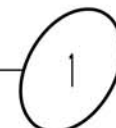




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BUILDING RENDERING FROM SOUTHEAST



proj.# -
proj. NEW CONSTRUCTION
4600 NORTH MAGNOLIA AVE
CHICAGO, IL
description 10/25/17; ISSUED FOR NEIGHBORHOOD MTG



4600 N MAGNOLIA

ZONING DATA

ADDRESS:	4600 N MAGNOLIA	
LOT SIZE:	54.7' x 152.55' (IRREGULAR - SEE SITE PLAN AND PLAT OF SURVEY)	
LOT AREA:	8,027 SQ. FT.	
	<u>CURRENT ZONING</u>	<u>PROPOSED (TYPE 1 AMMENDMENT TO WAIVE PAIRKING)</u>
ZONING DISTRICT:	B3-3	B2-3 TOD
F.A.R.:	3.0	3.5
MINIMUM LOT AREA	400 SF / RESIDENTIAL UNIT	300 SF / RESIDENTIAL UNIT
MAXIMUM BUILDABLE AREA:	24,081 SQ. FT.	28,053 SQ. FT.
MAXIMUM NUMBER OF UNITS:	20 UNITS	28 UNITS
MAXIMUM BUILDING HEIGHT:	65'-0"	70'-0"
SETBACKS:		
FRONT YARD	30'-0" @ MAGNOLIA STREET	30'-0" @ GRADE; 20'-0" TO OPEN FRONT PORCHES
REAR YARD	0' @ GRADE, 30' 2ND+ FLOORS	12' (ZBA)
SIDE YARDS	0'-0" (SOUTH); 5'-1 1/4" (NORTH)	1'-0" (SOUTH); 5'-1 1/4" (NORTH)
MINIMUM PARKING:	(1) SPACE / UNIT	0
REAR YARD OPEN SPACE:	-	-
LOADING BERTH:	-	-
COMMERCIAL SPACE:	N/A	N/A

F.A.R. SQUARE FOOTAGE BREAKDOWN

SECOND - FIFTH FLOOR	20,464 sq. ft. (5,116 x 4 FLOORS)
FIRST FLOOR	5,116 sq. ft.
BASEMENT	(N/A - 5,116 sq. ft. GROSS)
TOTAL	25,580 sq. ft. (30,696 sq. ft. GROSS)

