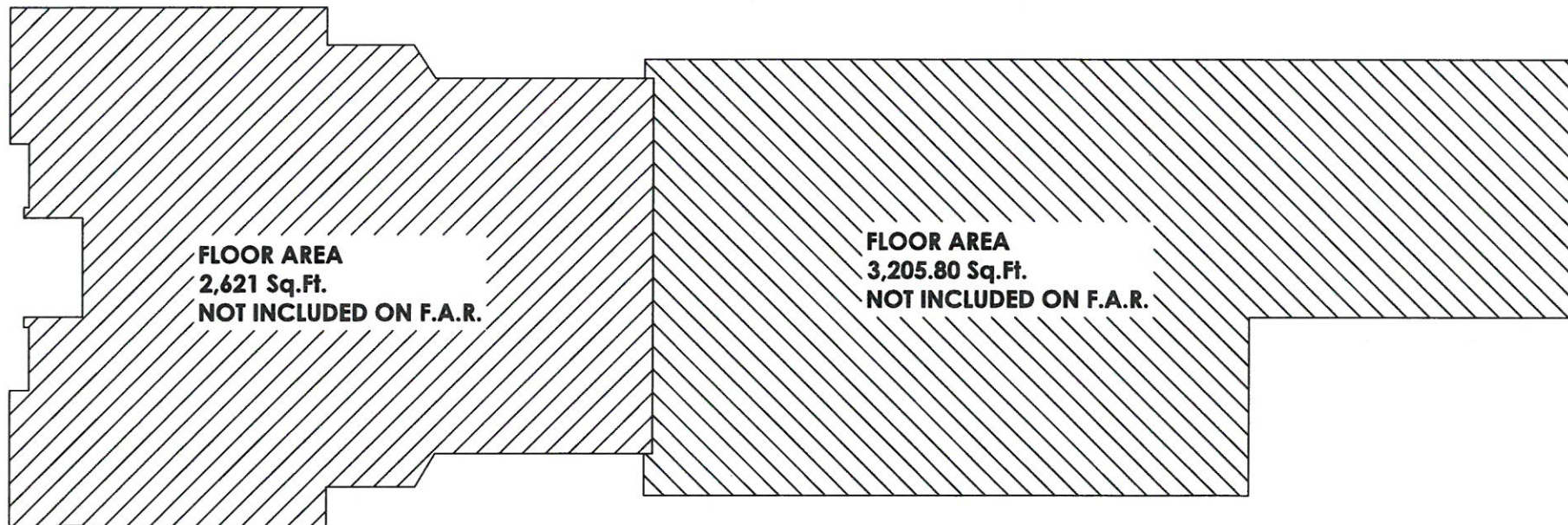


Typical Floor Plan (1ST TO 3RD FLOOR)

**FAR CALCULATIONS:**

1ST FLOOR:	5,695.40 SQ.FT.
2ND FLOOR:	5,695.40 SQ.FT.
3RD FLOOR:	5,695.40 SQ.FT.
<b>TOTAL FAR:</b>	<b>17,086.20 SQ.FT.</b>
<b>FAR ALLOWED:</b>	<b>21,576.25 SQ.FT.</b>



