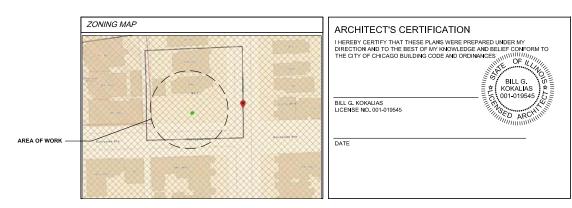
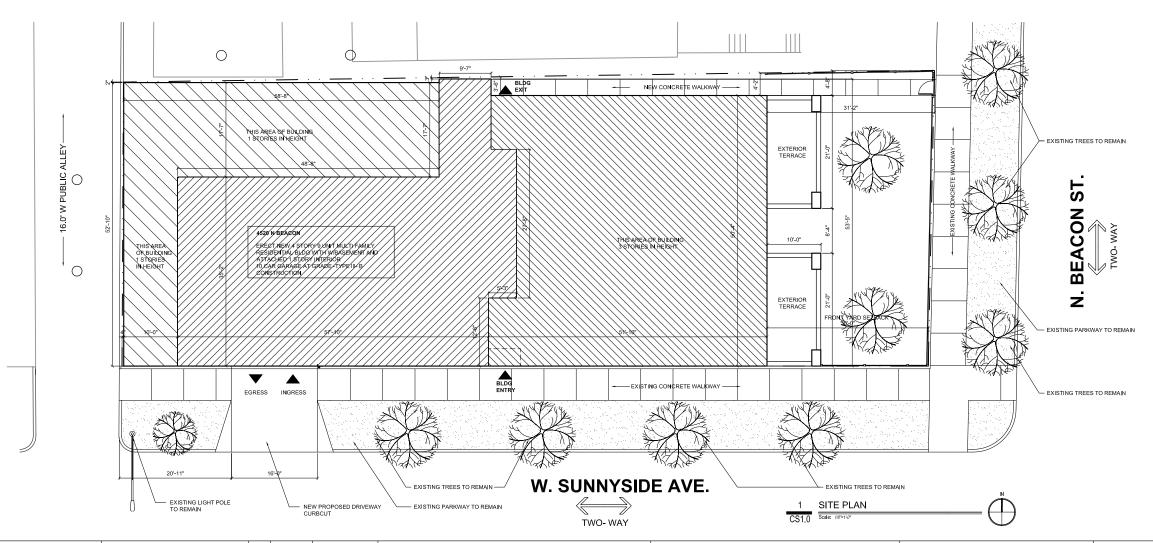
4502-04 N. Beacon

CHICAGO ILLINOIS





LOT DIMENSIONS:	SEE PLAN
LOT AREA:	8,108.0 SQ. FT.
EXISTING ZONING DISTRICT:	RS-3
PROPOSED ZONING DISTRICT:	B2-3
MIN. LOT AREA/ DWELLING UNIT:	400 FT ² / DWELLING UNIT
MAX. NO. OF DWELLING UNITS:	8,108.0 FT ² / 400 = 20 D.U.
PROPOSED. NO. OF DWELLING UNITS:	9 DWELLING UNITS
MAXIMUM F.A.R.	3.0
MAXIMUM ALLOWABLE FLOOR AREA:	8,108 FT ² x 3.0 = 24,324.0 FT ²
PROPOSED FLOOR AREA: FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: TOTAL FLOOR AREA:	3,186,59 FT ² 4,811,55 FT ² 4,811,55 FT ² 2,352,91 FT ² 15,162,60 FT ² < 24,324,0 FT ²
REQUIRED YARDS	
FRONT SETBACK (EAST): SIDE YARD SETBACKS NORTH: SIDE YARD SETBACK SOUTH: REAR YARD SETBACK:	30'-0" 5'-0" 0'-0" 30'-0" (FLRS 2-4)
PROPOSED YARDS	
FRONT SETBACK: NORTH SIDE YARD SETBACK: SOUTH SIDE YARD SETBACK: REAR YARD SETBACK:	30'-0" 0'-3" 0'-0" 10'-0"
ALLOWED BUILDING HEIGHT: PROPOSED BUILDING HEIGHT:	60'-0" 46'-4"
PARKING SPACES REQUIRED: PARKING SPACES PROVIDED: BICYCLE PARKING REQ: BICYCLE PARKING PROVIDED	9 10 10 10