RESIDENTIAL UNIT BREAKDOWN

(20) TWO BEDROOM UNITS
(4) ONE BEDROOM GARDEN UNITS
(4) STUDIOS
TOTAL: (28) RESIDENTIAL UNITS

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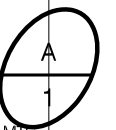
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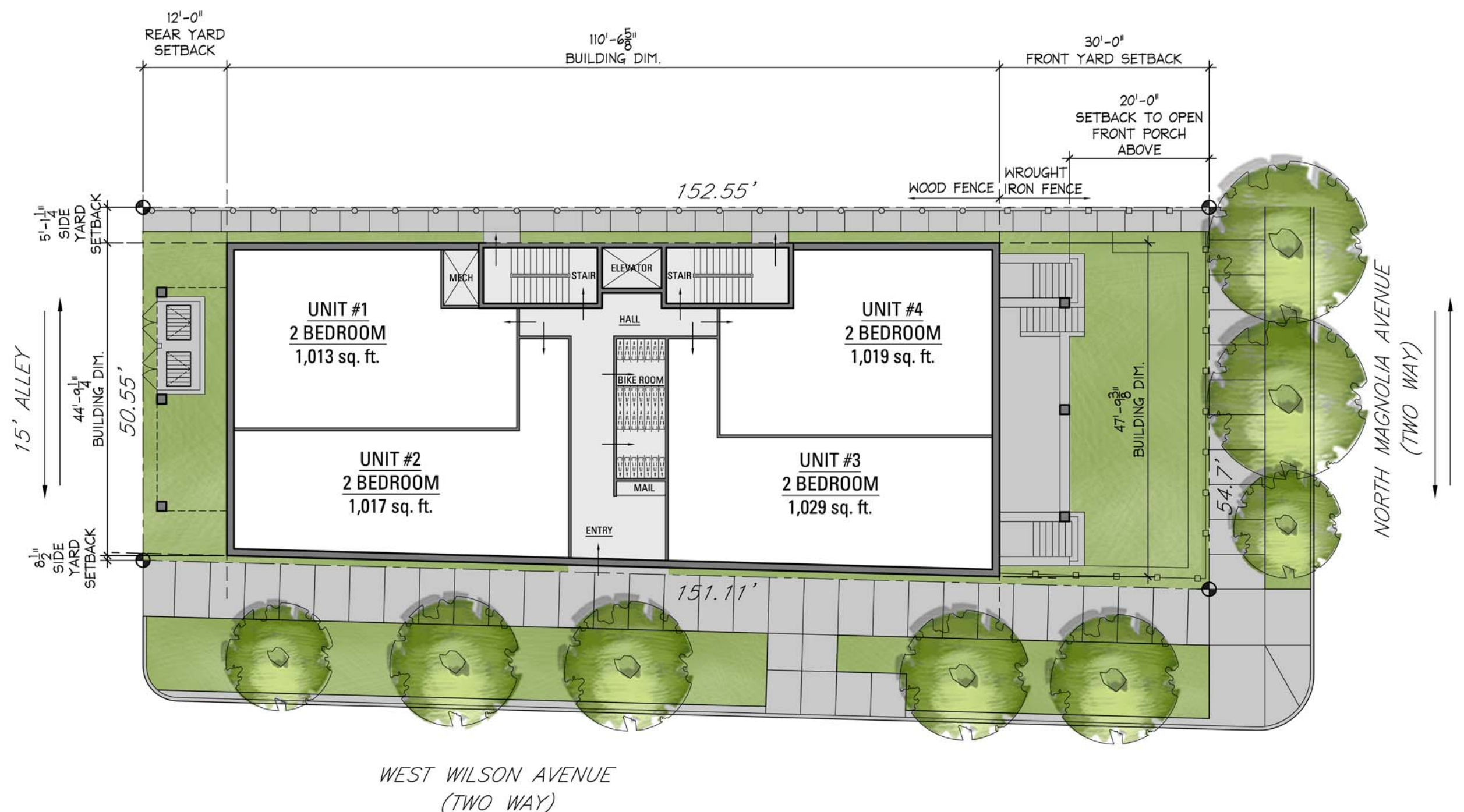
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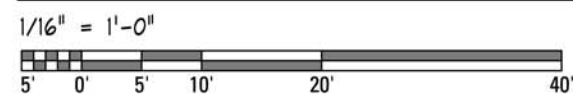
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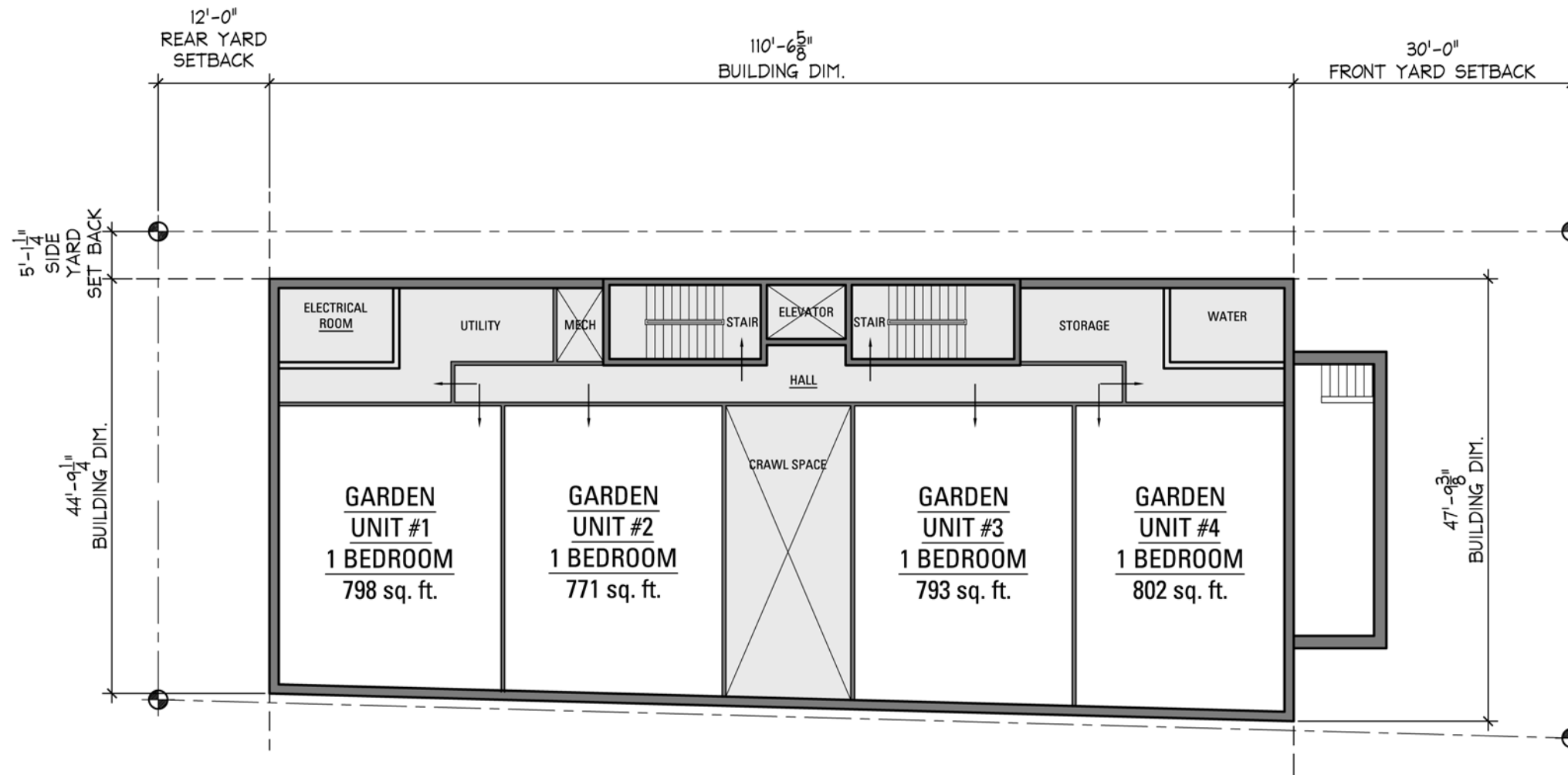