Basement Floor Plan

PROJECT DATA		
DESCRIPTION	REQUIRED	ACTUAL
ZONING CLASS:	B2-3 (PROPOSED)	RT-4 (CURRENT)
LOT AREA:	8,632.75 SQ. FT.	8,632.75 SQ. FT.
FLOOR AREA RATIO	3.0 - STANDARD	1.98
	+ 0.5 T.O.D.	
	3.5 TOTAL	
TOTAL F.A.R. 3.5 W/ BONUS	30,214.62 SQ. FT. MAX	17,086.20 SQ.FT.
<p>17-3-0403-C Additional FAR Increase for On-Site Affordable Housing Units in Transit-Served Locations. All projects in B dash 3 and C dash 3 districts subject to Sec. 2-45-115 that qualify for and are granted a floor area ratio increase of 0.5 under Sec. 17-3-0403-B above are eligible for additional floor area ratio increases as follows: (1) projects that provide at least 50% of the required affordable units on-site may increase the maximum floor area ratio standard by an additional 0.25 to 3.75, and (2) projects that provide 100% of the required affordable units on-site may increase the maximum floor area ratio standard by an additional 0.5 to 4.0. These floor area ratio increases are allowed only if the project is reviewed and approved in accordance with the Type I Zoning Map Amendment procedures of Sec. 17-13-0302, or the planned development procedures of Sec. 17-13-0600 (if the project qualifies as a mandatory or elective planned development under Sections 17-8-0500 or 17-8-0600).</p>		
MAXIMUM BUILDING HEIGHT	EXISTING	EXISTING
MIN. LOT AREA PER UNIT	400 SQ.FT 8,632.75SQ.FT. / 20 UNITS	431.63 SQ.FT.
SETBACK REQUIREMENTS		
FRONT YARD	NOT REQUIRED	NOT REQUIRED
SIDE YARD	NOT REQUIRED	NOT REQUIRED
REAR YARD	5' - 9 1/2"	2' - 8" BY VARIANCE
PARKING	20 PARKING SPACES, 0 PER SECTION 17-10-0102-B TRANSIT SERVE LOCATIONS, SEE BELOW	5 PARKING SPACES
<p>17-10-0102-B Transit-Served Locations. 1. In B, C or D districts, minimum off-street automobile parking ratios for residential uses may be reduced by up to 50 percent from the otherwise applicable standards for new construction or rehabilitation or reuse of existing structures located within 1,320 feet of a CTA or METRA rail station entrance or within 2,640 feet of a CTA or METRA rail station entrance when the subject building is located along a pedestrian street or a pedestrian retail street. The minimum off-street automobile parking ratios for residential uses may be further reduced by up to 100 percent from the otherwise applicable standards if the project is reviewed and approved as a special use in accordance with Sec. 17-13-0900, or in accordance with the Type I Zoning Map Amendment procedures of Sec. 17-13-0302, or the planned development procedures of Sec. 17-13-0600 (if the project qualifies as a mandatory or elective planned development under Sections 17-8-0500 or 17-8-0600).</p>		
LOADING BERTH	1 (25' * 10') SPACE	NONE PER VARIATION
FLOOR AREA CALCULATIONS - EXISTING		
FLOOR	NOT INCLUDED IN F.A.R.	INCLUDED IN F.A.R.
BASEMENT	2,621.00 SQ. FT.	---
FIRST FLOOR	---	2,489.60 SQ. FT.
SECOND FLOOR	---	2,489.60 SQ. FT.
THIRD FLOOR	---	2,489.60 SQ. FT.
TOTAL F.A.R.		7,468.80 SQ. FT.
FLOOR AREA CALCULATIONS - NEW		
FLOOR	NOT INCLUDED IN F.A.R.	INCLUDED IN F.A.R.
BASEMENT	3,205.80 SQ. FT.	---
FIRST FLOOR	---	3,205.80 SQ. FT.
SECOND FLOOR	---	3,205.80 SQ. FT.
THIRD FLOOR	---	3,205.80 SQ. FT.
TOTAL F.A.R.		9,617.40 SQ. FT.
FLOOR AREA CALCULATIONS		
TOTAL FAR - EXISTING		7,468.80 SQ. FT.
TOTAL FAR - NEW ADDITION		9,617.40 SQ. FT.
TOTAL F.A.R.		17,086.20 SQ. FT.

# Renovation & Addition to Existing Apartment Building: From 7 to 20 Units

1710 W. Lunt Ave, Chicago IL 60626 - 04.04.2017

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17-3-0403-C Additional FAR Increase for On-Site Affordable Housing Units in Transit-Served Locations. All projects in B dash 3 and C dash 3 districts subject to Sec. 2-45-115 that qualify for and are granted a floor area ratio increase of 0.5 under Sec. 17-3-0403-B above are eligible for additional floor area ratio increases as follows: (1) projects that provide at least 50% of the required affordable units on-site may increase the maximum floor area ratio standard by an additional 0.25 to 3.75, and (2) projects that provide 100% of the required affordable units on-site may increase the maximum floor area ratio standard by an additional 0.5 to 4.0. These floor area ratio increases are allowed only if the project is reviewed and approved in accordance with the Type I Zoning Map Amendment procedures of Sec. 17-13-0302, or the planned development procedures of Sec. 17-13-0600 (if the project qualifies as a mandatory or elective planned development under Sections 17-8-0500 or 17-8-0600).

