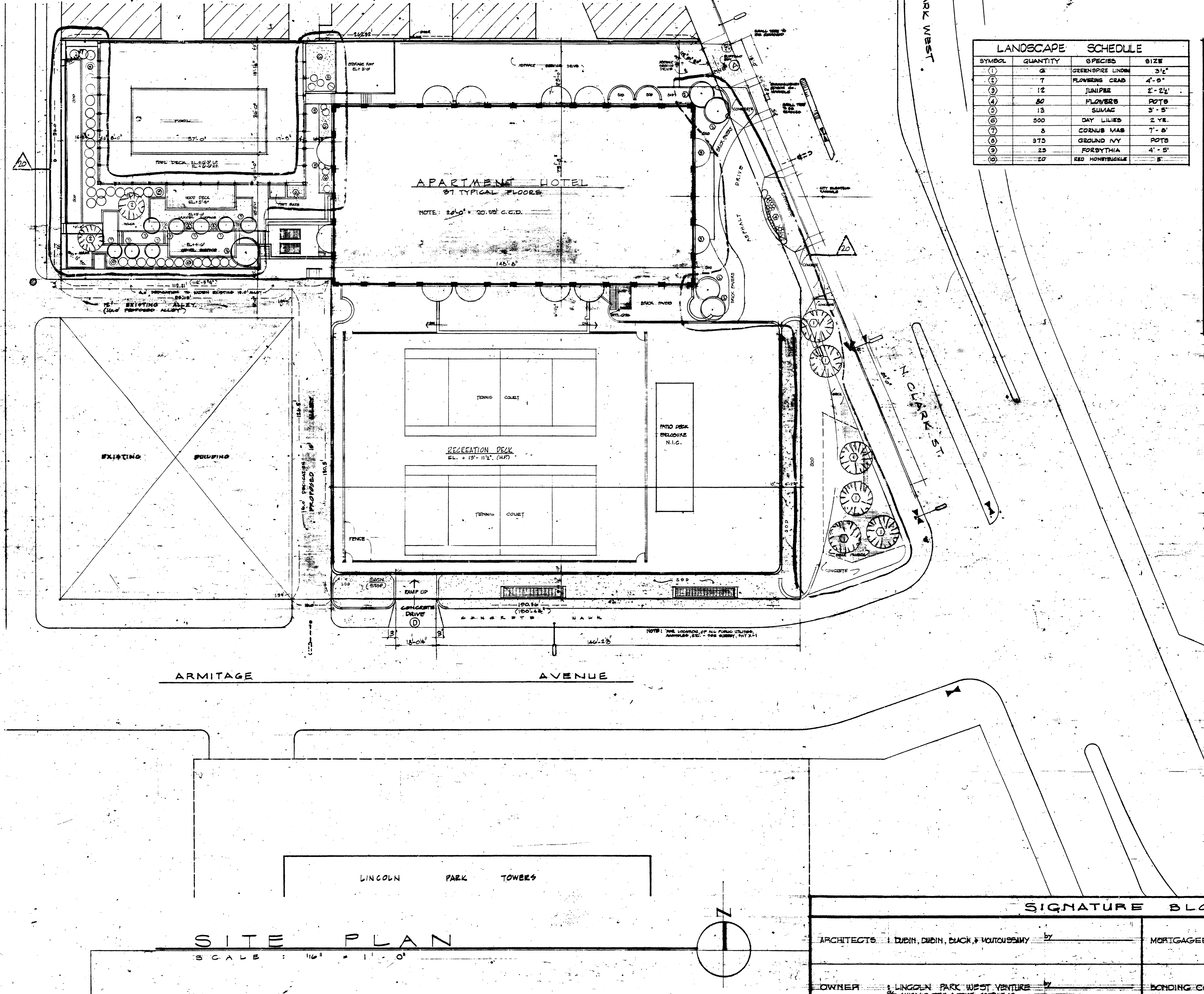
LINCOLN PARK TERRACE

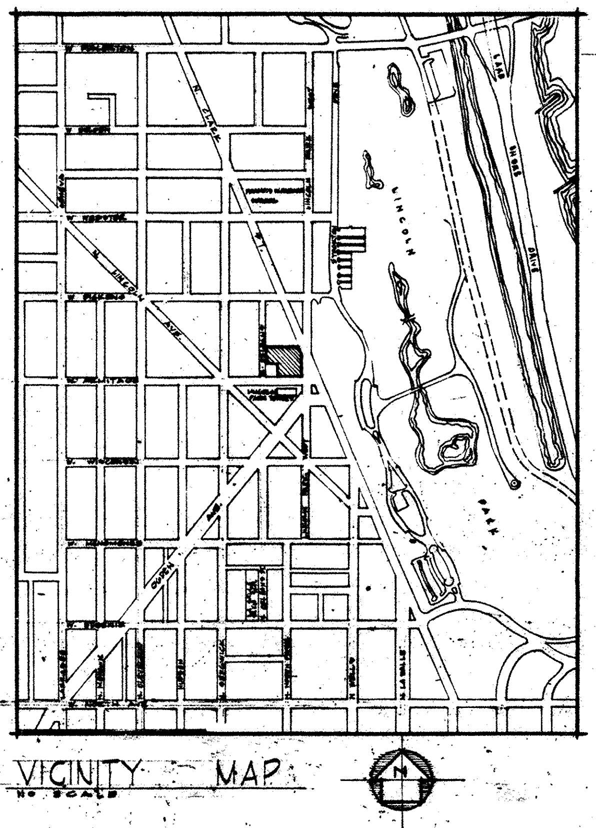
F.H.A. 071-32064


LINCOLN PARK WEST
N. CLARK ST.
N. ORLEANS STREET
ARMITAGE AVENUE
APARTMENT HOTEL
37 TYPICAL FLOORS
NOTE: ±0'-0" = 20.55' C.C.D.
148'-8"
73'-8"
25'-0"
POOL
57'-0"
26'-0"
17'-9"
POOL DECK EL. +6'-3" L.P. EL. +6'-6" H.P.
WOOD DECK EL. +5'-8"
GRAVEL SURFACE
EL. +4'-0"
FOOT BATH
STORAGE ROOF EL. +8'-0"
ASPHALT SERVICE DRIVE
DRIVE
ASPHALT
BRICK PAVERS
CONCRETE
SOD
262.32'
112.31'
4.0' DEDICATION TO WIDEN EXISTING 12.0' ALLEY
12' EXISTING ALLEY (16.0' PROPOSED ALLEY)
EXISTING BUILDING
16.0' DEDICATION PROPOSED
180.5'
TENNIS COURT
TENNIS COURT
RECREATION DECK
EL. + 13'- 11½". (H.P.)
PATIO DECK ENCLOSURE N.I.C.
FENCE
SIGN (STOP)
RAMP UP
CONCRETE DRIVE
D
18'-0¼"
190.36'
(190'-4¼")
CONCRETE WALK
146'-2⅛"
NOTE: FOR LOCATION OF ALL PUBLIC UTILITIES, MANHOLES, ETC. - SEE SURVEY, SHT X-1
SMALL TREE TO BE REMOVED
COMMONWEALTH EDISON CO. MANHOLE
CITY ELECTRIC MANHOLE
20
LINCOLN PARK TOWERS
N

SITE PLAN

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

LANDSCAPE SCHEDULE			
SYMBOL	QUANTITY	SPECIES	SIZE
①	6	GREENSPIRE LINDEN	3½"
②	7	FLOWERING CRAB	4'-5"
③	12	JUNIPER	2'-2½'
④	80	FLOWERS	POTS
⑤	13	SUMAC	3'-5'
⑥	500	DAY LILIES	2 YR.
⑦	8	CORNUS MAS	7'-8'
⑧	373	GROUND IVY	POTS
⑨	25	FORSYTHIA	4'-5'
⑩	20	RED HONEYSUCKLE	5'