FIRST FLOOR
 4 RESIDENTIAL UNITS
 5,116 SQ. FT.



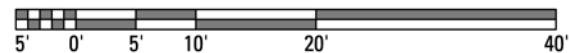
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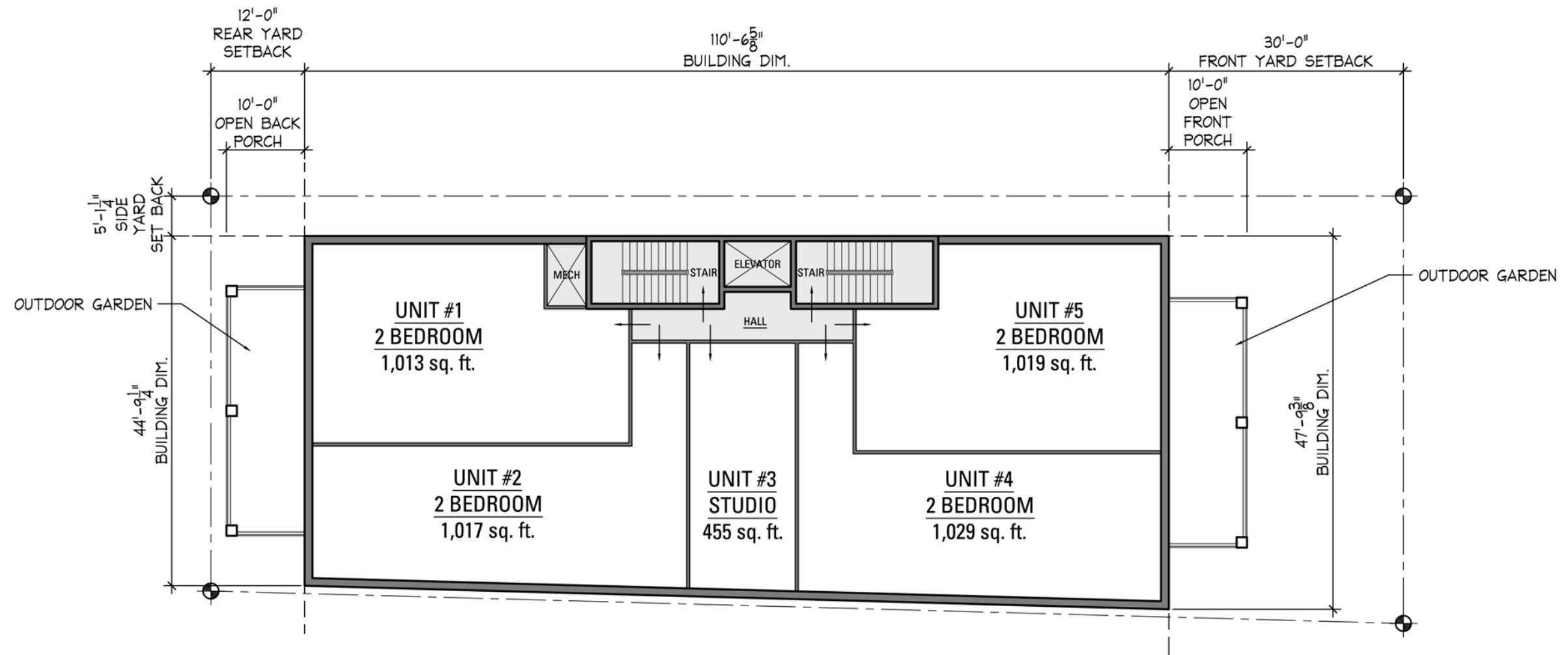
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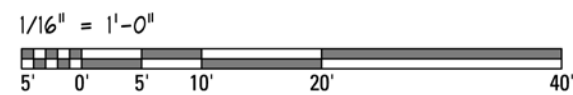
BASEMENT
4 RESIDENTIAL UNITS
0 SQ. FT. (5,116 SQ. FT. GROSS)

1/16" = 1'-0"

