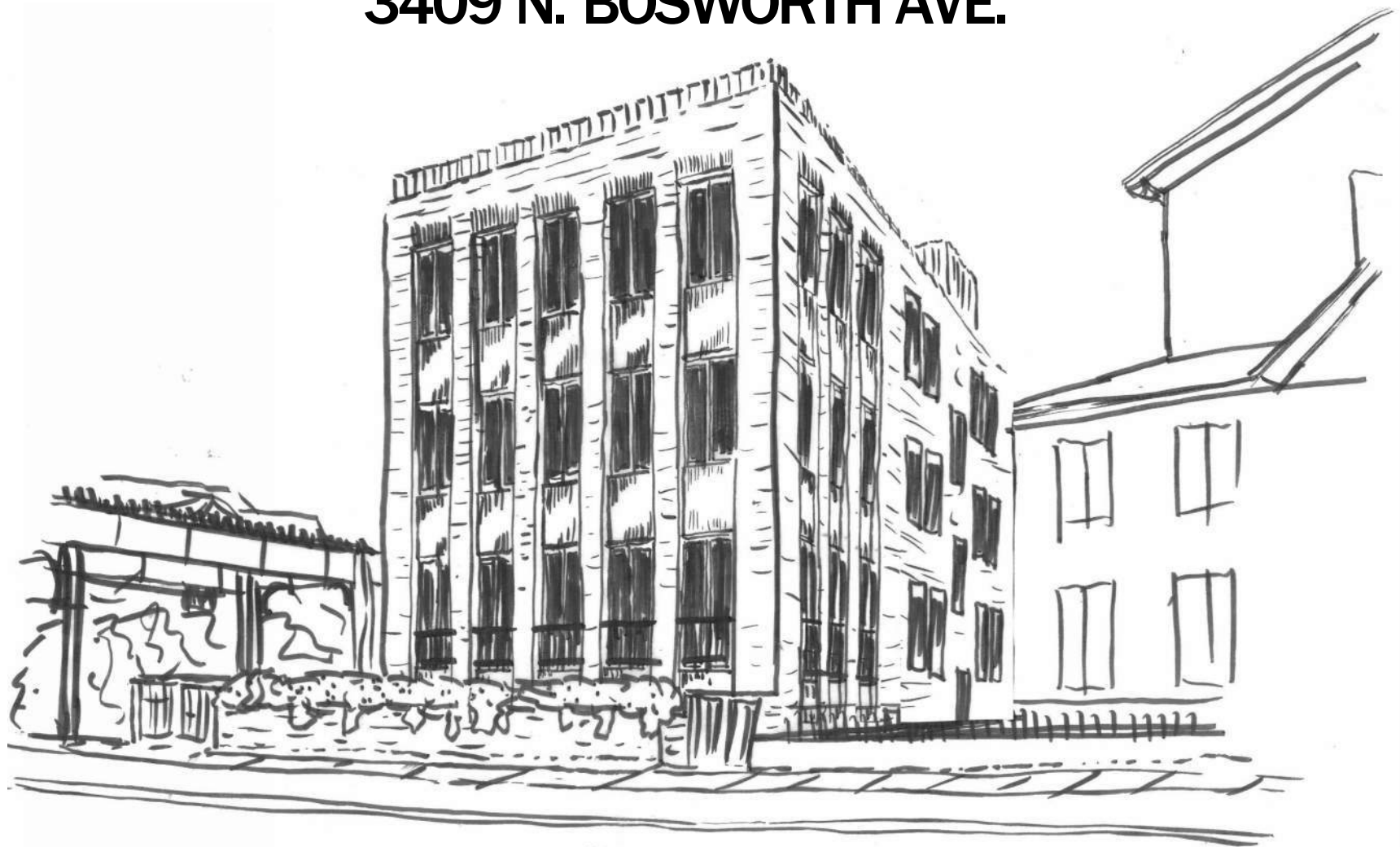


# 3409 N. BOSWORTH AVE.



CONCEPT  
2020.05.14

**PROJECT INFORMATION**

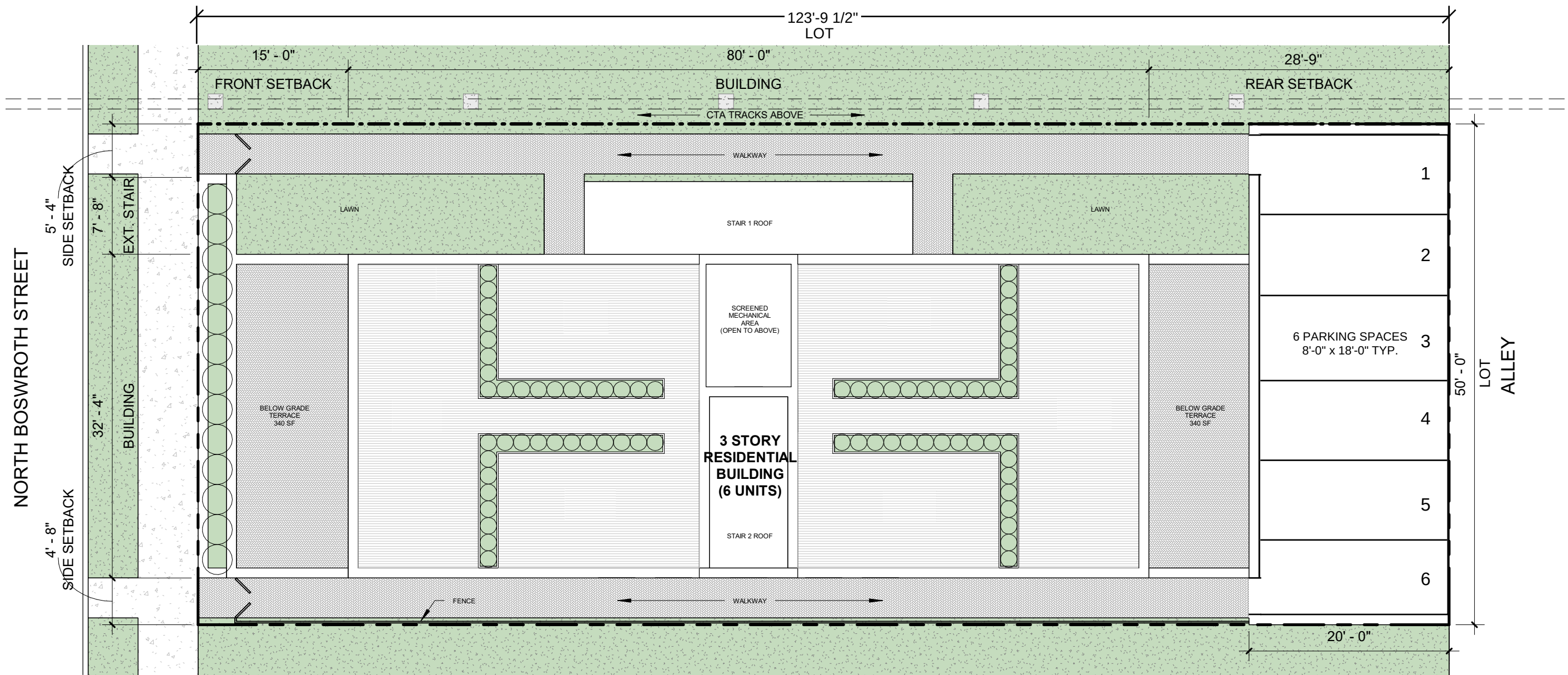
**PROJECT NUMBER**  
1917

**ADDRESS**  
3409 N. BOSWORTH AVE.  
CHICAGO, IL 60657