W. FULLERTON
N. CLARK
LINCOLN
DRIVE
PARK
W. ARMITAGE
N. LINCOLN AVE.
N

VICINITY MAP
NO SCALE

ZONING DATA

+LOCATION : CLARK & ARMITAGE.
+PROPERTY : I. AREA OF PROPERTY - BASED ON NEW 16' ALLEY PLUS 4' EASEMENT ALONG EXISTING ALLEY.
A. BASE PARCELS DEC. 23, 1969 SURVEY = 50,838 S.F.
B. PLUS VACATED ALLEY :
12' x 100' = 1200 S.F.
12' x 126.5' = 1,518 S.F.
12 x 71.84' = 862 S.F.
5 (5x5x½) = 36 S.F.
(APPROX.)
TOTAL VACATED ALLEY = 3,616 S.F.
C. MINUS DEDICATED ALLEY :
16' x 114.5' = 1,832 S.F.
4 x 112.31' = 449 S.F.
TOTAL DEDICATED ALLEY = 2,281 S.F.
3616
- 2281
ADD TO PROPERTY 1,335 S.F. — 1,335 S.F.
D. TOTAL FOR ZONING — 52,173 S.F.
+ZONING : R-7 CONTROLS ARE :
A. MINIMUM LOT 125' AND 85' WITH PREMIUM.
B. FAR. = 8 ACROSS FROM PARK. (PLUS LARGE APT. PREMIUM)
C. BASE FLOOR AREA = 8 x 52,173 = 417,384 S.F.
D. FRONT YARD : NONE REQUIRED WHERE ACROSS FROM PARK.
E. SIDE YARD : NONE REQUIRED - 7.8-7
F. REAR YARD : 30'
+Nº. OF APTS. : AT 37 FLOORS x 12 UNITS PER FLOOR. = 444 D.U.
8 APTS./FL. x 37 = 296 APTS x 125 S.F. = 37,000 S.F.
4 EFF./FL. x 37 = 148 EFF. x 85 S.F. = 12,600 S.F.
TOTAL = 49,600 S.F.
+PARK'G REQ. : 60% x 296 = 177.6
40% x 148 = 59.2
444 = 236.8
TOTAL CARS REQUIRED. = 237
+PROPOSED PARK'G : TOTAL. = 286 CARS
+GROSS FL. AREA (RESIDENTIAL) : 148' x 73' = 10,804 S.F. x 37 FLOORS. = 399,748 S.F.
MEZZANINE FL. = 7,840 S.F.
GROUND FL. = 8,900 S.F.
TOTAL. = 416,488 S.F.
BASEMENT COMMERCIAL AREA. = 9,400 S.F.

APARTMENT DISTRIBUTION		
APARTMENT TYPE	APARTMENTS/FL.	x 37 TYPICAL FLOORS
2 BEDROOM	2	74
1 BEDROOM	6	222
CONVERTIBLE EFFICIENCY	2	74
EFFICIENCY	2	74
TOTAL	12	444

CITY OF CHICAGO FACILITIES	
◀	EXISTING TRAFFIC SIGNAL
◁	SIGNAL TO BE MOVED
—▭	EXISTING LIGHT POLE
—◌	LIGHT POLE TO BE MOVED
●	EXISTING FIRE HYDRANT

INDEX OF DRAWINGS :

DRWG. NO.	ARCHITECTURAL
A-1	TITLE SHEET, SITE PLAN, ZONING DATA, INDEX OF DRAWINGS.
A-2	PARKING PLAN - LEVELS 6 & 7
A-3	PARKING PLAN - LEVELS 4 & 5.
A-4	BASEMENT PLAN AND PARKING PLAN - LEVELS 2 & 3.
A-5	GROUND FLOOR PLAN AND PARKING PLAN - LEVEL 1.
A-6	MEZZANINE PLAN AND RECREATION DECK.
A-7	TYPICAL FLOOR PLAN. (2ND THRU 38TH)
A-8	ROOF AND PENTHOUSE PLANS, AND SECTIONS.
A-9	SECTIONS THRU GARAGE AND TOWER.
A-10	SECTIONS THRU GARAGE.
A-11	BUILDING ELEVATIONS.
A-12	KITCHEN, BATHROOM, PARTITION DETAILS, AND SCHEDULES.
A-13	STAIR AND SMOKE TOWER DETAILS.
A-14	ELEVATOR AND GARBAGE CHUTE DETAILS.
A-15	EXTERIOR TOWER WALL DETAILS.
A-16	GROUND FL'R. & MEZZ. FL'R. REFLECTED CLG. PLANS AND DR. SCHEDULE.
A-17	GROUND FLOOR INTERIOR ELEVATIONS AND DETAILS.
A-18	GARAGE DETAILS
A-19	POOL DETAILS
X-1	SURVEY