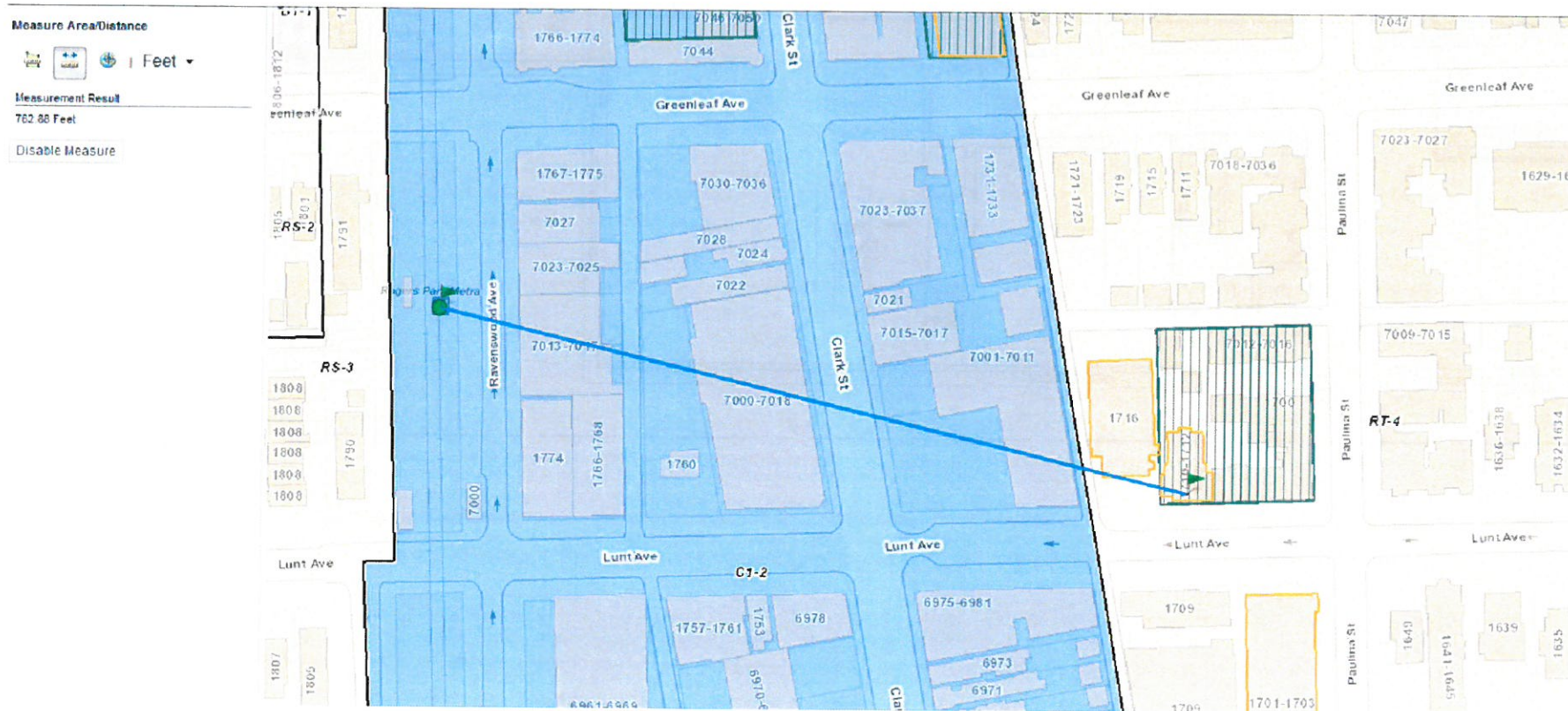
17-10-0102-B Transit-Served Locations.

