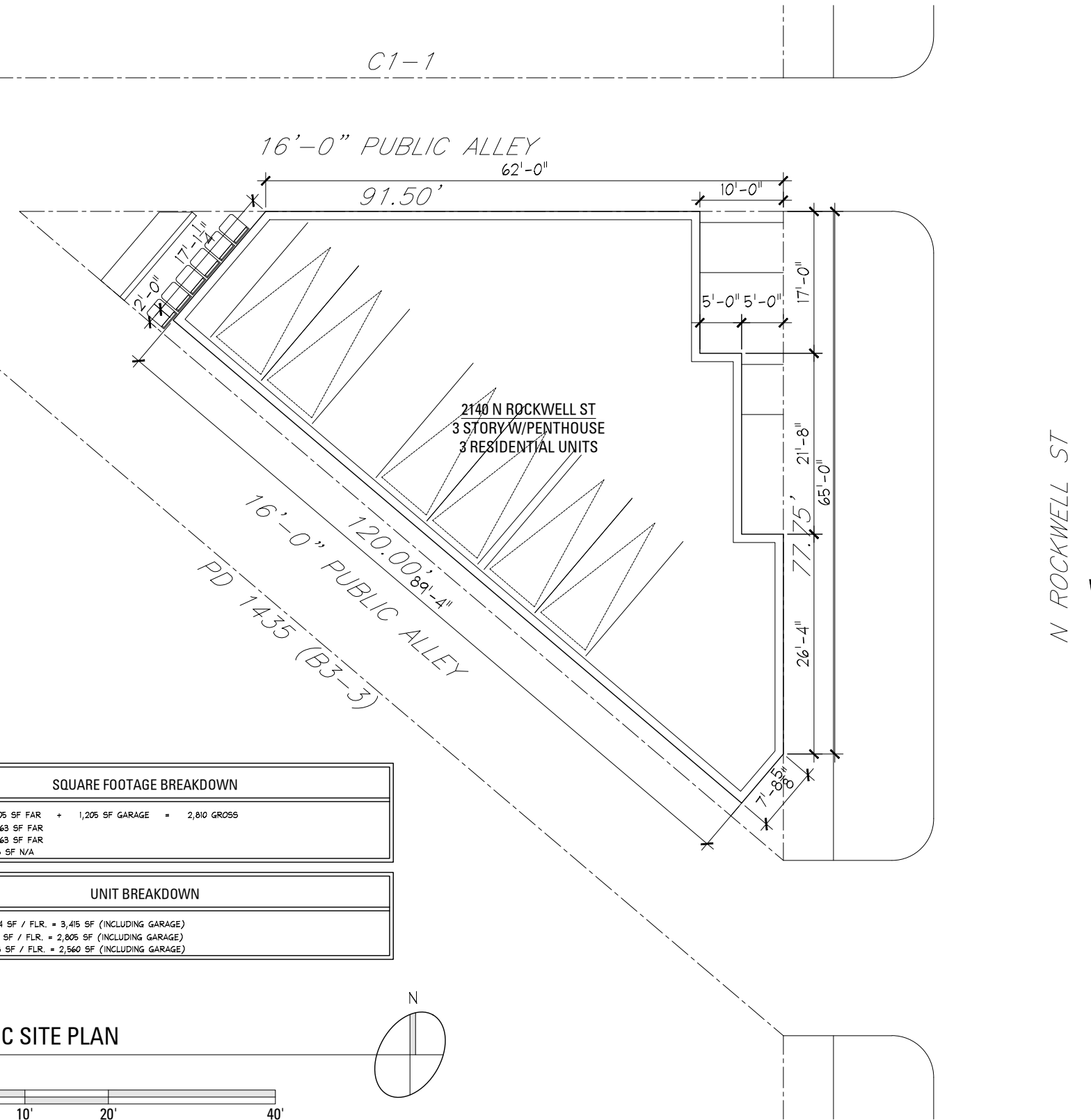


2140 N ROCKWELL

ZONING DATA

ADDRESS: 2134-42 NORTH ROCKWELL STREET
 LOT SIZE: IRREGULAR, SEE SURVEY (77.75' x 91.5' x 120.0')
 LOT AREA: 3,557 SQ. FT.
 DISTANCE TO CTA: 1,200 FT.

