

PROPOSED MULTIFAMILY 24 UNIT APARTMENT BUILDING WITH RESIDENTIAL PARKING ON SITE

REVISIONS:

DRAWN BY:
AJ, MB

SITE LOCATION & ZONING
INFORMATION

4520 N. BEACON ST.
CHICAGO, IL

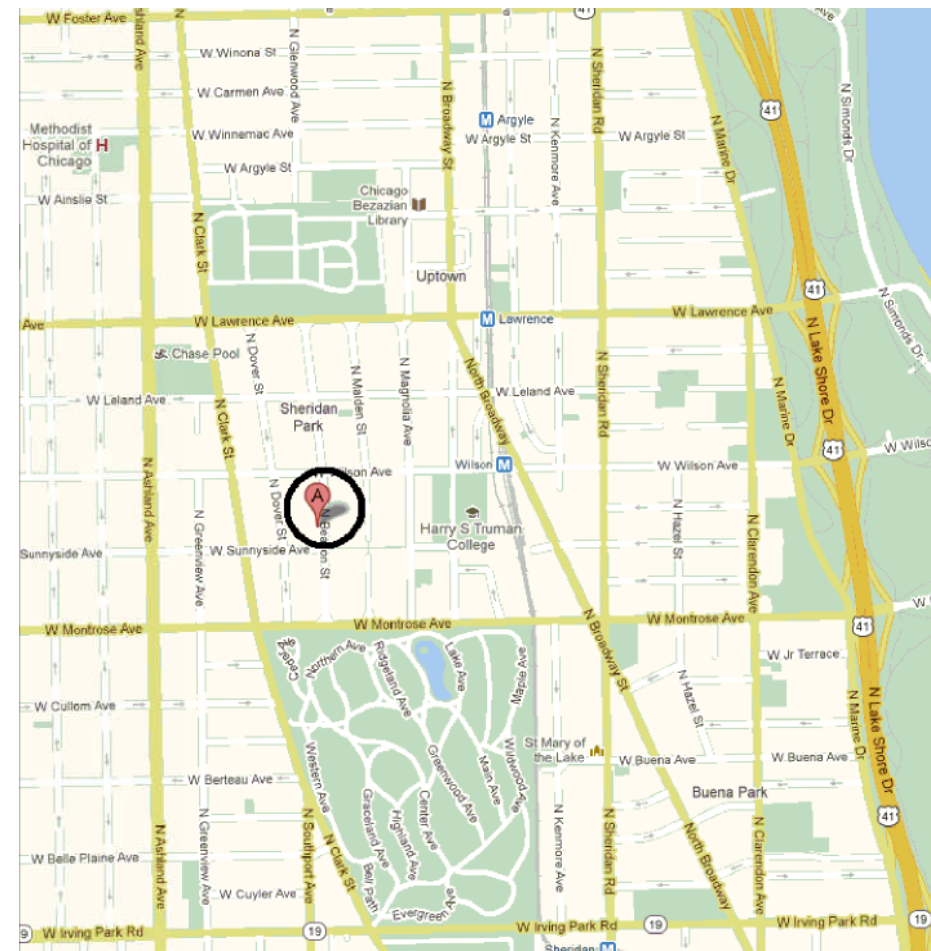
939 N. Dearborn Ave.
Chicago IL 60622
773 772 2756 office
773 772 2854 fax

ARCHITECTURE
ARCHITECTS
PLANNING
ARCHITECTURAL ENGINEERING

PROJECT:
4520NBEACON
SCALE:
1/8" = 1'-0"
DATE:
03-05-2013

SHEET:
T1
OPT 1

SHEET INDEX	
T1	SITE LOCATION
D1	EXISTING SITE PLAN
A1	PROPOSED SITE PLAN
A2	TYPICAL UNIT & BUILDING SECTION
A3	FRONT ELEVATION



