

6033 W NORTH AVENUE

Oak Park






Illinois

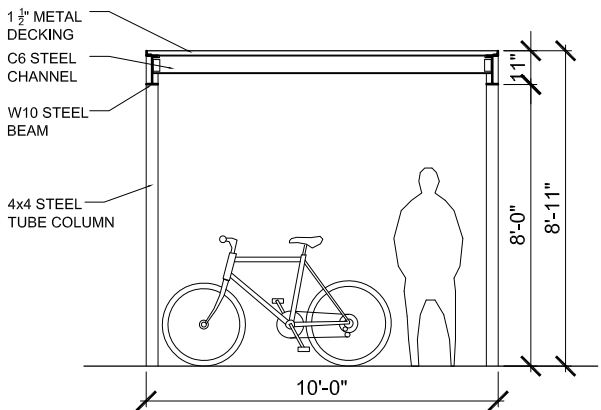
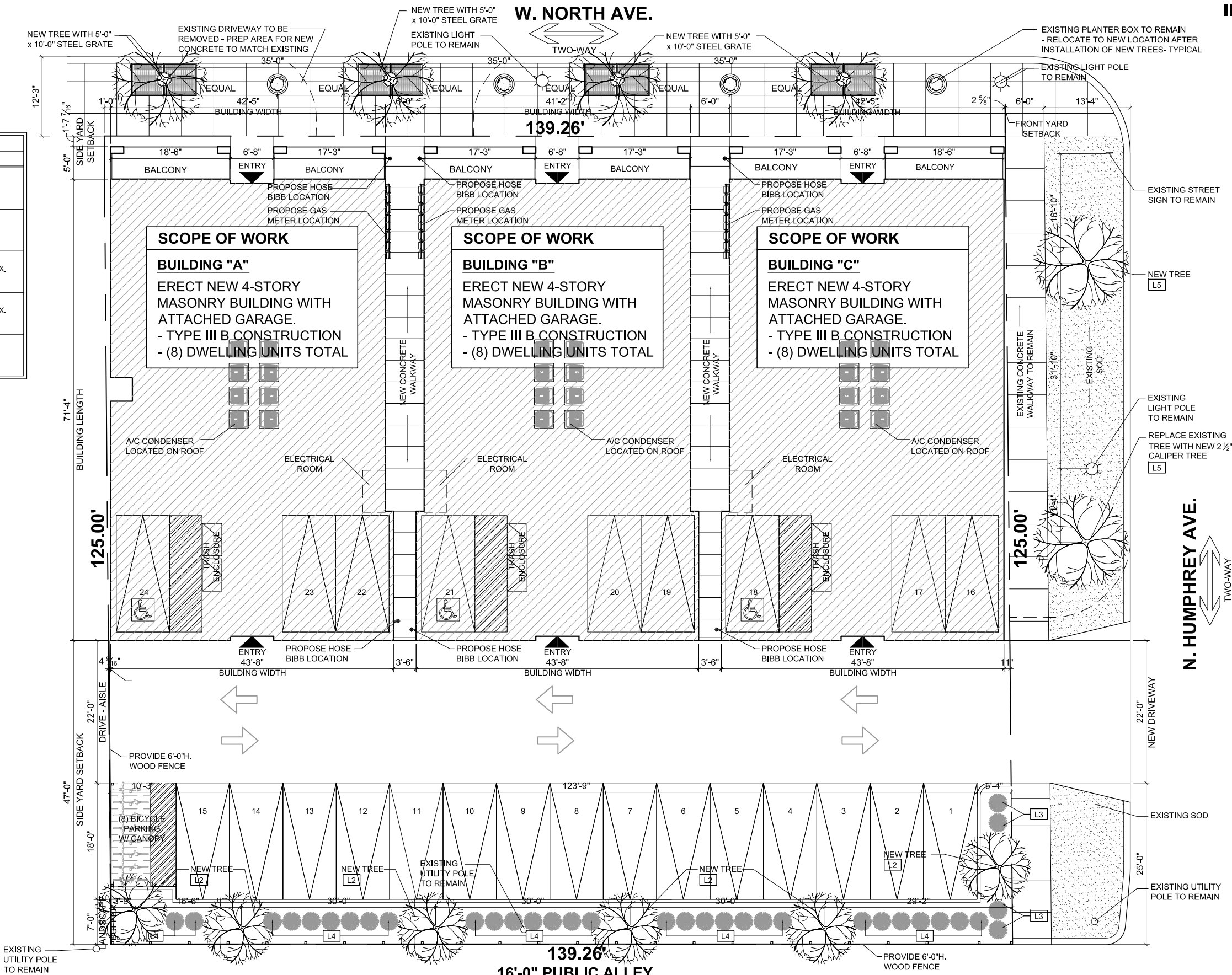


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PLANTING SCHEDULE					
MARK	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	NOTES
L1		4	SKYLINE HONEYLOCUST	GLEDITSIA TRIANCANTHOS F. INERMIS 'SKYLINE'	MIN. 2 1/2" CALIPER
L2		2	LEONARD MESSEL	MAGNOLIA - M.X. LOEBNERI	MIN. 2 1/2" CALIPER
L3		4	COMPACT AMERICAN CRANBERRY	V. TRILOBUM COMPACTUM	SHRUB- PLANT @ 36" MAX.
L4		30	GOLDFLAME SPIREA	S.X. BUMALDA	SHRUB- PLANT @ 36" MAX.
L5		2	AUTUMN BLAZE RED MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	MIN. 2 1/2" CALIPER



2 BICYCLE CANOPY ELEVATION

P1.1 Scale: N.T.S.

1 LANDSCAPE PLAN

P1.1 Scale: 1/16" = 1'-0"



