

**TYPE 1 ZONING MAP AMENDMENT  
NARRATIVE AND PLANS**

**Re: 632–658 W. 79th St., 7851–7859 S. Union Ave., 7850–7858 S. Lowe Ave.**

The Applicant seeks a change in zoning from B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District.

The Applicant proposes to allow a general restaurant use and catering services, and public place of amusement and tavern licenses. As per Section 17-13-0303-D, the Type 1 filing will seek a variation for transit-served location parking relief as per Section 17-13-1101, and a variation as per Section 17-13-1101 to establish a public place of amusement.

<b>Lot Area:</b>	<b>26,740 square feet</b>
<b>Floor Area Ratio (maximum):</b>	<b>0.5</b>
<b>Dwelling Units:</b>	<b>0 dwelling units</b>
<b>Off-Street Parking (minimum):</b>	<b>* 12 parking spaces</b>
<b>Front Setback (existing)</b> (south property line / 79th Street):	<b>0 feet</b>
<b>Side Setback</b> (west property line / Union Avenue):	<b>0 feet</b>
<b>Side Setback</b> (east property line / Lowe Avenue):	<b>5 feet / per site plan</b>
<b>Rear Setback</b> (north property line):	<b>0 feet</b>
<b>Building Height</b> (zoning height):	<b>19 feet 4 inches</b>

\*The Applicant will comply with Section 17-3-0307 Exceptions of the Chicago Air Quality Ordinance should such provision be determined to be applicable.

FINAL FOR PUBLICATION



ARCHITECTONIC SOLUTIONS INC.  
NEW YORK, NY  
10022  
ARCHITECTS



Andrew J. Casella  
Professional Engineer  
No. 12851  
State of New York

NO. 100
NO. 101
NO. 102
NO. 103
NO. 104
NO. 105
NO. 106
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NO. 108
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NO. 120

