The Merion Legacy

Plan Commission Submission Update
April 10, 2020
The Merion Legacy - 1621-31 Chicago Ave.
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Typical Tower Plan - Tier 2 (10th-15th Floor)

SCALE: 1'/16" = 1'-0"

The Merion Legacy - 1621-31 Chicago Ave.
Penthouse Floor (16th Floor)

SCALE: 1/16" = 1'-0"

Project Data

Total Units: 215
Avg Unit Size: 885sf
Total Stories: 17
- 1 Sky Amenity Level
- 15 Residential Stories
- 1 Ground Level
Total Building Height: 185'-0"
Typical Floor Eff.: 85.28%
Total Building Eff.: 76.9%
Total Cars: 85
Parking Ratio: .40/DU
Parking Eff.: 466sf/Car
Amenity Ratio: 25.0sf/DU

The Merion Legacy - 1621-31 Chicago Ave.
Sky Amenity (17th Floor)

Project Data
Total Units: 215
Avg Unit Size: 885sf
Total Stories: 17
- 1 Sky Amenity Level
- 15 Residential Stories
- 1 Ground Level
Total Building Height: 185'-0"
Typical Floor Eff.: 85.28%
Total Building Eff.: 76.9%
Total Cars: 85
Parking Ratio: .40/DU
Parking Eff.: 466sf/Car
Amenity Ratio: 25.0sf/DU

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Chicago Avenue Elevation
SCALE: 1” = 40’
The Merion Legacy - 1621-31 Chicago Ave.

North Elevation - 1621-31 Chicago Ave.

SCALE: 1" = 30'

Ground Level +0'-0"
Second Floor +16'-0"
Third Floor +28'-0"
Fourth Floor +37'-6"
Fifth Floor +47'-0"
Sixth Floor +56'-6"
Seventh Floor +66'-0"
Eighth Floor +75'-6"
Ninth Floor +86'-0"
Tenth Floor +95'-6"
Eleventh Floor +105'-0"
Twelfth Floor +114'-6"
Thirteenth Floor +125'-0"
Fourteenth Floor +134'-6"
Fifteenth Floor +144'-0"
Sixteenth Floor +154'-6"
Seventeenth Floor +168'-6"
T/Roof +185'-0"

01 - Brick Color A
02 - Cast Stone
03 - Cast-In-Place Concrete Color A
04 - Cast-In-Place Concrete Color B
05 - Aluminum Window
06 - Prefinished Metal Panel
07 - Prefinished Metal Railing
08 - Aluminum Louver
09 - Concrete Block
10 - Colored Concrete Block

Line of Adjacent Building
The Merion Legacy - 1621-31 Chicago Ave.
## 1621-31 Chicago Data

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<th>Sub-Grade</th>
<th>Floor</th>
<th># Floors</th>
<th>Height (ft)</th>
<th>Height (m)</th>
<th>Studio (581-621sf)</th>
<th>1 Bed (727-844sf)</th>
<th>2 Bed (1062-1348sf)</th>
<th>3 Bed (1683-2125sf)</th>
<th>Total Units</th>
<th>Retail</th>
<th>Resi SF</th>
<th>Common SF</th>
<th>Amenity SF</th>
<th>Parking/Load SF</th>
<th>Vertical Service</th>
<th>Mech SF</th>
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### Project Data
- **The Merion Legacy - 1621-31 Chicago Ave.**
- **Site Area:** 21,644 SF
- **Total FAR Allowed:** 120,864 SF
- **Proposed FAR Ratio:** 10.382
- **FAR Overage:** 94,853 SF
- **Avg Unit Size:** 885 SF/UNIT
- **Parking Ratio:** 0.40/DU
- **Parking Eff.:** 466/SPACE
- **Typ. Floor Eff. - Tier 1:** 85.28%
- **Typ. Floor Eff. - Tier 2:** 84.38%
- **Total Eff.:** 76.90%
- **Amenity/Unit:** 25.00 SF

**4/10/20**