

Final for Publication

Narrative and Plans for Type 1
Rezoning from RS-3 to RM-5
for 2641 W. Augusta Boulevard, Chicago

A.1. Land use – to add one additional unit in the basement of the existing 3 story brick building for a total of 7 dwelling units to be connected in the rear basement level

- a. Project FAR is 2.0. Lot area 4113.45 square feet.
- b. Project density Minimum Lot Area (MLA) will be – 587.64 square feet per unit.
- c. Off-street parking: None.
- d. Setbacks: Front – 7.32'
 - West – 4.12'
 - East – 3.72'
 - Rear – 9.79'
- e. Building height – 42.0' existing.

NEW BASEMENT DWELLING UNIT IN EXISTING 3-STORY BUILDING (7 TOTAL UNITS)

CODE MATRIX

SECTION	DESCRIPTION	REQUIREMENT	APPLICABLE CODE	STATUS	REMARKS
1.0	GENERAL	...	...	...	...
2.0	FOUNDATION	...	...	...	...
3.0	WALLS	...	...	...	...
4.0	FLOORS	...	...	...	...
5.0	ROOFS	...	...	...	...
6.0	MECHANICAL	...	...	...	...
7.0	ELECTRICAL	...	...	...	...
8.0	PLUMBING	...	...	...	...
9.0	ENVIRONMENTAL	...	...	...	...
10.0	ENERGY CONSERVATION	...	...	...	...
11.0	SAFETY	...	...	...	...
12.0	ACCESSIBILITY	...	...	...	...
13.0	OTHER	...	...	...	...

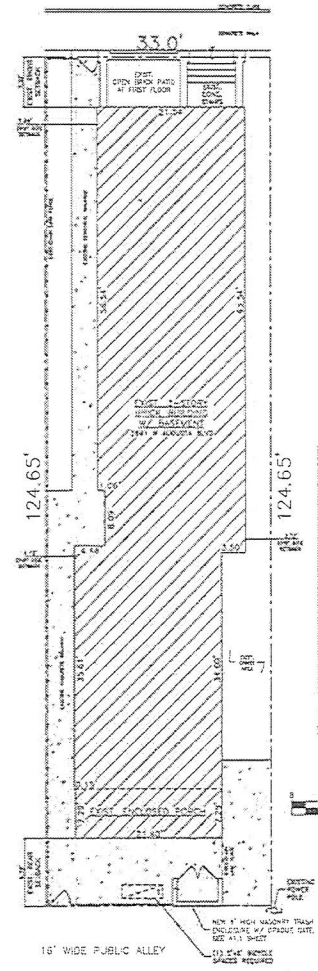
NOTES

1. THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE AN UNLESS OTHERWISE INDICATED BY EXPLICIT WRITTEN NOTIFICATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ALL APPLICABLE CODES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.
9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.
11. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.
12. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.
13. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.
14. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.
15. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.
16. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.
17. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.
18. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.
19. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.
20. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.

COMPONENT	ENERGY CODE REQ'
ROOF	R-49
MASS WALL	R-12/17"
FRAME WALL	R-20
BASEMENT WALL	R-15/15**
SLAB (R-VALUE & DEPTH)	R-10/2' FT
FENESTRATION U-FACTOR	0.30 U-VALUE (MAX)

SITE PLAN

W AUGUSTA BLVD.



CODE MATRIX, NOTES, & SITE PLAN

2641 W AUGUSTA BLVD CHICAGO, IL

- SCOPE OF WORK
- 1. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.
 - 2. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.
 - 3. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.
 - 4. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.
 - 5. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.
 - 6. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.
 - 7. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.
 - 8. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.
 - 9. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.
 - 10. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.
 - 11. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.
 - 12. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.
 - 13. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.
 - 14. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.
 - 15. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.
 - 16. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.
 - 17. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.
 - 18. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.
 - 19. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.
 - 20. PREPARE ALL PERMITS AND APPLICATIONS FOR THE PROJECT.