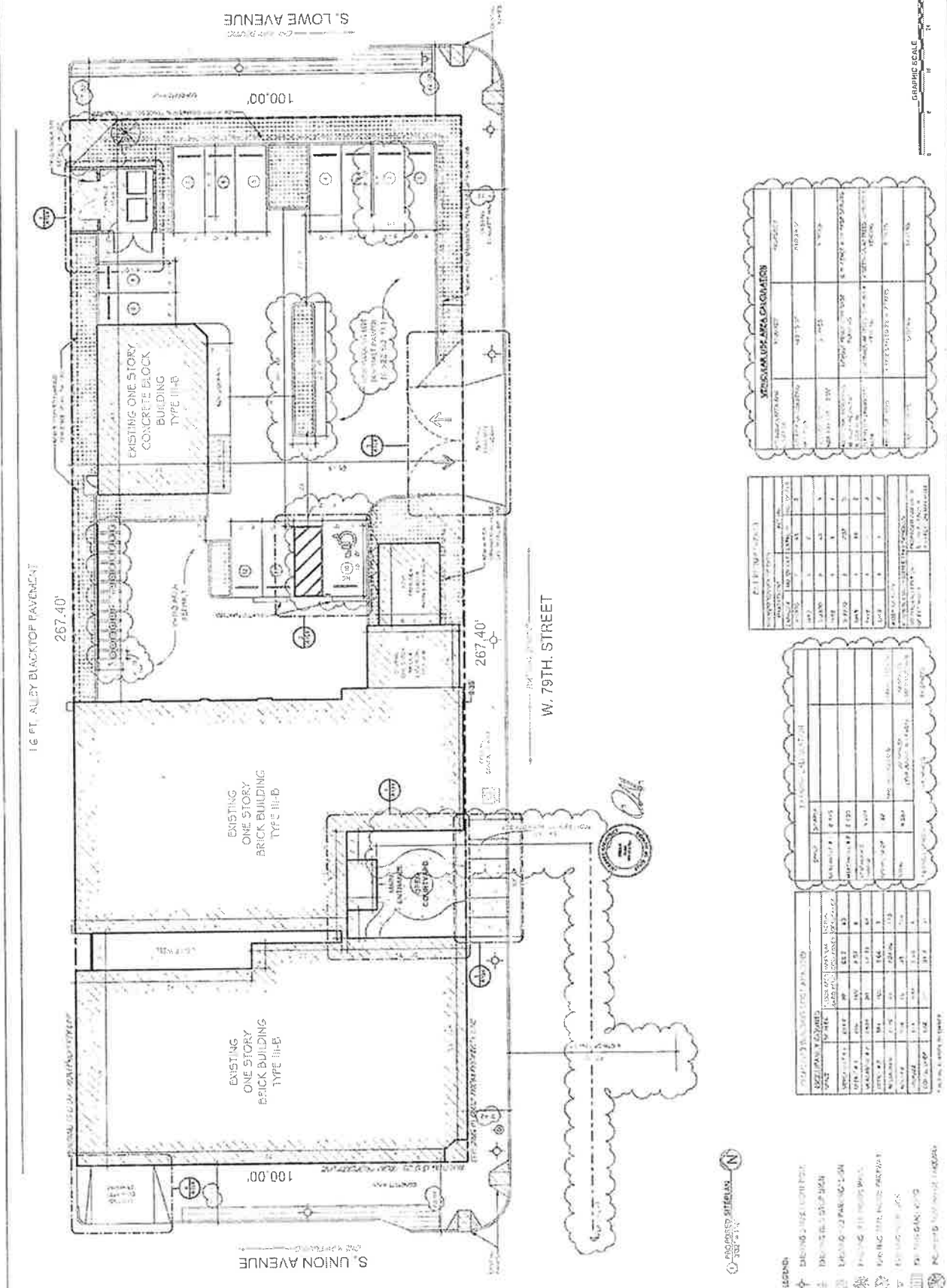
DR. 011  
NEW COMMERCIAL  
RENOVATION

PROJECT ADDRESS  
54 GLENN ST. N.Y.C.

DATE  
PROJECTED DATE  
PLAN

NO. 100
NO. 101
NO. 102
NO. 103
NO. 104
NO. 105
NO. 106
NO. 107
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VEHICULAR USE AREA DIMENSION

NO.	DESCRIPTION	WIDTH	DEPTH	AREA
1	DRIVEWAY	10.00	20.00	200.00
2	LOBBY	10.00	10.00	100.00
3	PARKING	10.00	20.00	200.00
4	WALKWAY	5.00	10.00	50.00
5	BIKEWAY	5.00	10.00	50.00
6	SCREENED	10.00	10.00	100.00
7	SCREENED	10.00	10.00	100.00
8	SCREENED	10.00	10.00	100.00
9	SCREENED	10.00	10.00	100.00
10	SCREENED	10.00	10.00	100.00
11	SCREENED	10.00	10.00	100.00
12	SCREENED	10.00	10.00	100.00
13	SCREENED	10.00	10.00	100.00
14	SCREENED	10.00	10.00	100.00
15	SCREENED	10.00	10.00	100.00

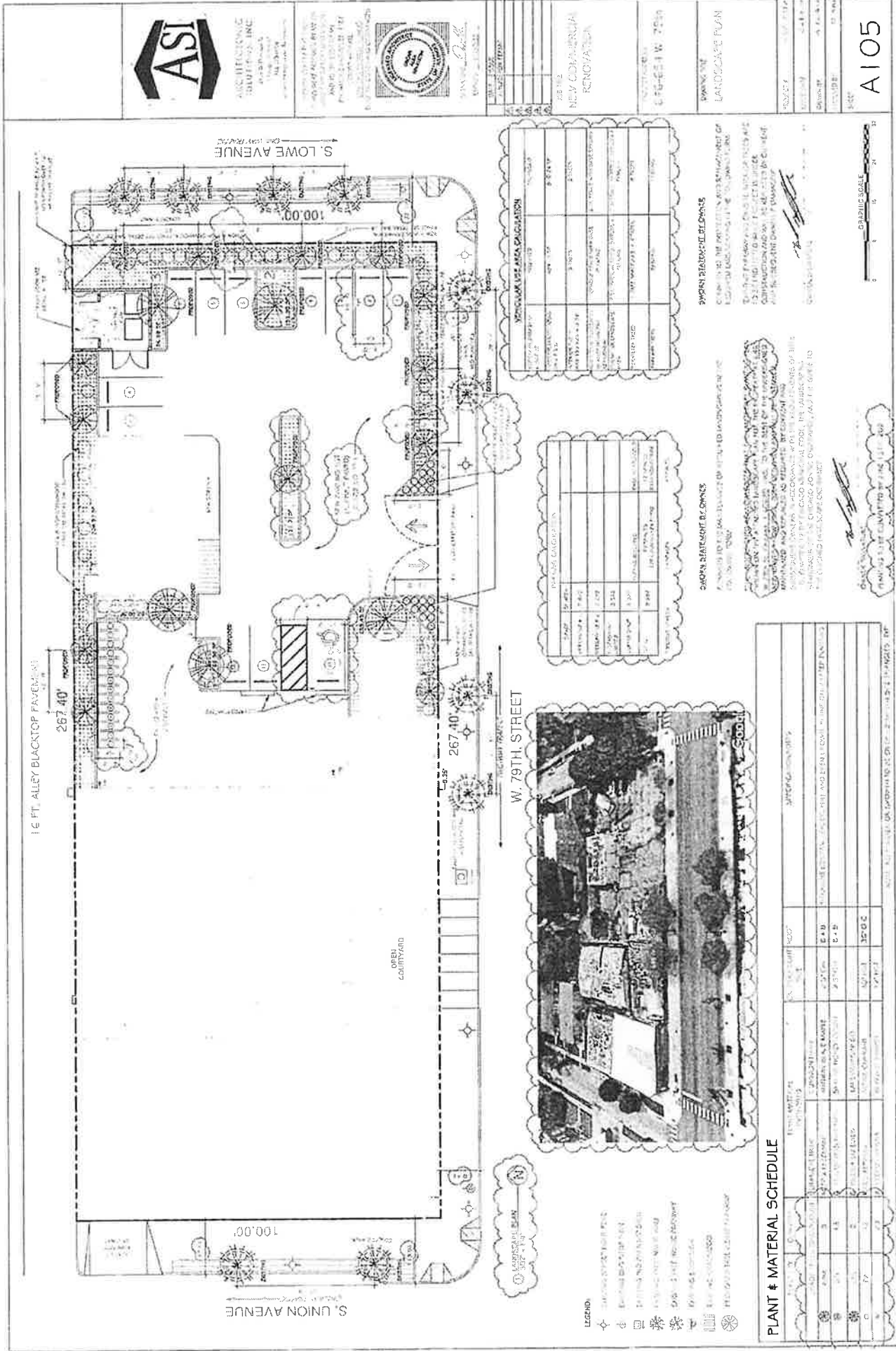
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13	SCREENED	10.00	10.00	100.00
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15	SCREENED	10.00	10.00	100.00