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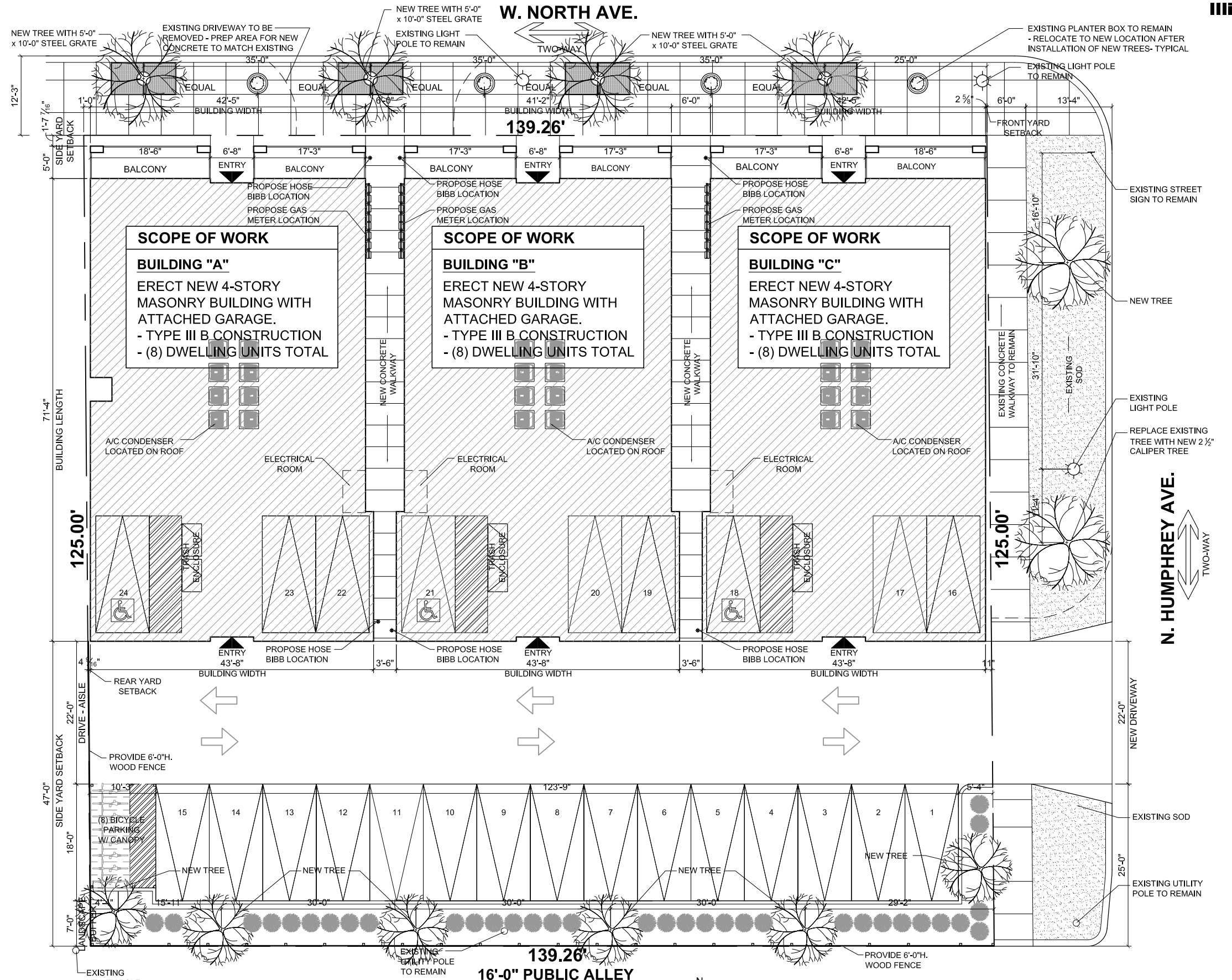
ZONING DATA

Address:	6033 W. North Ave.
Lot Dimensions:	125.00' x 139.27' = 17,408.75 Sq.Ft.
Lot Area:	17,408.75 Sq.Ft.
Existing Zoning District:	NA (NORTH AVENUE)
Minimum Lot Area per Dwelling Unit:	1,000 s.f. per dwelling Unit
Maximum Number of Dwelling Units:	17,2408.75 / 1,000 = 17 dwelling units
Proposed Number of Dwelling Units:	24 DWELLING UNITS (Variance)
Maximum Building Height:	45'-0" max.
Proposed Building Height:	44'-4"
Building "A"	
Proposed Floor Area:	
First Floor:	2,528.99 SQ.FT.
Second Floor:	3,029.61 SQ.FT.
Third Floor:	3,029.61 SQ.FT.
Fourth Floor:	3,029.61 SQ.FT.
Total:	11,617.82 SQ.FT.
Building "B"	
Proposed Floor Area:	
First Floor:	2,469.75 SQ.FT.
Second Floor:	2,977.67 SQ.FT.
Third Floor:	2,977.67 SQ.FT.
Fourth Floor:	2,977.67 SQ.FT.
Total:	11,402.76 SQ.FT.
Building "C"	
Proposed Floor Area:	
First Floor:	2,541.21 SQ.FT.
Second Floor:	3,041.83 SQ.FT.
Third Floor:	3,041.83 SQ.FT.
Fourth Floor:	3,041.83 SQ.FT.
Total:	11,666.70 SQ.FT.
Total FAR:	11,617.82 + 11,402.76 + 11,666.70 = 24,687.28 sq.ft. 24,687.28 / 17,408.75 = 1.41 FAR
Required Yards:	
Front Yard Setback (East):	None Required
Side Yard Setback (North):	None Required
Side Yard Setback (South):	5'-0" with 7'-0" landscape buffer
Rear Yard Setback (West):	15'-0"
Proposed Yards:	
Front Yard Setback (East):	0'-2 ⁵ / ₁₆ "
Side Yard Setback (North):	1'-7 ¹ / ₁₆ "
Side Yard Setback (South):	47'-0" with 7'-0" landscape buffer
Rear Yard Setback (West):	0'-4 ⁹ / ₁₆ " (Variance)
Residential Parking:	
Required Parking:	24 parking space
Proposed Parking:	24 parking space
Bicycle Parking:	
Required Bicycle Parking:	1 per 4 Dwelling Unit = 8 bicycle parking
Propose Bicycle Parking:	(8) bicycle parking
Loading Berth:	
Required Loading Berth:	(1) 10' x 25' Loading Berth
Proposed Loading Berth:	None (Variance)

SCOPE OF WORK

6033 W. NORTH AVE.

**ERECT (3) NEW (4) STORY MASONRY
BUILDING WITH ATTACHED GARAGE.
TYPE III-B CONSTRUCTION.
- (8) DWELLING UNIT PER BUILDING
- (24) DWELLING UNITS TOTAL**

