

# 3334 N SOUTHPORT

## ZONING DATA

ADDRESS: 3334 NORTH SOUTHPORT AVENUE  
 LOT SIZE: 41.59' x 120.25' (IRREGULAR; SEE SURVEY)  
 LOT AREA: 5,007.8 SQ. FT. (SEE SURVEY)  
 EXISTING ZONING: B3-3

	<u>CODE REQUIRED</u>	<u>PROVIDED</u>
ZONING DISTRICT:	B3-3 (TOD)	B3-3 (TOD)
F.A.R.:	3.5	-
MINIMUM LOT AREA	300 SF PER UNIT	300 SF PER UNIT
MAXIMUM BUILDABLE AREA:	17,528 SQ. FT.	15,949 SQ. FT.
MAXIMUM NUMBER OF UNITS:	16 UNITS	9 UNITS
MAXIMUM BUILDING HEIGHT:	55'-0"	46'-0"
SETBACKS:		
FRONT YARD	N/A	0'-0"
REAR YARD	N/A	2'-0"
	30'-0" (AT RESIDENTIAL UNITS)	30'-0" (AT UPPER FLOORS)
SIDE YARDS	N/A	0'-0"
MINIMUM PARKING:	(1) SPACE/UNIT	(3) PARKING SPACES * TRANSIT REDUCTION
REAR YARD OPEN SPACE:	N/A	-
LOADING BERTH:	NOT REQUIRED	NOT REQUIRED
COMMERCIAL SPACE:	1,002 SQ. FT.	3,131 SQ. FT.

### F.A.R. SQUARE FOOTAGE BREAKDOWN

PENTHOUSE	512 SQ. FT.
FOURTH FLOOR	3,753 SQ. FT.
THIRD FLOOR	3,753 SQ. FT.
SECOND FLOOR:	3,753 SQ. FT.
FIRST FLOOR:	4,178 SQ. FT.
TOTAL SQUARE FOOTAGE:	15,949 SQ. FT.

### GROSS SQUARE FOOTAGE BREAKDOWN

PENTHOUSE	512 SQ. FT.
FOURTH FLOOR	3,753 SQ. FT.
THIRD FLOOR	3,753 SQ. FT.
SECOND FLOOR:	3,753 SQ. FT.
FIRST FLOOR:	4,917 SQ. FT.
TOTAL SQUARE FOOTAGE:	16,688 SQ. FT.

**jSa**

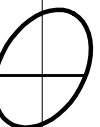
jonathan SPLITT architects ltd.