1. In B, C or D districts, minimum off-street automobile parking ratios for residential uses may be reduced by up to 50 percent from the otherwise applicable standards for new construction or rehabilitation or reuse of existing structures located within 1,320 feet of a CTA or METRA rail station entrance or within 2,640 feet of a CTA or METRA rail station entrance when the subject building is located along a pedestrian street or a pedestrian retail street. The minimum off-street automobile parking ratios for residential uses may be further reduced by up to 100 percent from the otherwise applicable standards if the project is reviewed and approved as a special use in accordance with Sec. 17-13-0900, or in accordance with the Type I Zoning Map Amendment procedures of Sec. 17-13-0302, or the planned development procedures of Sec. 17-13-0600 (if the project qualifies as a mandatory or elective planned development under Sections 17-8-0500 or 17-8-0600).

17-3-0408-B Building Height Increase for Transit-Served Locations.

1. All projects in B dash 3 and C dash 3 districts located within 1,320 feet of a CTA or METRA rail station entrance or within 2,640 feet of a CTA or METRA rail station entrance when the subject building is located along a pedestrian street or a pedestrian retail street, and which (a) provide no more than one parking space per dwelling unit, and (b) satisfy the criteria set forth in Sec. 17-13-0905-F, are eligible for increases in maximum building height as established in the table below. These building height increases are allowed only if the project is reviewed and approved in accordance with the Type I Zoning Map Amendment procedures of Sec. 17-13-0302, or the planned development procedures of Sec. 17-13-0600 (if the project qualifies as a mandatory or elective planned development under Sections 17-8-0500 or 17-8-0600).

2. All projects in B dash 3 and C dash 3 districts subject to Sec. 2-45-115 that (a) qualify for and are granted a building height increase under Sec. 17-3-0408-B.1 above, and (b) provide at least 50% of the required affordable units on-site, are eligible for additional increases in maximum building height as established in the table below. These building height increases are allowed only if the project is reviewed and approved in accordance with the Type I Zoning Map Amendment procedures of Sec. 17-13-0302, or the planned development procedures of Sec. 17-13-0600 (if the project qualifies as a mandatory or elective planned development under Sections 17-8-0500 or 17-8-0600).