**CONTACTS**  
Owner  
3409 N. BOSWORTH LLC

**TEAM**  
James Young, Associate Principal  
Geoffrey Bird, Associate

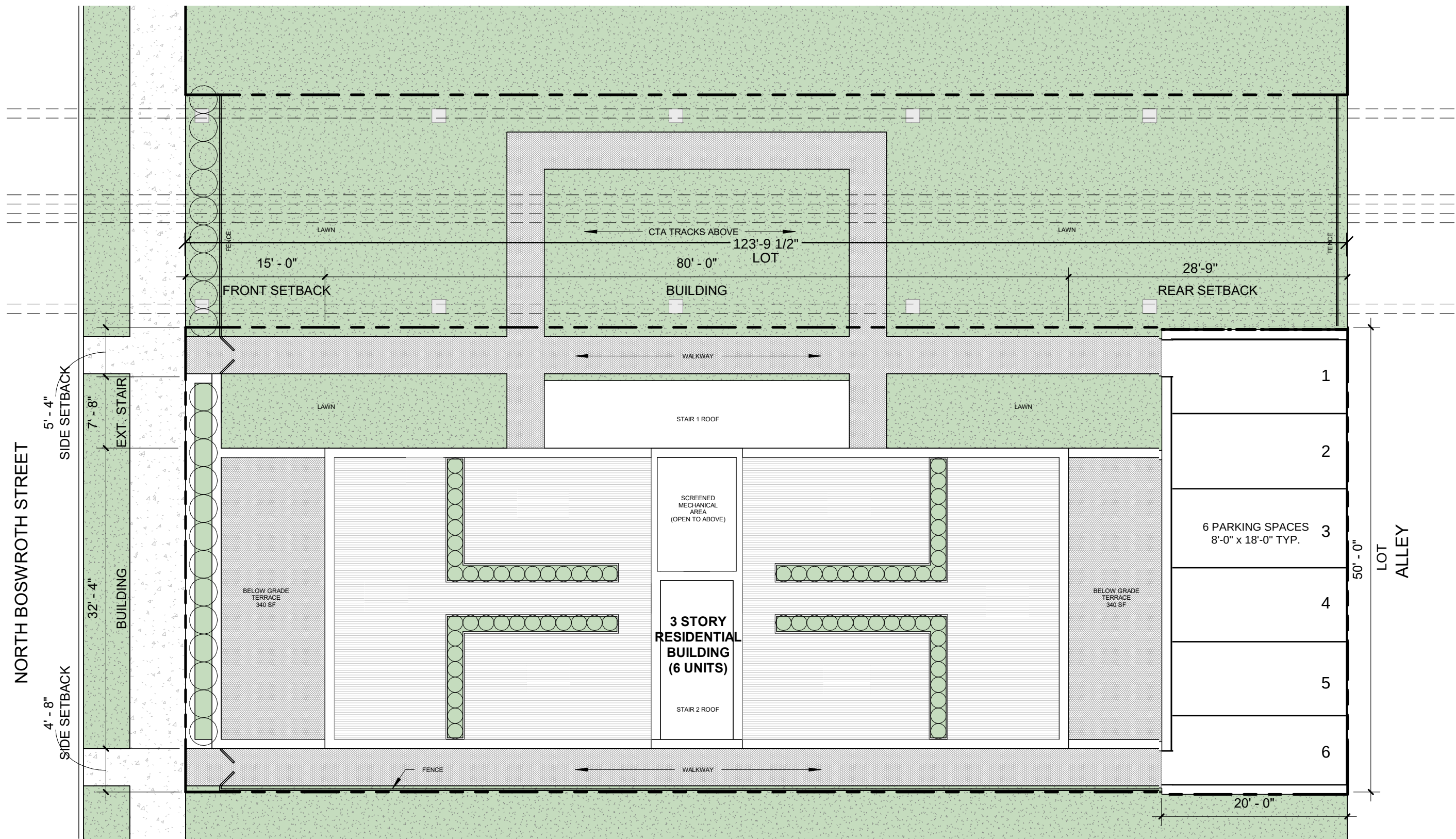




1 SITE PLAN  
3/32" = 1'-0"







1

SITE PLANE W/SIDE YARD  
 3/32" = 1'-0"

