

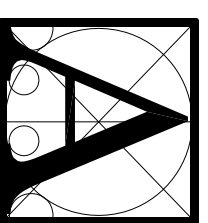
434 W. Melrose

Chicago

Illinois

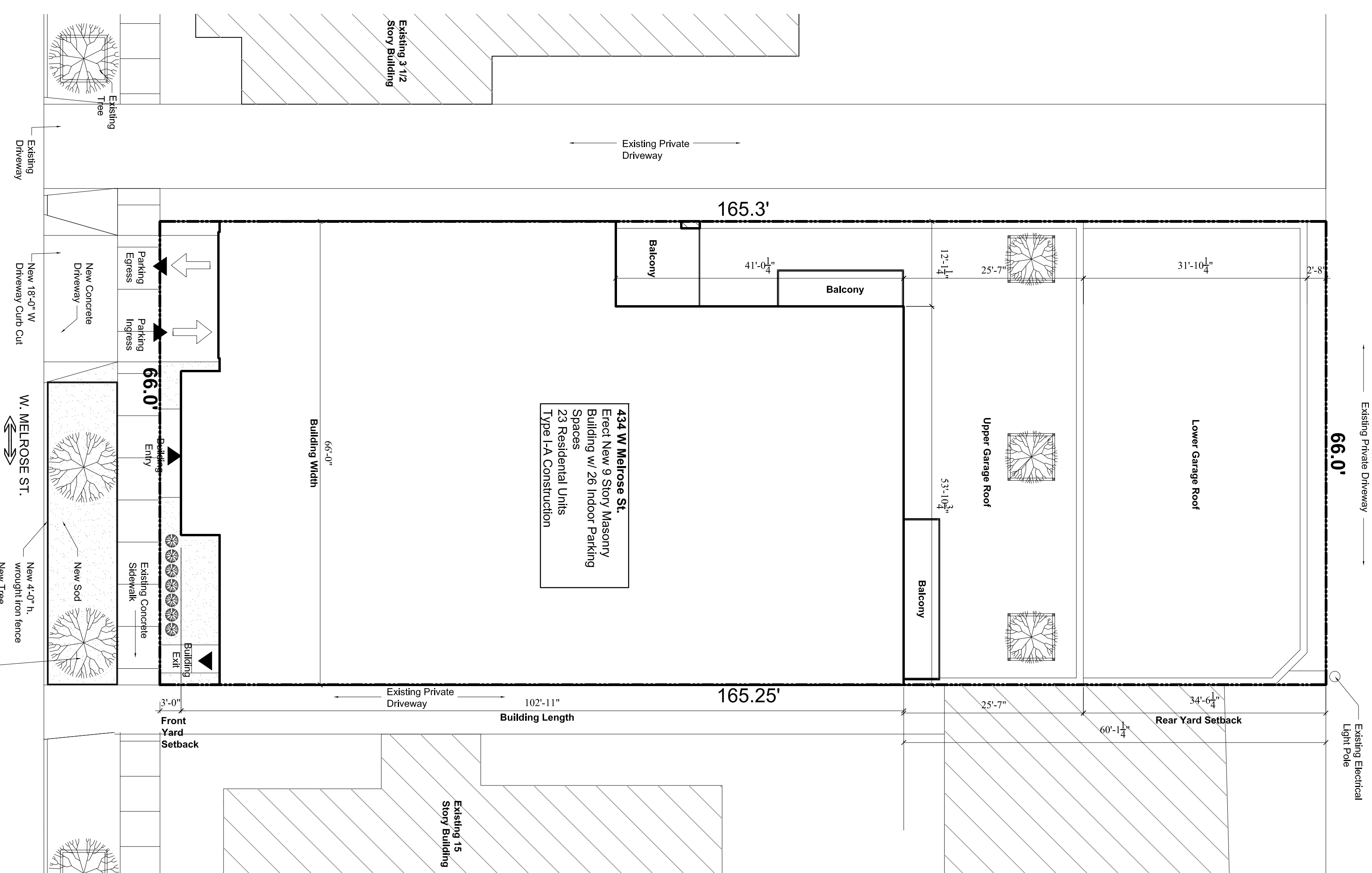


Front Elevation Perspective



X I O S ARCHITECTS AND CONSULTANTS

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ZONING DATA

Address:	434 W Melrose St.
Lot Dimensions:	166.0' x 66.0'
Lot Area:	10,908.0 Sq.Ft.
Existing Zoning District:	RM-4.0
Minimum Lot Area per Dwelling Unit:	300 Sq.Ft.
Maximum Number of Dwelling Units:	10,908.15 Sq.Ft. / 300 Sq.Ft. = 36 Units
Proposed Number of Dwelling Units:	23 Units
Maximum Allowable Floor Area:	RM-6 ----- 10,908.15 Sq.Ft. x 4.40 = 47995.86 Sq.Ft.

Proposed Floor Area:	
First Floor:	1,922.00 Sq.Ft.
Mezzanine:	2,993.00 Sq.Ft.
Second Floor:	5,390.44 Sq.Ft.
Third Floor:	5,390.44 Sq.Ft.
Fourth Floor:	5,390.44 Sq.Ft.
Fifth Floor:	5,390.44 Sq.Ft.
Sixth Floor:	5,390.44 Sq.Ft.
Seventh Floor:	5,390.44 Sq.Ft.
Eighth Floor:	4,725.00 Sq.Ft.
Ninth Floor:	543.00 Sq.Ft.
Mech Penthouse:	
Total:	47,916.08 Sq.Ft. - (439 F.A.R.)

Required Yards	
Front Yard (South) Setback:	15'-0"
Side Yards:	
West Yard (West) Setback:	11'-0"
East Yard (East) Setback:	11'-0"
Rear Yard (North) Setback:	166'-0" x 30% = 49.8'

Proposed Yards	
South Yard Setback:	3'-0"
West Yard Setback:	0'-0"
East Yard Setback:	0'-0"
North Yard Setback:	34'-6 1/4"
Open Space	
Required:	23 Units x 36 Sq.Ft./Dwelling Unit = 828 Sq.Ft. (Required)
Actual:	828 Sq.Ft. on garage roof
Off Street Parking	
Required:	23 Parking Spaces
Proposed:	26 Parking Spaces
Load Berth	
Required:	1 Loading Berth
Proposed:	1 Loading Berth
Bicycle Parking	
Required:	1 per 2 Autos = 13 Bicycle Parking Spaces Required
Proposed:	24 Bicycle Spaces Provided

Proposed Site Plan

Scale: 3/32" = 1'-0"