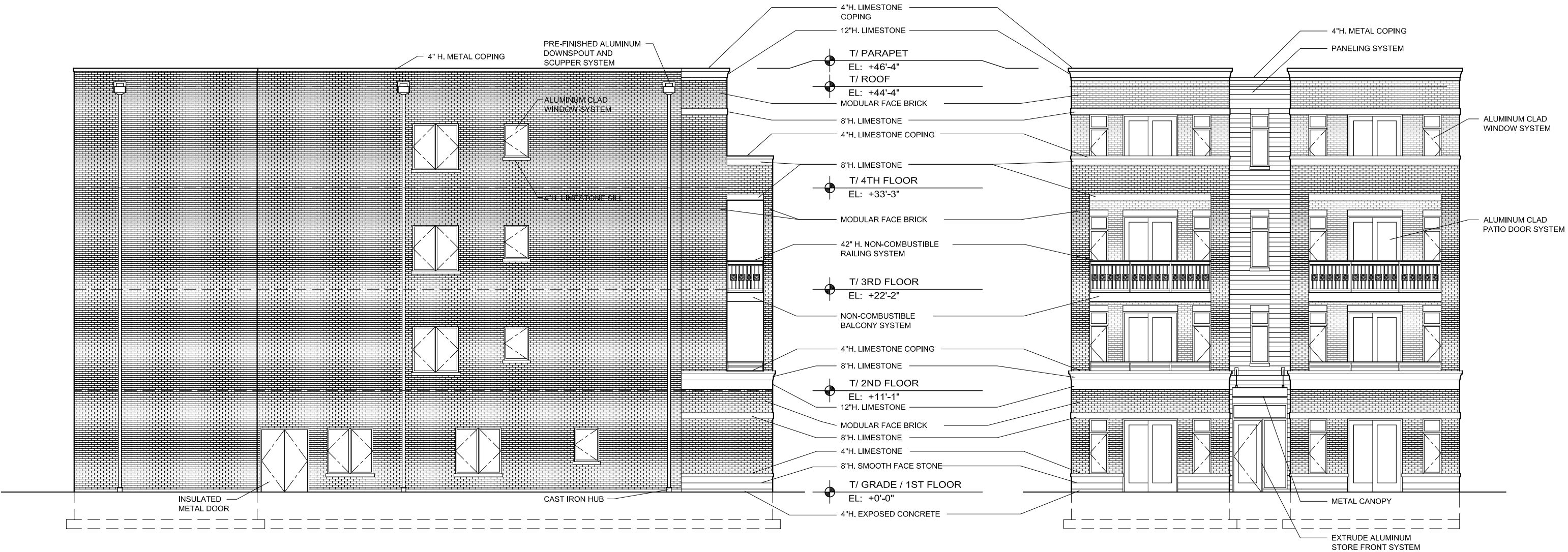


N. HUMPHREY AVE.

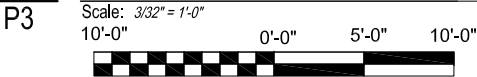
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2 EAST ELEVATION (BUILDING "A")



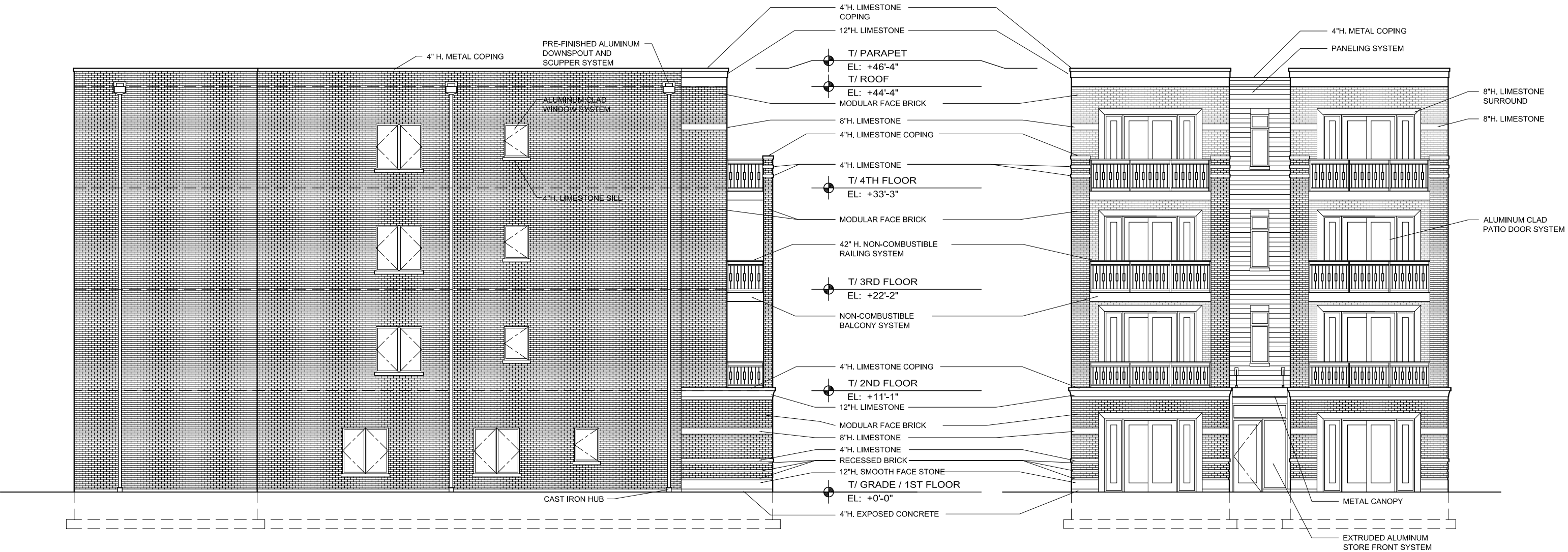
1 NORTH ELEVATION (BUILDING "A")



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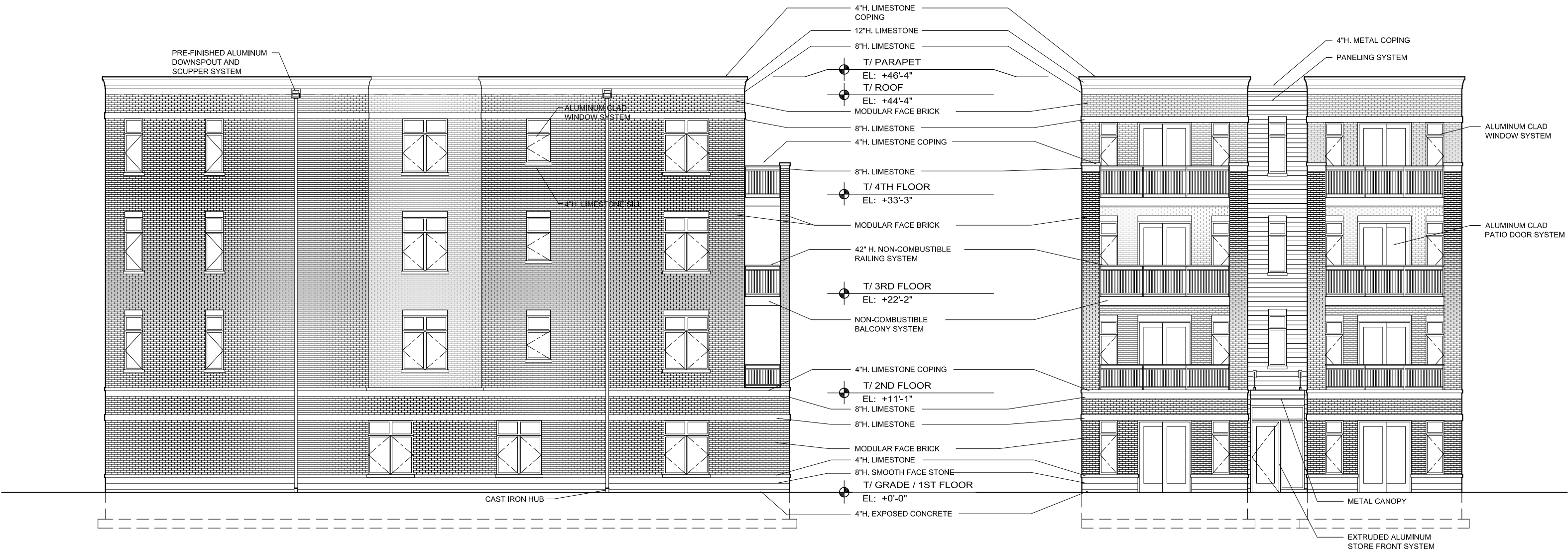
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2 EAST ELEVATION (BUILDING "B")
P6
Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"

