

4630 N Malden Street
Chicago IL 60632

New construction of 3-story masonry building
with basement for 8 dwelling units and 8 car
parking garage. Common Roof Deck for residents

Occupancy Type A2, multifamily residence
Construction Type III-B

Zoning District RT4
Sheridan Park North Historic District SD-23

Min Lot Area per DU 1000 sf, reduce to 963.625
sf per dwelling unit (3.737% reduction)

Floor Area Ratio 1.2
Lot Area 50 x 154.19' = 7709 sf
x 1.2 = 9251 sf
/1000 = 7.7 DU,

permit for 8 DU

Front yard 22', Porch/Balcony allowed to
encroach up to 10' (17-7-1300)
Max 3' bay window allowed to encroach front yard
Side yard 20% combined = 10',
10% each side = 5'
Rear Yard 30% lot depth = 46'-4"

Rear Yard Open Space 65 sf/du = 520 sf,
reduce to 0
Max Height 38'

Zoning relief to allow Garage and Trash area
exceeds 60% of rear yard space

CITY STAMP

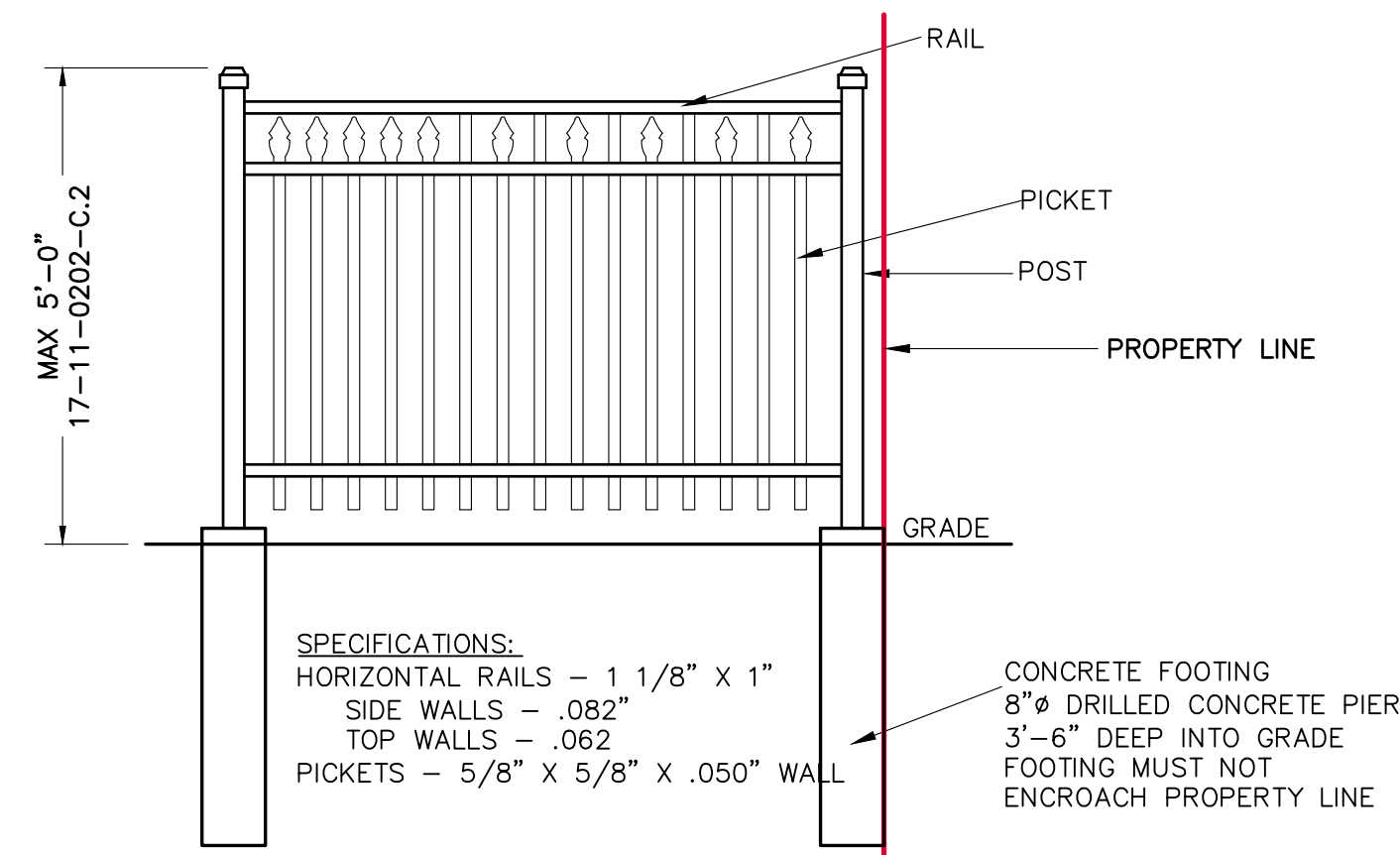


A PROFESSIONAL CORPORATION
DESIGN FIRM #184.004791

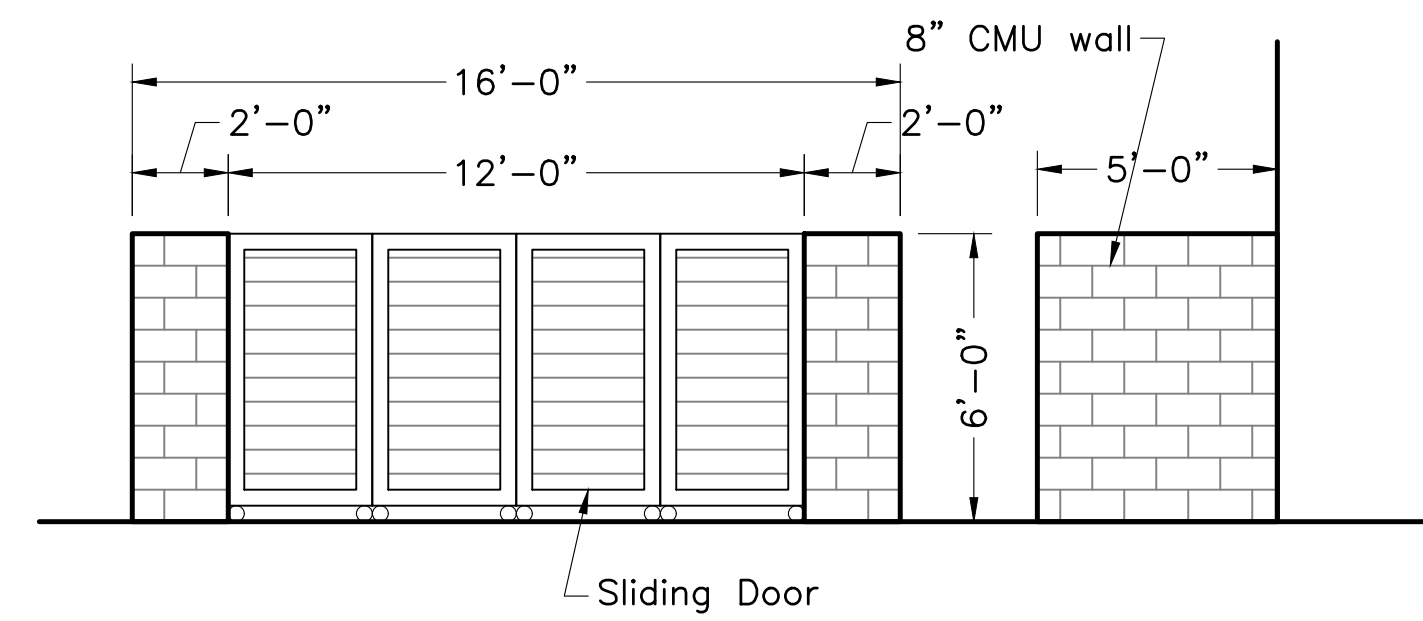
651 W. Washington Blvd
Chicago, IL 60661

