



NORTHWEST
PERSPECTIVE

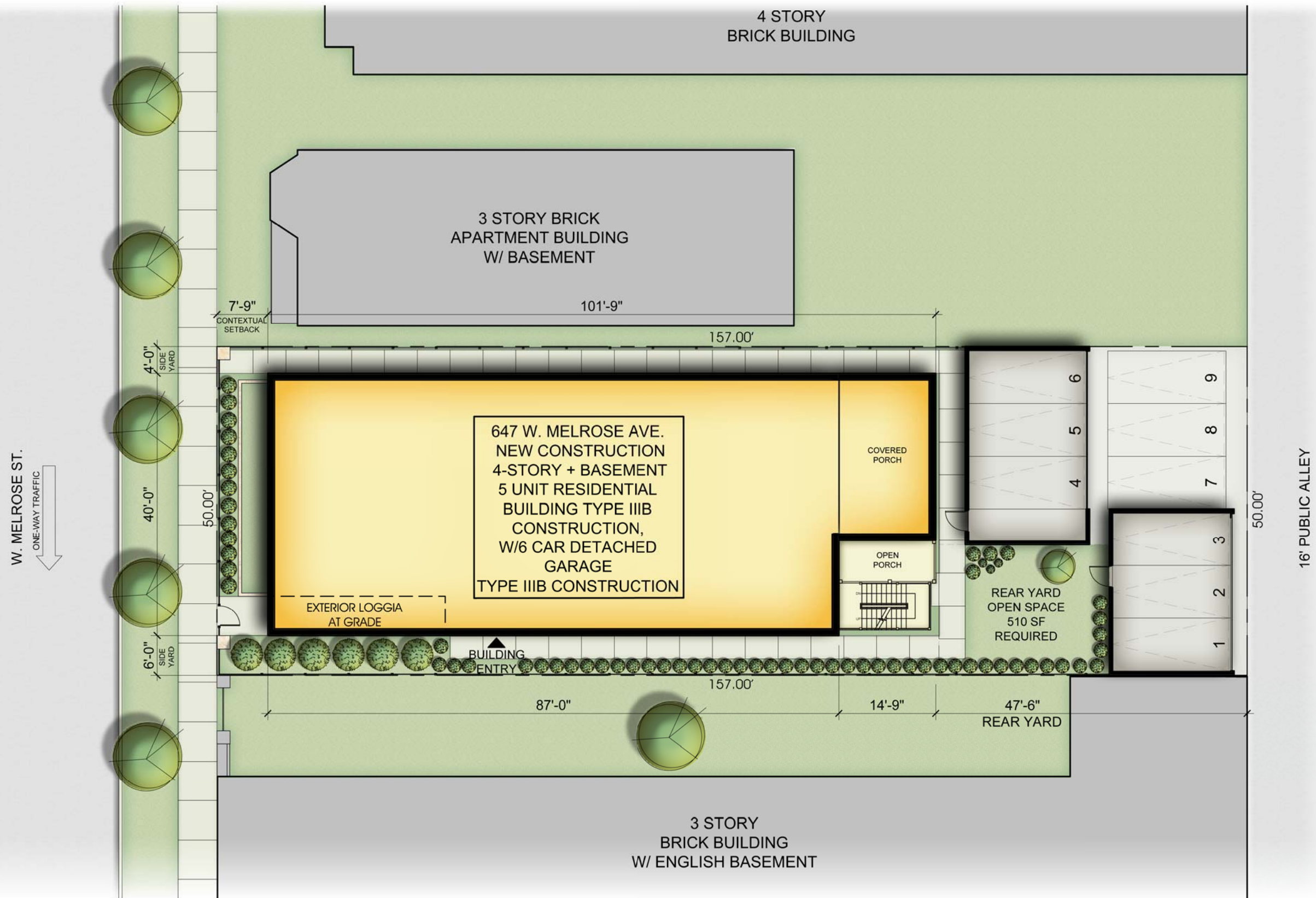
JENNIFER & ERIC ROCKHOLD

OWNERS

FEBRUARY 25, 2015

647 W. MELROSE ST.
CHICAGO, ILLINOIS

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SITE PLAN



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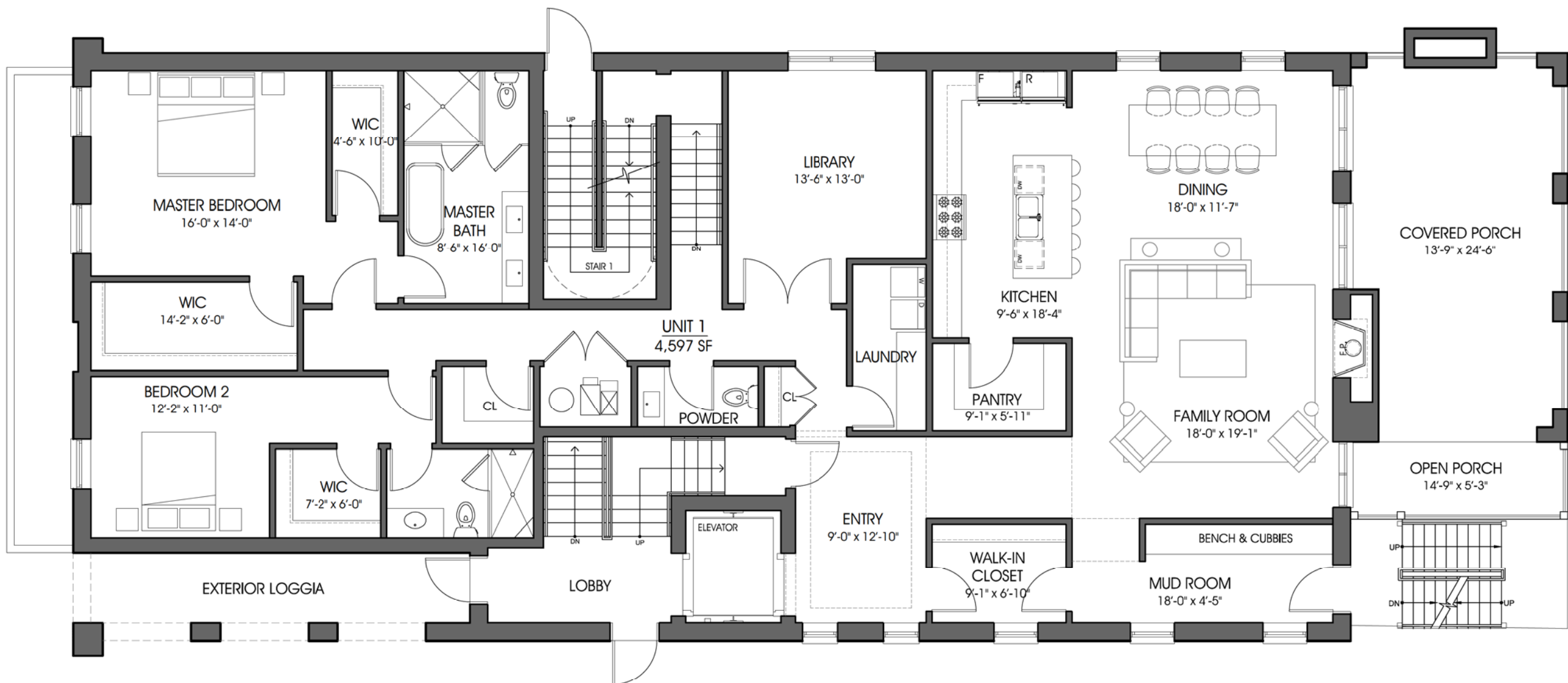