4502-04 N BEACON

ZONING

ADDRESS:

BICYCLE	SPACES PROVIDED: PARKING REQ: PARKING PROVIDED	10 10 10
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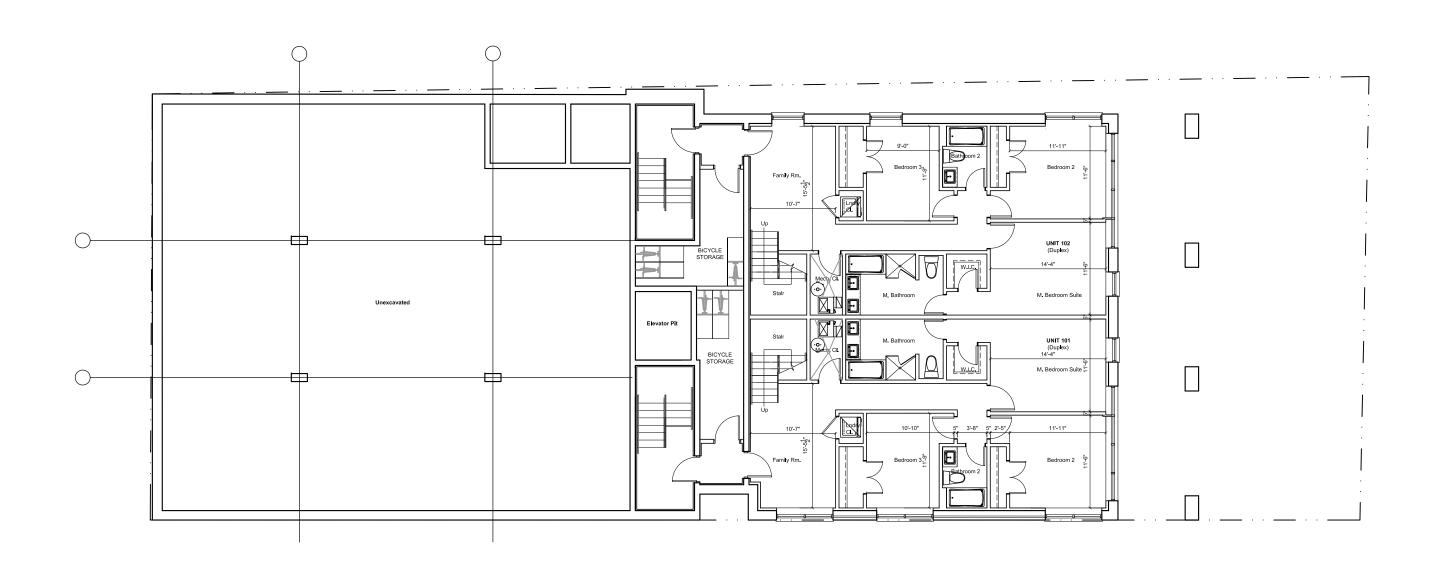
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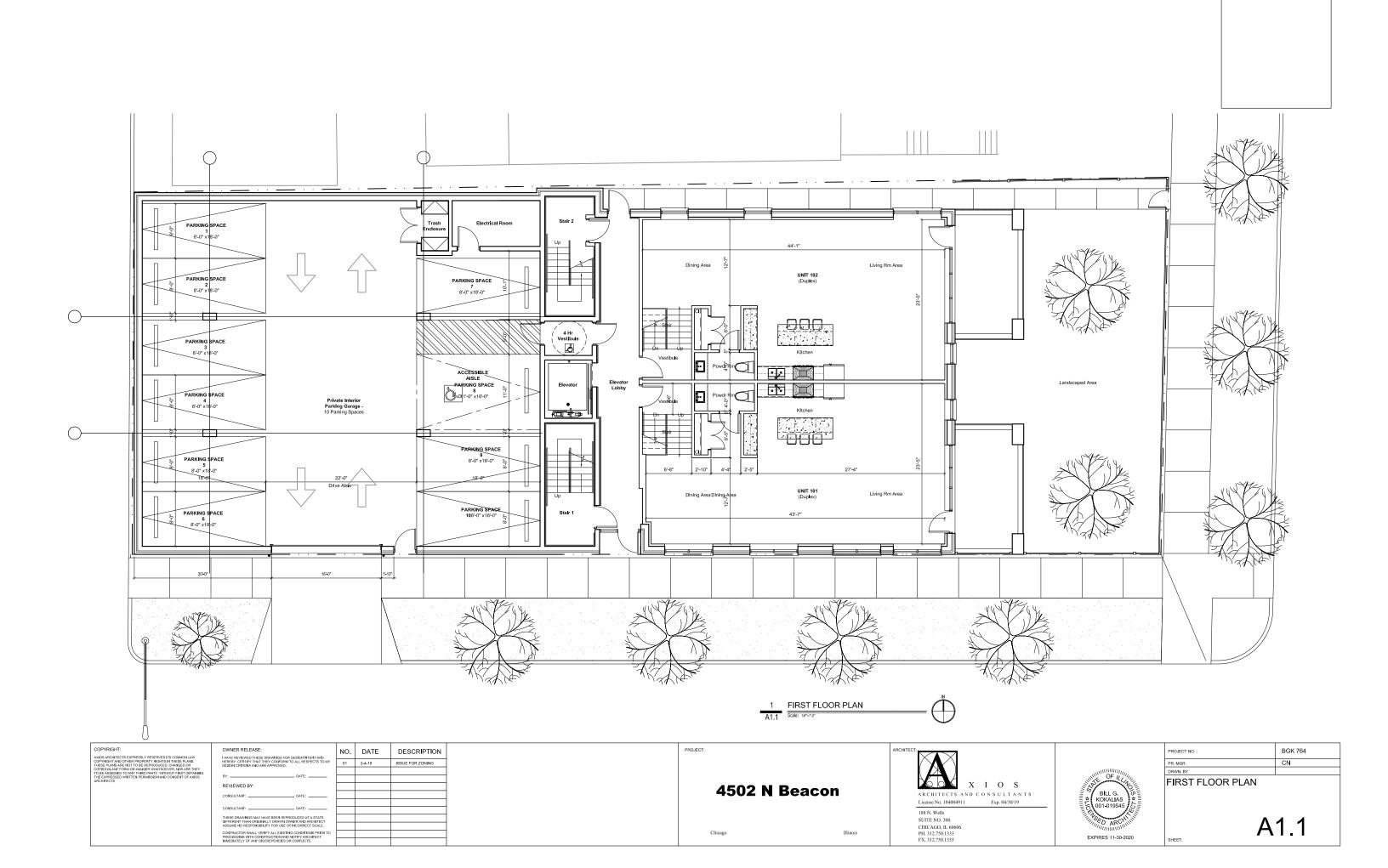
SITE PLAN