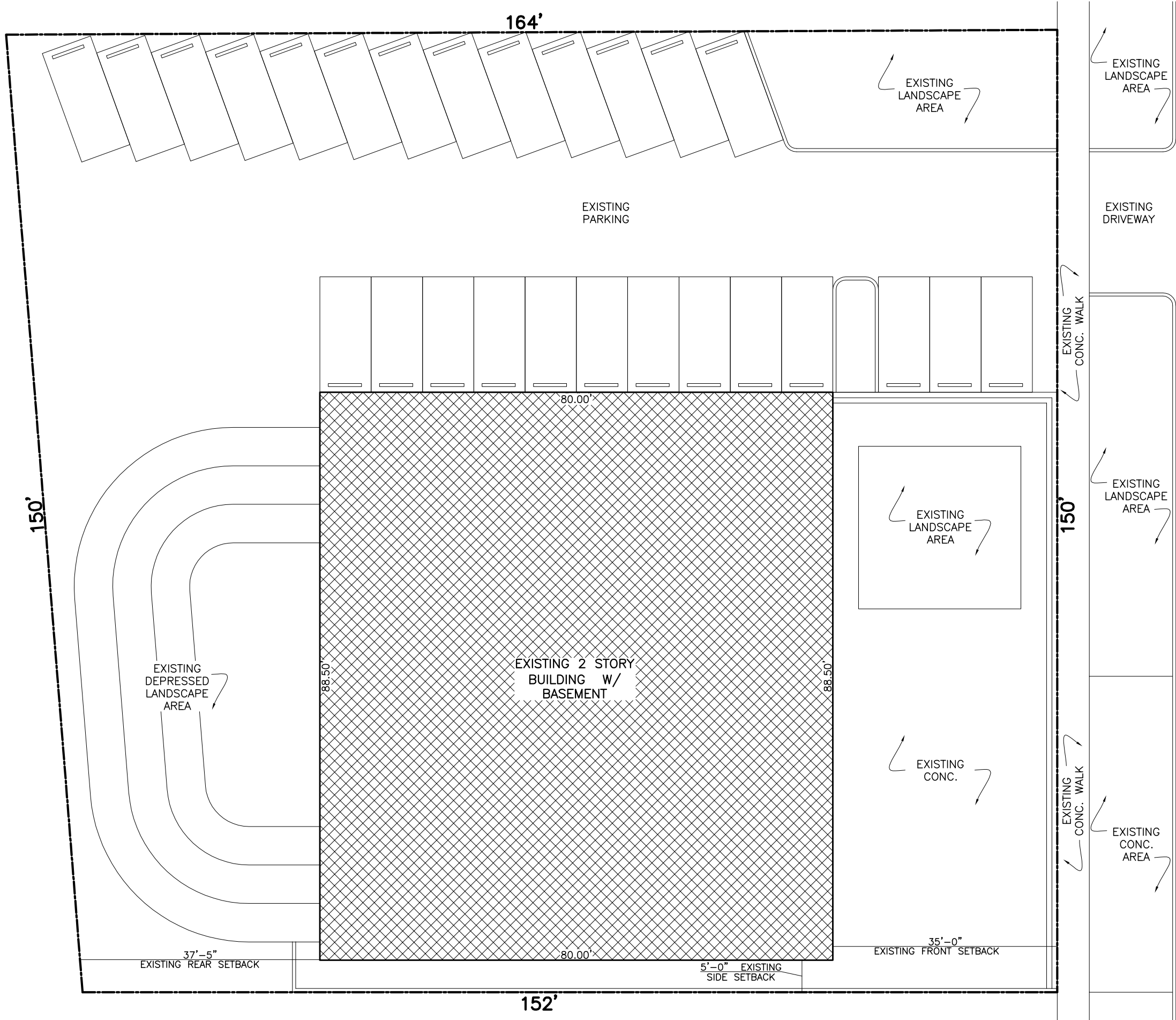
SITE LOCATION
SCALE: N.T.S.