0 2 4 8 16

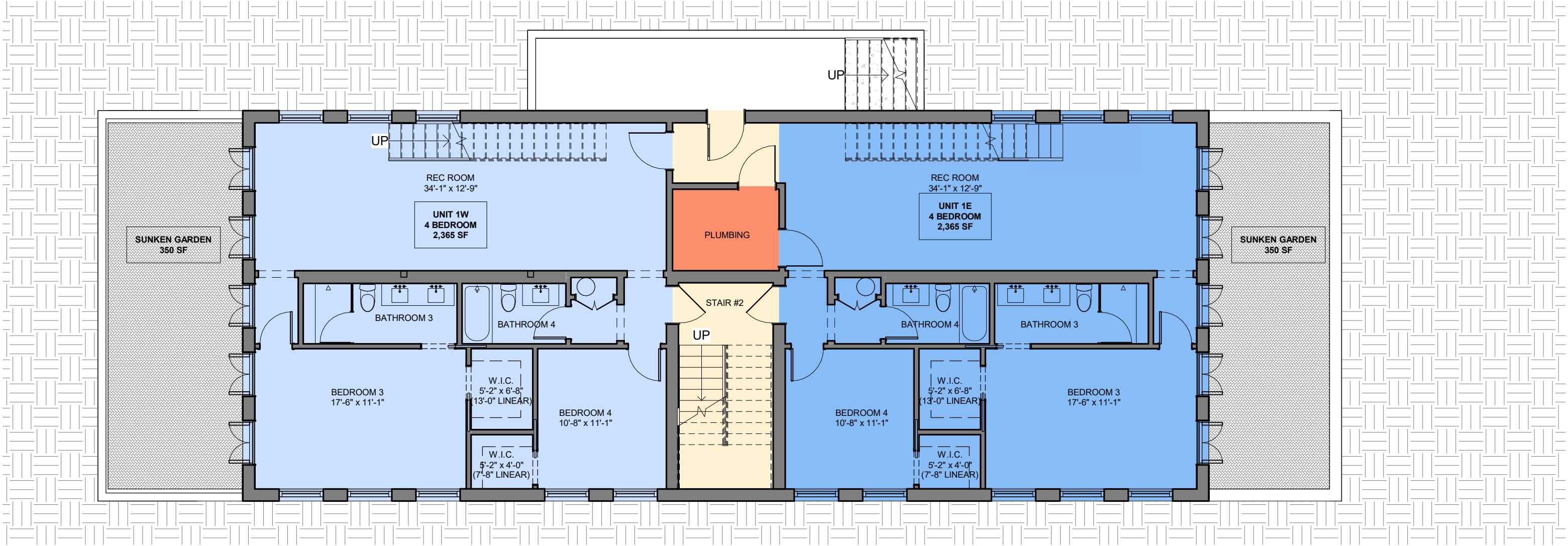


ZONING ANALYSIS FOR 3409 N BOSWORTH AS RM-4.5

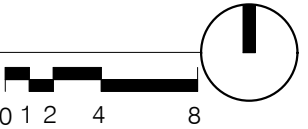
|                            |                                                                                  |
|----------------------------|----------------------------------------------------------------------------------|
| ZONING DISTRICT:           | RM-4.5                                                                           |
| PERMITTED USES:            | MULTI-UNITS (3+ UNITS) RESIDENTIAL & SINGLE ROOM OCCUPANCY "CO-LIVING"           |
| PARKING STANDARD:          | 1 SPACE PER UNIT                                                                 |
| MLA STANDARD:              | 700 SF/UNIT                                                                      |
| MLA PER UNIT:              | 1,041 SF/UNIT                                                                    |
| UNITS ALLOWABLE:           | 8                                                                                |
| SITE AREA:                 | 50' X 123'-9.5" = 6,190 SF                                                       |
| F.A.R.:                    | 1.70 (10,523 SF)                                                                 |
| FRONT SETBACK:             | 15'-0"                                                                           |
| SIDE SETBACK:              | COMBINED TOTAL = 20% OF LOT WIDTH = 10'-0"<br>TOTAL (NONE REQ'D TO EXCEED 5'-0") |
| REAR SETBACK:              | 30% OF 123'-9.5" = 36'-10" (ADMIN. ADJUST TO 28'-9")                             |
| MIN. REAR YARD OPEN SPACE: | 50 SF PER D.U. (MIN. DIM.= 10'-0" ON ANY SIDE)                                   |
| MAX. HEIGHT ALLOWABLE:     | 47'-0" (TO B/ROOF STRUCTURE)                                                     |
| PARKING PROVIDED:          | 6 SPACES                                                                         |
| UNITS PROVIDED:            | 6 UNITS                                                                          |
| UNIT MIX:                  | (4)-2 BEDROOM UNITS<br>(2)-4 BEDROOM UNITS                                       |
| LEVEL 03:                  | (2) 2 BEDROOMS                                                                   |
| LEVEL 02:                  | (2) 2 BEDROOMS                                                                   |
| LEVEL 01:                  | (2) 4 BEDROOMS                                                                   |
| BASEMENT:                  | N/A (DUPLEX DOWN)                                                                |

AREA BREAKDOWN FOR 3409 N BOSWORTH

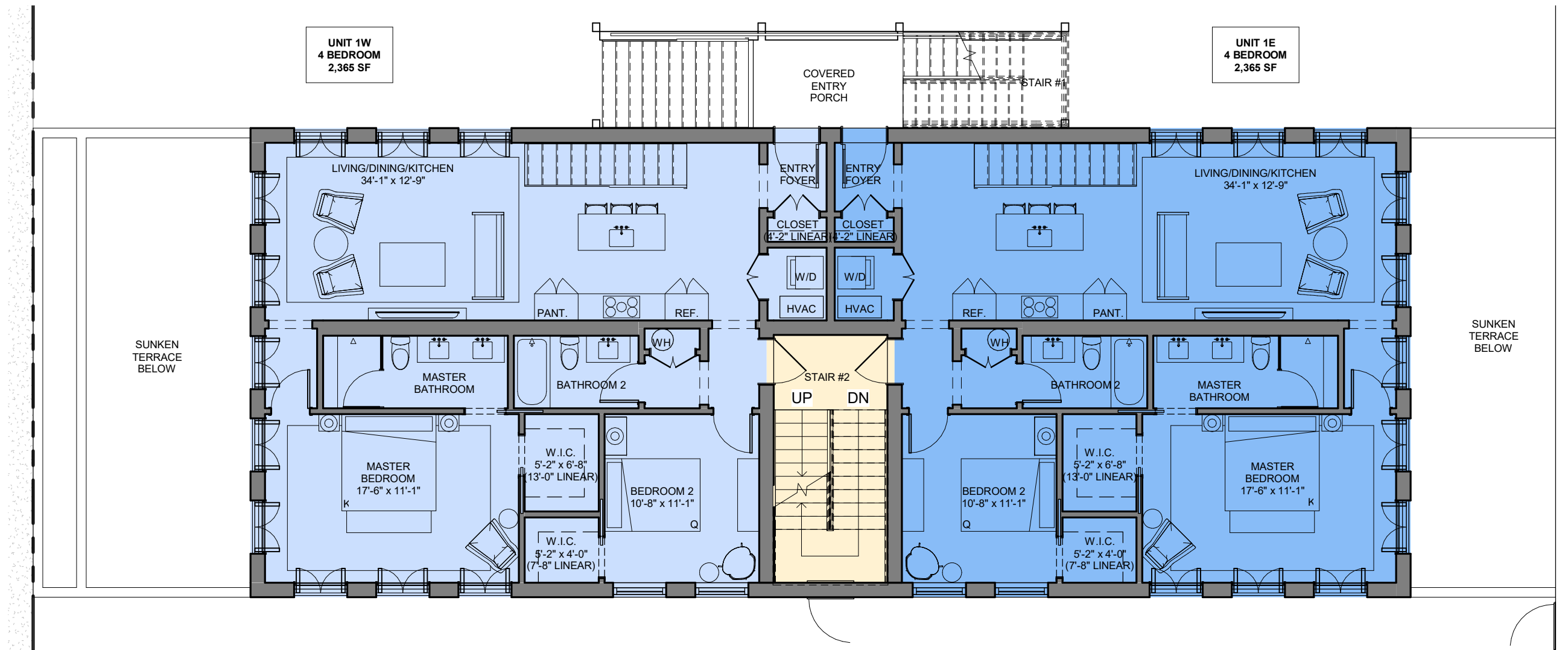
|               |                                          |
|---------------|------------------------------------------|
| ROOF:         | 300 GSF                                  |
| LEVEL 03:     | 2,586 GSF = 2(1,215 SF) + 160 SF         |
| LEVEL 02:     | 2,586 GSF = 2(1,215 SF) + 160 SF         |
| LEVEL 01:     | 2,586 GSF = 2(1,215 SF) + 160 SF         |
| BASEMENT:     | 2,586 GSF = 1,150 SF + 1,030 SF + 406 SF |
| TOTAL GSF:    | 10,344 GSF                               |
| TOTAL FAR SF: | 10,344 SF (ROOF ACCESS PENTHOUSE EXEMPT) |