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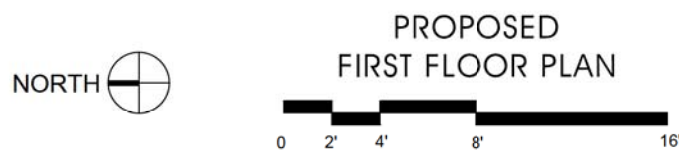
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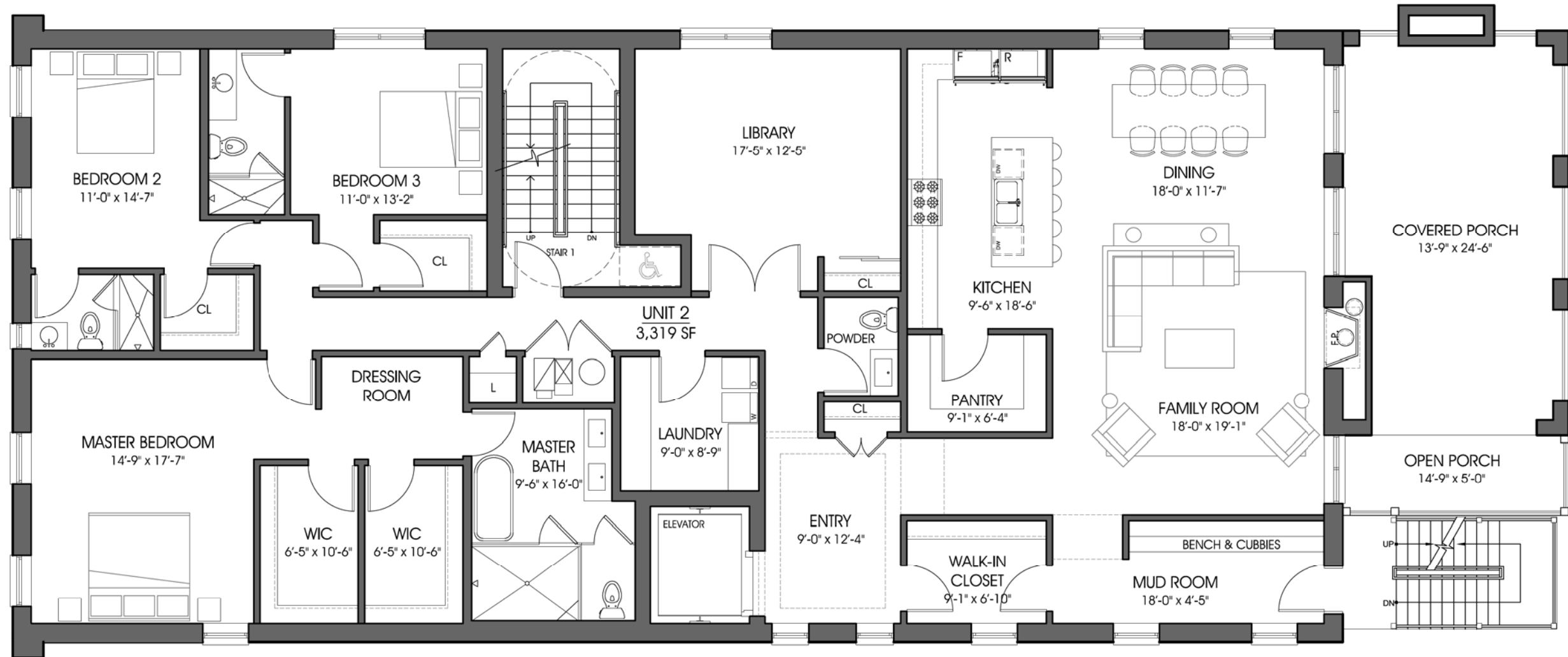
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CHICAGO, ILLINOIS

PROPOSED
FIRST FLOOR PLAN

3,318 SQ FT - F.A.R.