	CURRENT ZONING	PROPOSED BUILDING
ZONING DISTRICT:	B2-3	B2-3
F.A.R.:	3.0	2.1
MAXIMUM BUILDABLE AREA:	10,671 SF	7,331 SF
MINIMUM LOT AREA:	400 SF / UNIT	1,185 SF / UNIT
MAXIMUM NUMBER OF UNITS:	8 UNITS	3 UNITS
MAXIMUM BUILDING HEIGHT:	60'-0"	33'-1 1/2" (3 STORIES + PENTHOUSE)
SETBACKS:		
FRONT YARD	0'-0"	0'-0"
REAR YARD	N/A	N/A
SIDE YARDS	0'-0" @ N, 0'-0" @ S	0'-0" @ N, 2'-0" @ S
MINIMUM PARKING:		
	1 SPACE / UNIT	2 SPACE / UNIT
REAR YARD OPEN SPACE:	N/A	N/A
LOADING BERTH:	1 @ 25,000 SF	N/A
COMMERCIAL SPACE:	N/A	N/A

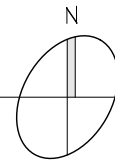


SQUARE FOOTAGE BREAKDOWN	
FIRST FLOOR:	1,605 SF FAR + 1,205 SF GARAGE = 2,810 GROSS
SECOND FLOOR:	2,863 SF FAR
THIRD FLOOR:	2,863 SF FAR
PENTHOUSE:	245 SF N/A

UNIT BREAKDOWN	
UNIT 1:	1,114 SF / FLR. = 3,415 SF (INCLUDING GARAGE)
UNIT 2:	916 SF / FLR. = 2,805 SF (INCLUDING GARAGE)
UNIT 3:	833 SF / FLR. = 2,560 SF (INCLUDING GARAGE)

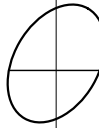
SCHEMATIC SITE PLAN

1/16" = 1'-0"