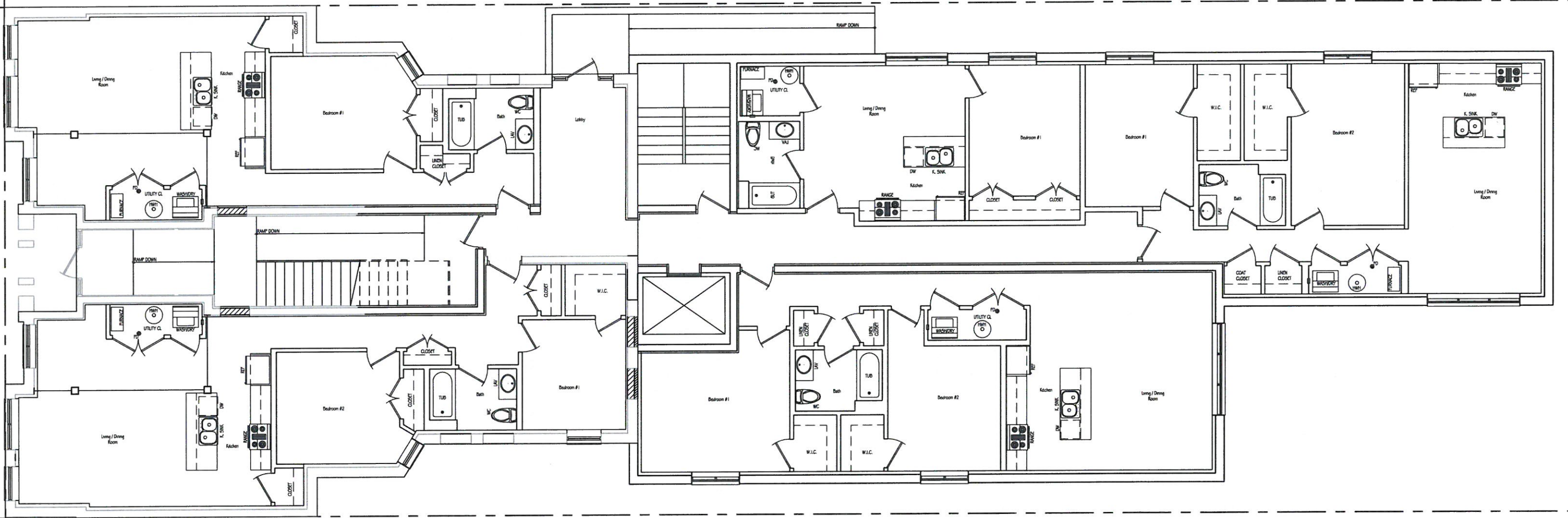
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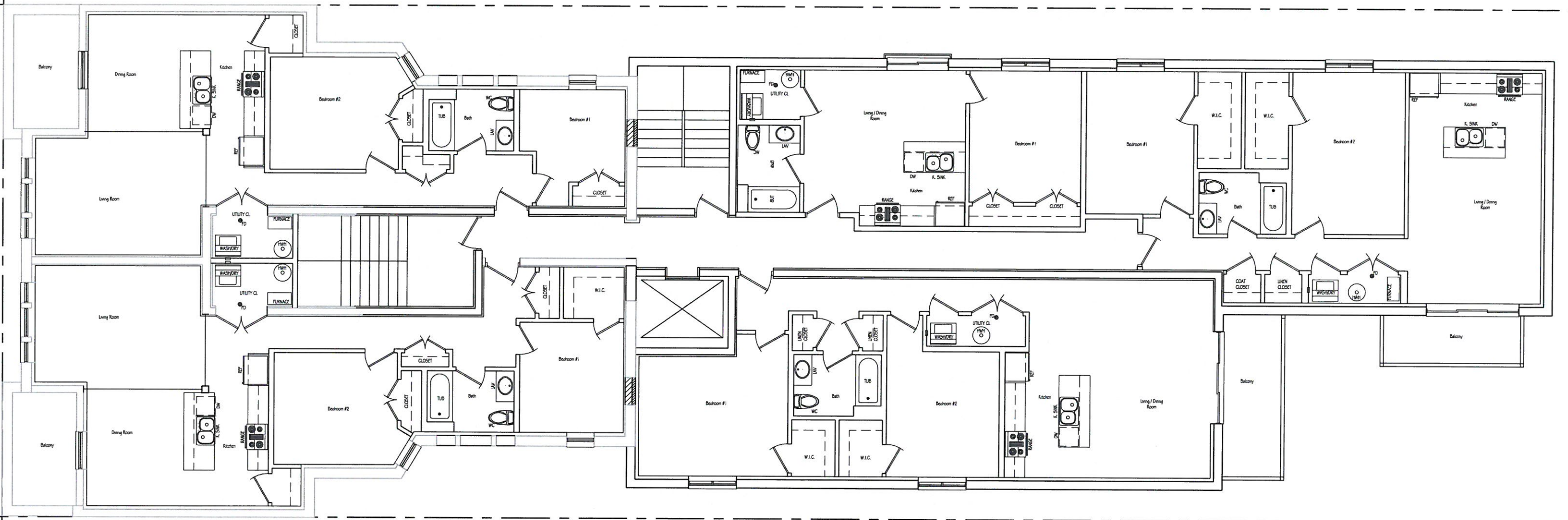
Basement Floor Plan

