



PRELIMINARY FRONT ELEVATION · 18 S. THIRD AVE. · ST. CHARLES, IL.

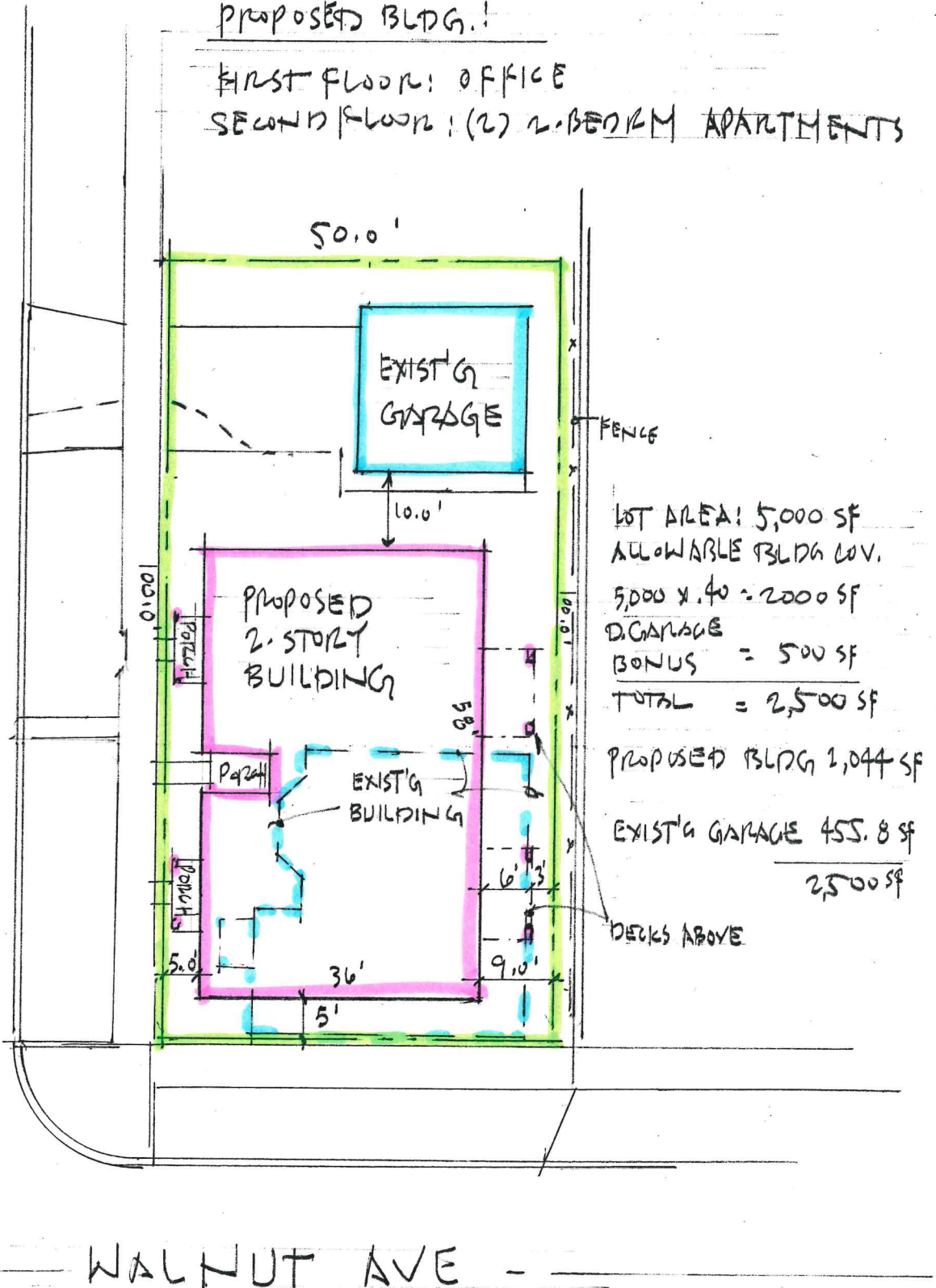
DERUICO BUILDERS

MARSHALL ARCHITECTS

PROPOSED BLDG.!