312 399 2089

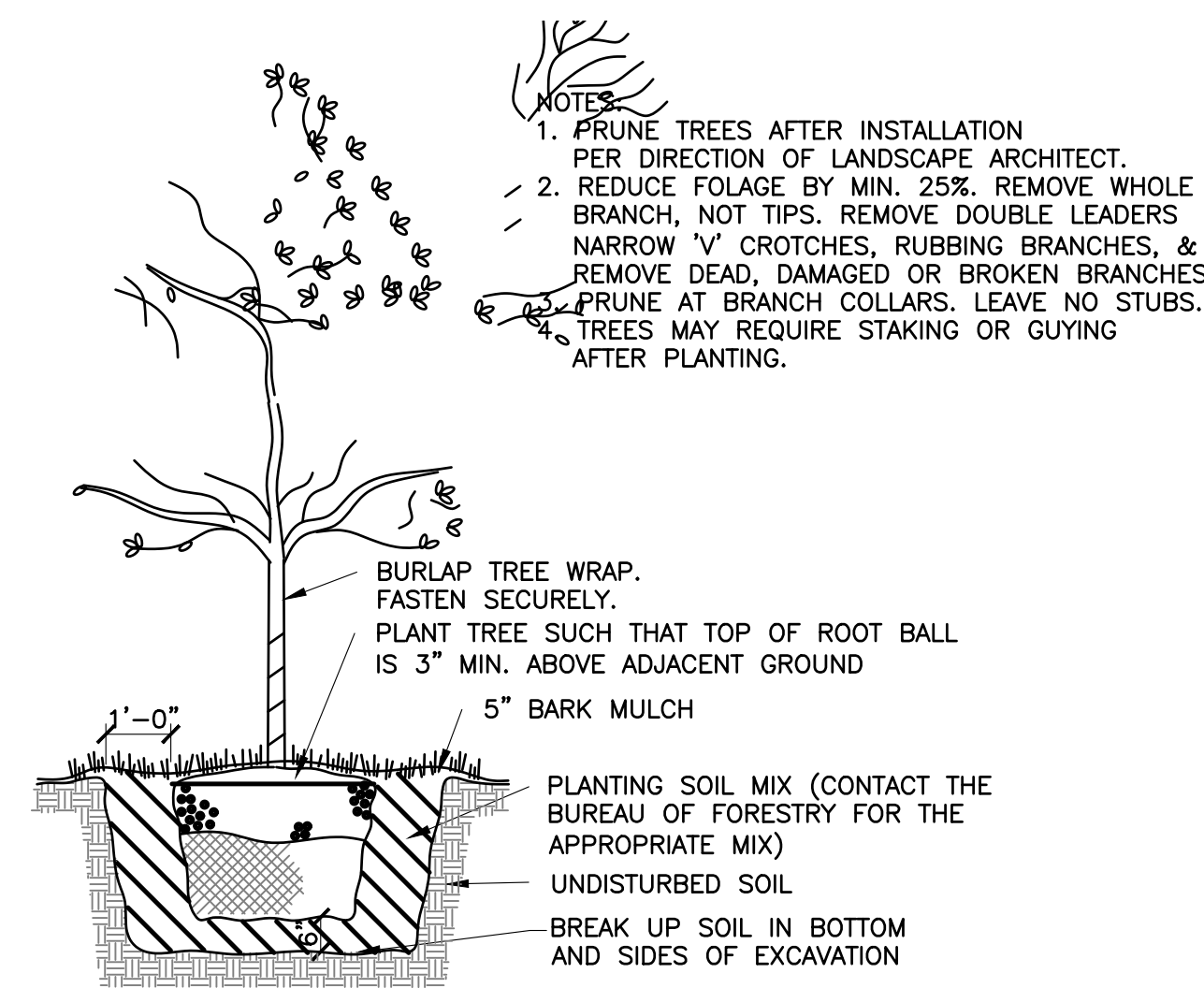
www.zfengarchitect.com
zfengarchitect@gmail.com