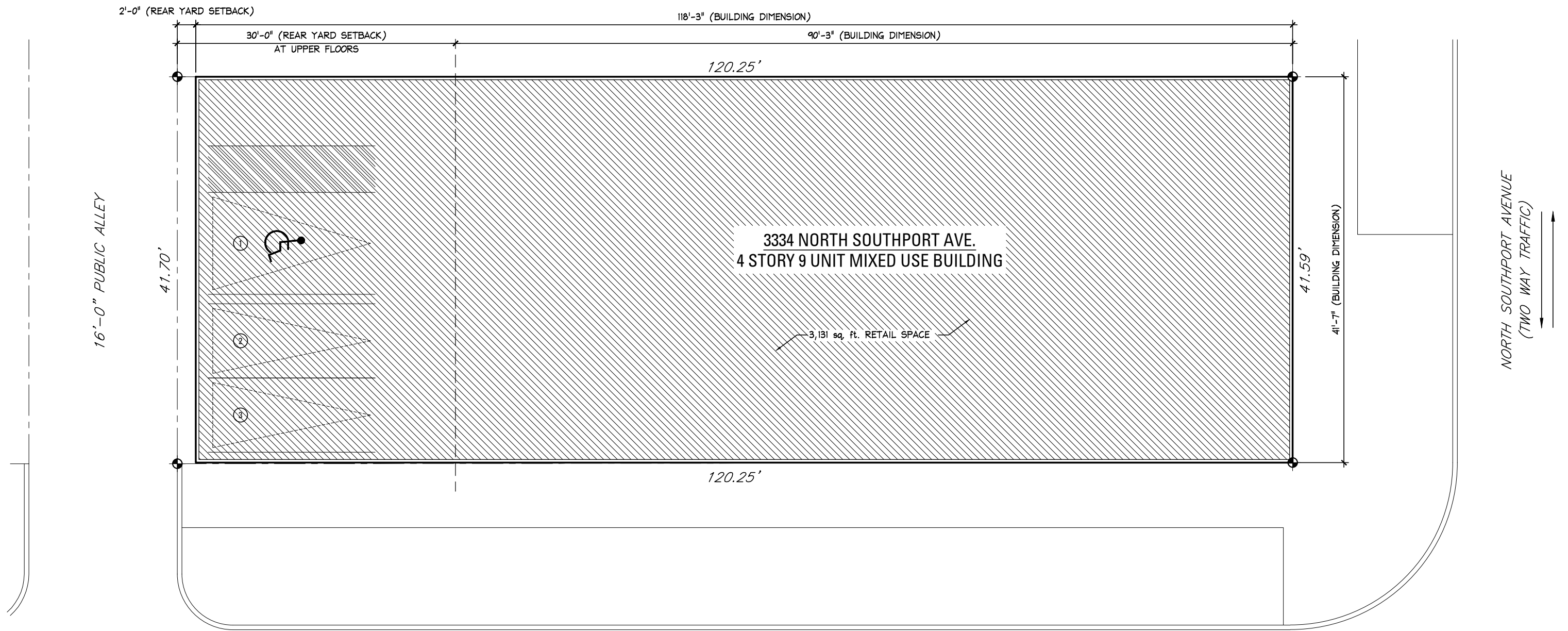
4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

proj.# 1523

proj. NEW 9-UNIT MIXED USE BUILDING  
 3334 NORTH SOUTHPORT  
 CHICAGO, IL 60657

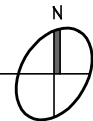
description 01/30/17; issued for ZONING





SITE PLAN

3/32" = 1'-0"



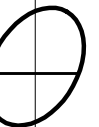