1 BASEMENT  
1/8" = 1'-0"



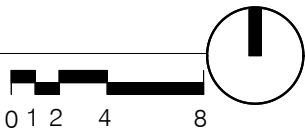


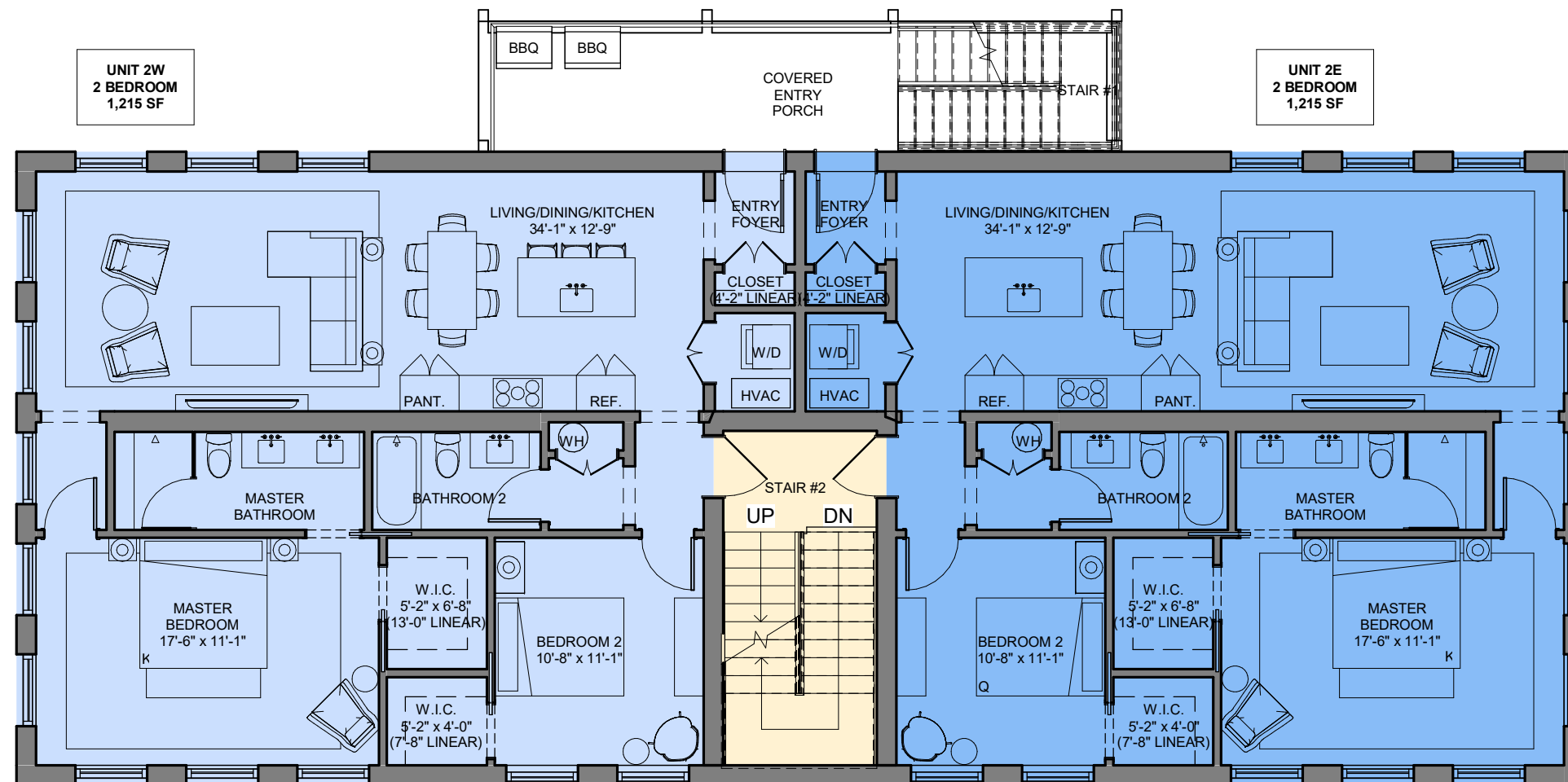


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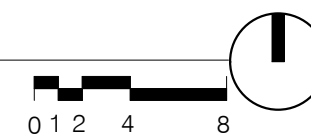
FLOOR 1