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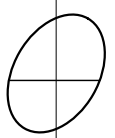
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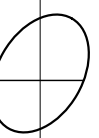
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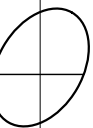
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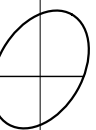
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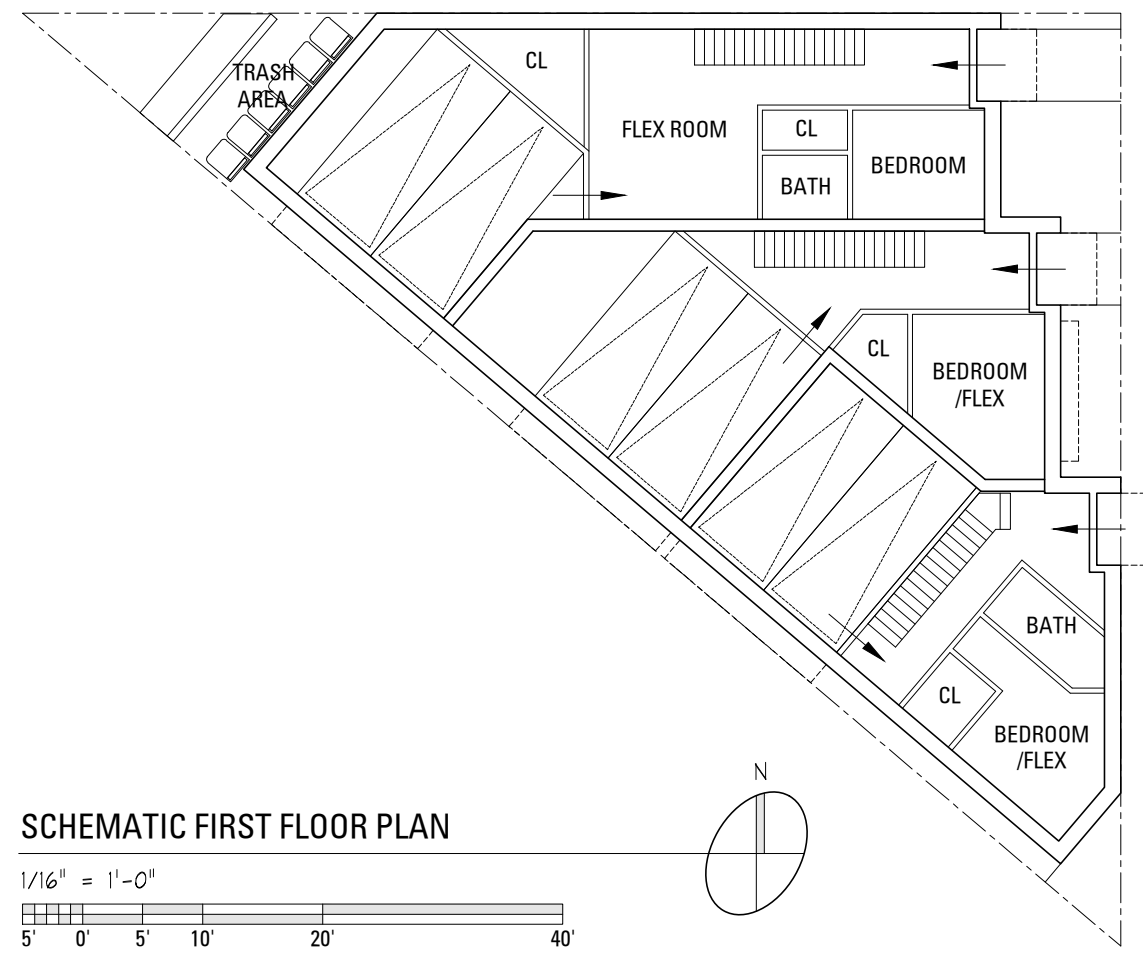
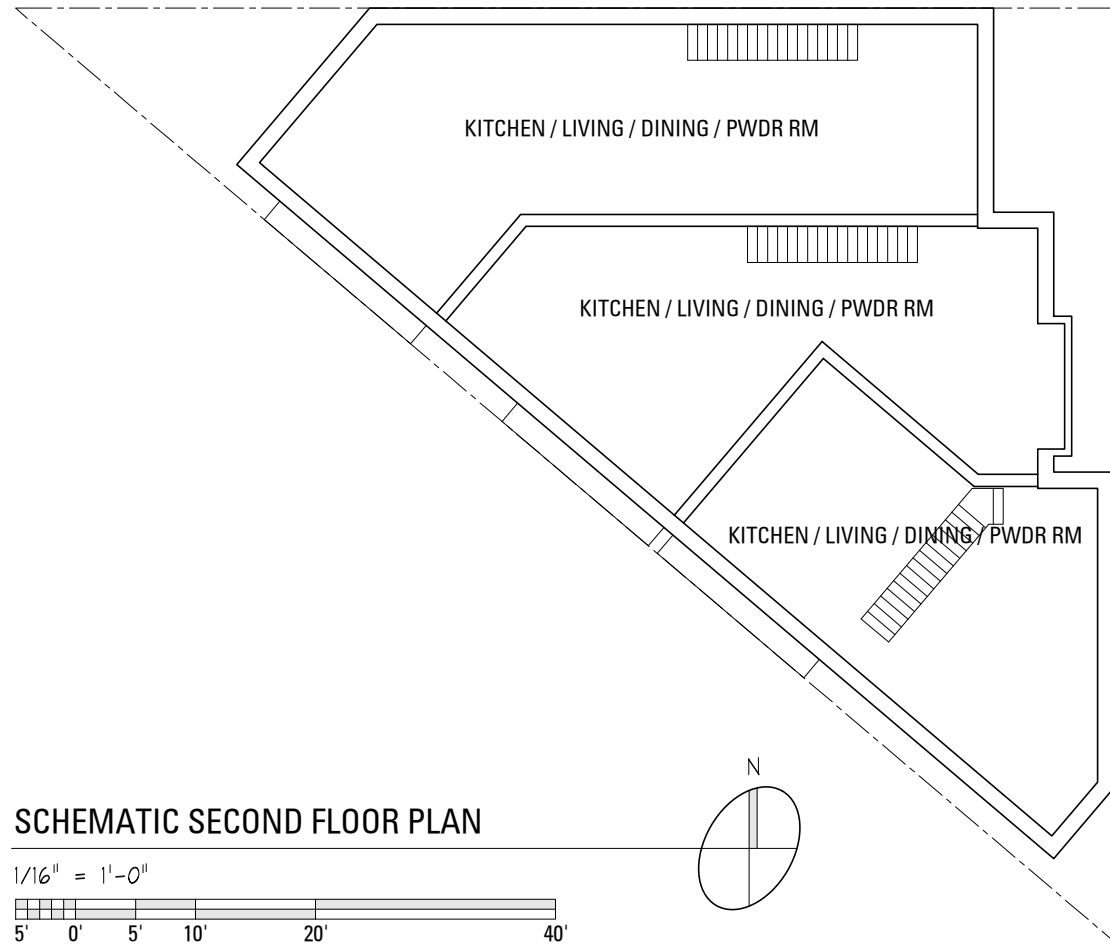
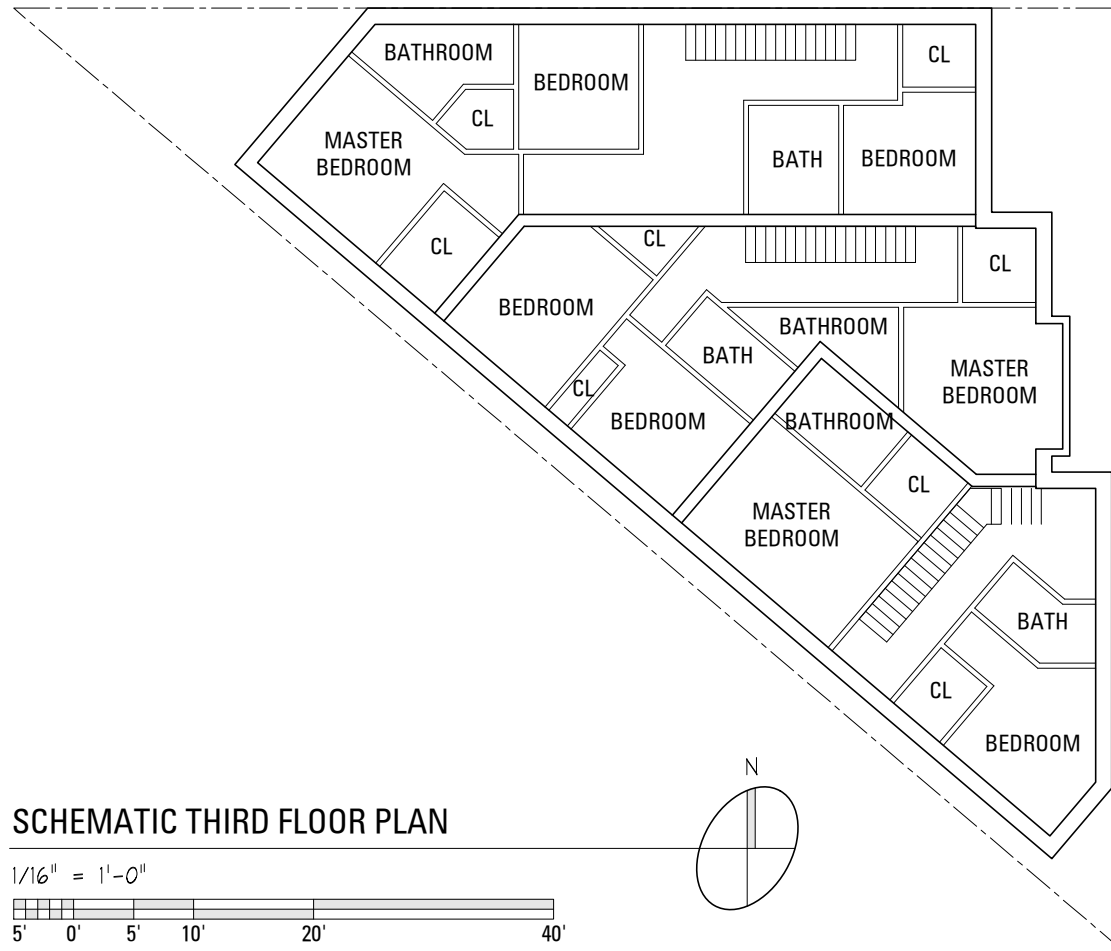