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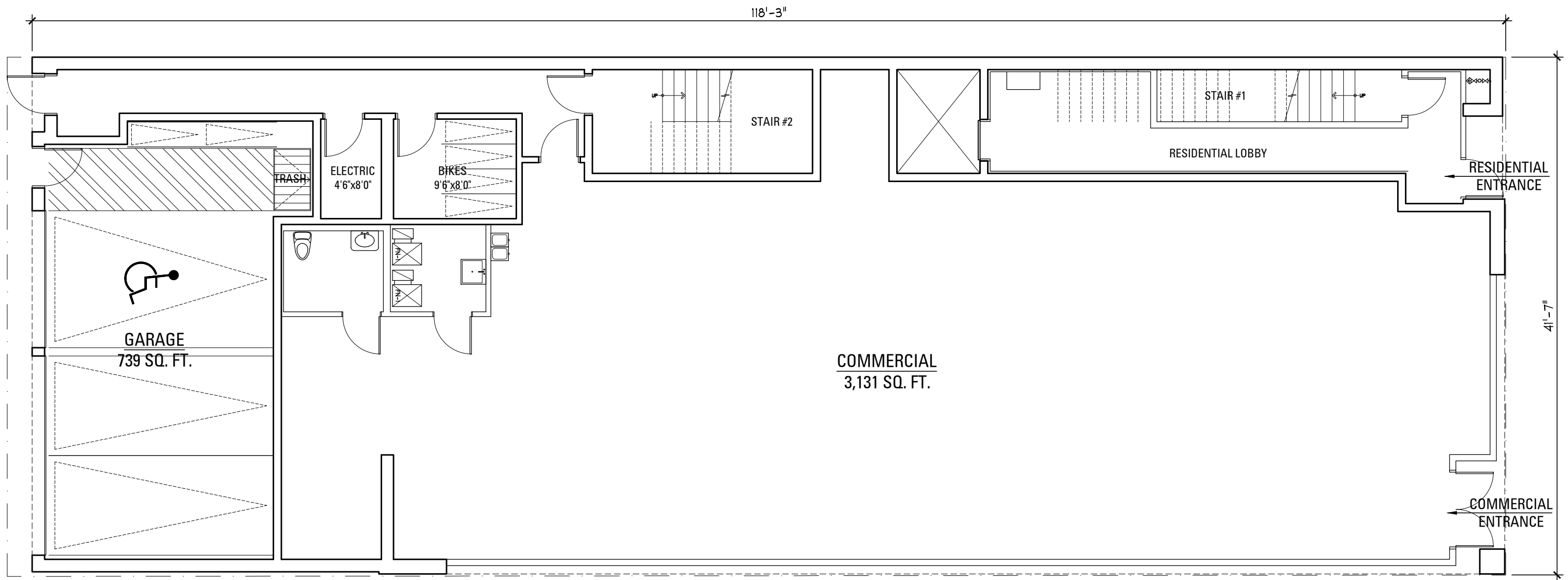
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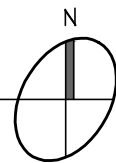
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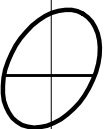
FIRST FLOOR PLAN - 4,917 sq. ft.

