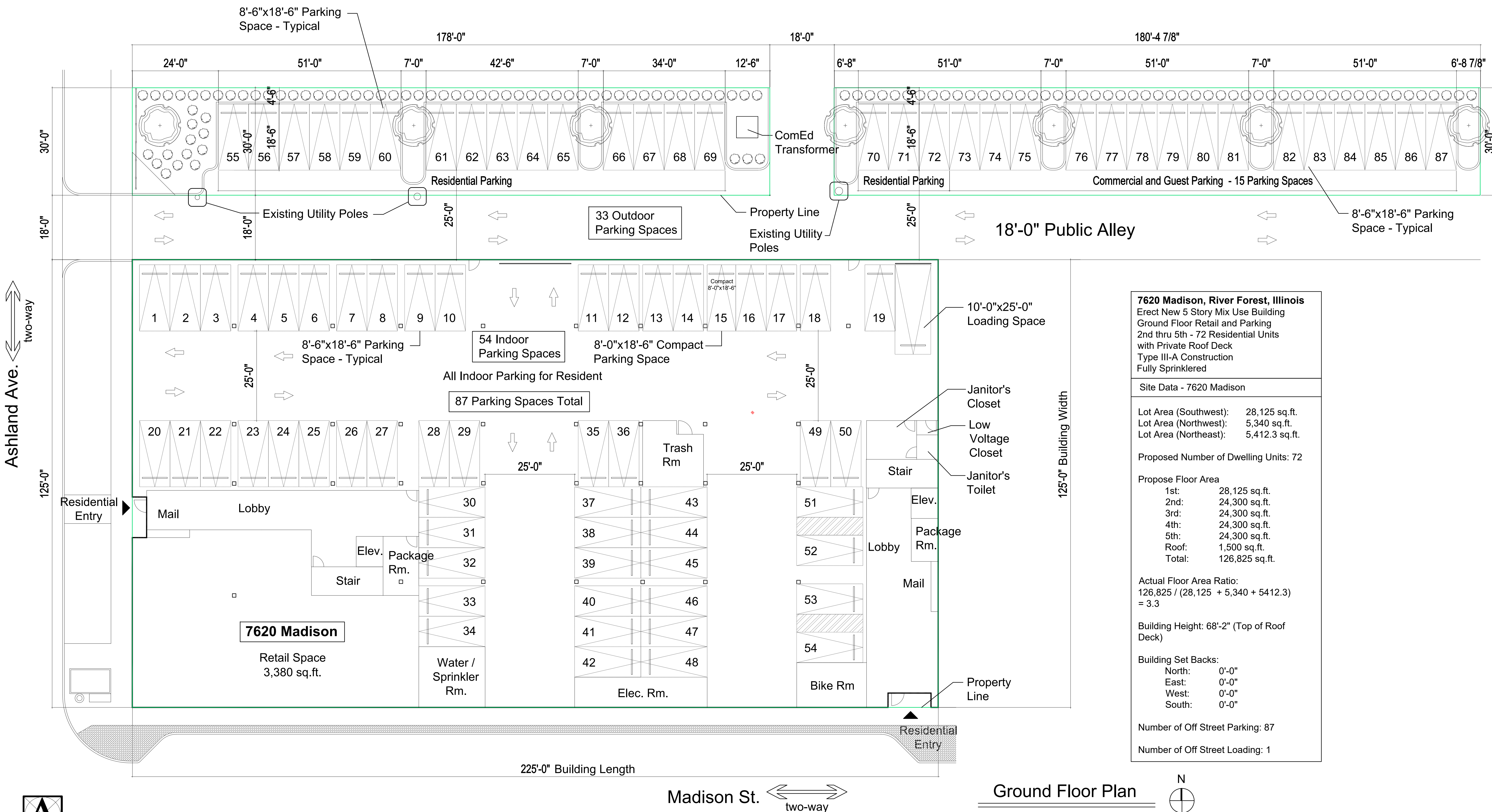
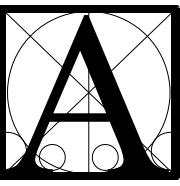


PRELIMINARY CONCEPT DRAWING

7620 Madison Street
River Forest, Illinois



7620 Madison, River Forest, Illinois Erect New 5 Story Mix Use Building Ground Floor Retail and Parking 2nd thru 5th - 72 Residential Units with Private Roof Deck Type III-A Construction Fully Sprinklered	
Site Data - 7620 Madison	
Lot Area (Southwest):	28,125 sq.ft.
Lot Area (Northwest):	5,340 sq.ft.
Lot Area (Northeast):	5,412.3 sq.ft.
Proposed Number of Dwelling Units: 72	
Propose Floor Area	
1st:	28,125 sq.ft.
2nd:	24,300 sq.ft.
3rd:	24,300 sq.ft.
4th:	24,300 sq.ft.
5th:	24,300 sq.ft.
Roof:	1,500 sq.ft.
Total:	126,825 sq.ft.
Actual Floor Area Ratio: 126,825 / (28,125 + 5,340 + 5,412.3) = 3.3	
Building Height: 68'-2" (Top of Roof Deck)	
Building Set Backs:	
North:	0'-0"
East:	0'-0"
West:	0'-0"
South:	0'-0"
Number of Off Street Parking: 87	
Number of Off Street Loading: 1	



X I O S ARCHITECTS AND CONSULTANTS L.T.D.