CERTIFICATION STATEMENT

I, the undersigned, certify that these plans were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Illinois.

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I, the undersigned, certify that these plans were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Illinois.

ARCHITECTURE ENGINEERING STATEMENT

I, the undersigned, certify that these plans were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Illinois.

REVISIONS

NO.	DATE	DESCRIPTION
1
2
3
4
5
6
7
8
9
10

PROJECT: 2641 W AUGUSTA

SCALE: 1/8" = 1'-0"

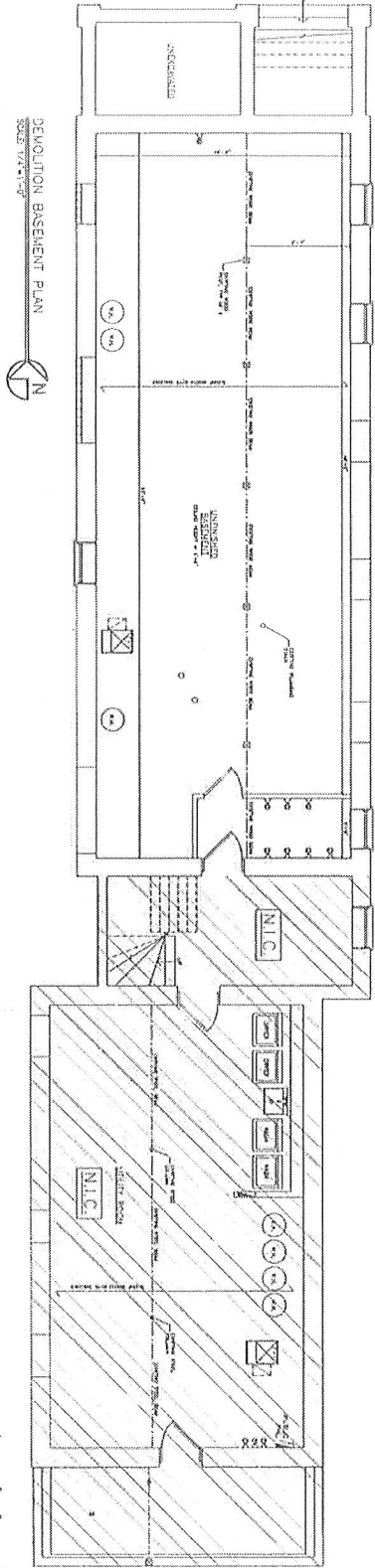
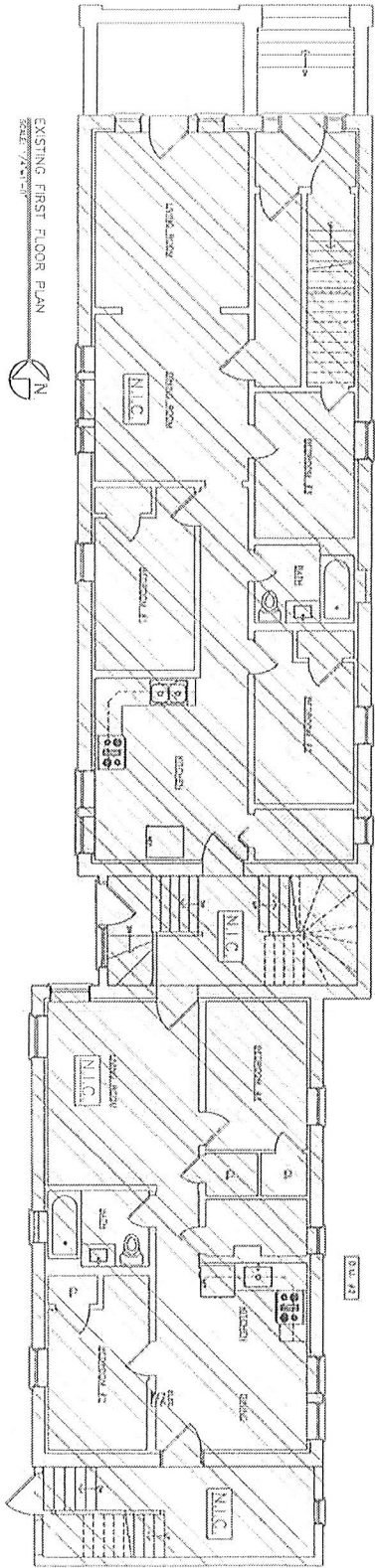
SHEET: T1.0