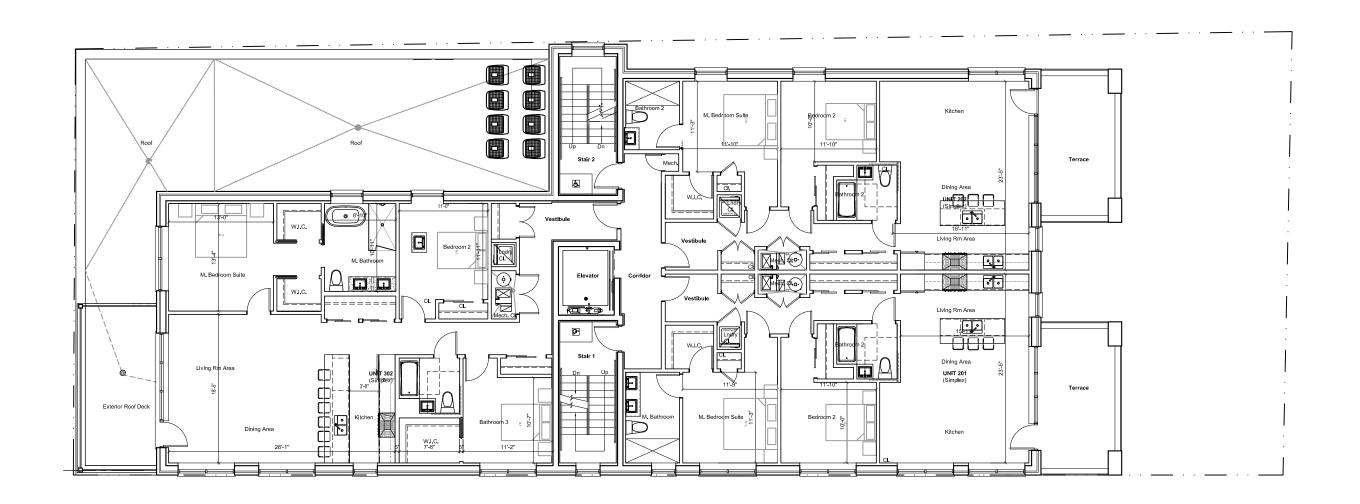
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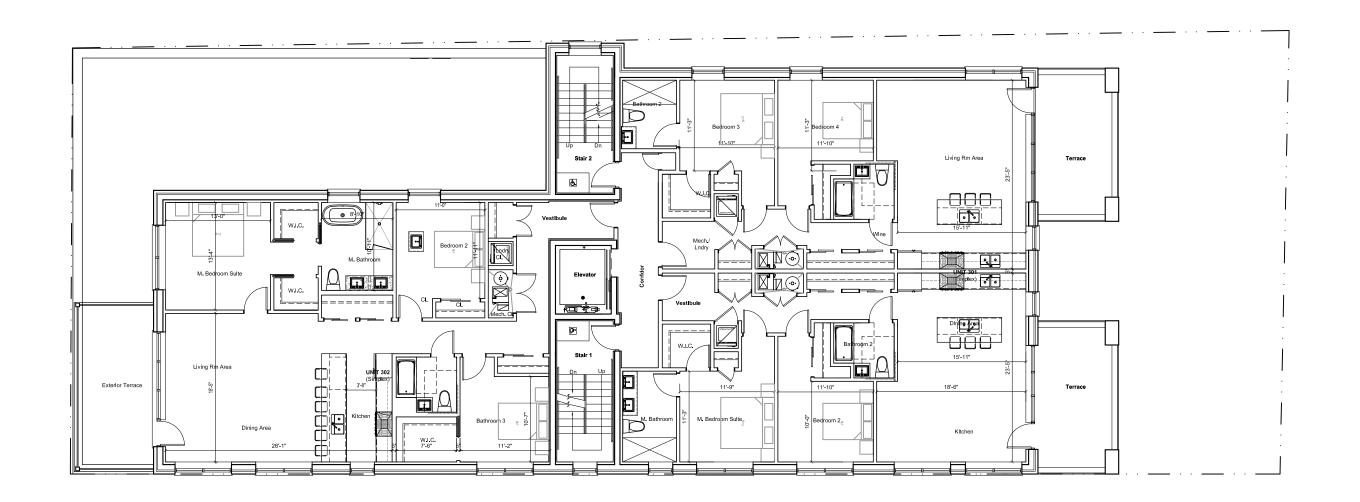
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	CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT				Chicago	Illinois	PH. 312.750.1333 FX. 312.750.1335	EXPIRES 11-30-2020	SHEET:	1.0
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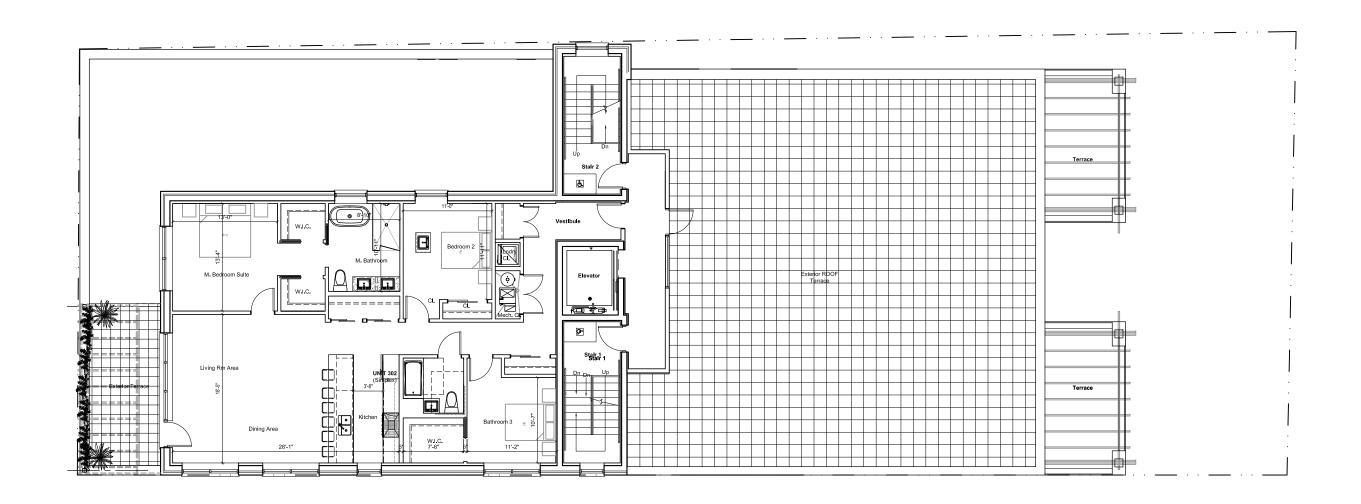