EXISTING ZONING—RS3

	ALLOWED/REQUIRED	EXISTING
ZONING	RS-3	RS-3
LOT AREA	23,638.70 S.F.	23,638.70 S.F.
F.A.R.	MAX F.A.R.: $23,638.70 \times 0.9 =$ 21,274.83 S.F.	FIRST FLOOR = 7,080 S.F. SECOND FLOOR = 7,080 S.F. TOTAL = 14,160 S.F.
BUILDING HEIGHT	30'-0"	30'-0"
SETBACKS	FRONT: 30'-0" REAR: 36'-6" SIDE: 30'-0" TOTAL (NEITHER LESS THAN 2'-0")	FRONT: 35'-0" REAR: 37'-5" SIDE: 61'-2" TOTAL (NORTH 56'-2", SOUTH 5'-0")
REAR YARD OPEN SPACE	225 S.F./D.U. OR 1,536.5 S.F.	6,418 S.F.

PROPOSED ZONING—RT4

	ALLOWED/REQUIRED	W/PROPOSED ADDITION
ZONING	RT-4	RT-4
LOT AREA	23,638.70 S.F.	23,638.70 S.F.
F.A.R.	MAX F.A.R.: $23,638.70 \times 1.20 =$ 28,366 S.F.	FIRST FLOOR = 7,080 S.F. SECOND FLOOR = 7,080 S.F. THIRD FLOOR = 7,080 S.F. FOURTH FLOOR = 7,080 S.F. TOTAL = 28,320 S.F.
BUILDING HEIGHT	38'-0"	38'-0"
SETBACKS	FRONT: 30'-0" REAR: 36'-6" SIDE: 30'-0" TOTAL (NEITHER LESS THAN 2'-0")	FRONT: 35'-0" REAR: 37'-5" SIDE: 61'-2" TOTAL (NORTH 56'-2", SOUTH 5'-0")
REAR YARD OPEN SPACE	1,600 S.F.	3,620 S.F.



