

Final for Publication

Narrative and Plans for Type 1  
Rezoning from RS-3 to RM-5  
for 2647 W. Augusta Boulevard, Chicago

A,1. Narrative:

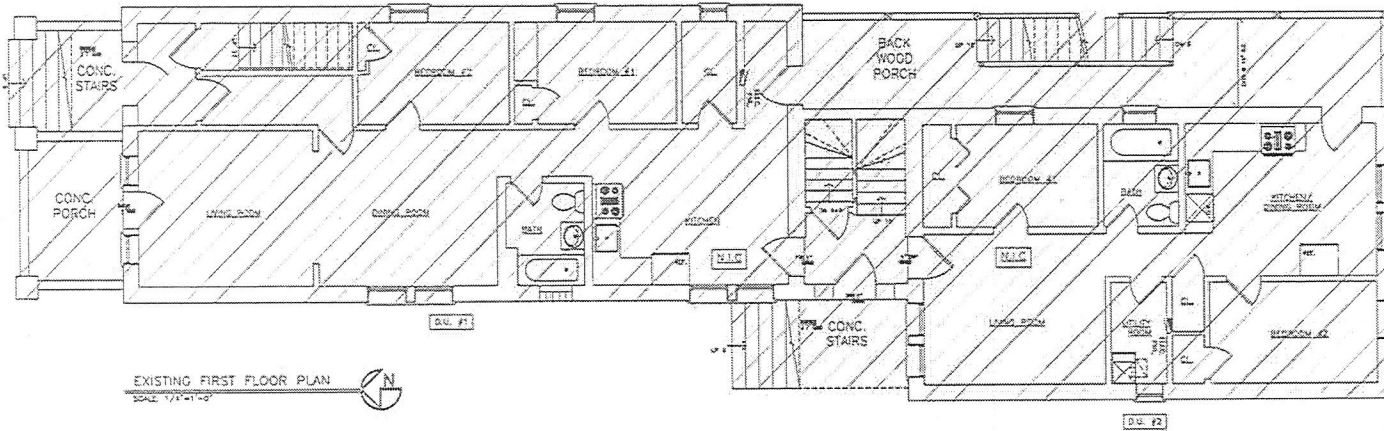
- a. Existing 3 story brick building with 6 dwelling and vacant basement to be converted from 6 to 7 D. U. adding 1 additional unit basement rear.

A,2. Bulk and density standards

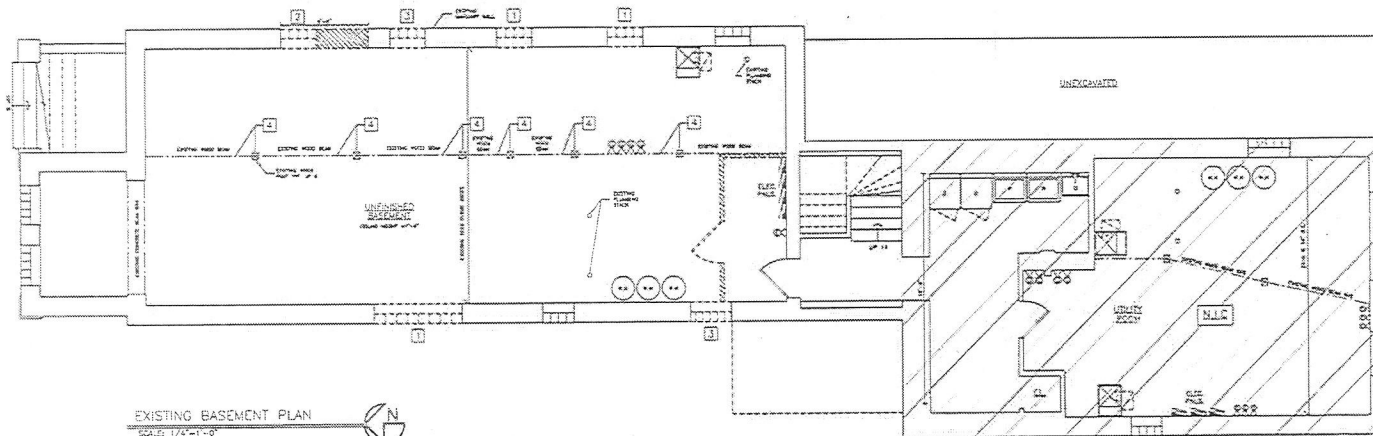
- a. The project's floor area ratio will be 2.0.
- b. The project's minimum lot area (MLA) density will be 605.43 square feet per dwelling unit.
- c. Three off-street parking spaces.
- d. Setbacks: front 7.6'
  - West 0.75'
  - East 4.0'
  - Rear 23.81'
- e. Building height 42.0' existing.