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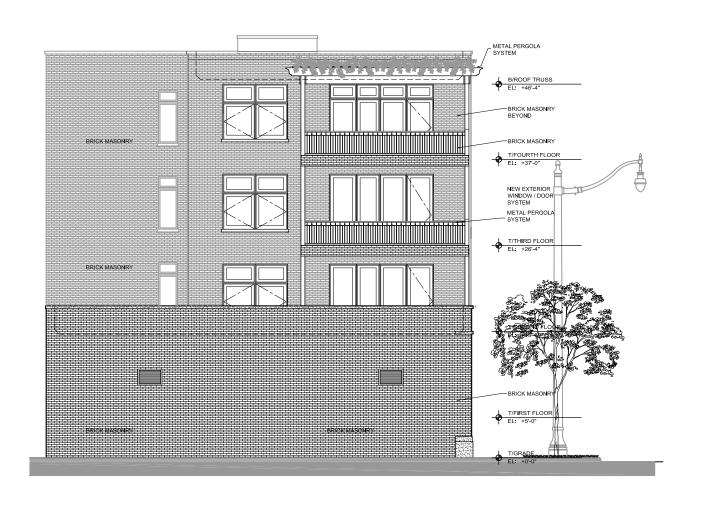


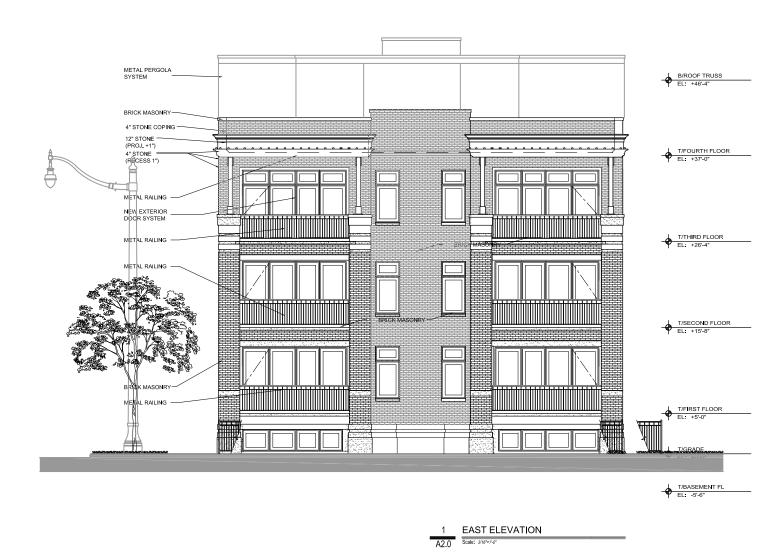
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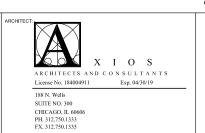