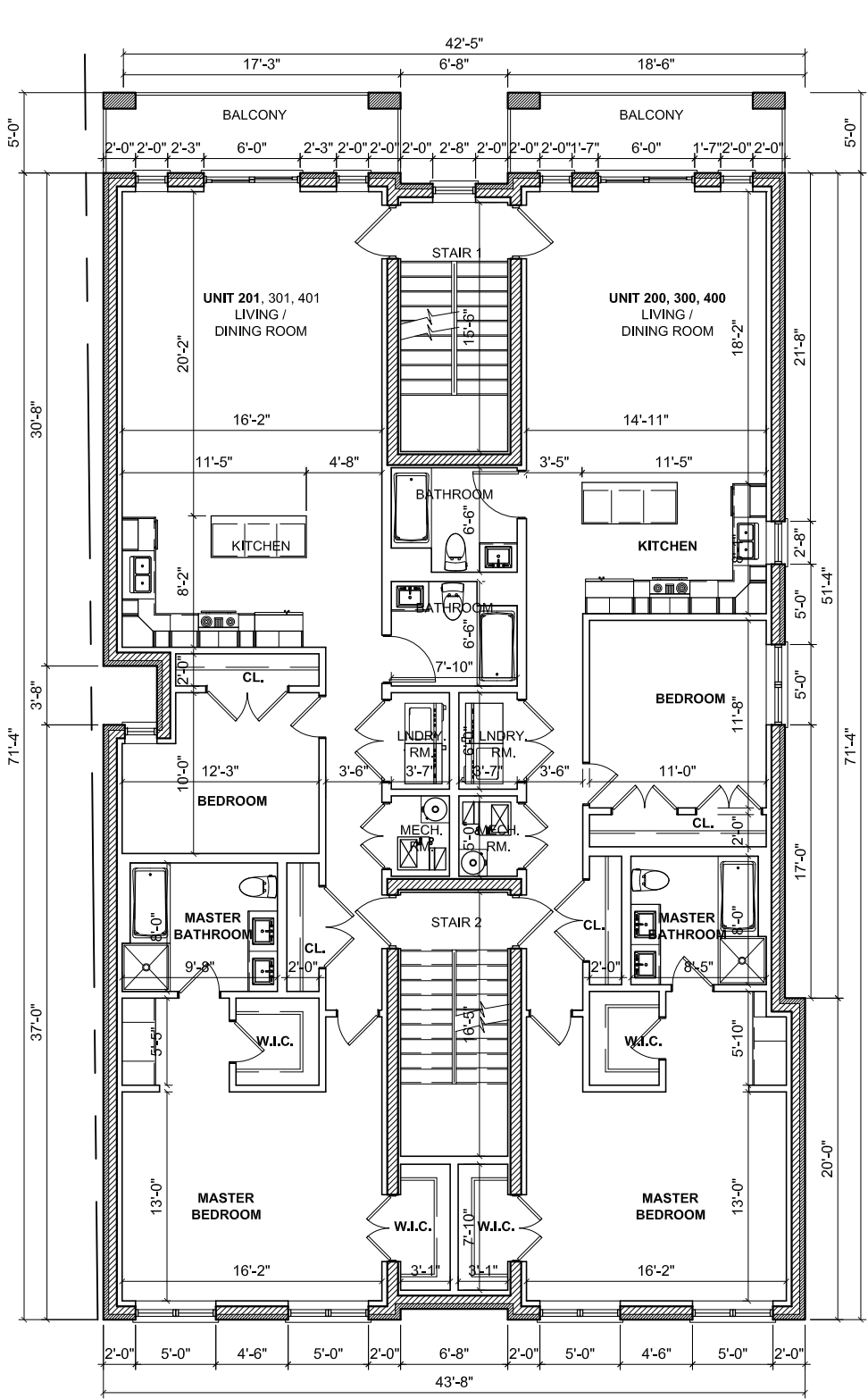
1 NORTH ELEVATION (BUILDING "B")
P6
Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"





2 EAST ELEVATION (BUILDING "C")
P9
Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"

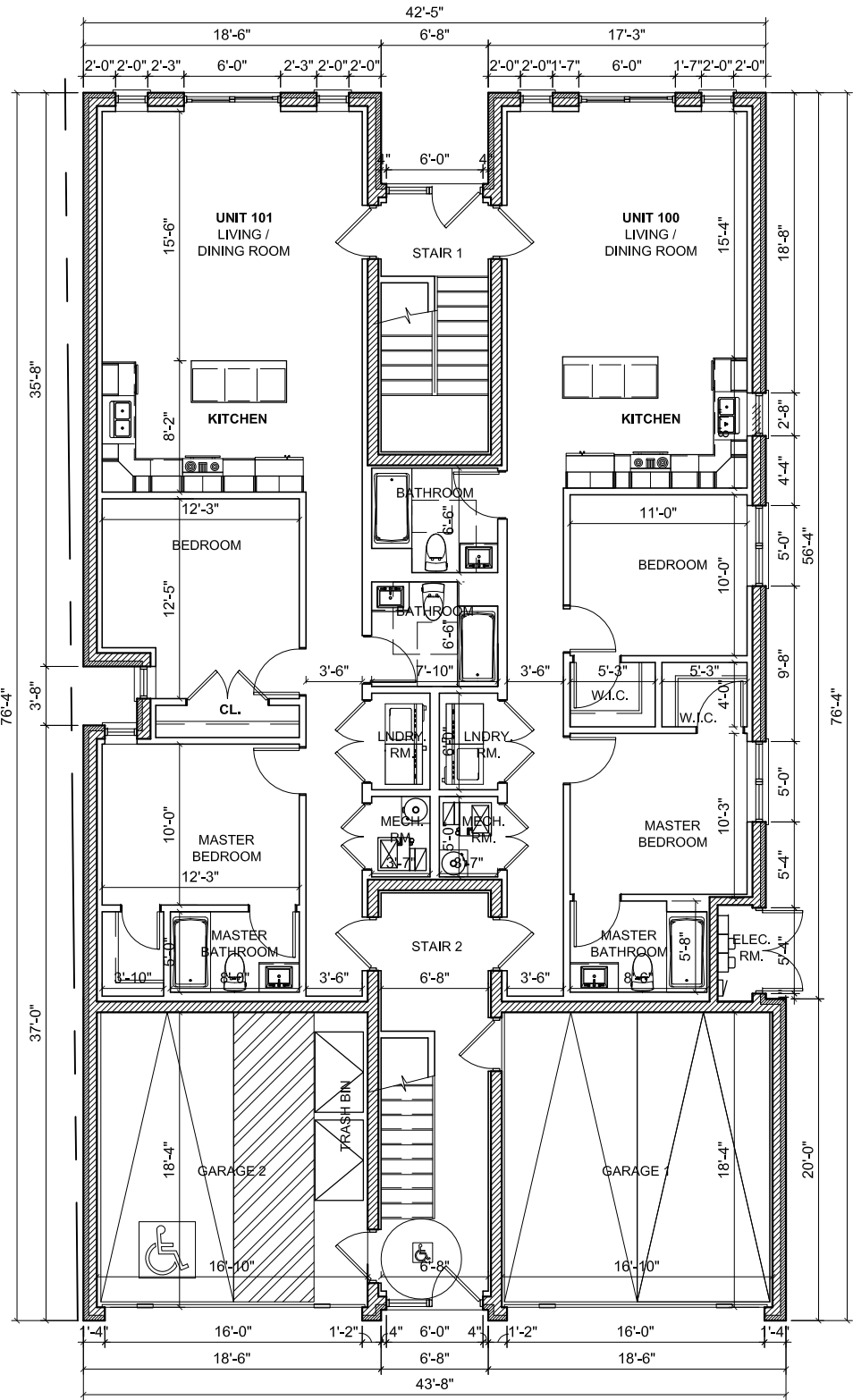
1 NORTH ELEVATION (BUILDING "C")
P9
Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"