ARCHITECTS

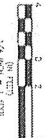
ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERS

3173 N. Dearborn Ave. CHICAGO, IL 60641 773.272.2106 OFFICE 773.272.2854 FAX

Final for Publication



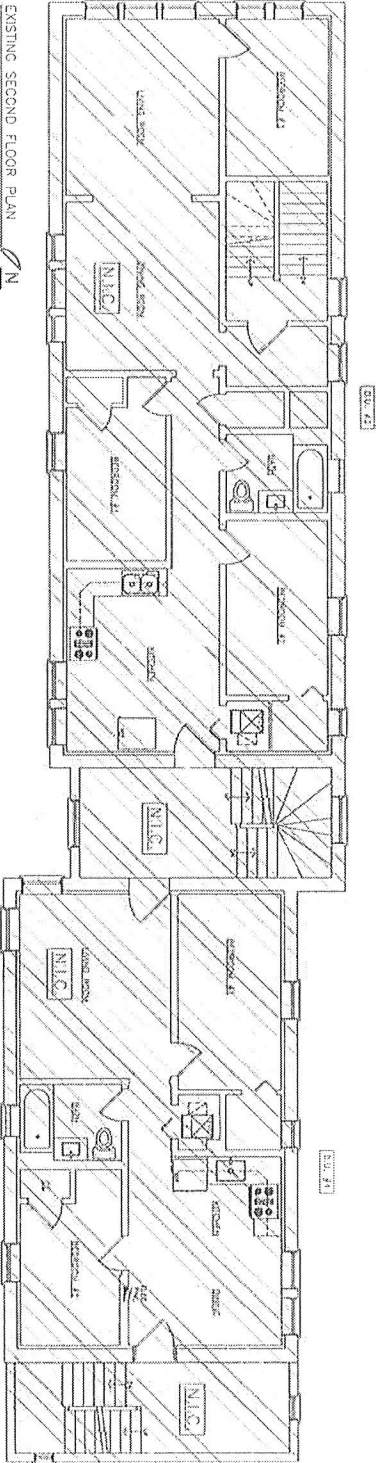
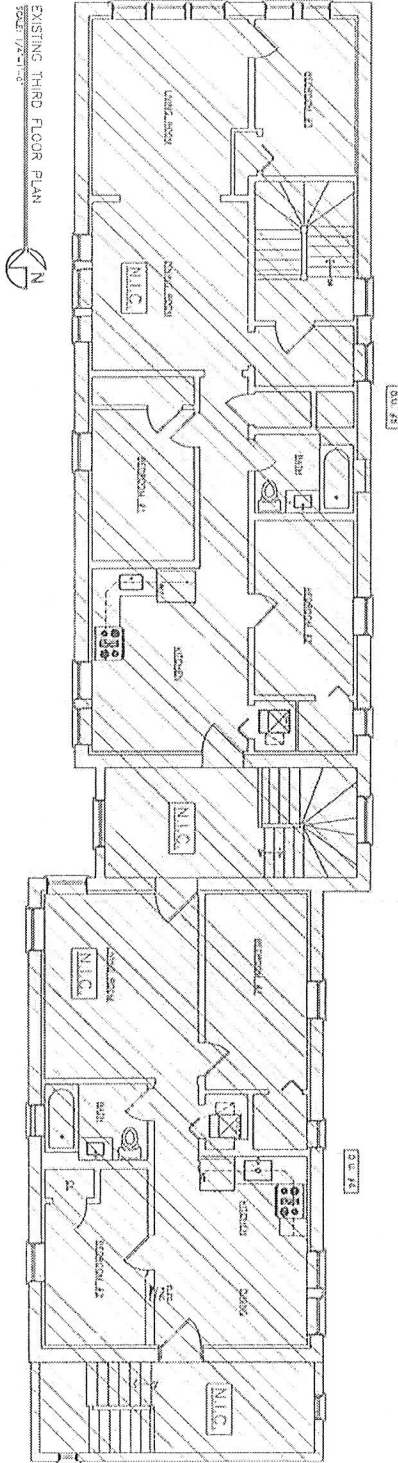
LEGEND	
[Symbol]	WALL & PARTITION
[Symbol]	DOOR
[Symbol]	WINDOW
[Symbol]	AREA NOT TO BE DEMOLISHED



