-0"

04/27/16

EA Project No. 162564.00

**ROYAL CAPITAL**  
 Group LLC



**6502 MILWAUKEE STREET**

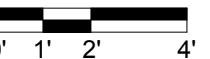
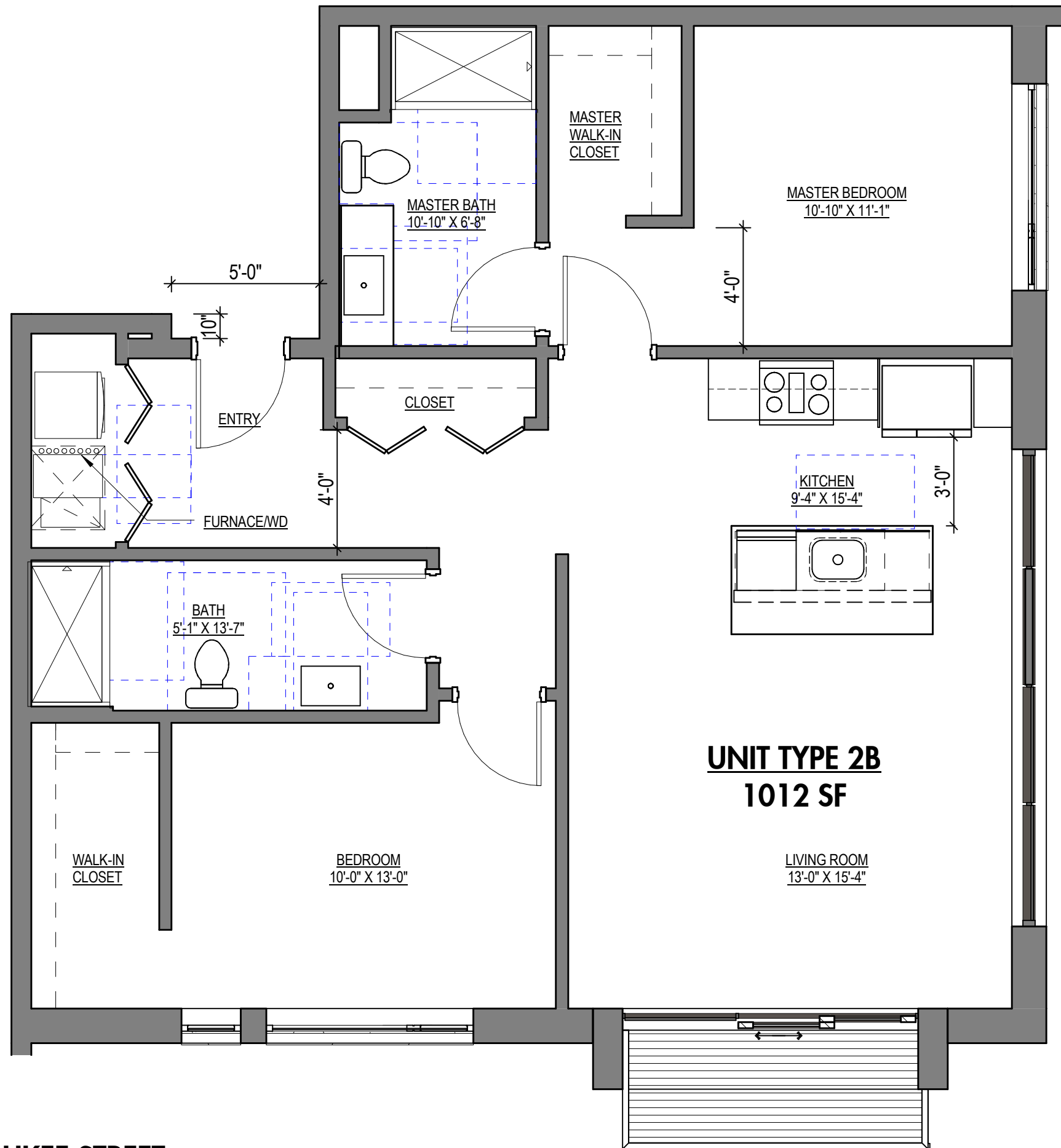
**UNIT TYPE 2A**  
Scale: 1/4" = 1'-0"