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Typical Floor Plan

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Front Elevation

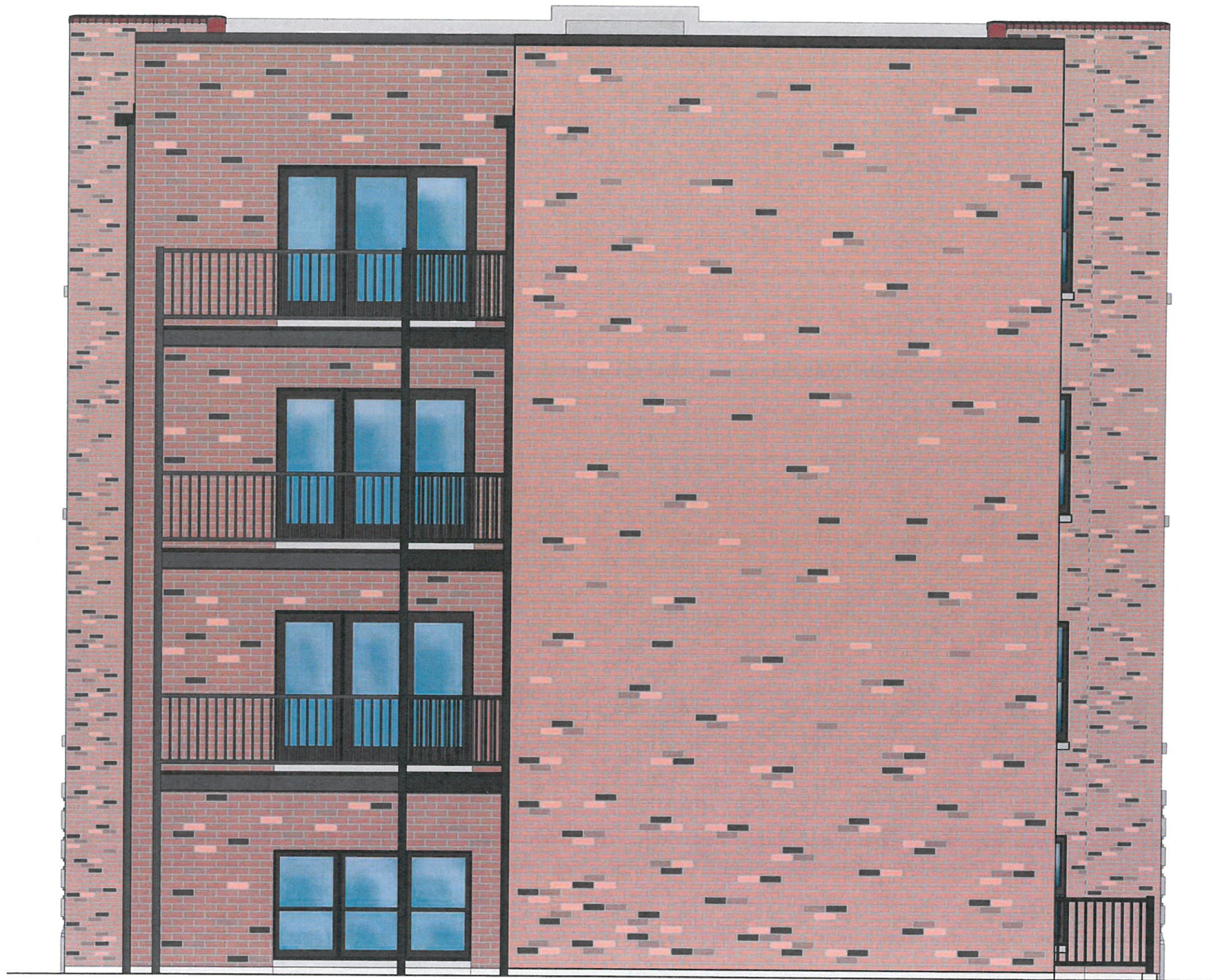
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Rear Elevation