D1.0 <small>1/4" = 1'-0"</small>	PROJECT: 2641 W AUGUSTA BLVD SCALE: AS SHOWN DATE: 12/22/22 SHEET: 1 OF 11	ARCHITECTURE PLANNING ARCHITECTS ARCHITECTURAL ENGINEERS	2121 N. CANAL ST. CHICAGO, IL 60612 TEL: 312.277.8800 FAX: 312.277.8801	2641 W AUGUSTA BLVD CHICAGO, IL	DEMOLITION PLANS	REGISTERED PROFESSIONAL ENGINEER STATE OF ILLINOIS NO. 0212012
	APPROVED FOR CONSTRUCTION: [Signature]					

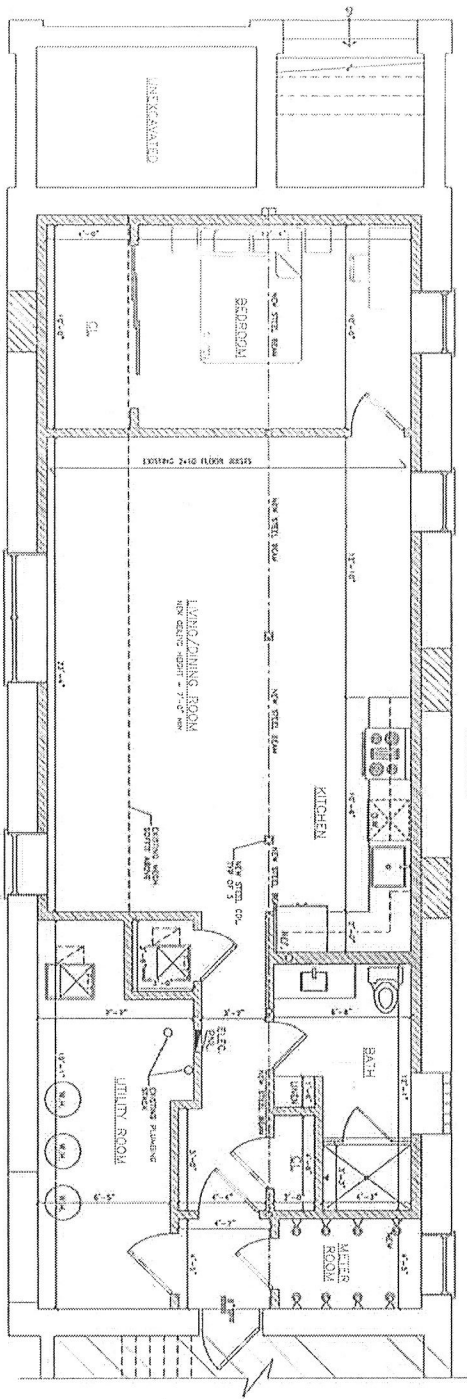
Final for Publication

LEGEND	
[Symbol]	WALL / PARTITION
[Symbol]	DOOR
[Symbol]	WINDOW
[Symbol]	CEILING
[Symbol]	FLOOR
[Symbol]	MECHANICAL
[Symbol]	PLUMBING
[Symbol]	ELECTRICAL
[Symbol]	ASBESTOS
[Symbol]	REMOVE
[Symbol]	ADD
[Symbol]	NOT TO BE CONSTRUCTED