DRWG. NO.	MECHANICAL
U-1	UTILITY PLAN.
M-1	PARKING - LEVEL 7 - HEATING, VENTILATION & PLUMBING.
M-2	PARKING - LEVEL 5 & 6 - HEATING, VENTILATION & PLUMBING.
M-3	PARKING - LEVEL 3 & 4 - HEATING, VENTILATION & PLUMBING.
M-4	PARKING - LEVEL 1 & 2 & TOWER - GROUND FLOOR - HEATING, VENTILATION & PLUMBING.
M-5	MEZZANINE & RECREATION DECK - PLUMBING.
M-6	MEZZANINE & RECREATION DECK - HEATING & VENTILATION.
M-7	TYPICAL FLOOR - HEATING, VENTILATION & PLUMBING.
M-8	PIPE SPACE, FAN ROOM & ROOF PLANS - HEATING, VENTILATION & PLUMBING.
M-9	BOILER ROOM PLAN & PIPING DIAGRAMS.
M-10	VENTILATION & EQUIPMENT SCHEDULES.
M-11	PLUMBING RISER DIAGRAMS.

DRWG. NO.	STRUCTURAL
S-1	FOUNDATION PARKING LEVELS 6 & 7.
S-2	PARKING LEVELS 4 & 5 FRAMING PLAN.
S-3	PARKING LEVELS 2 & 3 FRAMING PLAN.
S-4	PARKING LEVEL 1 FRAMING PLAN.
S-5 S-5A	RECREATION DECK & TERRACE FRAMING PLAN.
S-6	FOUNDATION & GROUND FLOOR FRAMING PLANS - TOWER.
S-6A	PILE CAP DETAILS & WALL SECTIONS.
S-6B	DETAILS & STEEL SHEET PILING PLAN
S-7	MEZZANINE FRAMING PLAN
S-8	SECOND FLOOR & TYPICAL FLOOR FRAMING PLANS
S-9	MAIN ROOF & PENTHOUSE FL. FRAMING PLAN; BOILER RM. & COOLING TOWER FL. FRAMING PLAN; PENTHOUSE ROOF & ELEV. MACHINE RM. FRAMING PLAN; ELEV. MACHINE RM. ROOF & SMOKE SHAFT ROOF FRAMING PLANS.
S-10	COLUMN & PILE SCHEDULE - TOWER
S-11	STAIR DETAILS
S-12	WIND BRACING BENTS - TOWER
S-13	GENERAL NOTES & TYPICAL DETAILS

DRWG. NO.	ELECTRICAL
E-1	PARKING - LEVEL 7.
E-2	PARKING - LEVEL 5 & 6.
E-3	BASEMENT PLAN & PARKING - LEVEL 3 & 4.
E-4	GROUND FLOOR PLAN - PARKING LEVEL 1 & 2.
E-5	MEZZANINE FL. PLAN.
E-6	TYPICAL FLOOR PLAN - ELECTRICAL.
E-7	PENTHOUSE PLAN.
E-8	RISER DIAGRAMS - ELECTRICAL.

SIGNATURE BLOCK

ARCHITECTS : DUBIN, DUBIN, BLACK, & MOUTOUSSAMY by
MORTGAGEE : BELL FEDERAL SAVINGS & LOAN ASSN. by
OWNER : LINCOLN PARK WEST VENTURE by
C/O CHICAGO TITLE & TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 2, 1969 AND KNOWN AS TRUST No. 58662
BONDING CO. : INSURANCE CO. OF NORTH AMERICA by
CONTRACTOR : JAMES McHUGH DEVELOPMENT CO. by
MORTGAGE INSURER : FEDERAL HOUSING ADMINISTRATION by

AS BUILT SET ISSUED — JULY 26, 1975

REVISION △2A LANDSCAPE - LOCATION AND CLARIFICATION	JULY 2, 1972
REVISION CHANGE OCCUPANCY TO AN APARTMENT HOTEL	DEC. 1, 1972
REVISION △ METAL GRATING LOCATIONS.	DEC. 28, 1971
ISSUED FOR CONSTRUCTION	AUGUST 2, 1971
ISSUED FOR F.H.A. CLOSING	JUNE 1, 1971
[illegible] FOR PERMIT	[illegible]

DUBIN, DUBIN, [illegible] MOUTOUSSAMY