3,169 SQ FT - SALEABLE

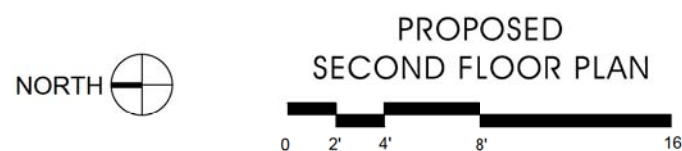
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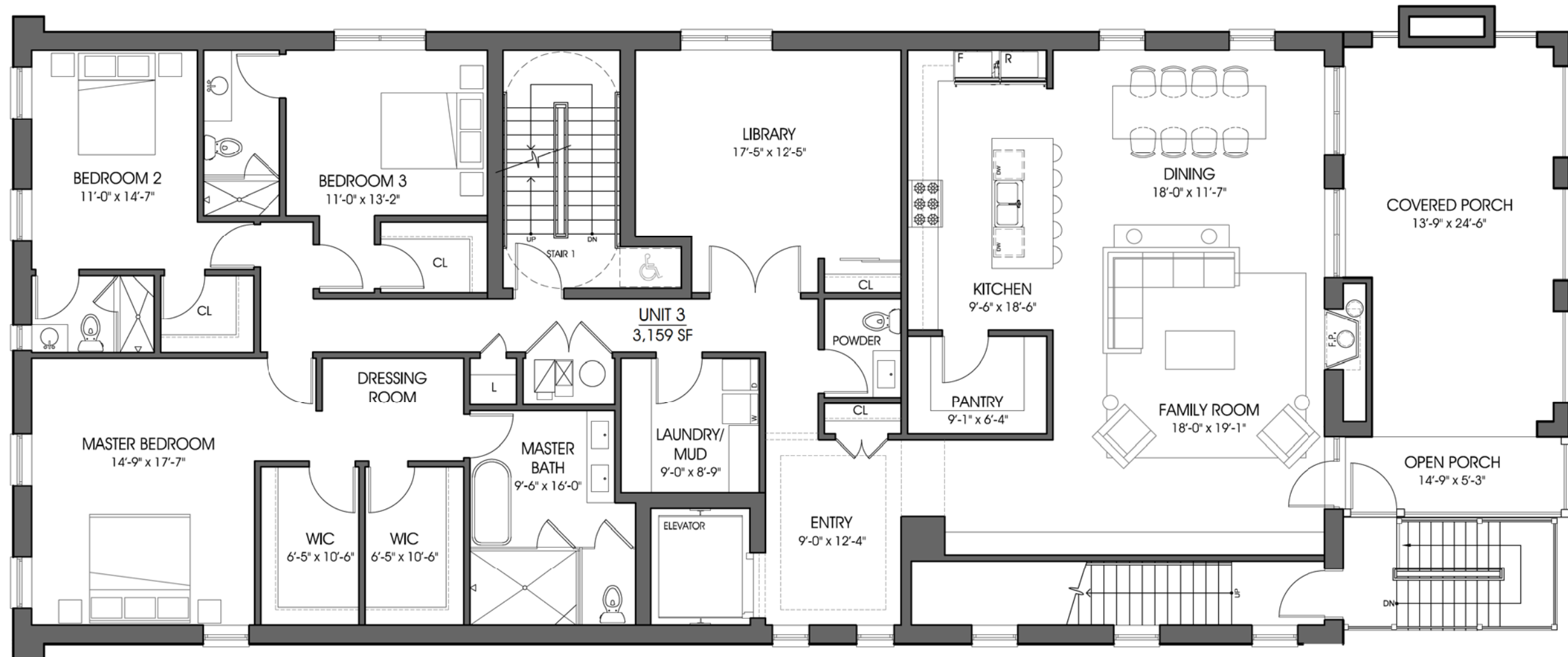
PROPOSED
SECOND FLOOR PLAN

647 W. MELROSE ST.
CHICAGO, ILLINOIS

3,480 SQ FT - F.A.R.

3,319 SQ FT - SALEABLE

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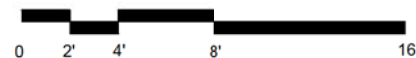
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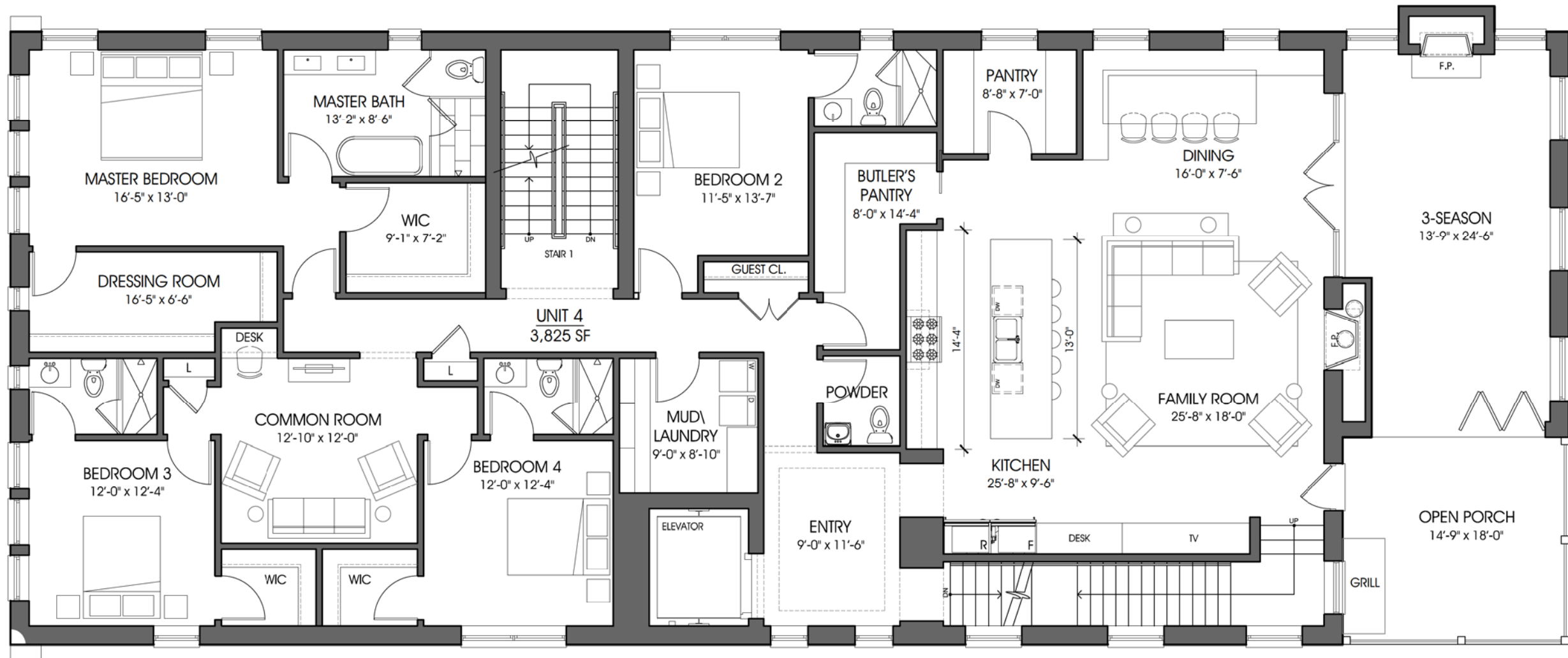
PROPOSED
THIRD FLOOR PLAN