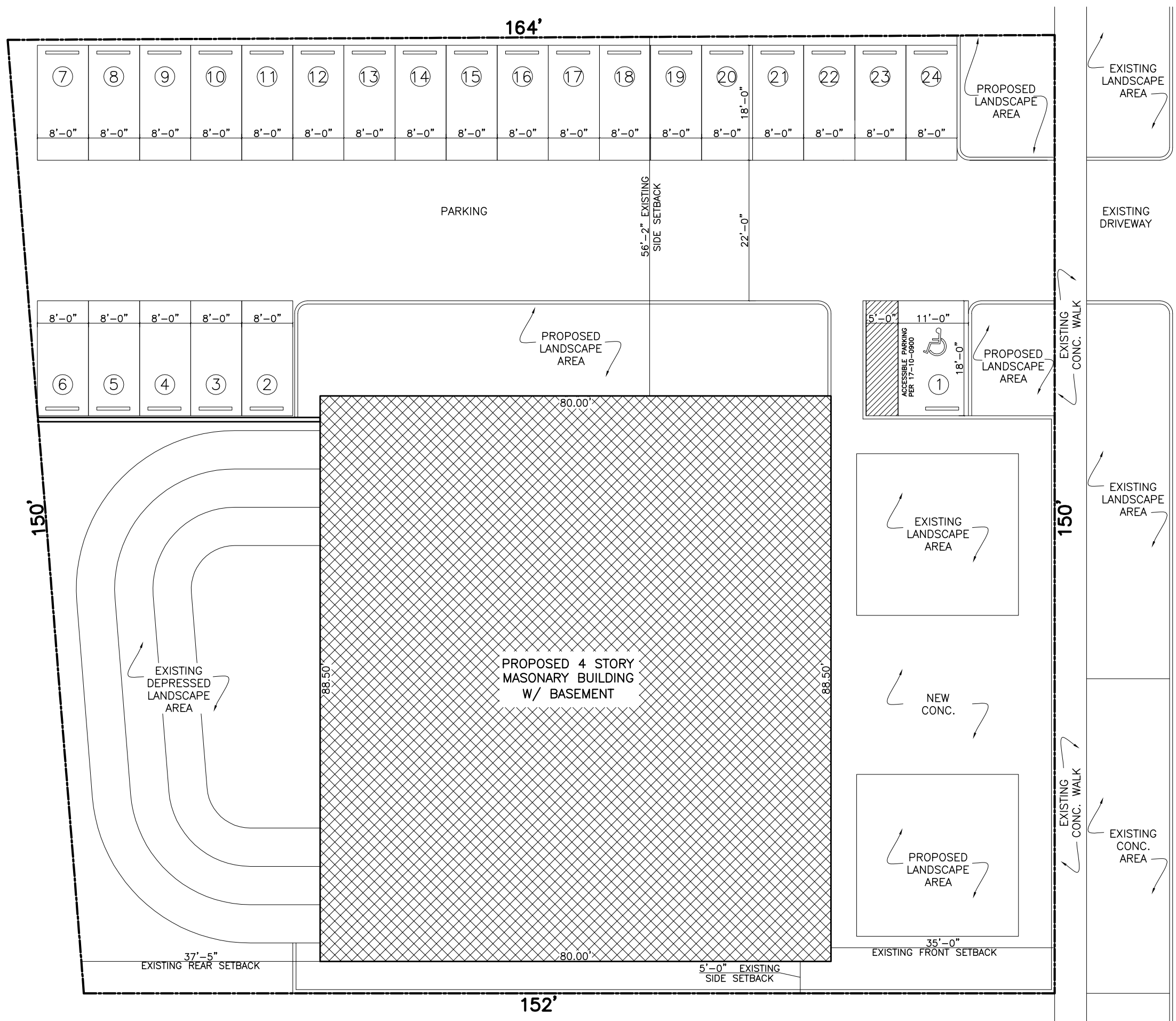
EXISTING SITE LAYOUT PLAN

SCALE: 1/8"=1'-0"

LEGEND

- WORK AFFECTED STRUCTURE
- NEW ADDITION

REVISIONS:
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EXISTING SITE PLAN
4520 N. BEACON ST. CHICAGO, IL
930 N. Dearborn Ave. Chicago IL 60622 773 772 2756 office 773 772 2854 fax
ARCHITECTURE RECTS
PLANNING ARCHITECTS
ARCHITECTURAL ENGINEERING
PROJECT: 4520NBEACON
SCALE: 1/8" = 1'-0"
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SHEET: D1