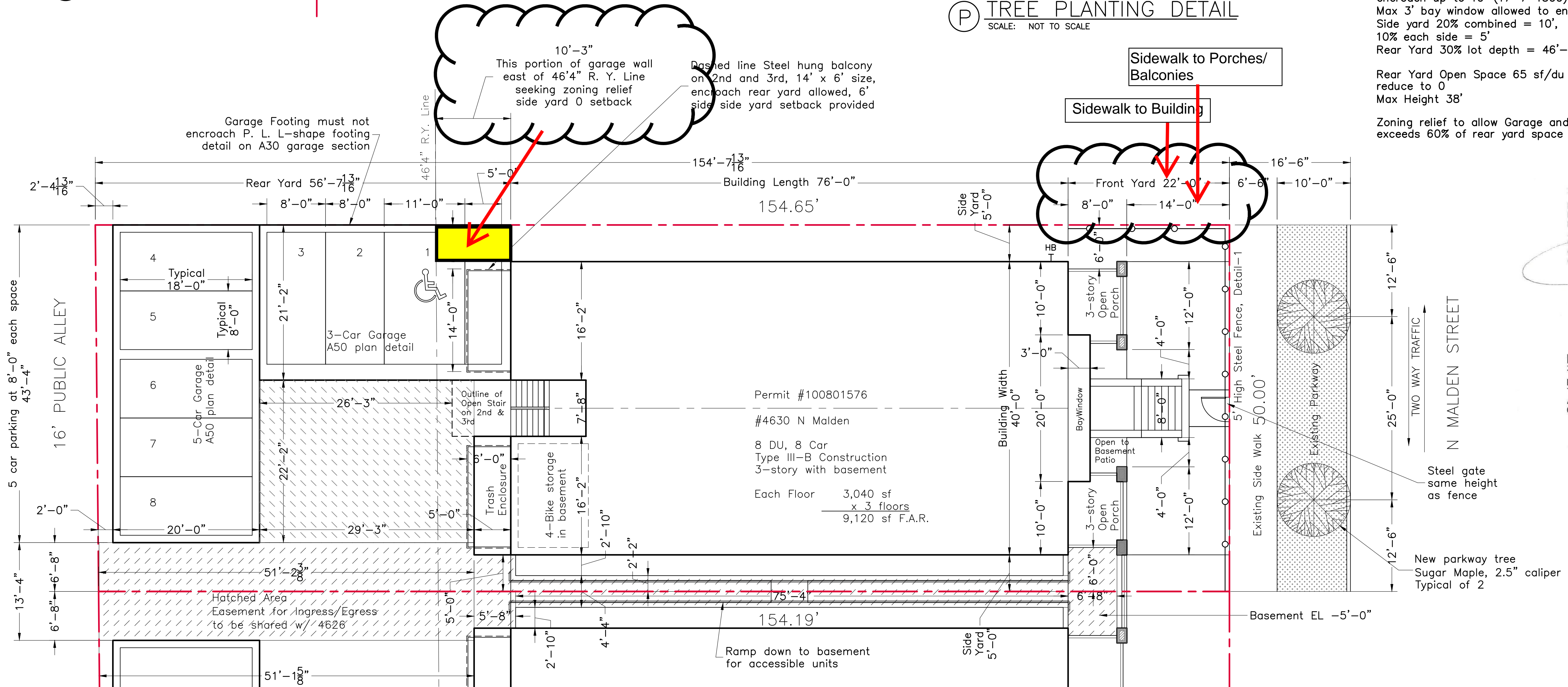
① ORNAMENTAL STEEL FENCE
SCALE: NOT TO SCALE



Ⓣ Trash Enclosure
SCALE: 1/4" = 1'-0"



Ⓟ TREE PLANTING DETAIL
SCALE: NOT TO SCALE



PLANTING TIME DECEMBER 15, 2020
THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN TO THE ATTACHED LANDSCAPE PLAN(S) HAS BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE.

Steve Sgouras
OWNER: Steve Sgouras

PROTECTION OF EXISTING TREES & LANDSCAPING
THE UNDERSIGNED WILL PROTECT EXISTING TREES, LANDSCAPING ELEMENT AND OTHER EXISTING UTILITIES ON THE PARKWAY DURING THE CONSTRUCTION PHASE AND WILL MAINTAIN THE EXISTING TREES AND LANDSCAPING AS REQUIRED BY THE CHICAGO LANDSCAPE ORDINANCE.

Steve Sgouras
OWNER: Steve Sgouras

"I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME AND COMPLY WITH THE REQUIREMENTS OF THE CHICAGO BUILDING CODE AND ZONING ORDINANCE."
ARCHITECT: ZISONG FENG #001-018341
LICENSE EXPIRES ON 11/30/2020



4		
3	8 DU 8 Cars	9/11/2019
2	8 DU 7 Cars	3/8/2019
1	Duplex 1st & Basement	1/18/2019

Permit #100801576

4630 N
Malden St
Chicago
IL 60640

SHEET NUMBER
A11