647 W. MELROSE ST.
CHICAGO, ILLINOIS

3,480 SQ FT - F.A.R.
3,159 SQ FT - SALEABLE

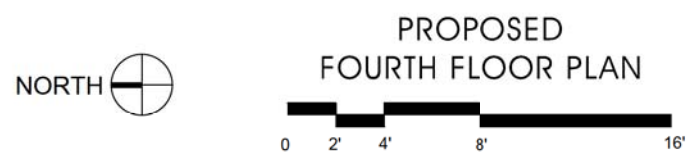
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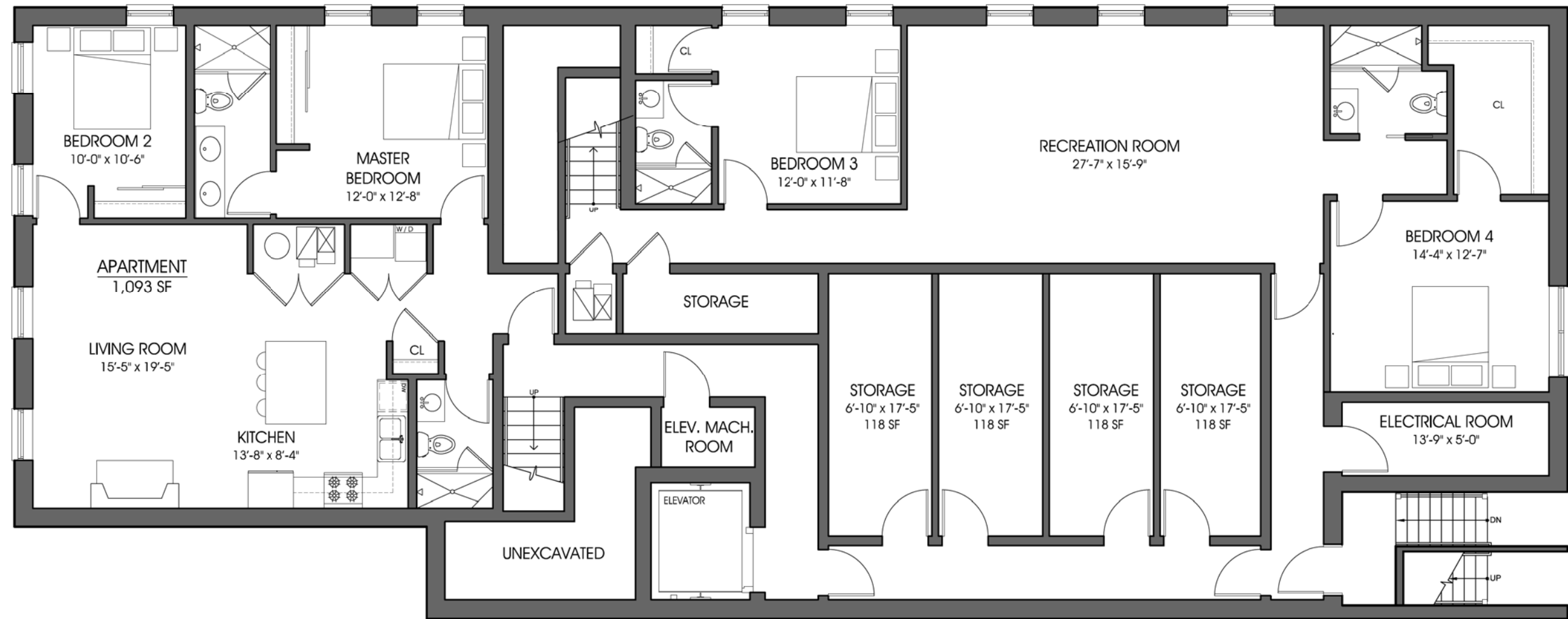
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PROPOSED
FOURTH FLOOR PLAN
647 W. MELROSE ST.
CHICAGO, ILLINOIS

3,825 SQ FT - F.A.R.
3,825 SQ FT - SALEABLE

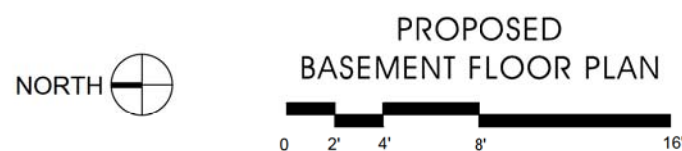
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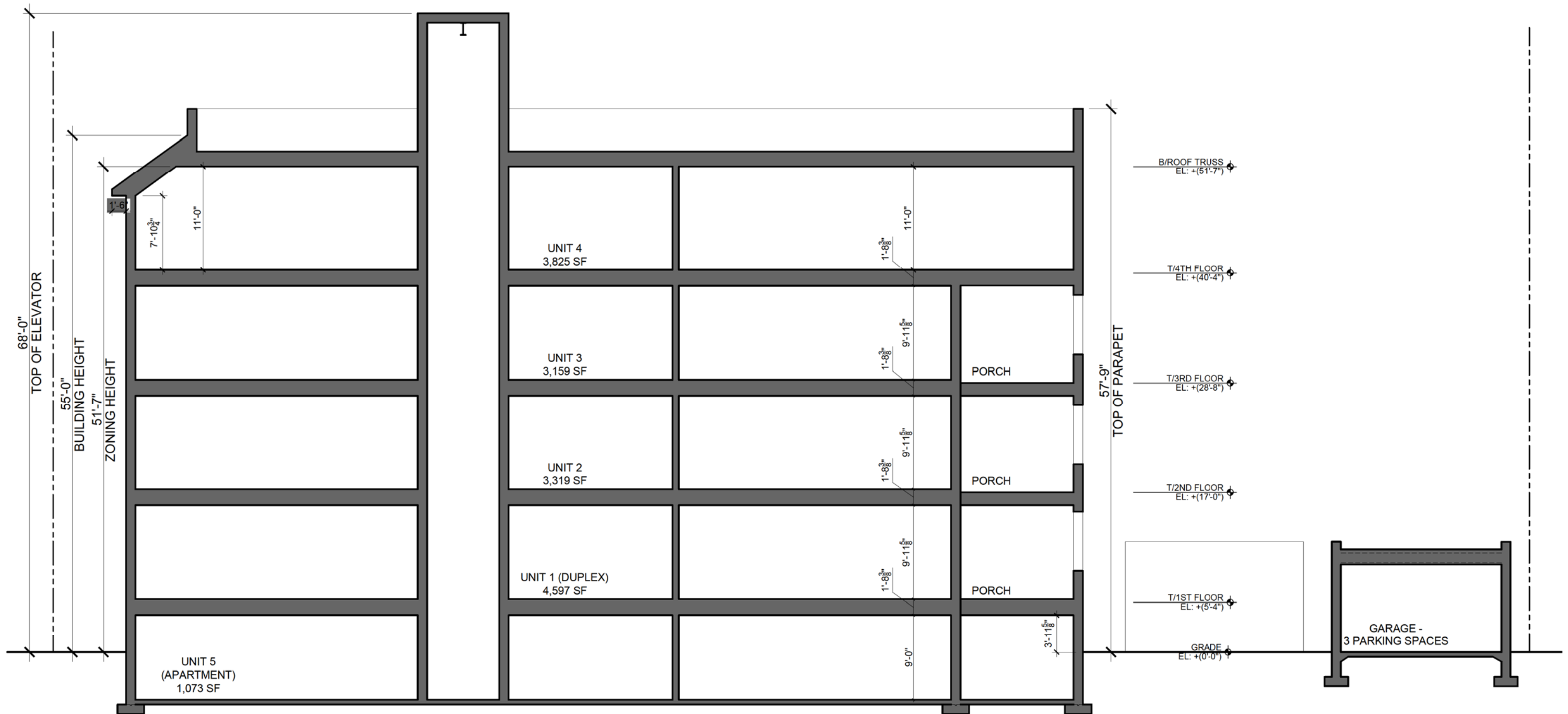