2
P2

2ND - 4TH FLOOR PLAN (BUILDING "A")

Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"



1
P2

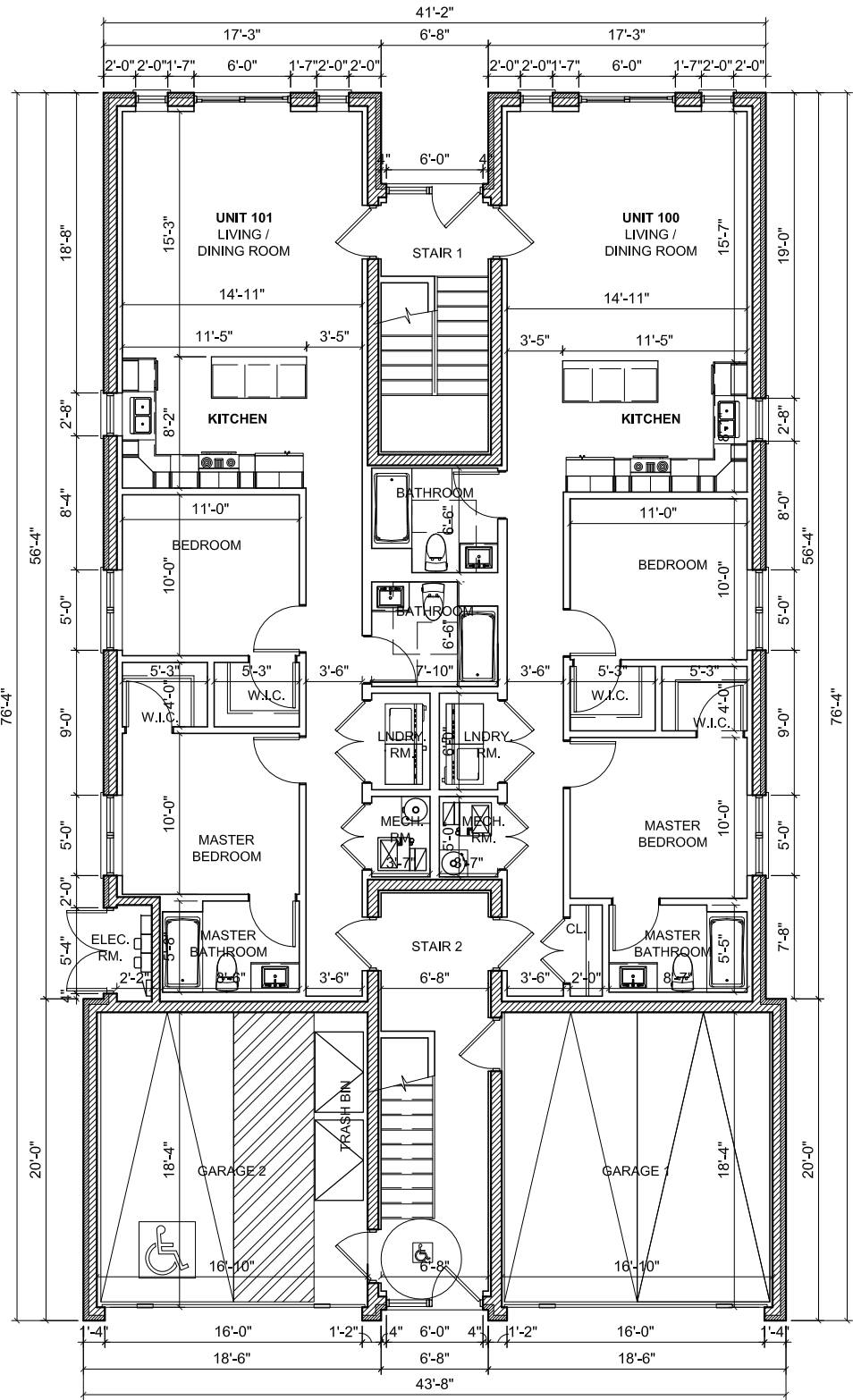
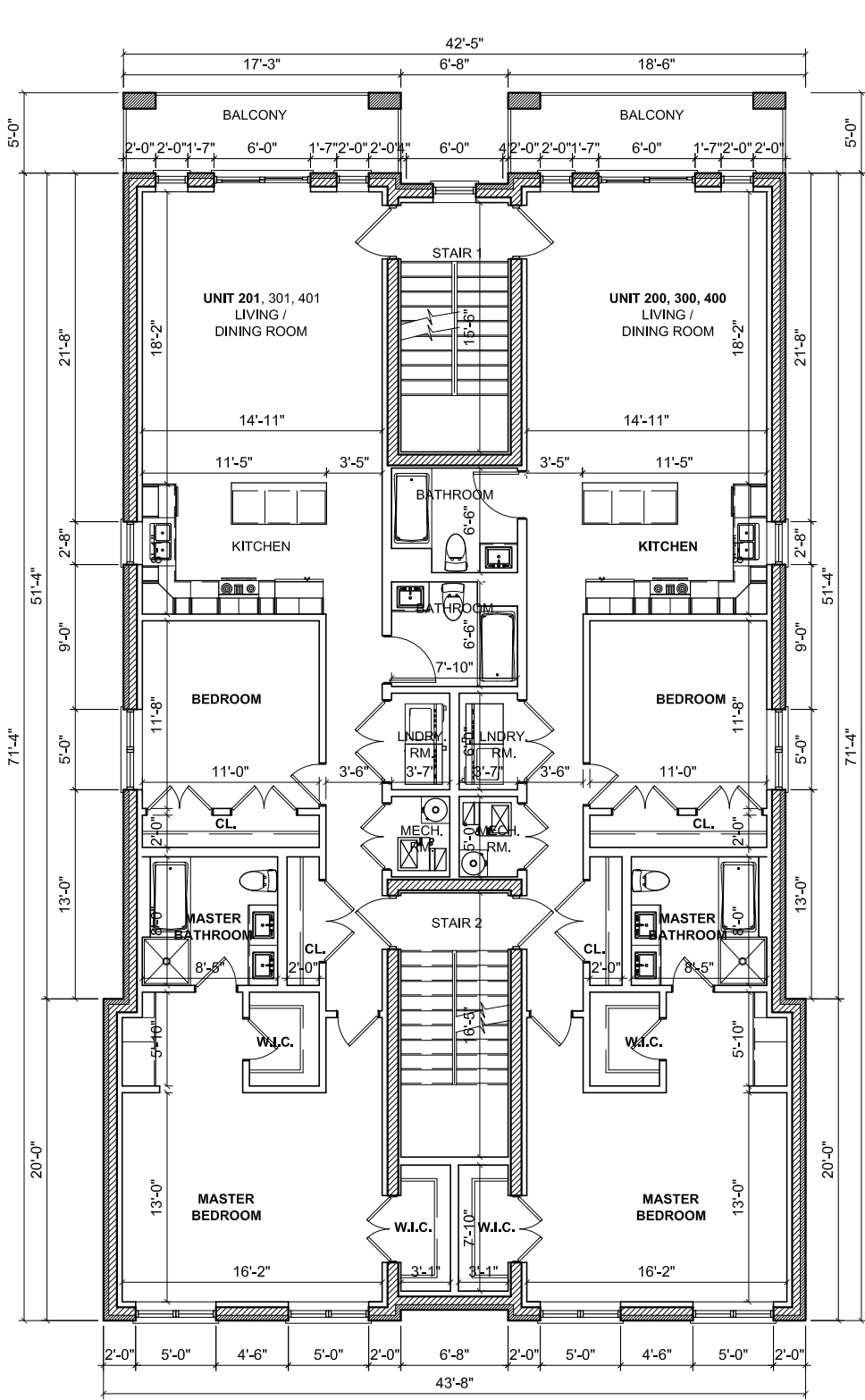
FIRST FLOOR PLAN (BUILDING "A")

Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"

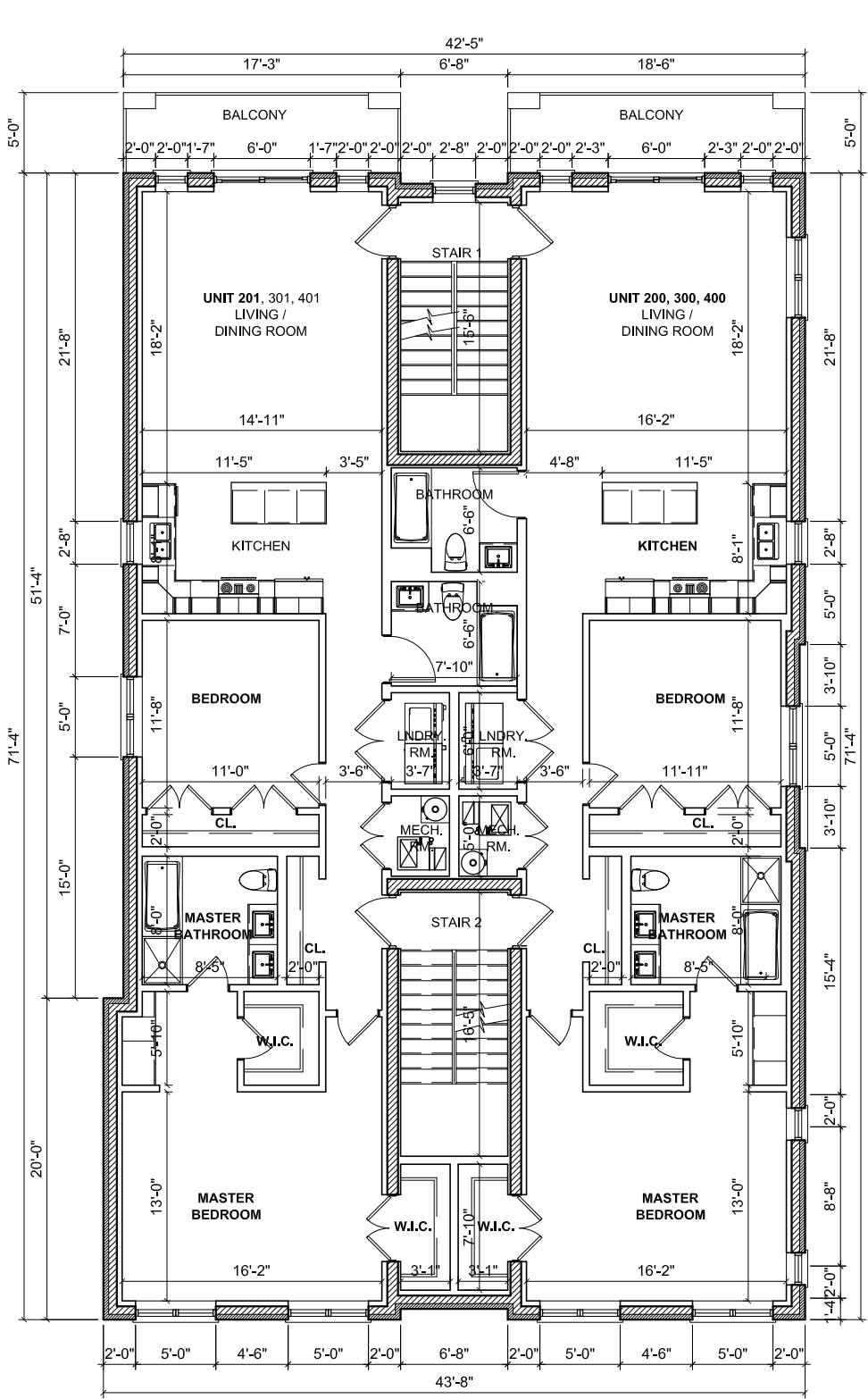


FLOOR	UNIT #	UNIT TYPE	SQ. FT.
1 FL	100	2 BEDROOM (TYPE "B" ACCESSIBLE)	1,061.08 SQ.FT.
1 FL	101	2 BEDROOM (TYPE "B" ACCESSIBLE)	1,114.93 SQ.FT.
2 FL	200	2 BEDROOM	1,359.37 SQ.FT.
2 FL	201	2 BEDROOM	1,403.20 SQ.FT.
3 FL	300	2 BEDROOM	1,359.37 SQ.FT.
3 FL	301	2 BEDROOM	1,403.20 SQ.FT.
4 FL	400	2 BEDROOM	1,359.37 SQ.FT.
4 FL	401	2 BEDROOM	1,403.20 SQ.FT.