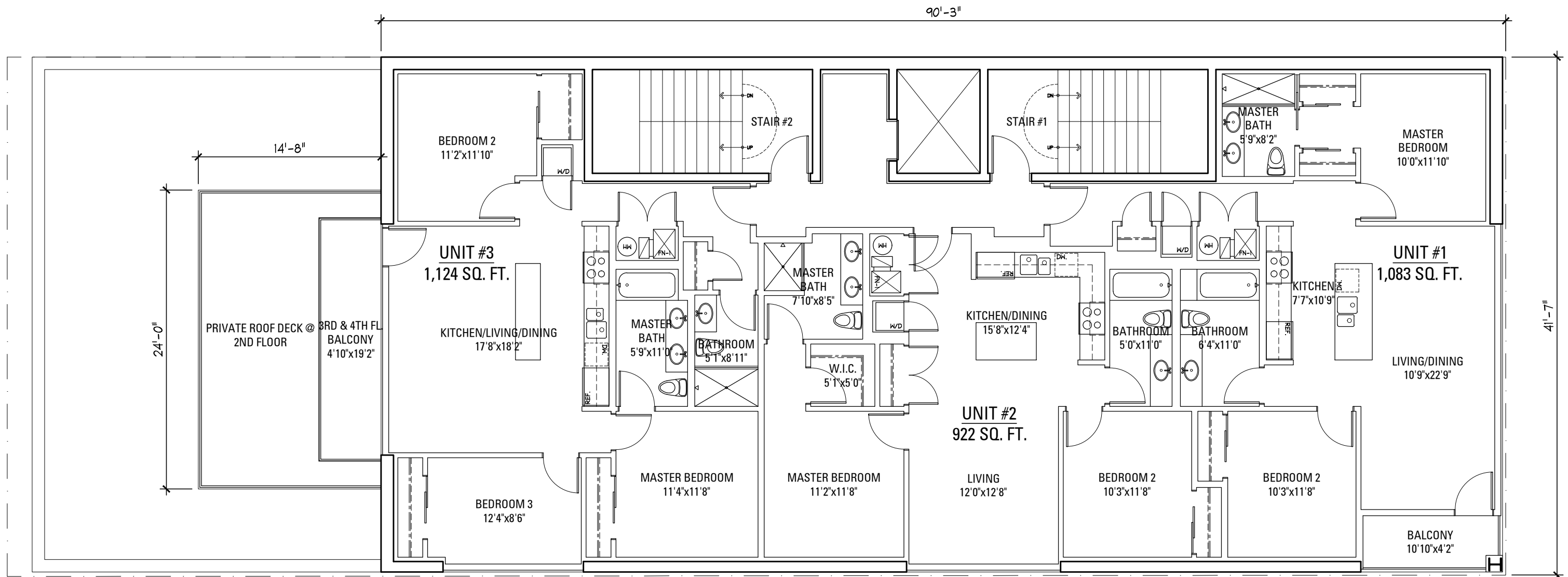


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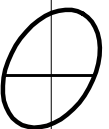
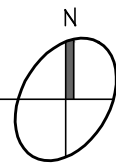
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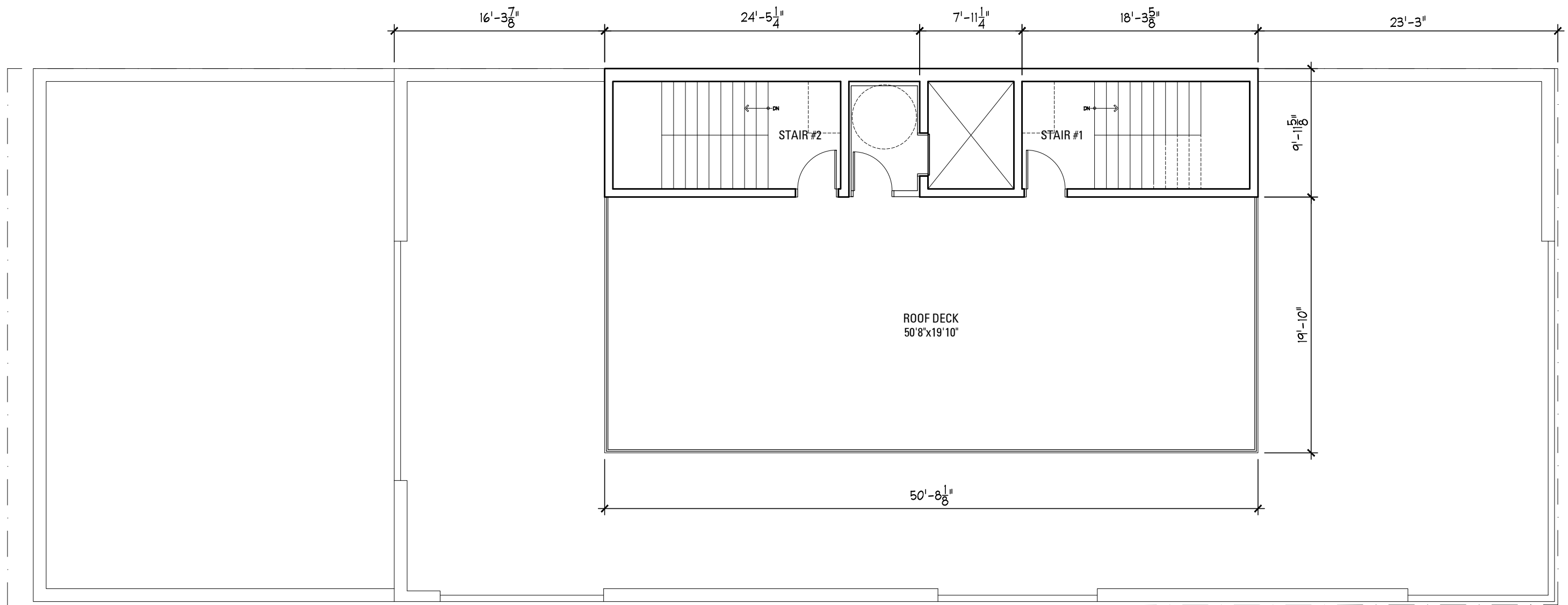
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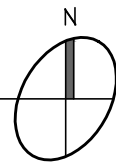


TYPICAL 2ND-4TH FLOOR PLAN - 3,753 sq. ft.





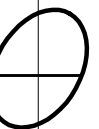
ROOF PLAN - 512 sq. ft.