PROPOSED
BASEMENT FLOOR PLAN

647 W. MELROSE ST.
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0 SQ FT - F.A.R.
2,501 SQ FT - SALEABLE

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PROPOSED SECTION

JENNIFER & ERIC ROCKHOLD

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FEBRUARY 25, 2015

0 4' 8' 16'

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PROPOSED
NORTH ELEVATION

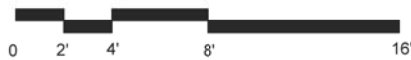
0 2' 4' 8' 16'

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PROPOSED
SOUTH ELEVATION



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PROPOSED
WEST ELEVATION

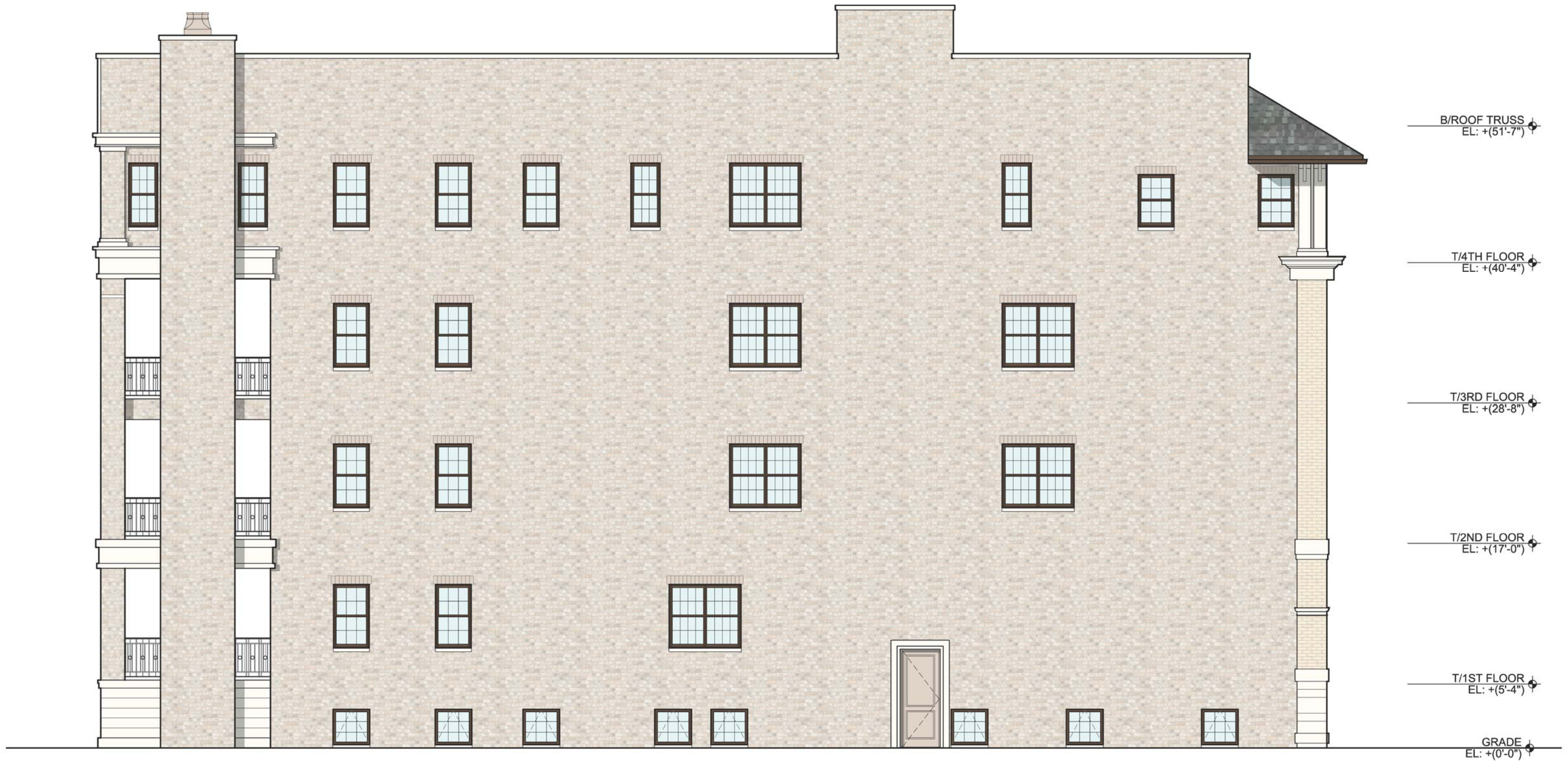
0 2' 4' 8' 16'