188 N. WELLS
SUITE 300
CHICAGO, ILLINOIS 60606

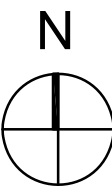
PH. 312.750.1333
FAX. 312.750.1335

Elec. Rm.

Private Gym

Ground Floor Plan

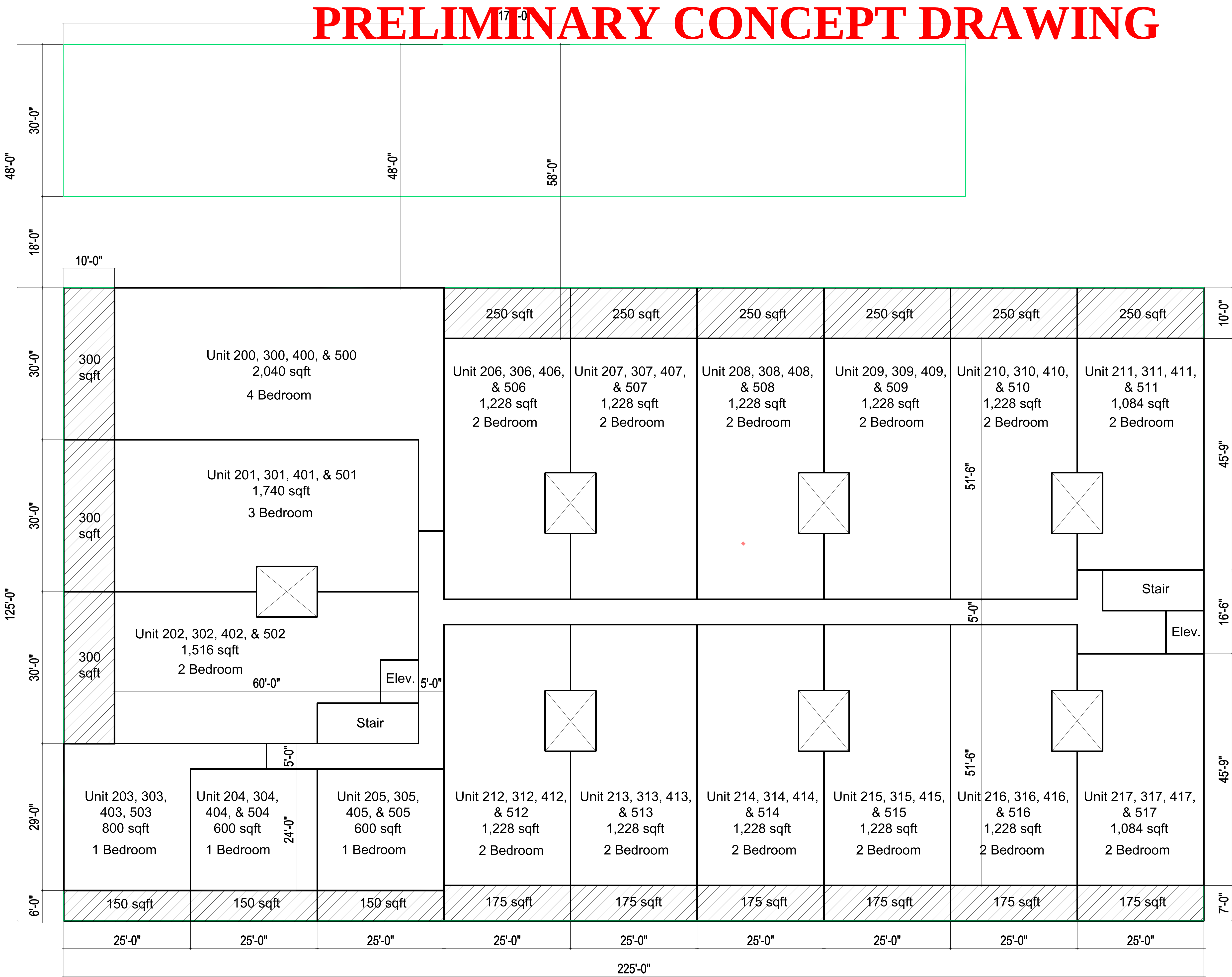
Scale: 1" = 25'-0"