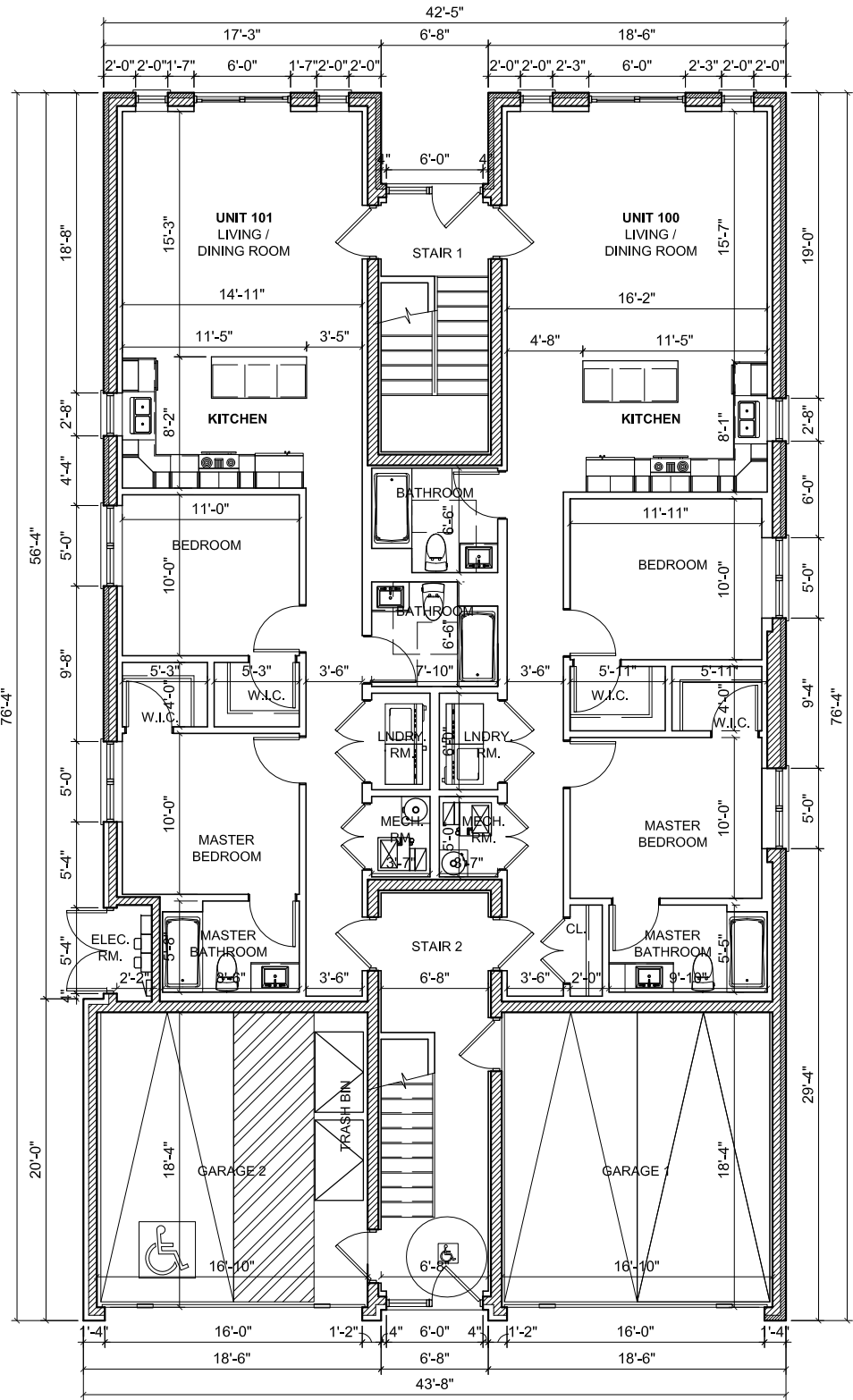
FLOOR	UNIT #	UNIT TYPE	SQ. FT.
1 FL	100	2 BEDROOM (TYPE "B" ACCESSIBLE)	1,061.08 SQ.FT.
1 FL	101	2 BEDROOM (TYPE "B" ACCESSIBLE)	1,037.30 SQ.FT.
2 FL	200	2 BEDROOM	1,359.37 SQ.FT.
2 FL	201	2 BEDROOM	1,356.13 SQ.FT.
3 FL	300	2 BEDROOM	1,359.37 SQ.FT.
3 FL	301	2 BEDROOM	1,356.13 SQ.FT.
4 FL	400	2 BEDROOM	1,359.37 SQ.FT.
4 FL	401	2 BEDROOM	1,356.13 SQ.FT.



2
P8

2ND - 4TH FLOOR PLAN (BUILDING "C")

Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"



1
P8

FIRST FLOOR PLAN (BUILDING "C")

Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"



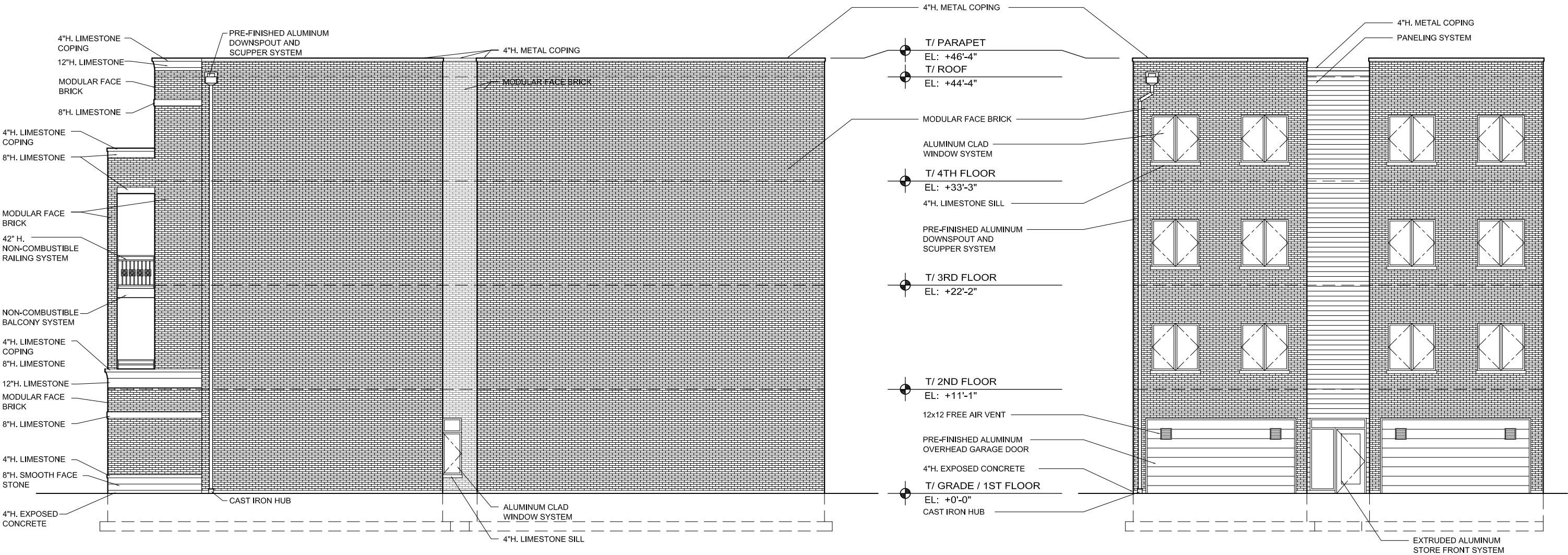
FLOOR	UNIT #	UNIT TYPE	SQ. FT.
1 FL	100	2 BEDROOM (TYPE "B" ACCESSIBLE)	1,132.53 SQ.FT.
1 FL	101	2 BEDROOM (TYPE "B" ACCESSIBLE)	1,037.30 SQ.FT.
2 FL	200	2 BEDROOM	1,423.53 SQ.FT.
2 FL	201	2 BEDROOM	1,356.13 SQ.FT.
3 FL	300	2 BEDROOM	1,423.53 SQ.FT.
3 FL	301	2 BEDROOM	1,356.13 SQ.FT.
4 FL	400	2 BEDROOM	1,423.53 SQ.FT.
4 FL	401	2 BEDROOM	1,356.13 SQ.FT.