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PROPOSED
EAST ELEVATION

0 2' 4' 8' 16'

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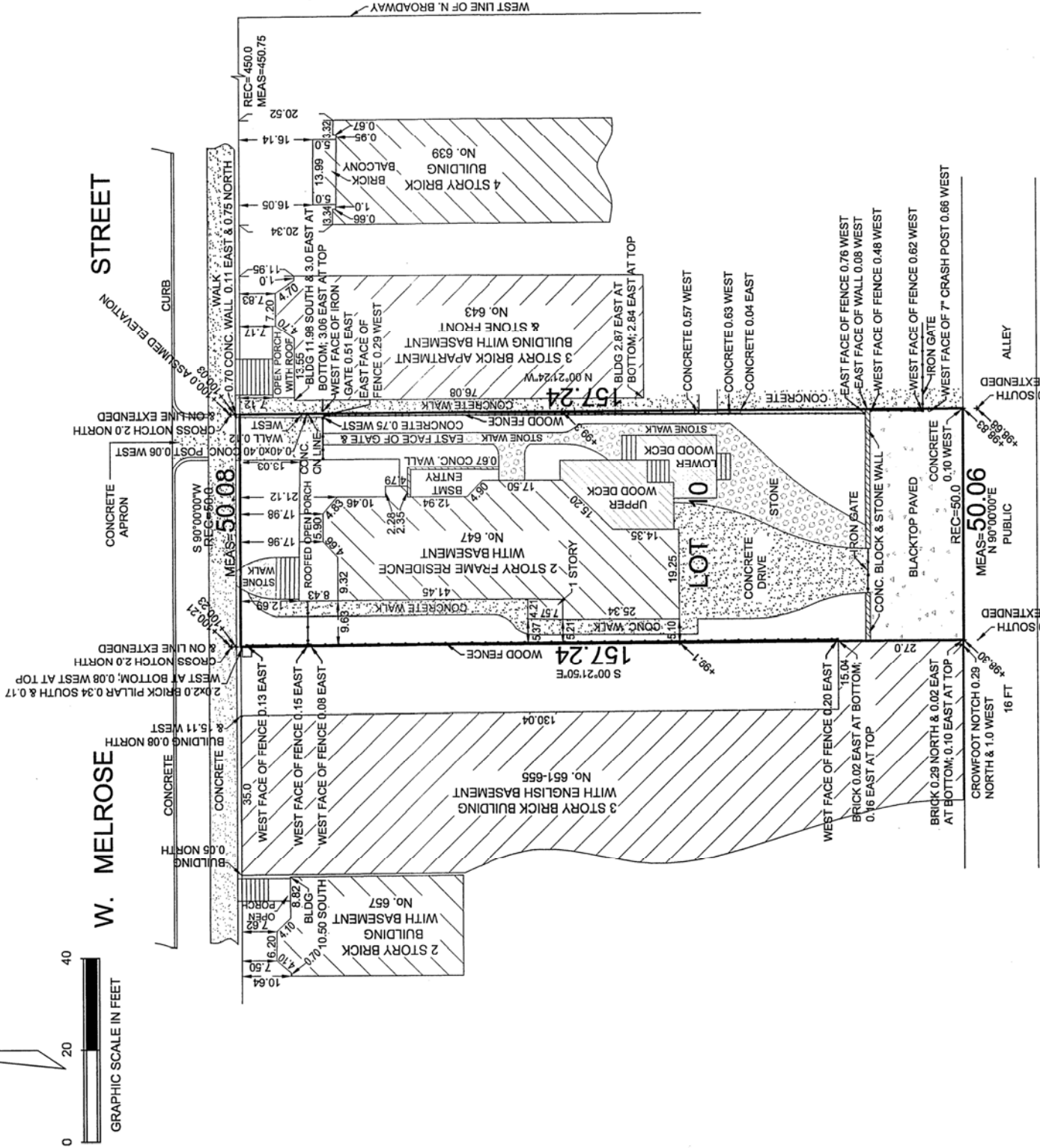
CERTIFIED SURVEY, INC.

1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

Email : surveys@certifiedsurvey.com

PLAT OF SURVEY

LOT 10 IN SANDER'S SUBDIVISION OF THE SOUTH 3.19 CHAINS OF LOT 30 IN PINE GROVE, A SUBDIVISION OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

ORDER No. 140487

DATE: NOVEMBER 4, 2014

ORDERED BY: GVP DEVELOPMENT

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

DECIMALS OF FOOT AND THEIR EQUIVALENT IN INCHES AND FRACTIONS THEREOF

.01=1/8"	.07=7/8"	.50=6"
.02=1/4"	.08=1"	.58=7"
.03=3/8"	.17=2"	.67=8"
.04=1/2"	.25=3"	.75=9"
.05=5/8"	.33=4"	.83=10"
.06=3/4"	.42=5"	.92=11"
		1.0=12"