2 WEST ELEVATION Scale: 3/16"=1"-0"

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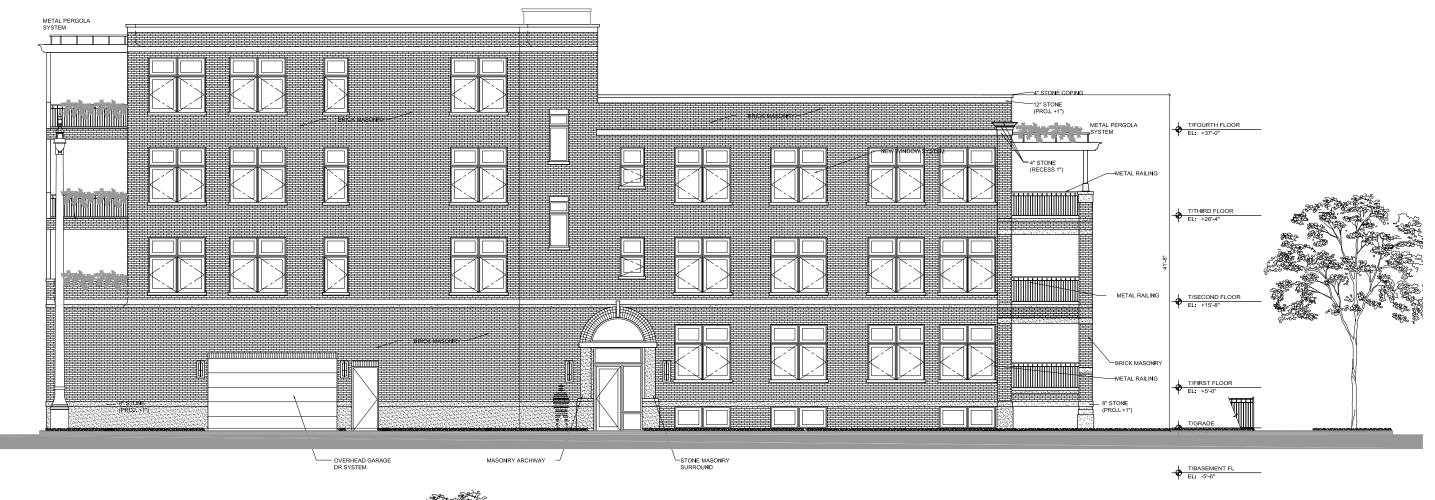
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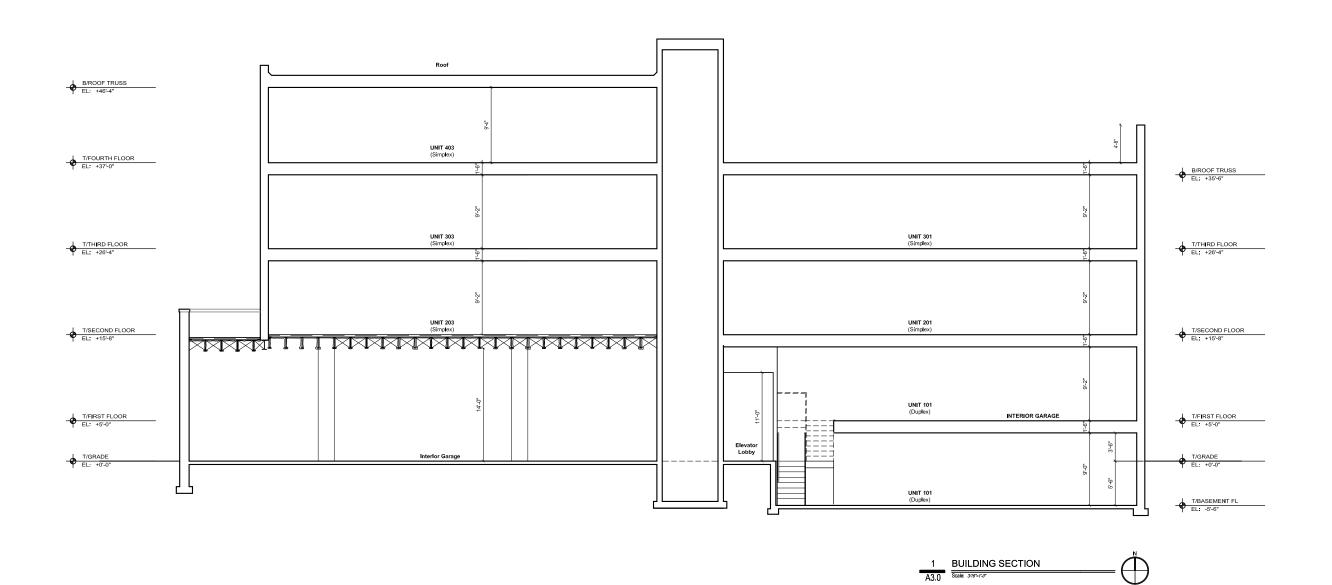
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A2.1 SOUTH ELEVATION Scale: 3/85=1:0*

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BUILDING SECTION

ARCHITECTS AND CONSULTANTS

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