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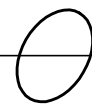
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SOUTH ELEVATION

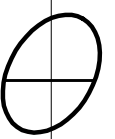
1/8" = 1'-0"

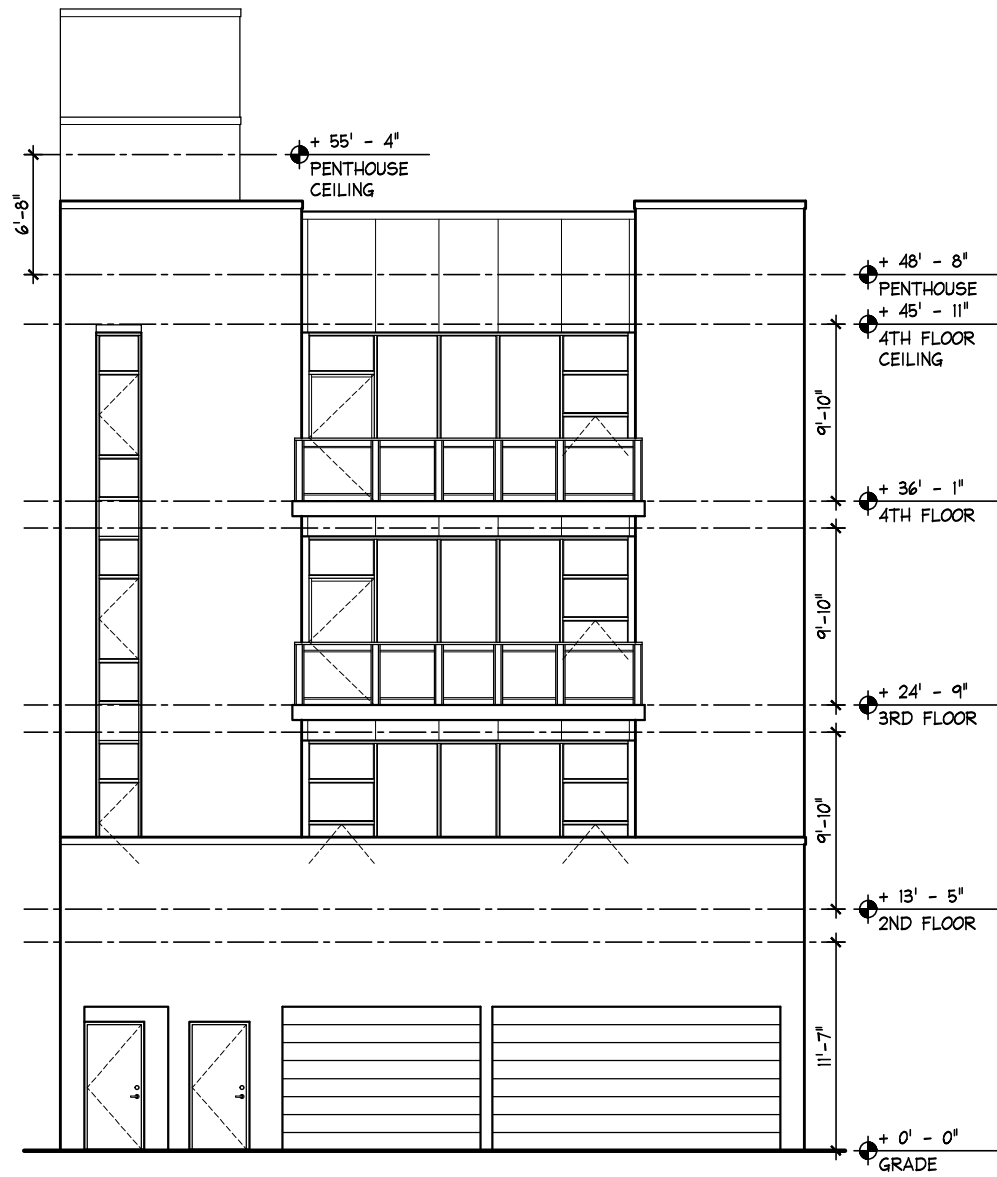