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

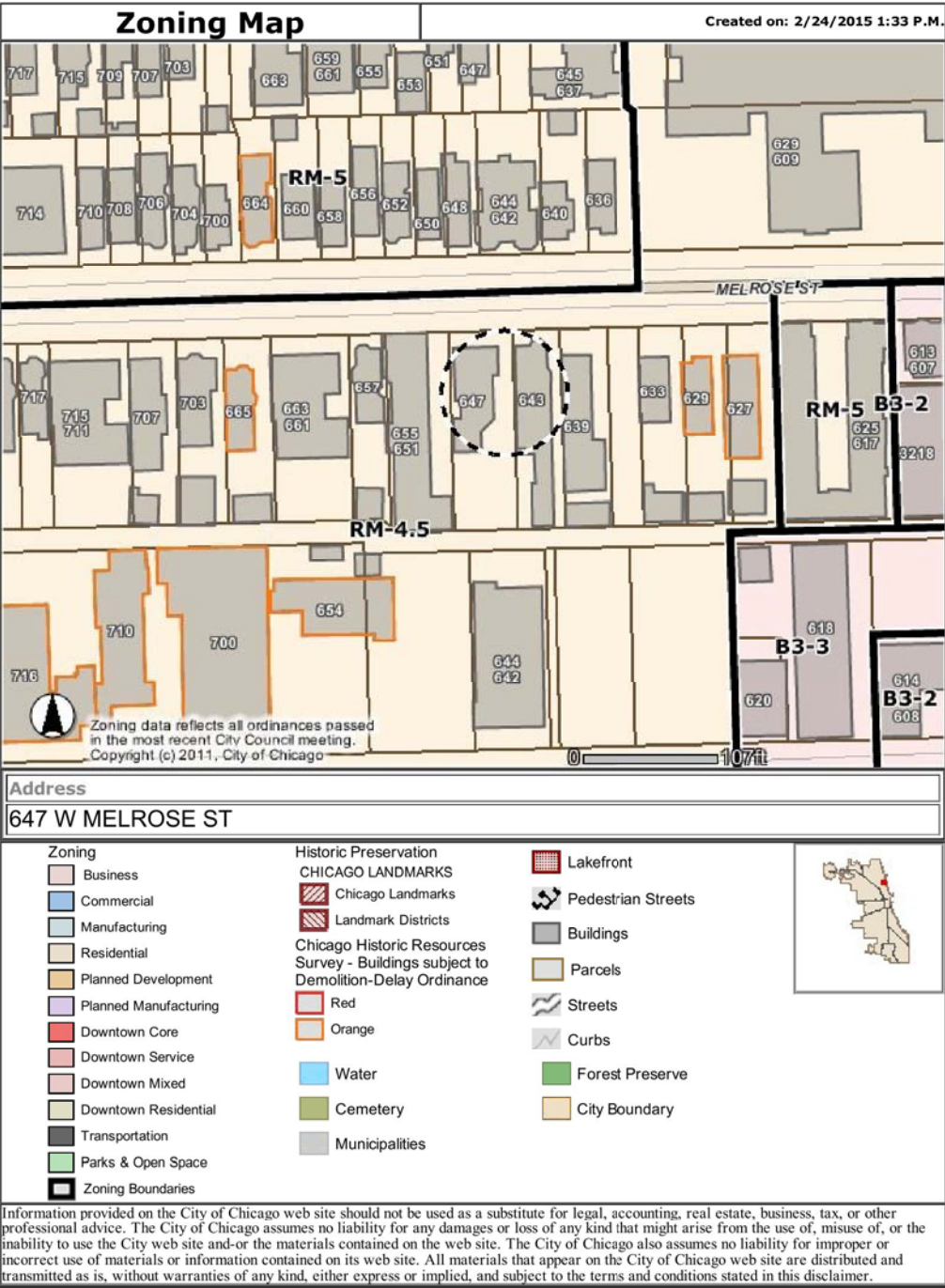
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

