

16 FT ALLEY

**LOT-1  
PD-896 SUB-AREA - A5**

	EXISTING ZONING A5	PROPOSED
LOT AREA	8,686 SF.	
LOT SIZE	10.5' x 124.02'	
MAX. BLDG. AREA (FAR)	9,555 SF. (1.1%)	18,680 SF. (2.15%)
MAX NO OF UNITS	910	15 UNITS
OPEN SPACE	N.R.	N.R.
MAX. BLDG. HEIGHT	35 FT(50%) & 45 FT(50%)	35FT & 45 FT
REQ'D FRONT SETBACK	10'-0"	10'-0"
REQ'D REAR SETBACK	30'-0"	34'-0"
REQ'D SIDE SETBACK	5'-0" BETWEEN BLDG.	9'-9"
REQ'D PUBLIC OPEN SPACE PER UNIT	100 SF. 50 SF. (PER UNIT)	100 SF. PROVIDED AT PUBLIC PARK NEXT DOOR
REQ'D PRIVATE OPEN SPACE PER UNIT	1500 SF. 100 SF. (PER UNIT)	1,560 SF.

PROPOSED RESIDENTIAL UNITS :.....15  
 PARKING: (15 REQ'D).....16  
 BUILDING HEIGHT (4-STORY).....45 FT

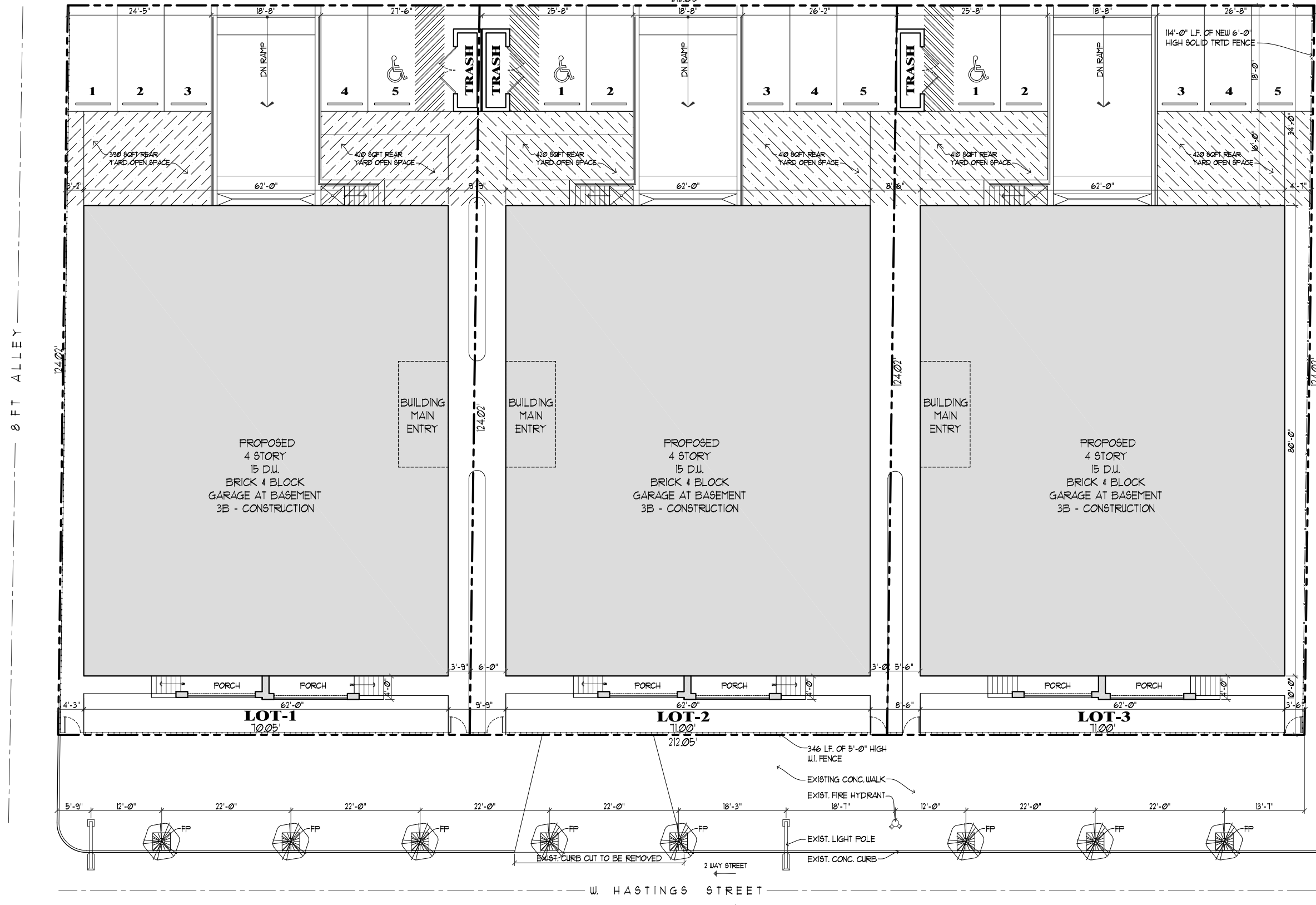
1ST FLR. :.....4,960 SQFT.  
 2ND FLR. :.....4,960 SQFT.  
 3RD FLR. :.....4,960 SQFT.  
 4TH FLR. :.....3,800 SQFT.  
 TOTAL :.....18,680 SQFT.