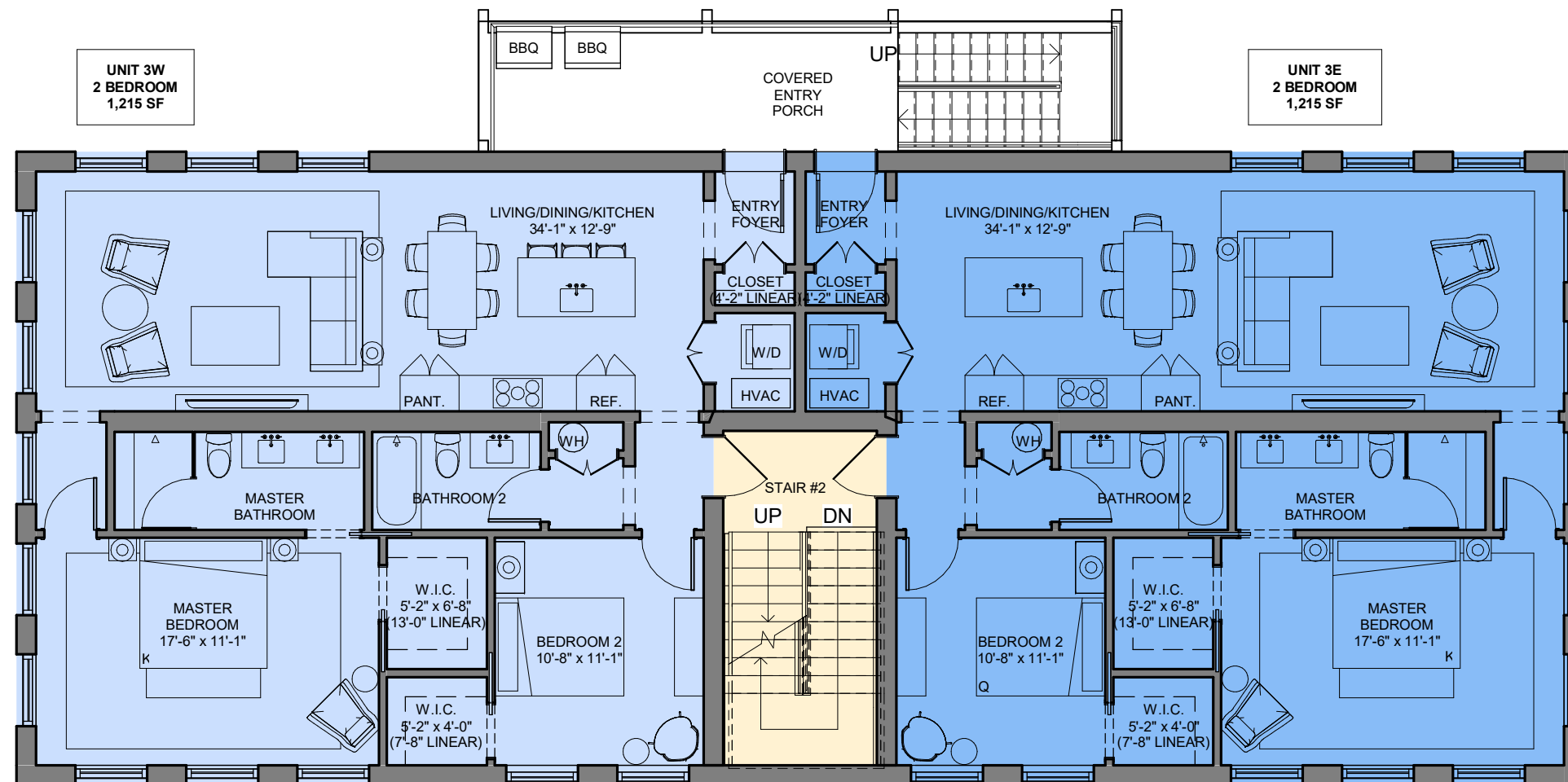
1/8" = 1'-0"