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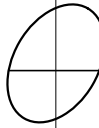
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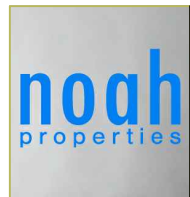
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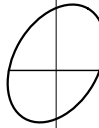
FRONT (EAST) ELEVATION

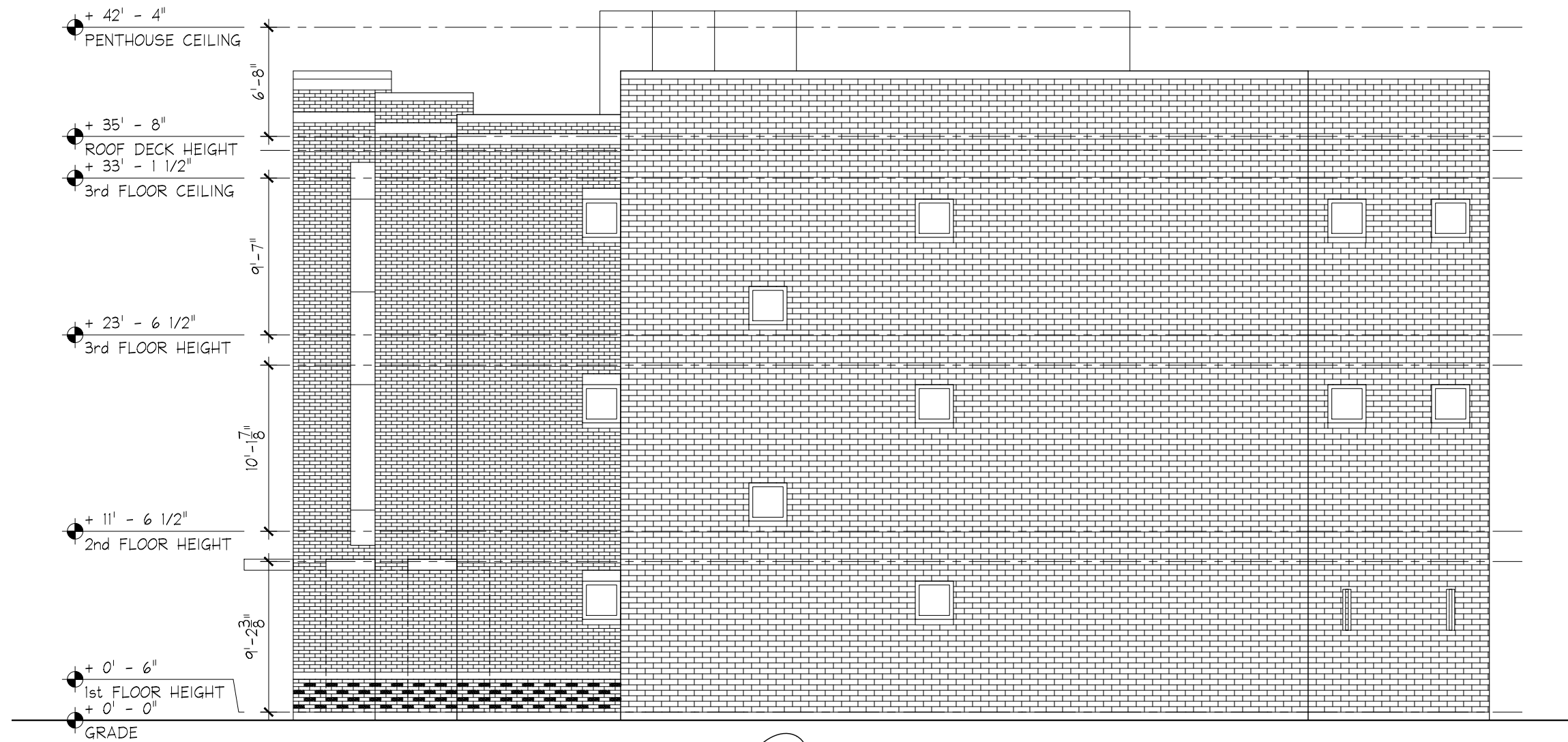
1/8" = 1'-0"



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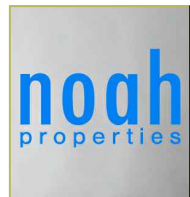
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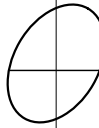
NORTH ALLEY ELEVATION

1/8" = 1'-0"



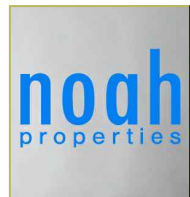
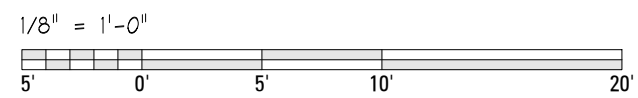
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SOUTH ALLEY ELEVATION



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