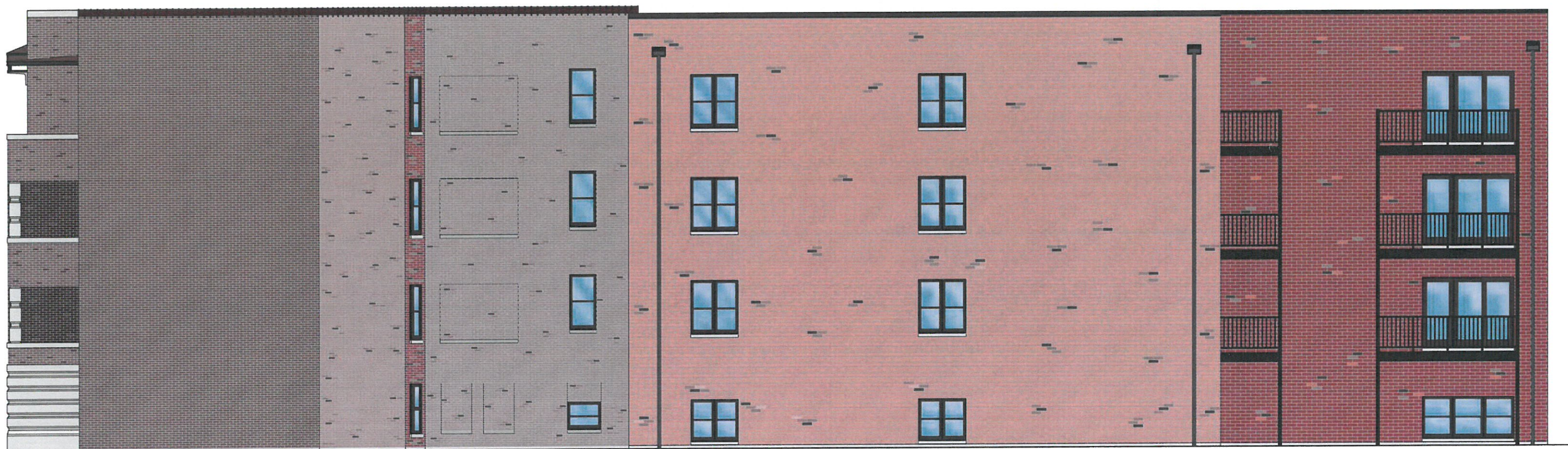
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Right Elevation

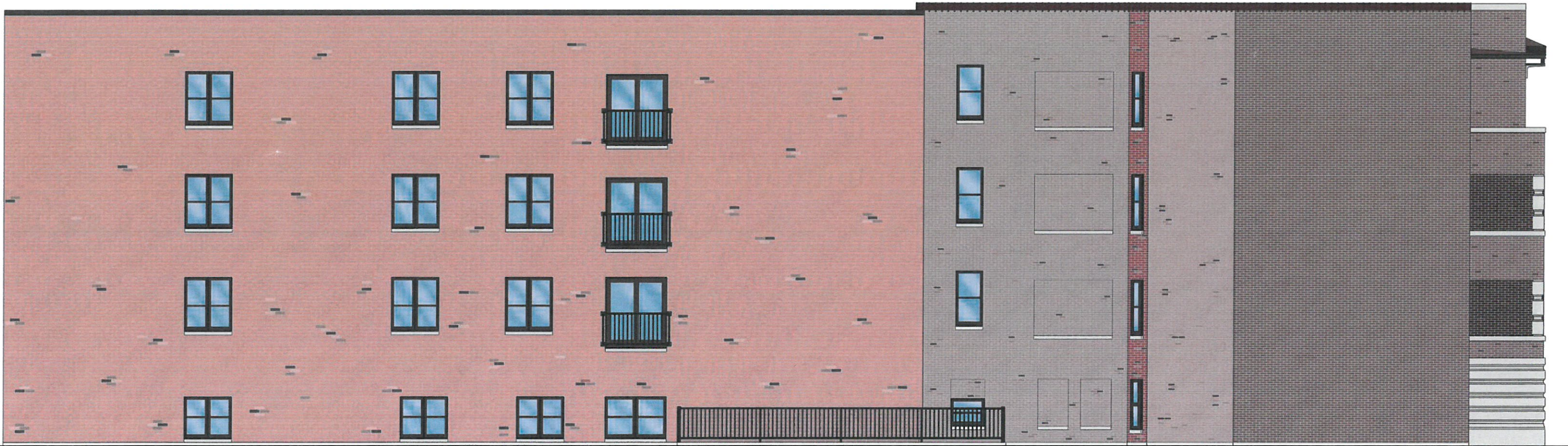
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Left Elevation

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