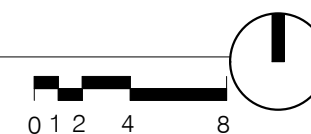


1 FLOOR 2  
1/8" = 1'-0"

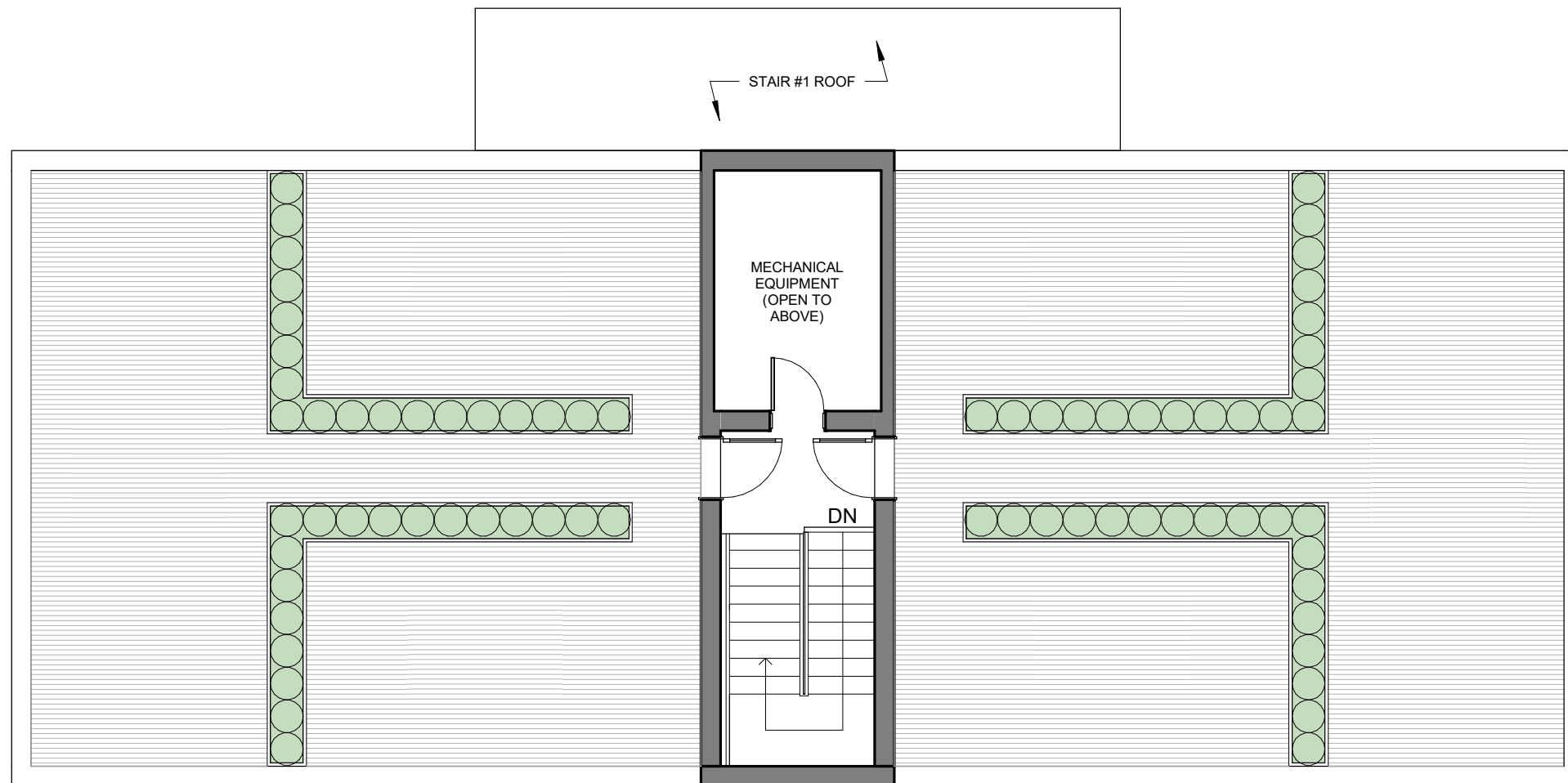




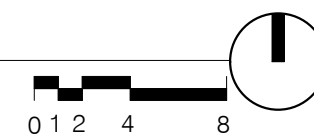
1 FLOOR 3  
1/8" = 1'-0"