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EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



EXISTING BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

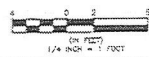
**LEGEND**

[Symbol]	WALL / PARTITION TO BE DEMOLISHED
[Symbol]	WALL PARTITION TO BE DEMOLISHED
[Symbol]	ELEMENT TO BE DEMOLISHED
[Symbol]	NOTE
[Symbol]	AREA NOT IN CONTRACT

- DEMOLITION KEYNOTES**
- REMOVE EXIST GLASS BLOCK & PREPARE OPENING FOR OPERABLE WINDOW PER SCHEDULE
  - REMOVE EXIST WOODEN WIDEST UNDOOR TO REINSTALLATE NEW WINDOW PER SCHEDULE
  - REMOVE EXIST WINDOW AND INSTALL EXISTING BRACING TO MATCH EXISTING WALL
  - REMOVE & REPLACE EXIST WOODEN BEAM & POST WITH NEW STEEL BEAM & POST

- NOTES**
- CONTRACTOR MUST PROVIDE ADEQUATE BRACING AND SHORING OF EXISTING STRUCTURE AT ALL TIMES
  - CONTRACTOR MUST PROVIDE ALL GUARDRAILS IN A SAFE AND SECURED MANNER WITHOUT OBSTRUCTING CONSTRUCTION TO REMAIN
  - CONTRACTOR MUST REMOVE ALL DEMOLISHED MATERIALS IN A SAFE AND LEGAL MANNER

- SITE CONDITIONS**
- ARCHITECT IS NOT RESPONSIBLE FOR CONDITIONS THAT ARE DISCOVERED DURING DEMOLITION, INVESTIGATIONS & OR EXISTING DURING CONSTRUCTION. ALL NEW DEMOLITIONS TO BE REFERRED TO THE ARCHITECT
  - CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY. BEGINNING OR PURSUING ANY WORK DO NOT SCALE THESE DRAWINGS
  - CONTRACTOR MUST PROVIDE ALL DEMOLISHED AND NOTED WORK IF OBSERVED



REVISIONS:

NO.	DESCRIPTION
1	CORRECTION: VP
2	DATE: 05/20/20

**DEMOLITION PLANS**

2647 W. AUGUSTA AVE  
CHICAGO, IL

DATE: 05/20/20  
DRAWN BY: J. SMITH  
PROJECT NO.: 123456789

**RECTS ARCHITECTS**  
ARCHITECTURAL ENGINEERS

STRUCTURE  
PLANNING

NO. 12345  
DATE: 05/20/20  
SCALE: 1/4" = 1'-0"