**LOT-2 & 3  
PD-896 SUB-AREA - A5**

	EXISTING ZONING A5	PROPOSED
LOT AREA	8,805 SF.	
LOT SIZE	11.0' x 124.02'	
MAX. BLDG. AREA (FAR)	9,685 SF. (1.1%)	18,680 SF. (2.12%)
MAX NO OF UNITS	910	15 UNITS
OPEN SPACE	N.R.	N.R.
MAX. BLDG. HEIGHT	35 FT(50%) & 45 FT(50%)	35FT & 45 FT
REQ'D FRONT SETBACK	10'-0"	10'-0"
REQ'D REAR SETBACK	30'-0"	30'-0"
REQ'D SIDE SETBACK	5'-0" BETWEEN BLDG.	8'-6"
REQ'D PUBLIC OPEN SPACE PER UNIT	150 SF. 50 SF. (PER UNIT)	150 SF. PROVIDED AT PUBLIC PARK NEXT DOOR
REQ'D PRIVATE OPEN SPACE PER UNIT	1500 SF. 100 SF. (PER UNIT)	1,580 SF.

PROPOSED RESIDENTIAL UNITS :.....15  
 PARKING: (15 REQ'D).....16  
 BUILDING HEIGHT (4-STORY).....45 FT

1ST FLR. :.....4,960 SQFT.  
 2ND FLR. :.....4,960 SQFT.  
 3RD FLR. :.....4,960 SQFT.  
 4TH FLR. :.....3,800 SQFT.  
 TOTAL :.....18,680 SQFT.