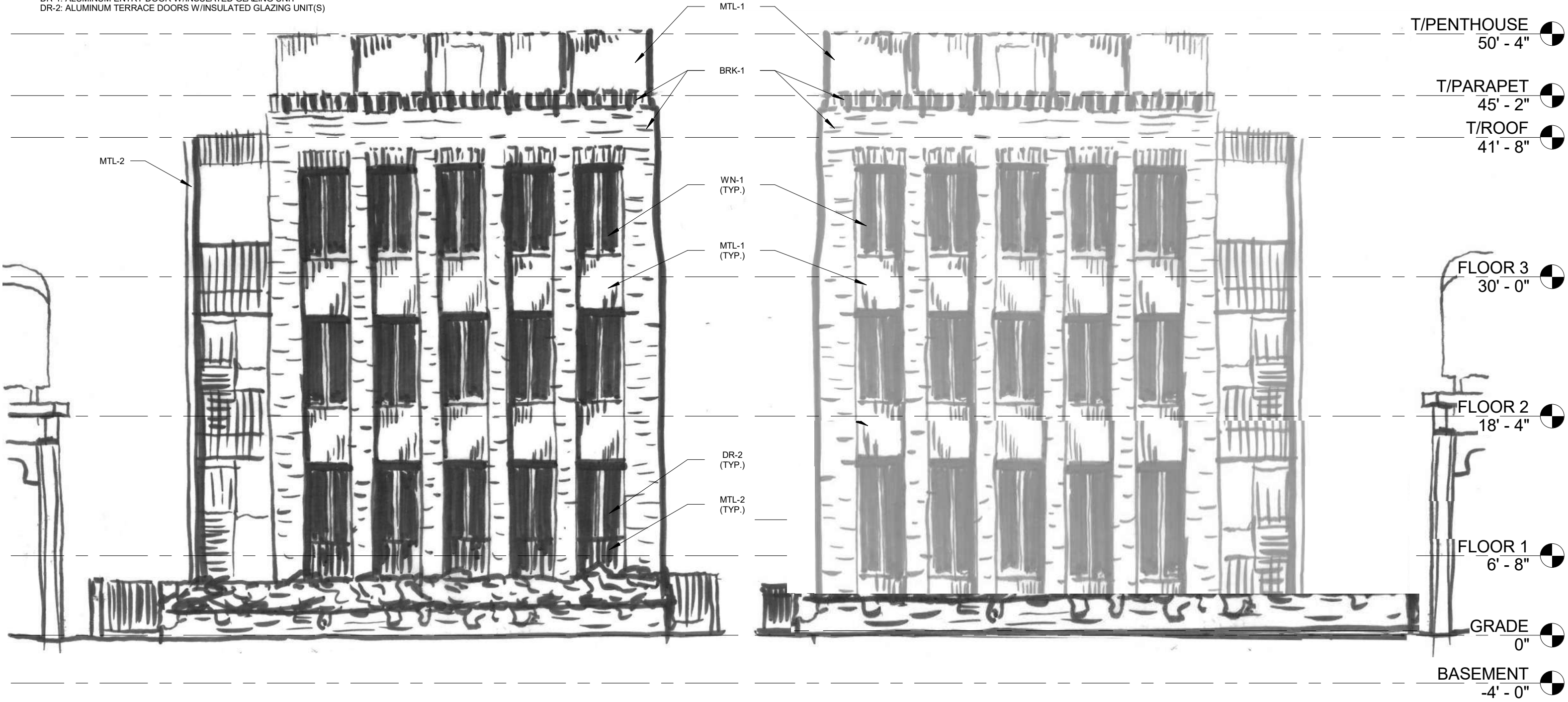




1 T/ROOF  
1/8" = 1'-0"



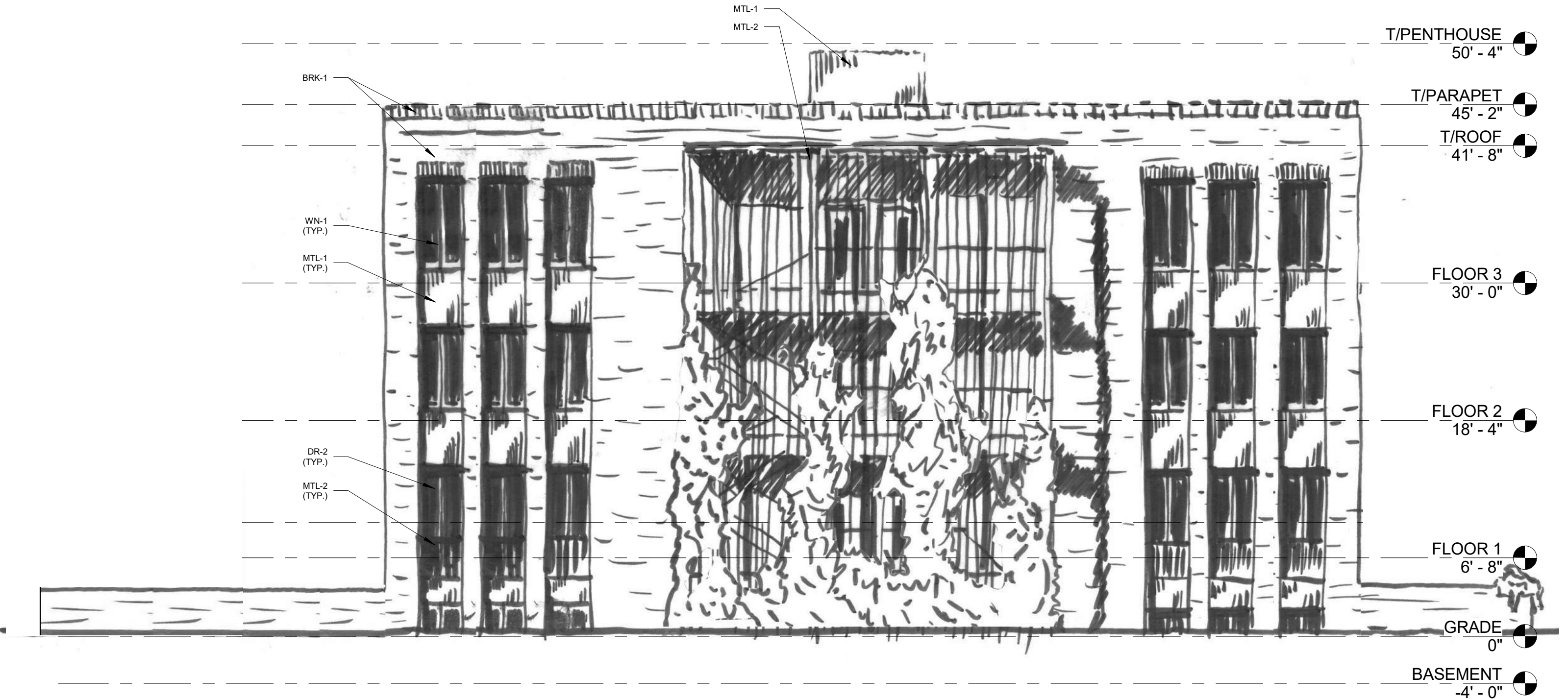
EXTERIOR MATERIALS LEGEND  
BRK-1: MODULAR FACE BRICK  
MTL-1: CUSTOM FABRICATED ARCHITECTURAL SHEET METAL  
MTL-2: CUSTOM FABRICATED ARCHITECTURAL METALWORK  
WN-1: ALUMINUM WINDOW W/INSULATED GLAZING UNIT(S)  
DR-1: ALUMINUM ENTRY DOOR W/INSULATED GLAZING UNIT  
DR-2: ALUMINUM TERRACE DOORS W/INSULATED GLAZING UNIT(S)



1 WEST ELEVATION  
1/8" = 1'-0"

2 EAST ELEVATION  
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND  
BRK-1: MODULAR FACE BRICK  
MTL-1: CUSTOM FABRICATED ARCHITECTURAL SHEET METAL  
MTL-2: CUSTOM FABRICATED ARCHITECTURAL METALWORK  
WN-1: ALUMINUM WINDOW W/INSULATED GLAZING UNIT(S)  
DR-1: ALUMINUM ENTRY DOOR W/INSULATED GLAZING UNIT  
DR-2: ALUMINUM TERRACE DOORS W/INSULATED GLAZING UNIT(S)



1

NORTH ELEVATION

1/8" = 1'-0"



EXTERIOR MATERIALS LEGEND  
BRK-1: MODULAR FACE BRICK  
MTL-1: CUSTOM FABRICATED ARCHITECTURAL SHEET METAL  
MTL-2: CUSTOM FABRICATED ARCHITECTURAL METALWORK  
WN-1: ALUMINUM WINDOW W/INSULATED GLAZING UNIT(S)  
DR-1: ALUMINUM ENTRY DOOR W/INSULATED GLAZING UNIT  
DR-2: ALUMINUM TERRACE DOORS W/INSULATED GLAZING UNIT(S)

T/PENTHOUSE  
50' - 4"

T/PARAPET  
45' - 2"

T/ROOF  
41' - 8"