SHEET:  
**D1.0**  
2 OF 11





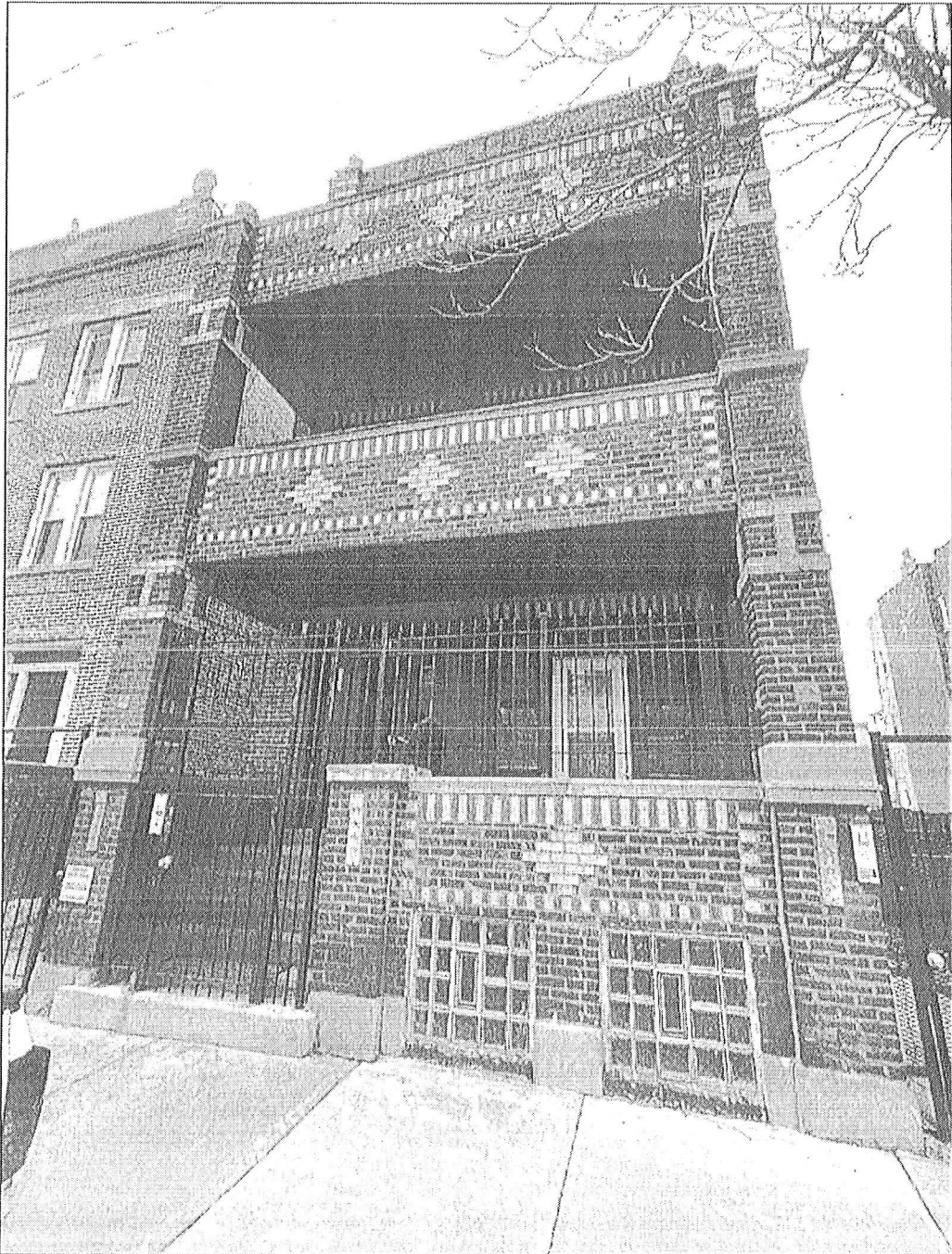




PICTURES OF EXISTING ELEVATIONS

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FRONT ELEVATION

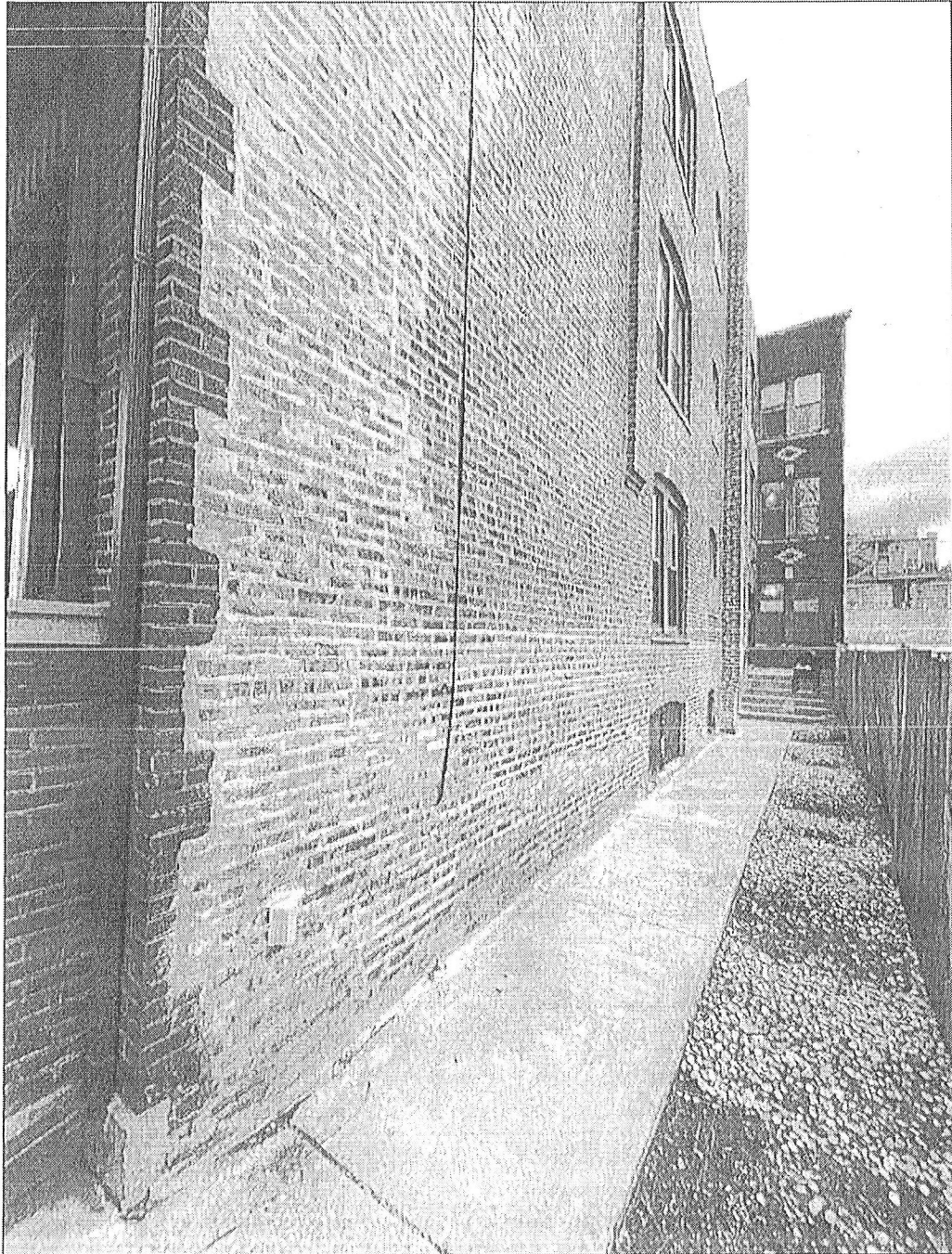


PICTURES OF EXISTING ELEVATIONS