D1.1 <small>3/20/11</small>	PROJECT: 2641 W AUGUSTA SCALE: AS SHOWN NAME: [Redacted] DATE: 2/20/11	ARCHITECTURE ARCHITECTS PLANNING ARCHITECTURAL ENGINEERING	2128 N. Dearborn Ave. Chicago, IL, 60614 773.739.2166 773.732.3518 Fax	2641 W AUGUSTA BLVD CHICAGO, IL	DEMOLITION PLANS	PREPARED BY: [Redacted] CHECKED BY: [Redacted] DATE: [Redacted]
	STATE OF ILLINOIS PROFESSIONAL ENGINEERING BOARD LICENSE NO. 042000000 EXPIRES 12/31/11					

Final for Publication



BASMENT FLOOR PLAN



	EXTERIOR WALL
	INTERIOR WALL
	CONCRETE WALL
	MASONRY WALL
	BRICK WALL

	DOOR
	WINDOW
	FLOOR FINISH
	CEILING FINISH
	WALL FINISH
	STAIRS
	RAILING
	HANDRAIL
	DOOR SWING
	WINDOW SWING

PLAN NOTES

1. THE ROOMS, PARTITIONS, WALLS, AND CEILING ARE TO BE CONSTRUCTED AS SHOWN.
2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE AND ALL CITY ORDINANCES.
3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL CITY ORDINANCES.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL MECHANICAL CODE AND ALL CITY ORDINANCES.
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE AND ALL CITY ORDINANCES.
6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL GAS CODE AND ALL CITY ORDINANCES.
7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE AND ALL CITY ORDINANCES.
8. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL LIFE SAFETY CODE AND ALL CITY ORDINANCES.
9. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL SAFETY CODE AND ALL CITY ORDINANCES.
10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL HEALTH CARE CODE AND ALL CITY ORDINANCES.
11. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL EDUCATION CODE AND ALL CITY ORDINANCES.
12. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL TRANSPORTATION CODE AND ALL CITY ORDINANCES.

NO.	DATE	DESCRIPTION
1	10/15/11	ISSUED FOR PERMITS

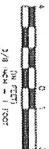
FINISHING NOTES

1. ALL WALLS TO BE FINISHED WITH 5/8" GYP BOARD OVER 1/2" SHEET ROCK.
2. ALL FLOORS TO BE FINISHED WITH 3/4" GYP BOARD OVER 1/2" SHEET ROCK.
3. ALL CEILING TO BE FINISHED WITH 5/8" GYP BOARD.
4. ALL DOORS TO BE FINISHED WITH 1 3/4" SOLID CORE DOORS.
5. ALL WINDOWS TO BE FINISHED WITH 2 1/2" ALUMINUM WINDOWS.
6. ALL PAINT TO BE FINISHED WITH PRIME AND FINISH COAT.
7. ALL TILE TO BE FINISHED WITH 1/2" CERAMIC TILE OVER 1/2" SHEET ROCK.
8. ALL CARPET TO BE FINISHED WITH 3/8" CARPET OVER 1/2" SHEET ROCK.
9. ALL LINOLEUM TO BE FINISHED WITH 1/8" LINOLEUM OVER 1/2" SHEET ROCK.
10. ALL GRANITE TO BE FINISHED WITH 1/2" GRANITE OVER 1/2" SHEET ROCK.
11. ALL MARBLE TO BE FINISHED WITH 1/2" MARBLE OVER 1/2" SHEET ROCK.
12. ALL STONE TO BE FINISHED WITH 1/2" STONE OVER 1/2" SHEET ROCK.