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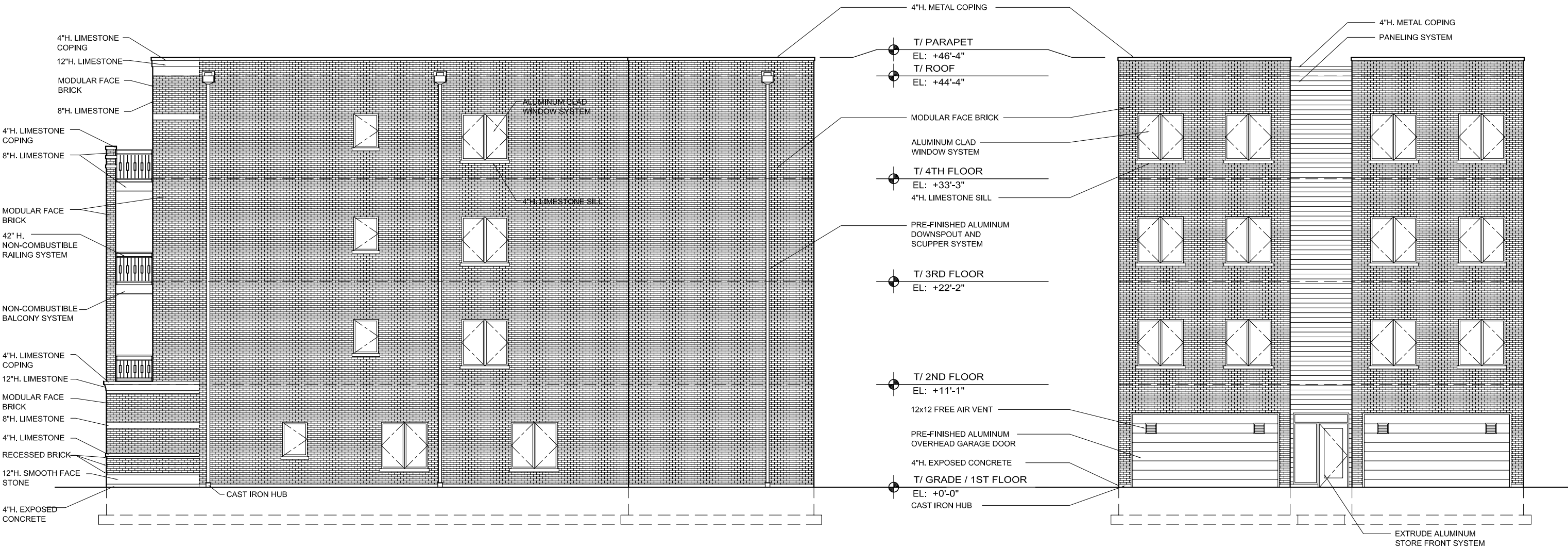
2 WEST ELEVATION (BUILDING "A")
P4
Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"

1 SOUTH ELEVATION (BUILDING "A")
P4
Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"

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2 WEST ELEVATION (BUILDING "B")

P7

Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"

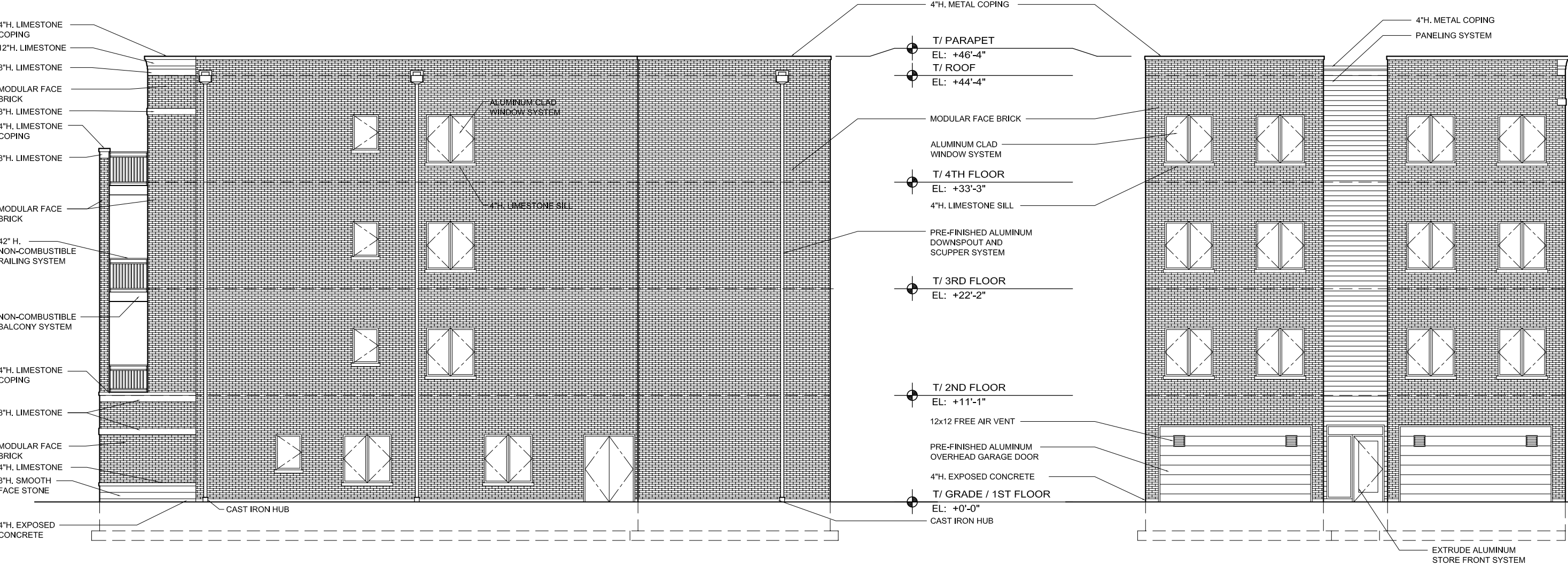


1 SOUTH ELEVATION (BUILDING "B")

P7

Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"





2 WEST ELEVATION (BUILDING "C")
P10
Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"

1 SOUTH ELEVATION (BUILDING "C")
P10
Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"

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