04/27/16

EA Project No. 162564.00

**ROYAL CAPITAL**  
Group LLC





**6502 MILWAUKEE STREET**

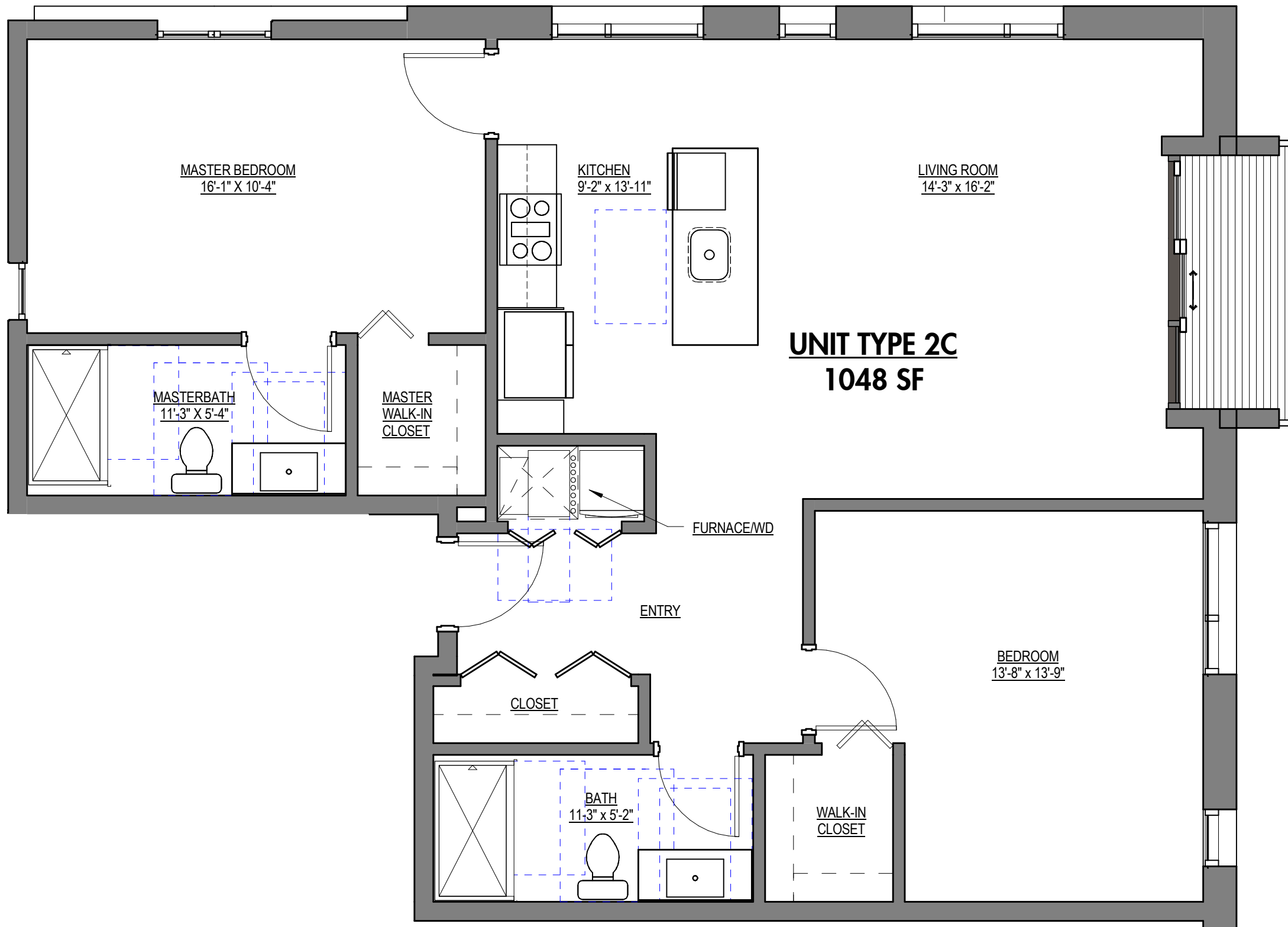
**UNIT TYPE 2B**

Scale: 1/4" = 1'-0"

04/27/16

EA Project No. 162564.00

**ROYAL CAPITAL**  
Group LLC











NICHIHA WOOD SERIES, ROUGHSAWN TOBACCO  
ON ULTIMATE CLIP W/JOINT TAB ATTACHMENT

VINYL WINDOW ASSEMBLY  
2'-0" SILL HEIGHT, TYP.

PREFINISHED ALUMINUM COPING

FLAT PANEL CEMENT BOARD ON  
3/8" FURRING STRIPS WITH  
EXTRUDED ALUMINUM REVEAL  
JOINTS FINISHED TO MATCH  
CEMENT BOARD COLOR, COLOR 1



ALUMINUM FRAMED STOREFRONT  
GLAZING WITH SPANDREL PANELS  
TO MATCH CEMENT BOARD

UTILITY BRICK

FLAT PANEL CEMENT BOARD ON 3/8"  
FURRING STRIPS WITH EXTRUDED  
ALUMINUM REVEAL JOINTS FINISHED TO  
MATCH CEMENT BOARD COLOR, COLOR 2