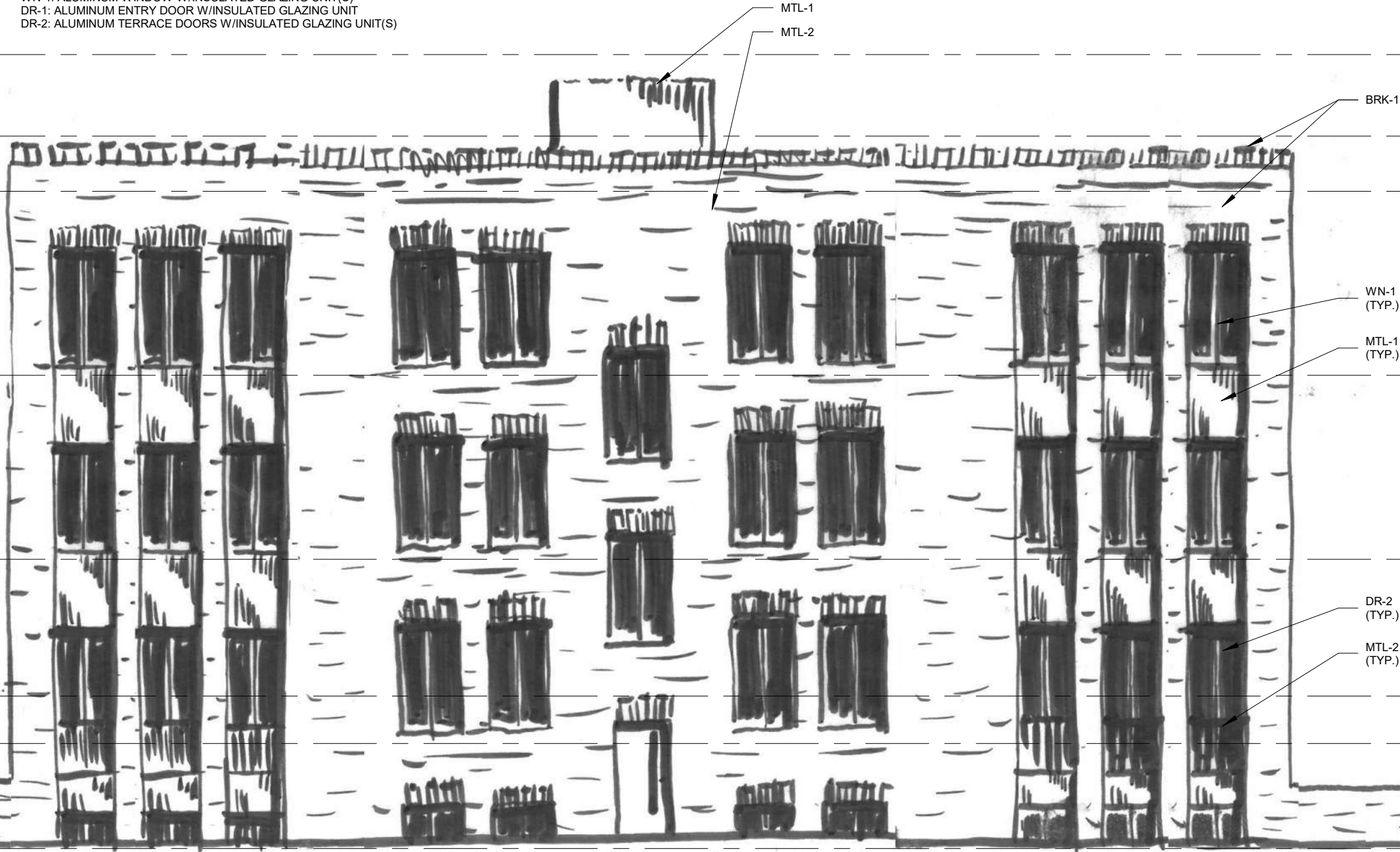
FLOOR 3  
30' - 0"

FLOOR 2  
18' - 4"

FLOOR 1  
6' - 8"

GRADE  
0"

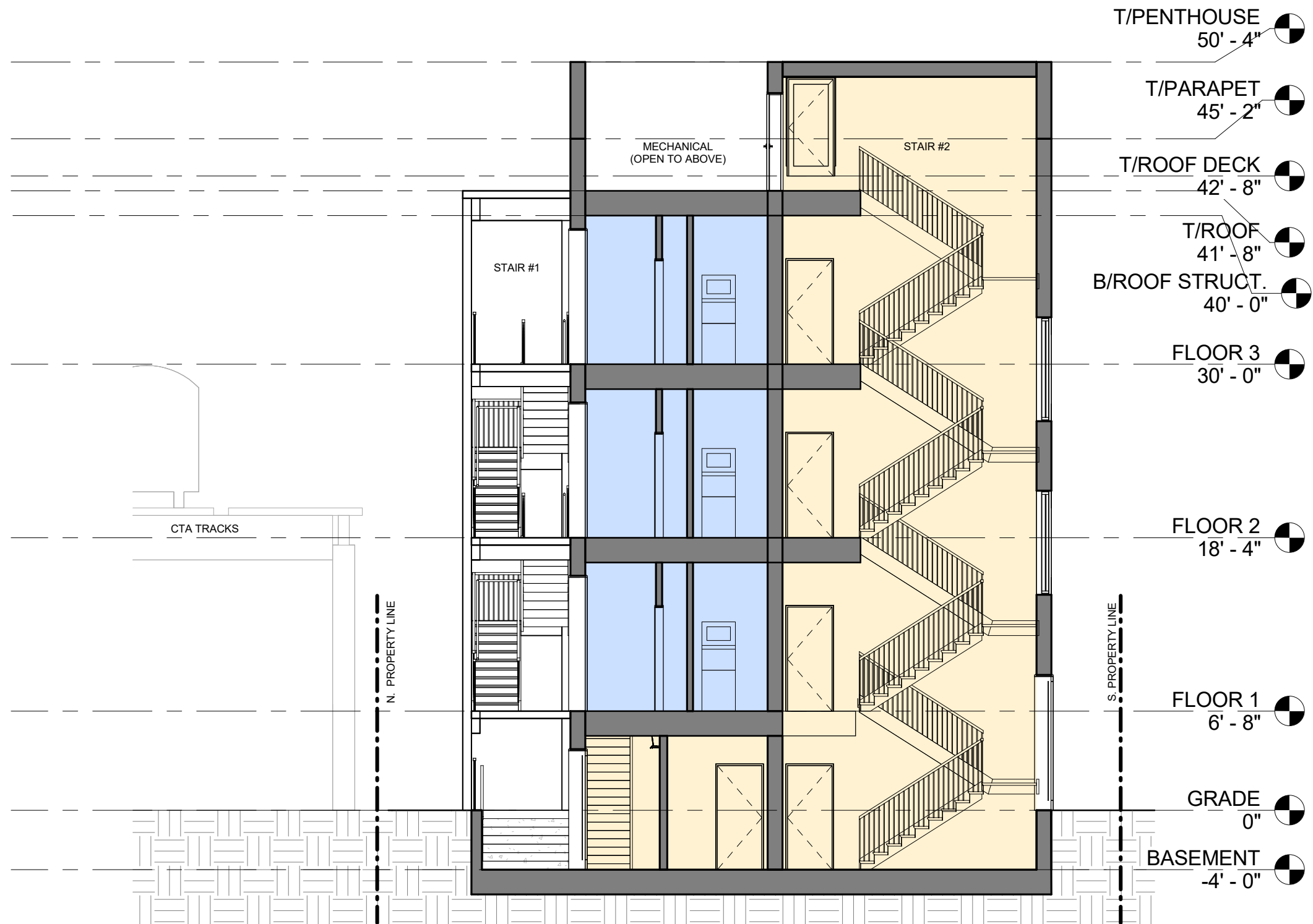
BASEMENT  
-4' - 0"



1 SOUTH ELEVATION  
1/8" = 1'-0"







1

BUILDING SECTION - N/S

1/8" = 1'-0"