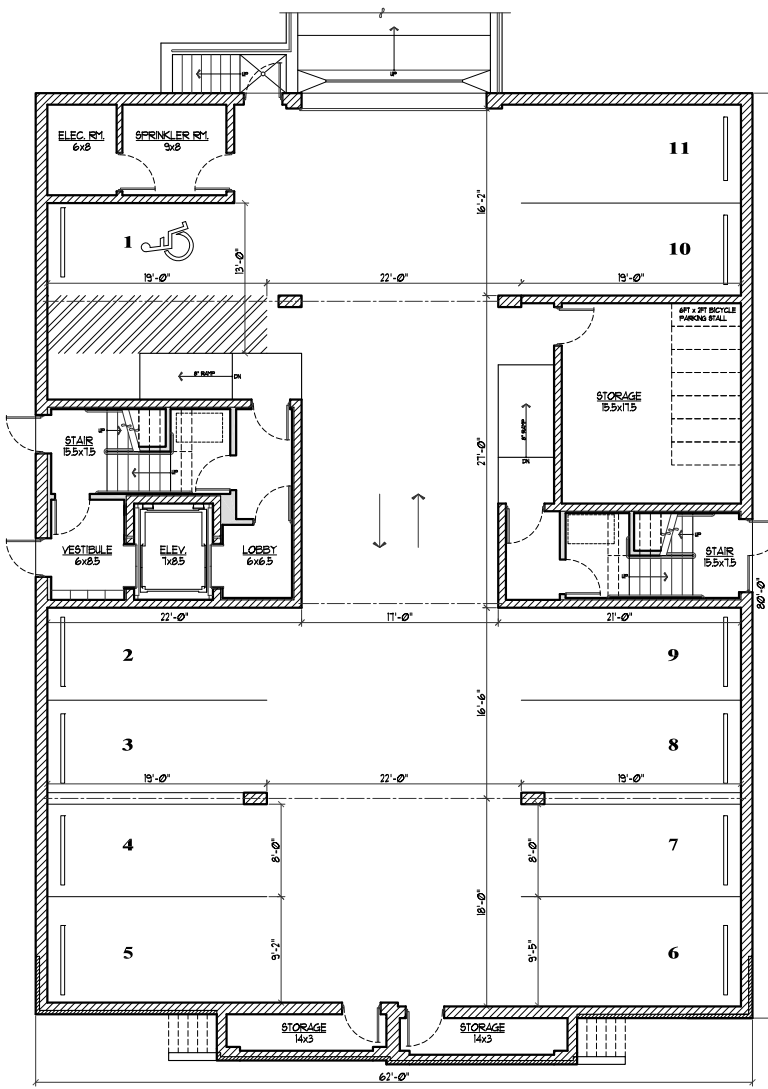


**SITE PLAN**

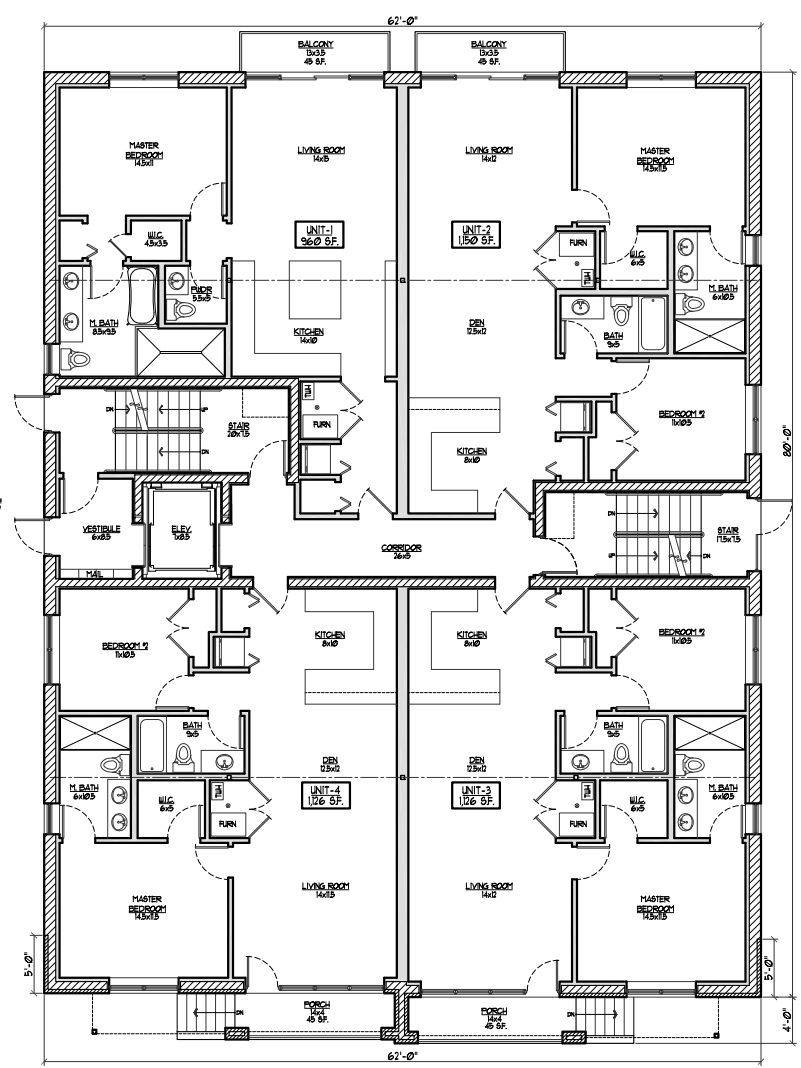
# PROPOSED RESIDENTIAL DEVELOPMENT

## 1517-33 W. HASTINGS ST.

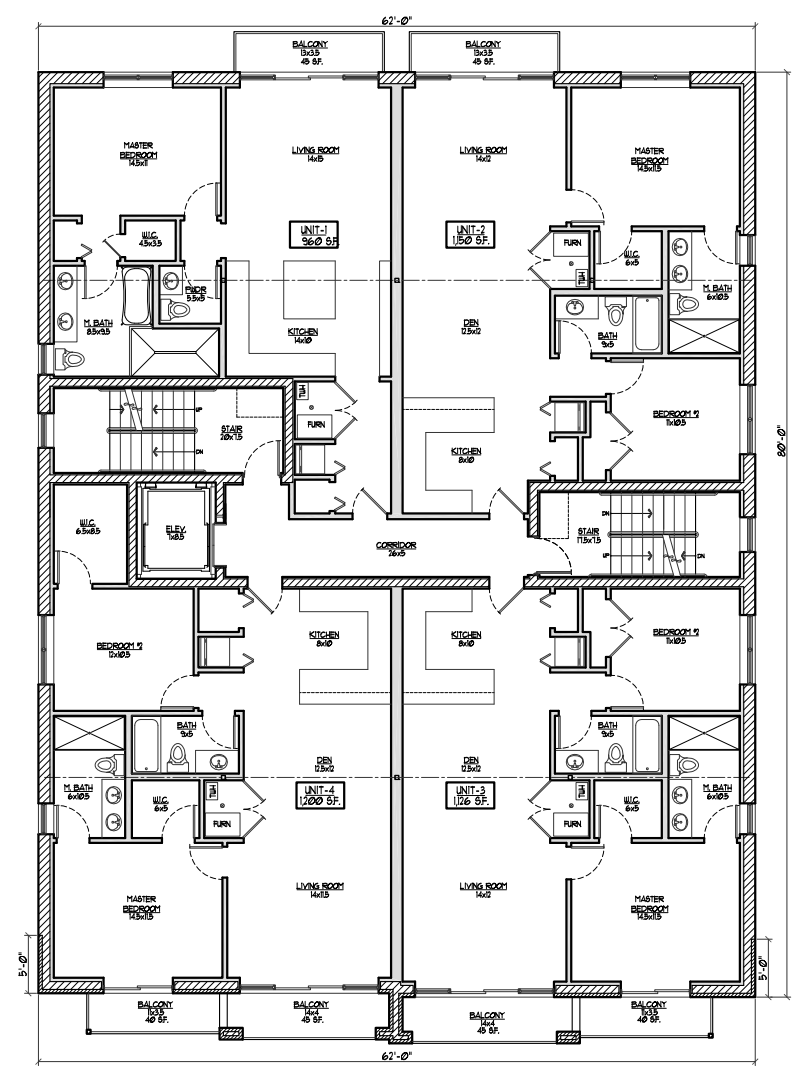
**S.K.I. ARCHITECTURE**  
 1645 W. OGDEN AVE. SUITE # 523  
 CHICAGO, ILLINOIS 60612  
 312.953.9142 1008.368.6144 FAX: 1008.979.8046  
 ceasar@skai.com bkalata@comcast.net  
© SKI Architecture