FIRST FLOOR: OFFICE

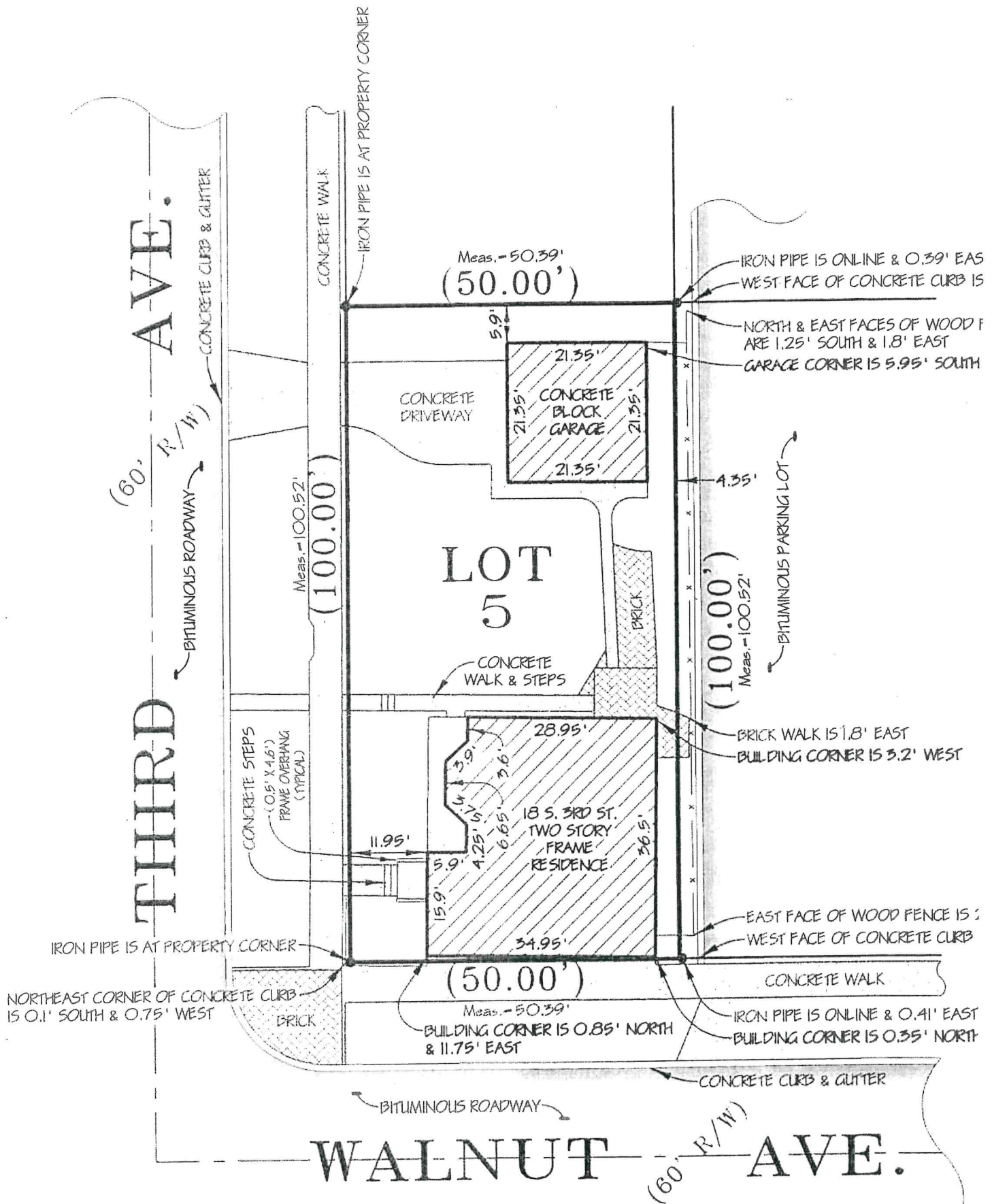
SECOND FLOOR: (2) 2-BEDRM APARTMENTS



LOT AREA: 5,000 SF  
 ALLOWABLE BLDG COV.  
 $5,000 \times .40 = 2,000$  SF  
 D. GARAGE  
 BONUS = 500 SF  
 TOTAL = 2,500 SF  
 PROPOSED BLDG 2,044 SF  
 EXIST'G GARAGE 455.8 SF  
 2,500 SF



PROPOSED SITE PLAN - 18 S. THIRD AVE. ST. CHARLES, IL. 9-7-23  
 DERRICO BUILDERS MARSHALL ARCHITECTS, INC.



ANGLE ON THE SOUTHWEST CORNER OF THE SITE IS 89°57'59"

D. CARRA