PRELIMINARY CONCEPT DRAWING

7620 Madison Street
River Forest, Illinois

Ashland Ave.
two-way

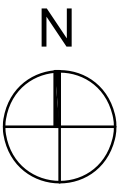


Residential Unit Data			
Unit #	Square Footage	Number of Bedrms	Deck sq.ft.
Unit 200, 300, 400, & 500	2,040 sq.ft.	4 Bedrms	300 sq.ft.
Unit 201, 301, 401, & 501	1,740 sq.ft.	3 Bedrms	300 sq.ft.
Unit 202, 302, 402, & 502	1,516 sq.ft.	2 Bedrms	300 sq.ft.
Unit 203, 303, 403, & 503	800 sq.ft.	1 Bedrms	150 sq.ft.
Unit 204, 304, 404, & 504	600 sq.ft.	1 Bedrms	150 sq.ft.
Unit 205, 305, 405, & 505	600 sq.ft.	1 Bedrms	150 sq.ft.
Unit 206, 306, 406, & 506	1,228 sq.ft.	2 Bedrms	250 sq.ft.
Unit 207, 307, 407, & 507	1,228 sq.ft.	2 Bedrms	250 sq.ft.
Unit 208, 308, 408, & 508	1,228 sq.ft.	2 Bedrms	250 sq.ft.
Unit 209, 309, 409, & 509	1,228 sq.ft.	2 Bedrms	250 sq.ft.
Unit 210, 310, 410, & 510	1,228 sq.ft.	2 Bedrms	250 sq.ft.
Unit 211, 311, 411, & 511	1,084 sq.ft.	2 Bedrms	250 sq.ft.
Unit 212, 312, 412, & 512	1,228 sq.ft.	2 Bedrms	175 sq.ft.
Unit 213, 313, 413, & 513	1,228 sq.ft.	2 Bedrms	175 sq.ft.
Unit 214, 314, 414, & 514	1,228 sq.ft.	2 Bedrms	175 sq.ft.
Unit 215, 315, 415, & 515	1,228 sq.ft.	2 Bedrms	175 sq.ft.
Unit 216, 316, 416, & 516	1,228 sq.ft.	2 Bedrms	175 sq.ft.
Unit 217, 317, 417, & 517	1,084 sq.ft.	2 Bedrms	175 sq.ft.
18 Units per Floor - 4 Residential Floors = 72 Residential Units			

Madison St.
two-way

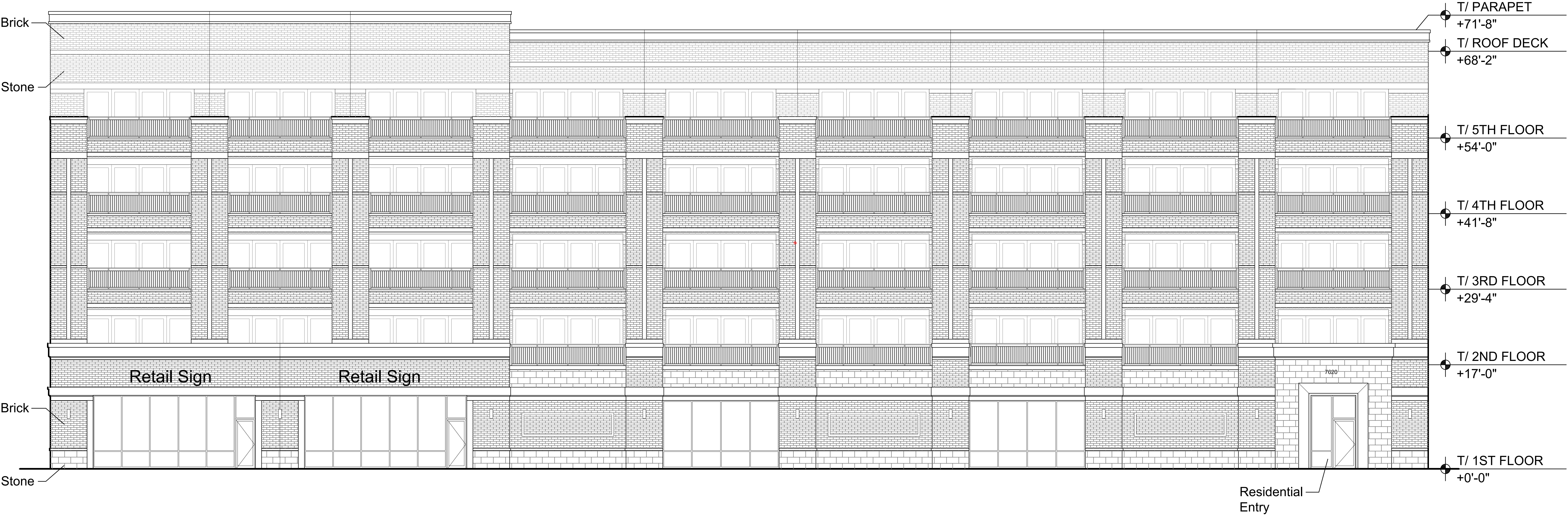
2nd Thur 5th Floor Plan

Scale: 1" = 20'-0"



PRELIMINARY CONCEPT DRAWING

7620 Madison Street
River Forest, Illinois



South Elevation
Scale: 1/16" = 1'-0"

PRELIMINARY CONCEPT DRAWING

7620 Madison Street
River Forest, Illinois



West Elevation

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