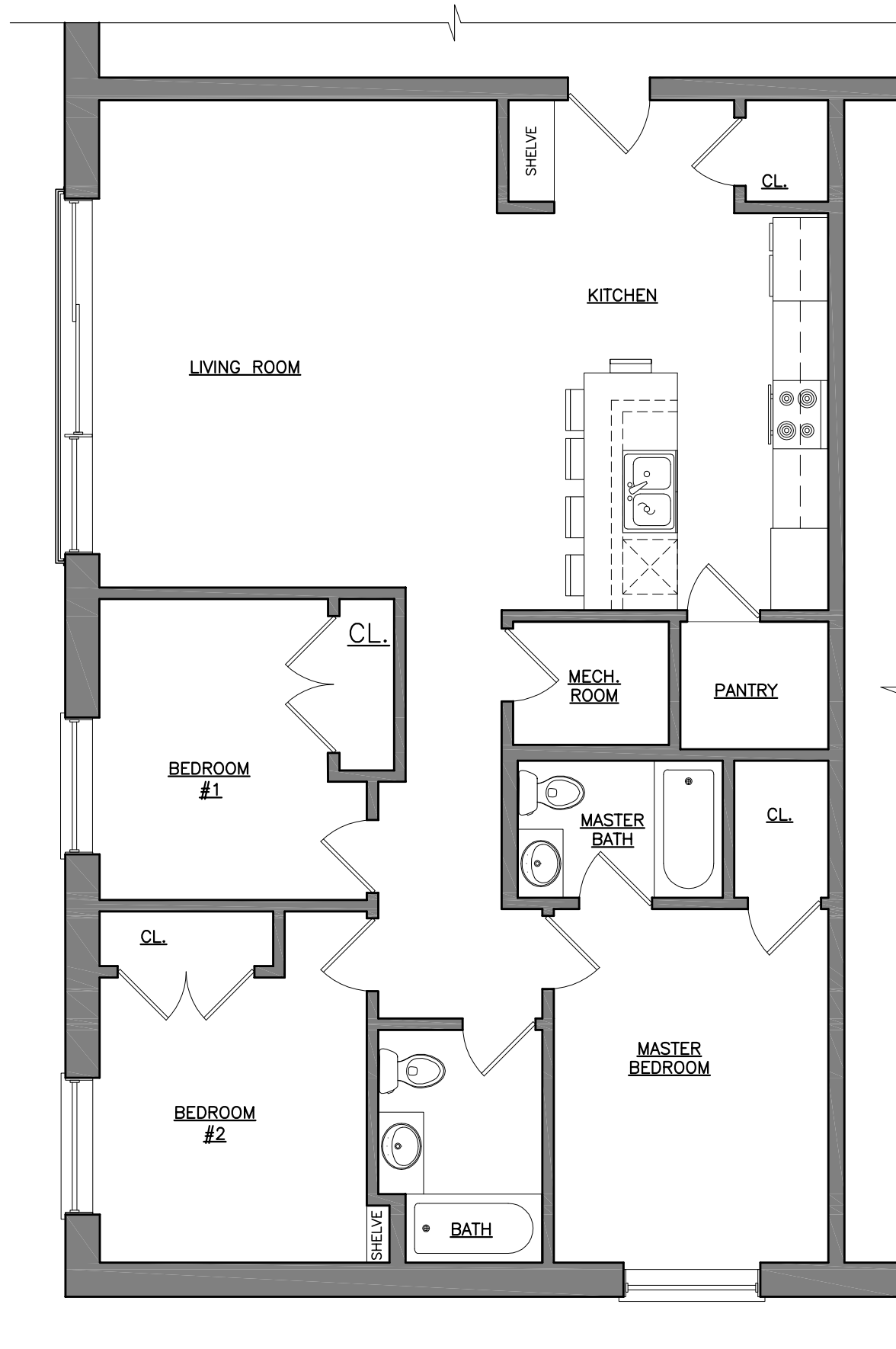


PROPOSED SITE LAYOUT PLAN
 SCALE: 1/8"=1'-0"
LEGEND

 WORK AFFECTED STRUCTURE
 NEW ADDITION

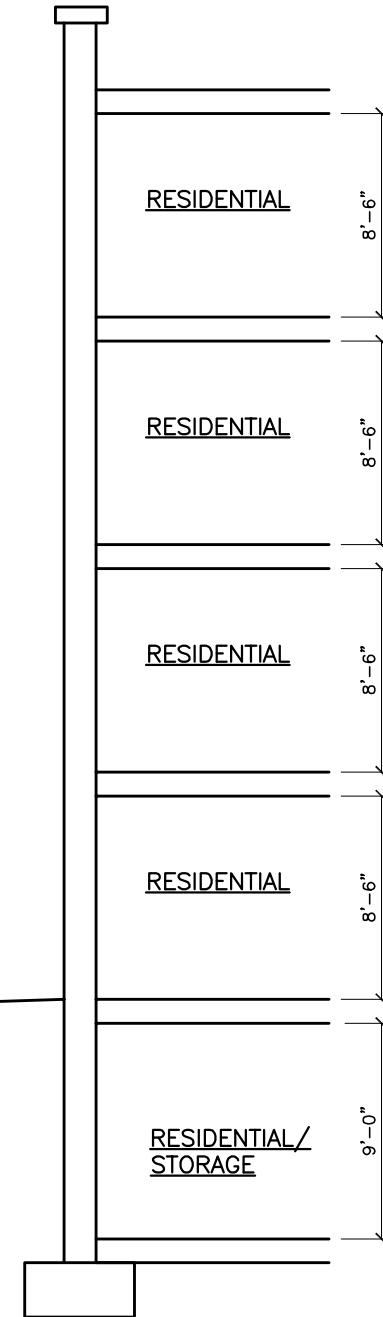
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930 N. Dearborn Ave. Chicago IL 60622 773 772 2756 office 773 772 2854 fax
ARCHITECTURE ARCHITECTS PLANNING ARCHITECTURAL ENGINEERING
PROJECT: 4520N/BEACON
SCALE: 1/8" = 1'-0"
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BEACON ST.