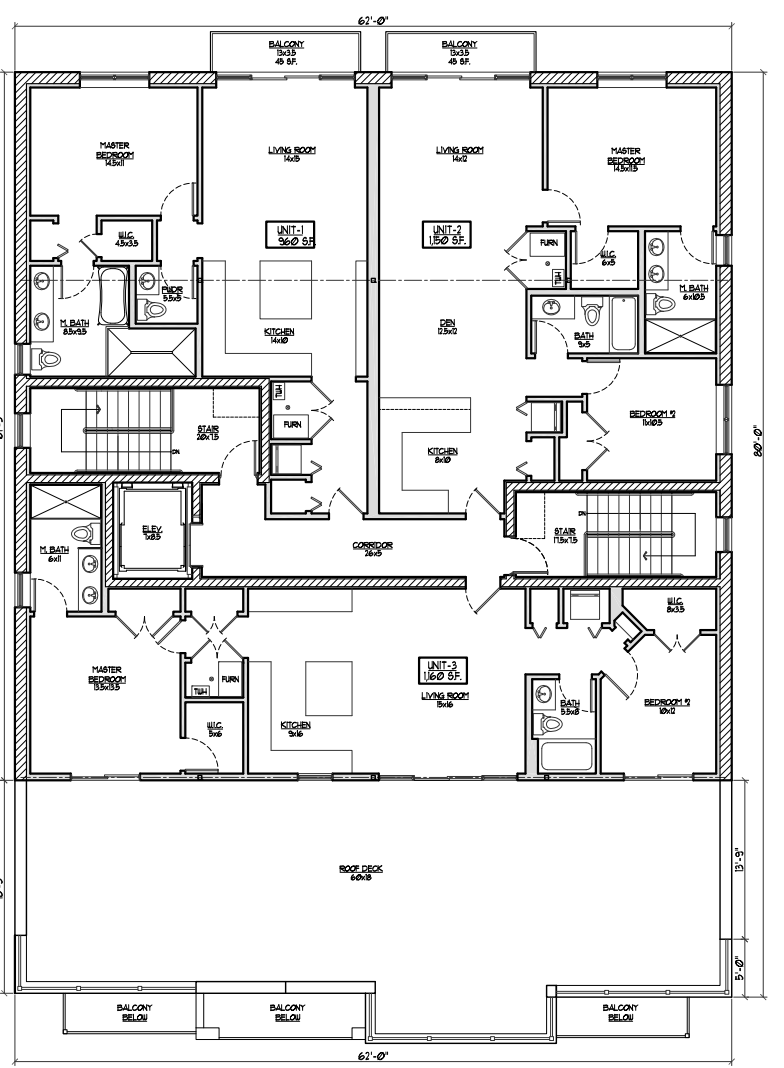
**BASEMENT PLAN**



**1ST FLOOR PLAN**



**2ND-3RD FLOOR PLAN**



**4TH FLOOR PLAN**

# PROPOSED RESIDENTIAL DEVELOPMENT

## 1517-33 W. HASTINGS ST.

**S.K.I. ARCHITECTURE**  
 1645 W. OGDEN AVE. SUITE # 523  
 CHICAGO, ILLINOIS 60612  
 312.953.5142 108.369.1614 FAX: 108.518.5846  
 cesarchi@72@hotmail.com bkulata@comcast.net  
 © SKI Architecture



**FRONT ELEVATION**

**PROPOSED RESIDENTIAL DEVELOPMENT**  
**1517-33 W. HASTINGS ST.**

**S.K.I.**  
**ARCHITECTURE**  
 1645 W. OGDEN AVE. SUITE # 523  
 CHICAGO, ILLINOIS 60612  
 312.263.5142 708.569.1614 FAX: 708.575.5846  
 search@skia.net phone@skia.net info@skia.net  
 © SKI Architecture