LEGEND  
 \* EXISTING  
 + DEMOLISHED  
 - REMOVED  
 # NEW  
 @ PROPOSED



16 FT. ALLEY BACKSTOP PAVEMENT

267.40'

S. UNION AVENUE

100.00'

open courtyard

267.40'

W. 79TH STREET

S. LOWE AVENUE

100.00'

- 1. Proposed Plant
- 2. Existing Plant
- 3. Proposed Hardscape
- 4. Proposed Paving
- 5. Proposed Wall
- 6. Proposed Fence
- 7. Proposed Sign
- 8. Proposed Light
- 9. Proposed Utility
- 10. Proposed Other
- 11. Proposed Structure
- 12. Proposed Foundation



PLANT & MATERIAL SCHEDULE

PLANT SYMBOL	PLANT NAME	QUANTITY	UNIT	NOTES
1	Plant 1	10	each	
2	Plant 2	5	each	
3	Plant 3	15	each	
4	Plant 4	20	each	
5	Plant 5	10	each	
6	Plant 6	5	each	
7	Plant 7	10	each	
8	Plant 8	5	each	
9	Plant 9	10	each	
10	Plant 10	5	each	
11	Plant 11	10	each	
12	Plant 12	5	each	

EXISTING VEGETATION SCHEDULE

PLANT SYMBOL	PLANT NAME	QUANTITY	UNIT
1	Plant 1	10	each
2	Plant 2	5	each
3	Plant 3	15	each
4	Plant 4	20	each
5	Plant 5	10	each
6	Plant 6	5	each
7	Plant 7	10	each
8	Plant 8	5	each
9	Plant 9	10	each
10	Plant 10	5	each

EXISTING HARDSCAPE SCHEDULE

PLANT SYMBOL	PLANT NAME	QUANTITY	UNIT
1	Plant 1	10	each
2	Plant 2	5	each
3	Plant 3	15	each
4	Plant 4	20	each
5	Plant 5	10	each
6	Plant 6	5	each
7	Plant 7	10	each
8	Plant 8	5	each
9	Plant 9	10	each
10	Plant 10	5	each



ASI ARCHITECTURE INC.  
ARCHITECTS



NEW COMMERCIAL RENOVATION

1010 S. UNION ST.  
W. 79TH ST.

DATE: 05/14/2013  
SCALE: 1/8" = 1'-0"