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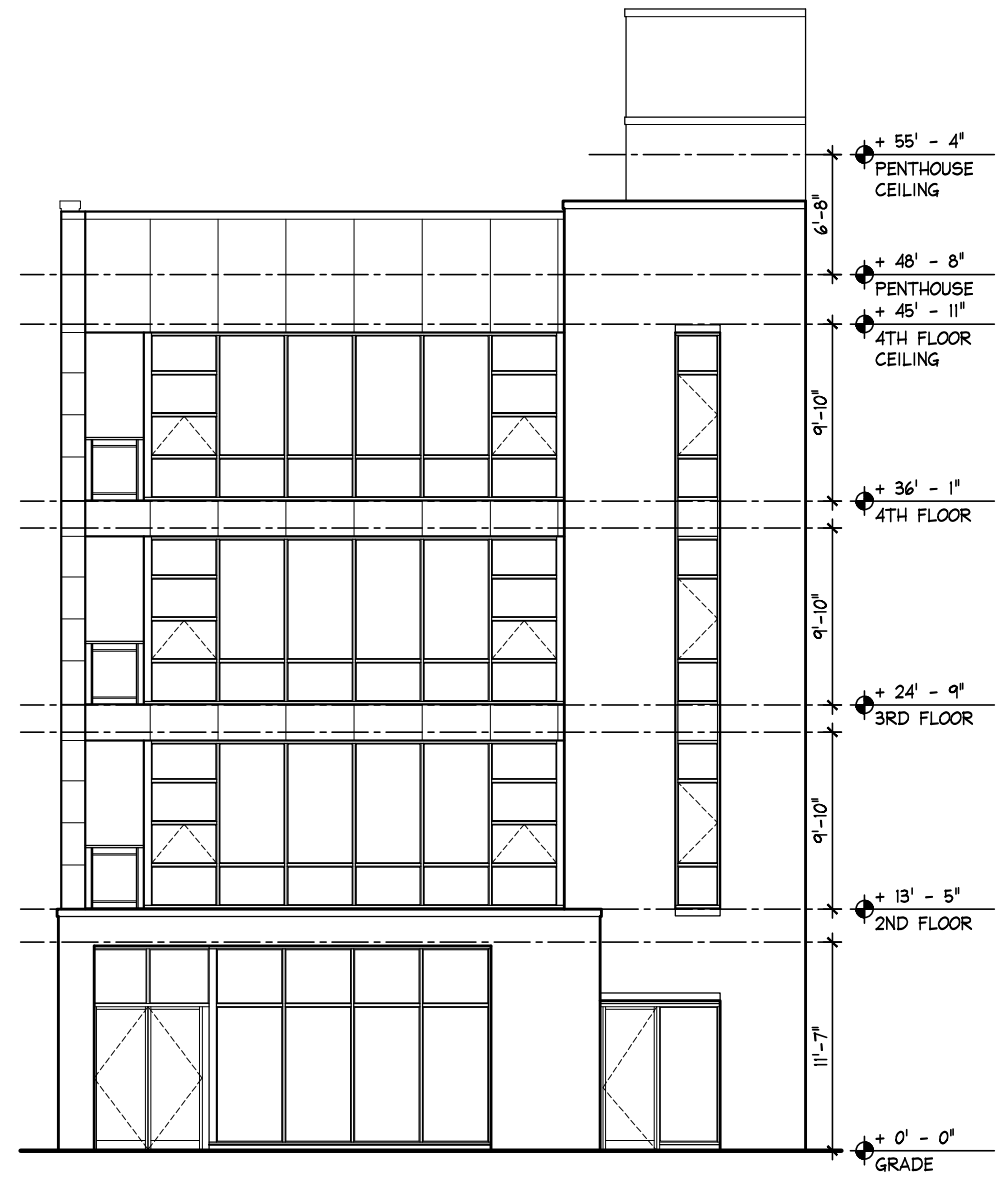
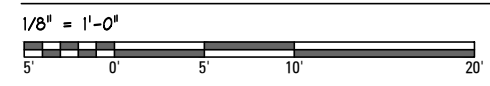
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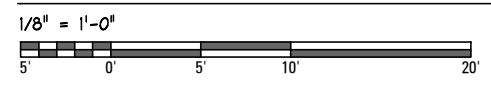




