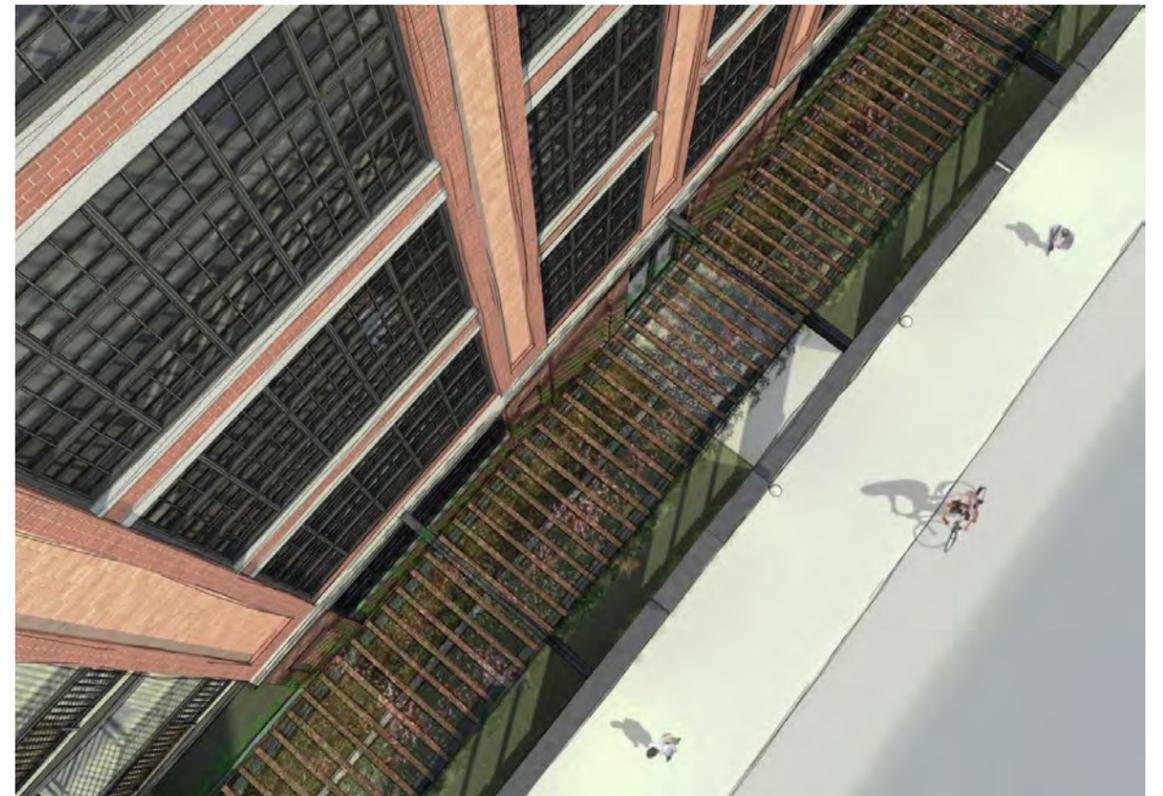




courtyard behind existing wall



overall building



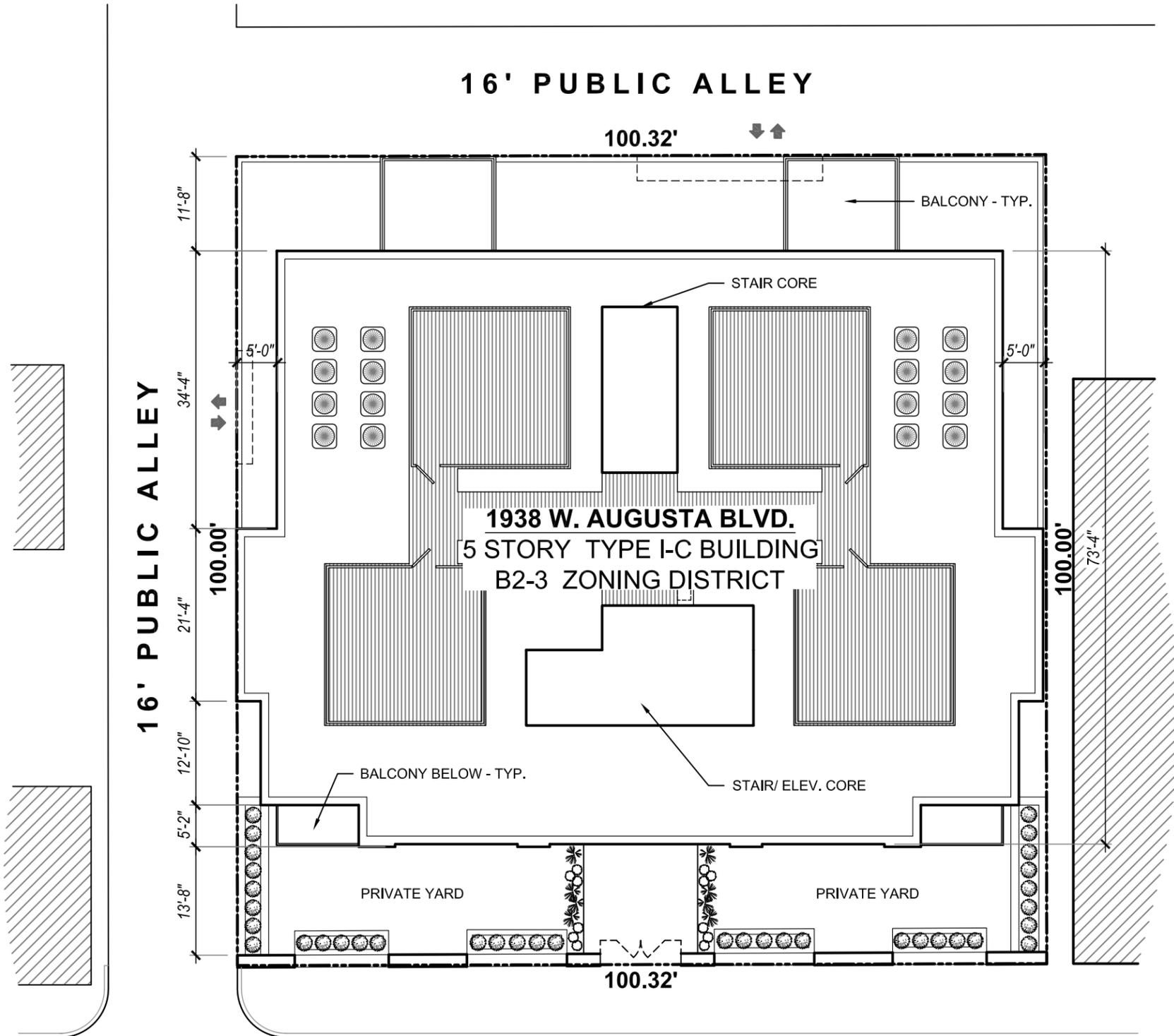
overhead of trellis and courtyard

1938 W. AUGUSTA BLVD.
CHICAGO, IL 60622

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2149 N. TALMAN AVE. CHICAGO, IL 60647
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E. INFO@SPACEARCHPLAN.COM

VERSION
EVA
07.25.16



1 SITE PLAN
SCALE: 1/16" = 1'-0"



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VERSION
EVA

-  T/ ROOF
+/- 72'-7"
-  T/ FRONT PARA.
+/- 67'-10"
-  T/ PARAPET
+/- 65'-2"
-  B/ 5TH FL. CLG.
+/- 59'-4"

 T/ 5TH FLOOR
+/- 49'-4"

 T/ 4TH FLOOR
+/- 37'-0"

 T / BLDG
+/- 30'-0"

 T / 3RD FLOOR
+/- 24'-8"

 T/ 2ND FLOOR
+/- 12'-4"

 T/ 1ST FLOOR
0'-0"

 T/ PARAPET
+/- 19'-11"

 GRADE
0'-0"



T / BLDG
+/- 36'-0"

2 SOUTH ELEVATION

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



1 SOUTH ELEVATION - FRONT WALL

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

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VERSION
EVA

1938 W. AUGUSTA

ZONING ANALYSIS			
07.15.16	AS-OF-RIGHT		PROPOSAL
	B2-3		B2-3
SITE DATA:			
SITE AREA	10,000.00		10,000.00
LOT DEPTH	100.00		100.00
LOT WIDTH	100.00		100.00
ZONING DATA:			
DISTRICT	B2-3		B2-3
FLOOR AREA RATIO	3.00		2.99