ARCHITECTURAL SOLUTIONS, INC.  
201 WEST 10TH AVENUE  
DENVER, COLORADO 80202



DATE	11/11/11
PROJECT NO.	11111111
PROJECT NAME	NEW COMMERCIAL RENOVATION
PROJECT ADDRESS	640 634 W. 73th

NEW COMMERCIAL RENOVATION  
PROJECT ADDRESS  
640 634 W. 73th

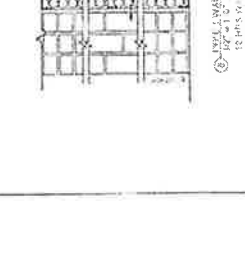
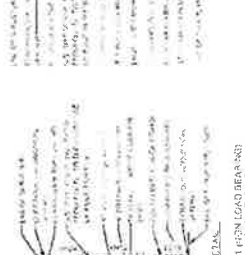
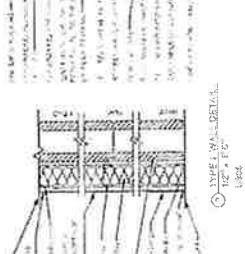
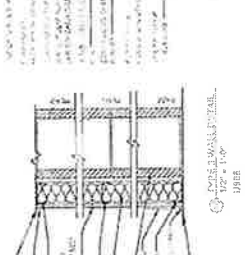
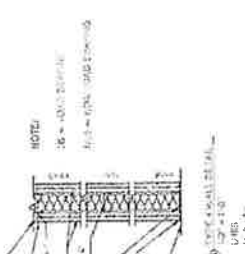
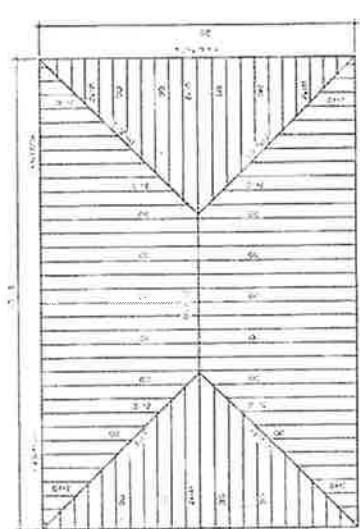
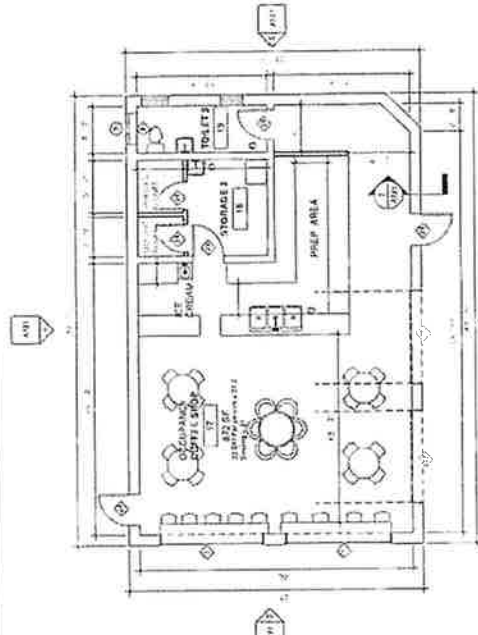
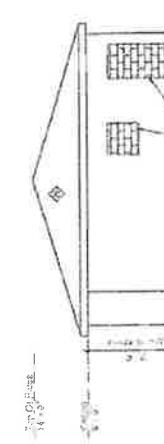
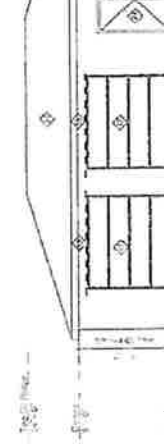
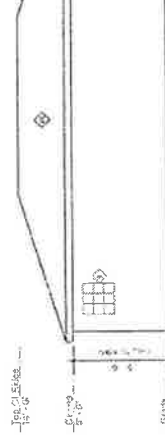
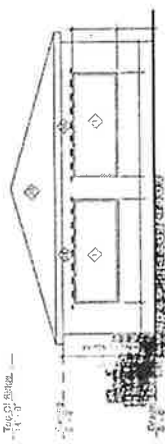
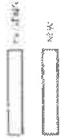
PROPOSED PLAN ELEVATIONS & NOTES - EAST BUILDING  
DATE: 11/11/11  
DRAWN BY: [Name]  
CHECKED BY: [Name]

A121

KEY NOTES

- 1. INSTALL LEAD-FREE DOORS.
- 2. REPAIR OR REPLACE ALL EXISTING AND NEW INTERIOR DOORS AND FRAMEWORK.
- 3. EXISTING DOOR FRAME TO REMAIN AND REPAIR AS NECESSARY.
- 4. ALL NEW DOORS AND FRAMEWORK TO BE FINISHED.
- 5. REPAIR OR REPLACE ALL EXISTING AND NEW INTERIOR DOORS AND FRAMEWORK.
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- 19. REPAIR OR REPLACE ALL EXISTING AND NEW INTERIOR DOORS AND FRAMEWORK.
- 20. REPAIR OR REPLACE ALL EXISTING AND NEW INTERIOR DOORS AND FRAMEWORK.

PLAN LEGEND



TYPE 1 WALL DETAIL  
12" x 14"

TYPE 2 WALL DETAIL  
12" x 14"

TYPE 3 WALL DETAIL  
12" x 14"

TYPE 4 WALL DETAIL  
12" x 14"

TYPE 5 WALL DETAIL  
12" x 14"

TYPE 6 WALL DETAIL  
12" x 14"