WE CERTIFIED SURVEY, INC DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

PROFESSIONAL ILLINOIS LAND SURVEYOR
LICENSE EXPIRES NOVEMBER 30, 2014

SURVEY

647 W. MELROSE ST.
CHICAGO, ILLINOIS



ZONING MAP

JENNIFER & ERIC ROCKHOLD
OWNERS
FEBRUARY 25, 2015



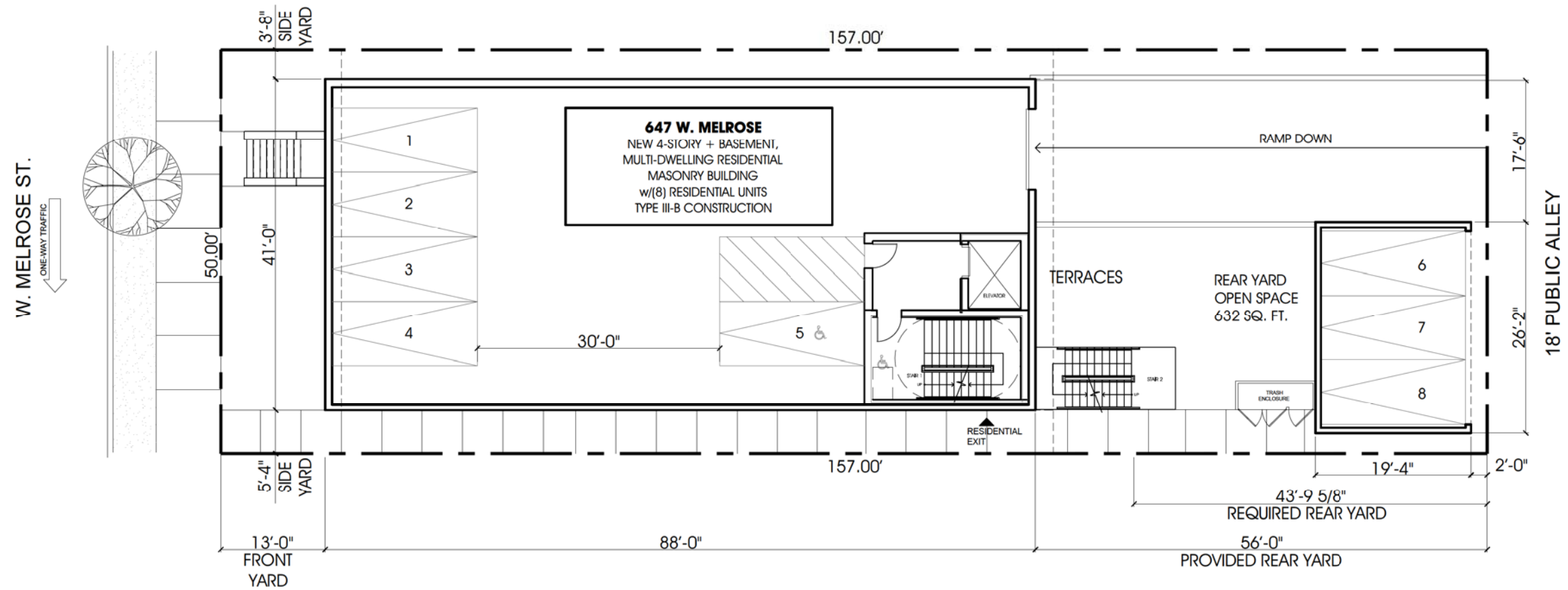
647 W. MELROSE ST.
CHICAGO, ILLINOIS

ZONING DATA					
Project Address		647 W. Melrose St. Chicago, IL 60657			SULLIVAN GOULETTE & WILSON ARCHITECTS
Last Updated		2/9/2015			
BULK AND DENSITY		Existing Zoning	Proposed Zoning	Proposed Project Scheme 1	
Lot Area [SF]		7,850.00	7,850.0	7,850.0	
Zoning District		RM-4.5	RM-6	RM-6	
Use Group		Residential	Residential	Residential	
Maximum Floor Area Ratio [F.A.R.]		1.7	4.4	Actual Ratio [F.A.R.]1.8	
Maximum Area Allowed by F.A.R.		13,345.0	34,540.0	Actual Area [F.A.R.]14,426 (14,103 without roof penthouse features)	
Minimum Lot Area Per Dwelling Unit [SF]		700.0	400.0	Actual Lot Area Per Unit1,570.0	
Maximum Number of Dwelling Units		11.0	19.0	Actual Number of Units5.0	
Minimum Required Business Area [SF]		NA	NA	Proposed Business AreaNA	
YARDS/HEIGHT					
Required Yards [ft]	Front	Average 2 adjacent lots. (7'-9")	Average 2 adjacent lots. (7'-9")	Proposed7'-9"	
	Side [Cumulative]	10'-0"	10'-0"	Proposed10'-0"	
	Side [Minimum One Side]	4'-0"	4'-0"	Proposed4'-0"	
	Rear	30% of lot depth or 50' whichever is less. (47.1')	30% of lot depth or 50' whichever is less. (47.1')	Proposed47'-6"	
Required Rear Yard Open Space	Minimum Open Space [SF]	50 sf per unit or 6.5% of lot area whichever is greater. (510 sf)	36 sf per unit or 5.25% of lot area whichever is greater. (412 sf)	Proposed510 sf	
	Minimum One Side [ft]	10'-0"	5'-0"	Proposed19'-10"	
Maximum Building Height [ft]		47'-0"	None	Proposed51'-7"	
PARKING/LOADING					
Required Off Street Parking Spaces	Residential	1 Per Unit	1 Per Unit	Provided1.2 per unit	
	Commercial	NA	NA	ProvidedNA	
Required Accessible Parking Spaces	Residential	NA	NA	ProvidedNA	
	Commercial	NA	NA	ProvidedNA	
Required Off Street Loading	Residential	NA	NA	ProvidedNA	
	Commercial	NA	NA	ProvidedNA	
Required Bicycle Parking	Residential	NA	NA	ProvidedNA	
	Commercial	NA	NA	ProvidedNA	
LANDSCAPING					
Required Parkway Trees		1 per 25' of street frontage	1 per 25' of street frontage	Provided2.0	
Vehicular Use Area Landscaping		NA	NA	ProvidedNA	
Trash Area Screening Required		Required	Required	ProvidedScreened	

ZONING DATA

ZONING INFORMATION





SITE PLAN BY RIGHT



0 4' 8' 16' 32'

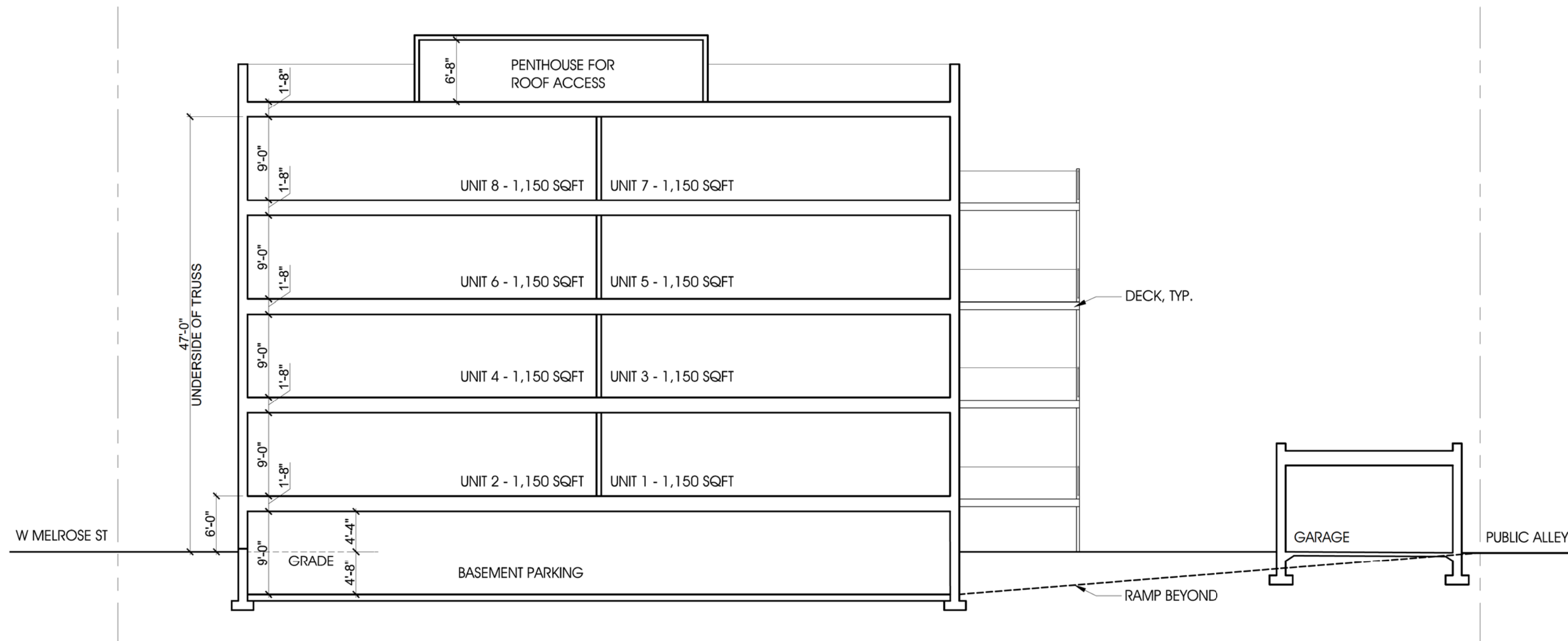
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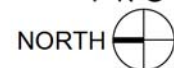


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PROPOSED BUILDING SECTION BY RIGHT



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