MAXIMUM BUILDABLE AREA	30,000.00		29,893.00
MINIMUM COMMERCIAL AREA	20% OF LOT		N/A
<i>MINIMUM</i>	2,000.00		N/A
FLOOR TO FLOOR HEIGHT	13'-0"		12'-4"
LOT AREA PER UNIT	400.00		625.00
MAXIMUM NUMBER OF UNITS	25		16
MAXIMUM BUILDING HEIGHT	60'-0"		59'-4"
FRONT YARD SETBACK	0'-0"		14'-0"
REAR YARD SETBACK	VARIES		VARIES
<i>AT COMMERCIAL FLOOR</i>	0'-0"		N/A
<i>AT RESIDENTIAL FLOOR</i>	30'-0"		11'-8" (RELIEF REQ.)
SIDE YARD SETBACK	0'-0"		0'-0"
REAR YARD OPEN SPACE	NOT REQUIRED		NOT REQUIRED
BUILDING SEPERATION	30'-0"		N/A
BLANK WALL REQUIREMENTS	60% GLAZING		N/A
OFF STREET LOADING	1 SPACE = >25K S.F.		(RELIEF REQ.)
OFF STREET PARKING - RESIDENTIAL	16 SPACES		16 SPACES
OFF STREET PARKING - COMMERCIAL	VARIES		N/A
BICYCLE PARKING	8 SPACES		8 SPACES
PEDESTRIAN STREET	NO		N/A
BUILDING ENVELOPE:			
GROUND FLOOR AREA			
<i>EXCLUDING PARKING</i>	-		2,745.00
<i>INCLUDING PARKING</i>	-		8,345.00
TYPICAL RESIDENTIAL FLOOR	-		6,775.00
NUMBER OF RESIDENTIAL FLOORS	-		4.00
TOTAL RESIDENTIAL AREA	-		27,100.00
TOTAL BUILDING AREA FOR FAR	-		29,845.00
TOTAL NUMBER OF FLOORS	-		4.00
TYPICAL COMMON AREA PER FLOOR	-		642.00
GROSS FLOOR AREA EFFICIENCY	-		91%
TYPICAL FLOOR MAKE-UP:			
AVERAGE UNIT SIZE			
2 UNIT PER FLOOR	-		1,535.00
2 UNITS PER FLOOR	-		1,539.00
UNIT TYPE IN BUILDING			
3 BEDROOM	-		16
TOTAL NUMBER OF BEDROOMS	-		48