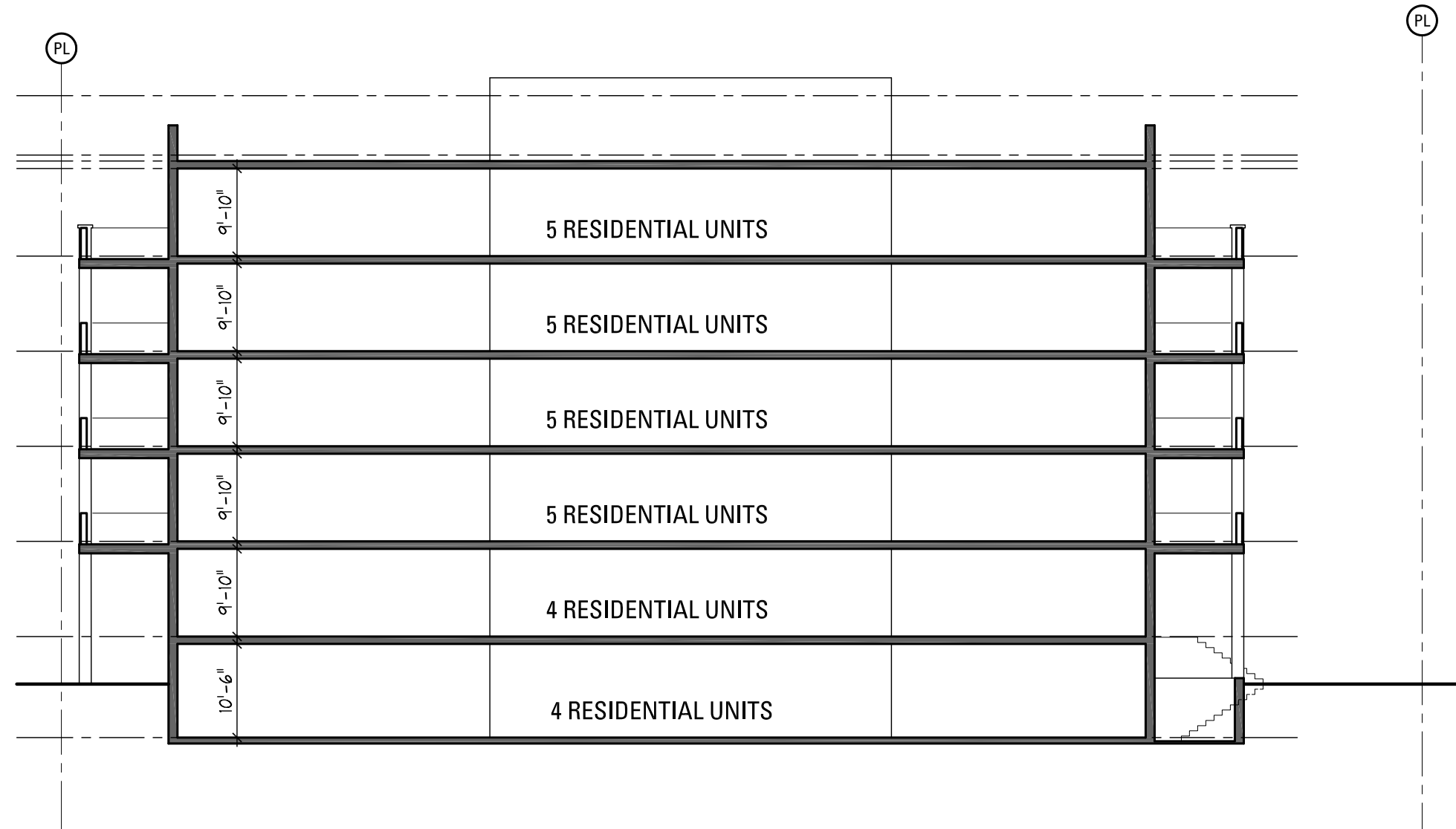




TYPICAL FLOORS 2-5
 5 RESIDENTIAL UNITS
 5,116 SQ. FT.

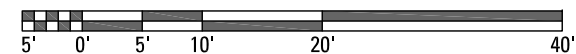


- + 66' - 0" STAIR HEIGHT
- + 58' - 8" ROOF HEIGHT
- + 57' - 10" BUILDING HEIGHT
- + 48' - 0" FIFTH FLOOR HEIGHT
- + 37' - 4" FOURTH FLOOR HEIGHT
- + 26' - 8" THIRD FLOOR HEIGHT
- + 16' - 0" SECOND FLOOR HEIGHT
- + 5' - 4" FIRST FLOOR HEIGHT
- + 0' - 0" GRADE
- - 6' - 0" BASEMENT HEIGHT



BUILDING SECTION LOOKING NORTH

1/16" = 1'-0"



5