WEST ELEVATION

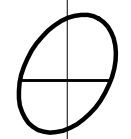


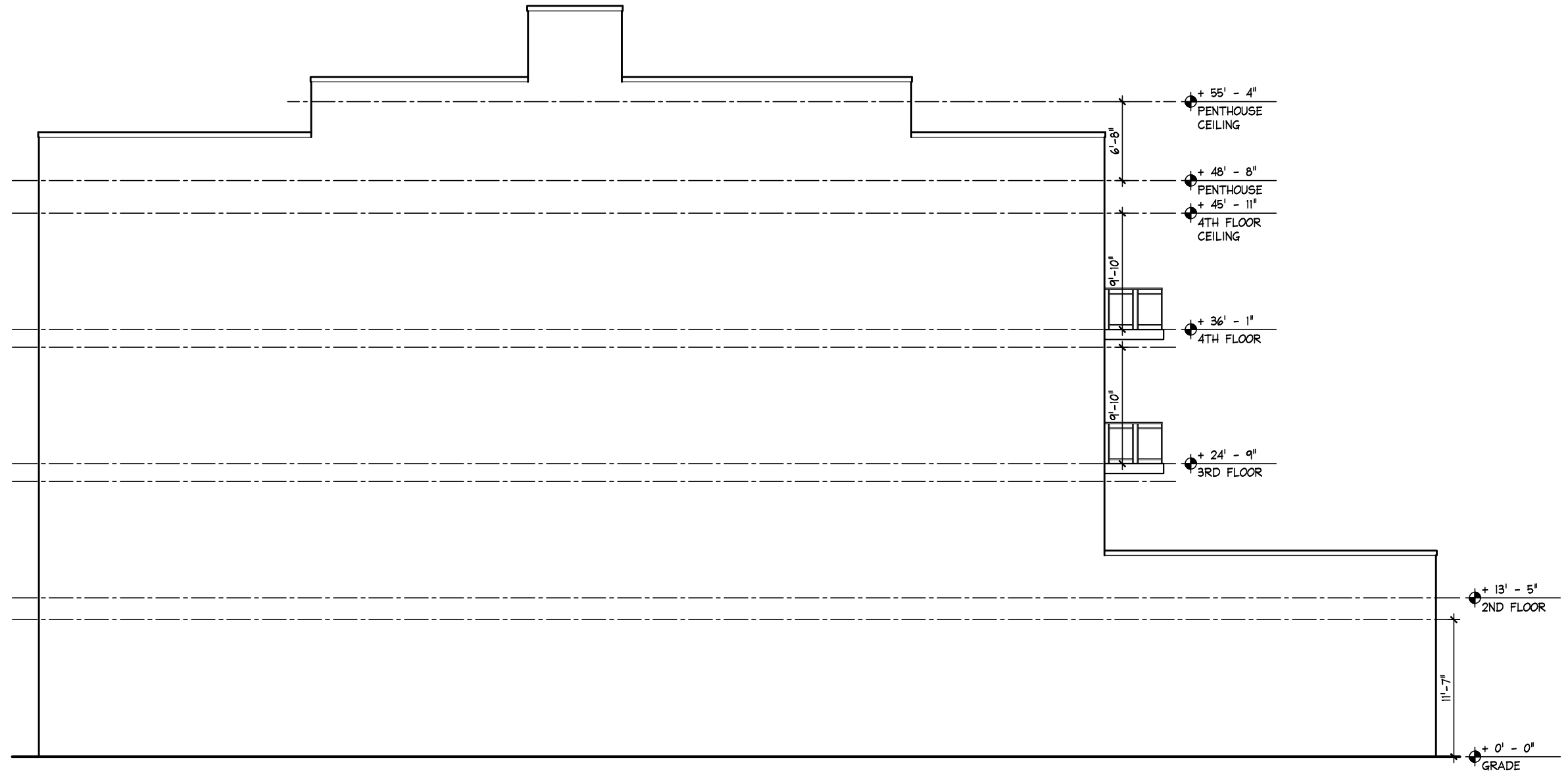
EAST ELEVATION



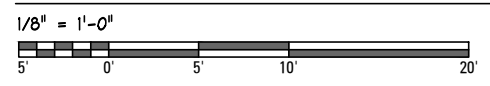
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NORTH ELEVATION



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