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EAST ELEVATION



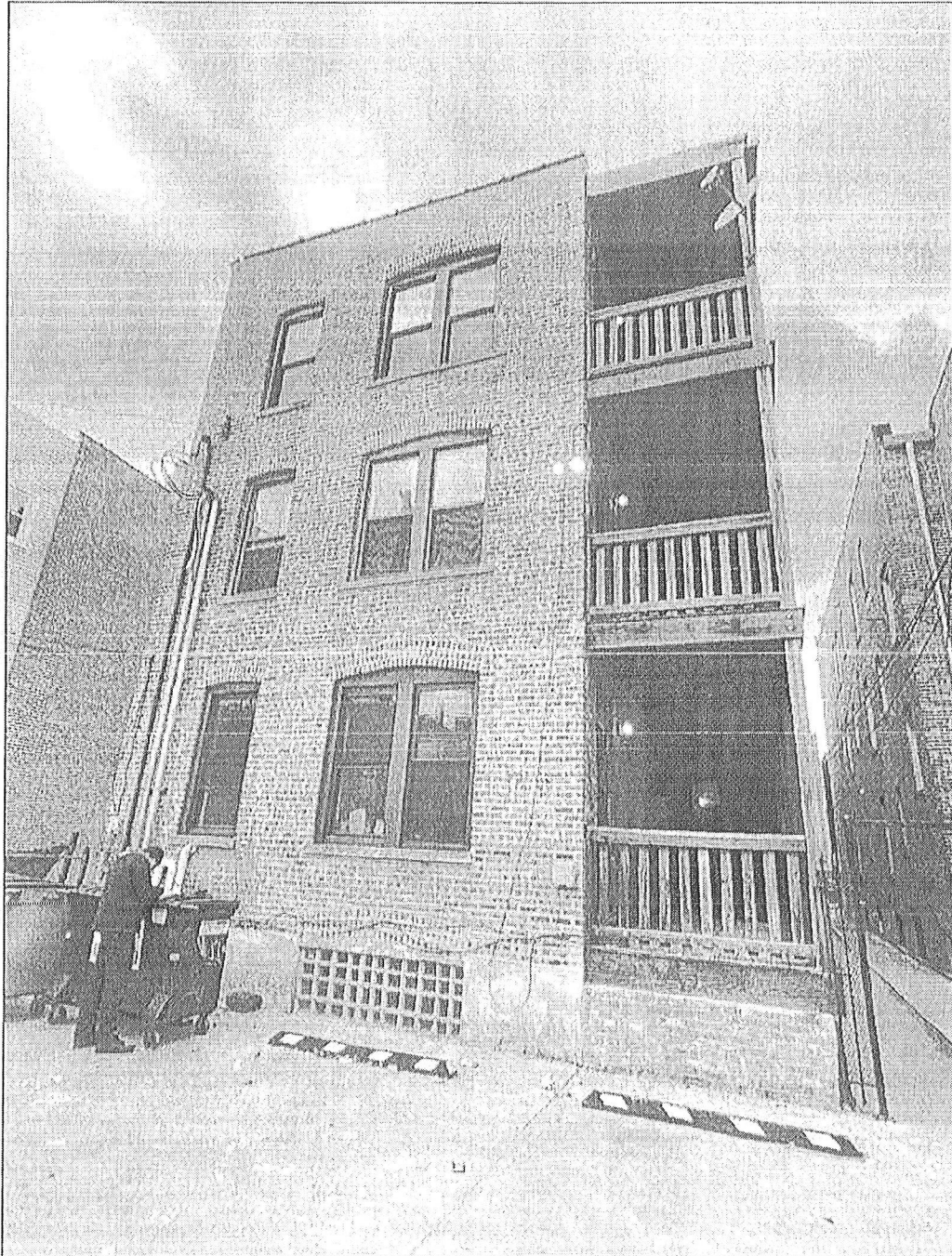


PICTURES OF EXISTING ELEVATIONS

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REAR ELEVATION





PICTURES OF EXISTING ELEVATIONS

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WEST ELEVATION