TYPICAL UNIT PLAN
 SCALE: 3/16" = 1'-0"

- BUILDING HT
EL: 38'-0"
- FOURTH FLOOR
EL: 28'-6"
- THIRD FLOOR
EL: 19'-0"
- SECOND FLOOR
EL: 9'-6"
- GRADE FLOOR
EL: 0'-0"
- BASEMENT FLOOR
EL: -9'-0"



WALL SECTION 1
 SCALE: 1/8" = 1'-0"

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PROPOSED TYPICAL UNIT
 PLAN & SECTION

4520 N. BEACON ST.
 CHICAGO, IL

939 N. Dearborn Ave.
 Chicago IL 60622
 773.772.2756 office
 773.772.2854 fax

ARCHITECTURE
 ARCHITECTS
 PLANNING
 ARCHITECTURAL ENGINEERING

PROJECT:
 4520NBEACON
 SCALE:
 VARIES
 DATE:
 03-05-2013

SHEET:
A2

REVISIONS:

DRAWN BY:
AJ, MB

PROPOSED FRONT
ELEVATION

4520 N. BEACON ST.
CHICAGO, IL

939 N. Dearborn Ave.
Chicago IL 60622

RECTS
ARCHITECT

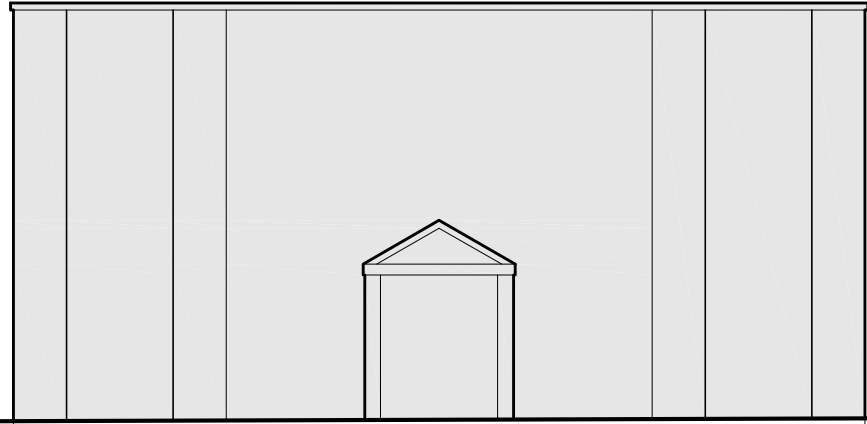
ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

PROJECT:
4520NBEACON
SCALE:
VARIES
DATE:
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SHEET:

A3

4506 N. BEACON
EXISTING MULTY FAMILY BUILDING



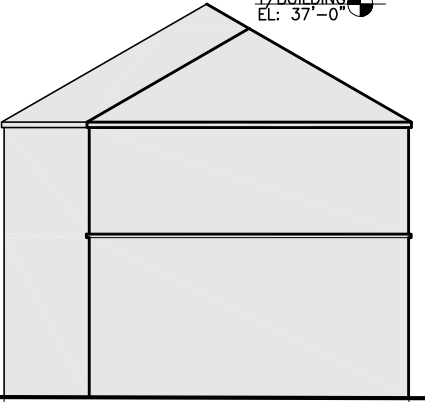
T/BUILDING
EL: 39'-0"

4520 N. BEACON
PROPOSED MULTY FAMILY BUILDING



BUILDING HT
EL: 38'-0"

4530 N. BEACON
EXISTING MULTY FAMILY BUILDING



T/BUILDING
EL: 37'-0"

FRONT ELEVATION
SCALE: N.T.S.