UTIL. NOTES

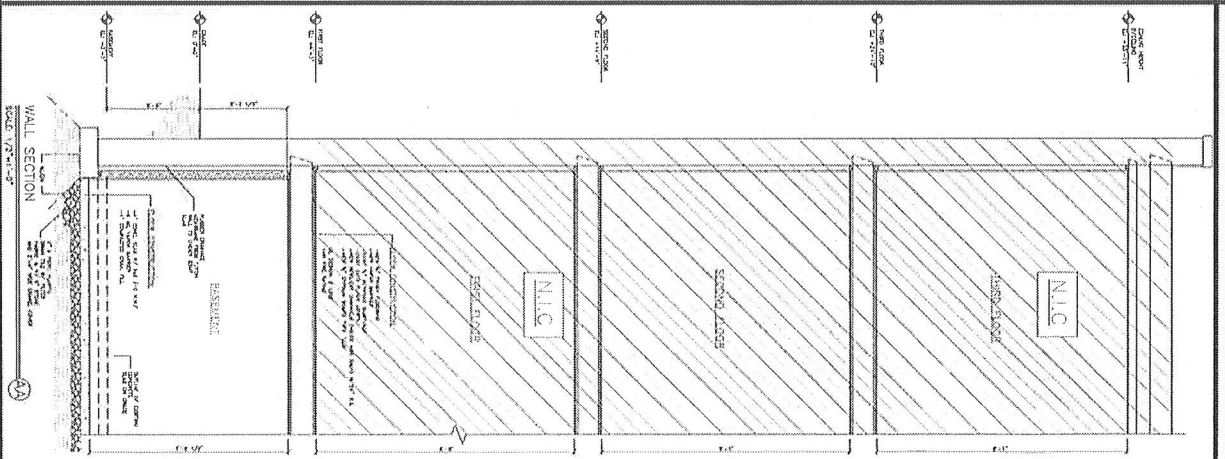
1. ALL UTILITIES TO BE LOCATED AND MARKED PRIOR TO CONSTRUCTION.
2. ALL UTILITIES TO BE PROTECTED AND NOT CUT OR DAMAGED.
3. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH ALL CITY ORDINANCES.
4. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH ALL NATIONAL CODES.
5. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH ALL STATE LAWS.
6. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH ALL FEDERAL REGULATIONS.
7. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH ALL INTERNATIONAL AGREEMENTS.
8. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH ALL TREATY OBLIGATIONS.
9. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH ALL CUSTOMER AGREEMENTS.
10. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH ALL SERVICE AGREEMENTS.
11. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH ALL MAINTENANCE AGREEMENTS.
12. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH ALL WARRANTY AGREEMENTS.

NO.	DATE	DESCRIPTION
1	10/15/11	ISSUED FOR PERMITS



PROJECT: 2641 W AUGUSTA BLVD SCALE: 1/8" = 1'-0" DATE: 10/15/11 SHEET: A1.0	ARCHITECT: ARCHITECTS ARCHITECTURAL ENGINEERING 2128 N. Dearborn Ave. Chicago, IL 60614 312.762.2614	2641 W AUGUSTA BLVD CHICAGO, IL PROPOSED PLANS	DATE: 10/15/11 BY: [Signature] FOR: [Signature]
--	---	---	--

Final for Publication



PROJECT: 2641 W AUGUSTA
SCALE: 1/2" = 1'-0"
DATE: 12/22/11

ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

ARCHITECTS
DEEDS

3129 N. Green Ave.
Chicago, IL 60641
312.292.2336, 3496
312.292.2814 fax

2641 W AUGUSTA BLVD
CHICAGO, IL

SECTION & DETAILS

DATE: 12/22/11

PICTURES OF EXISTING ELEVATIONS

FRONT ELEVATION

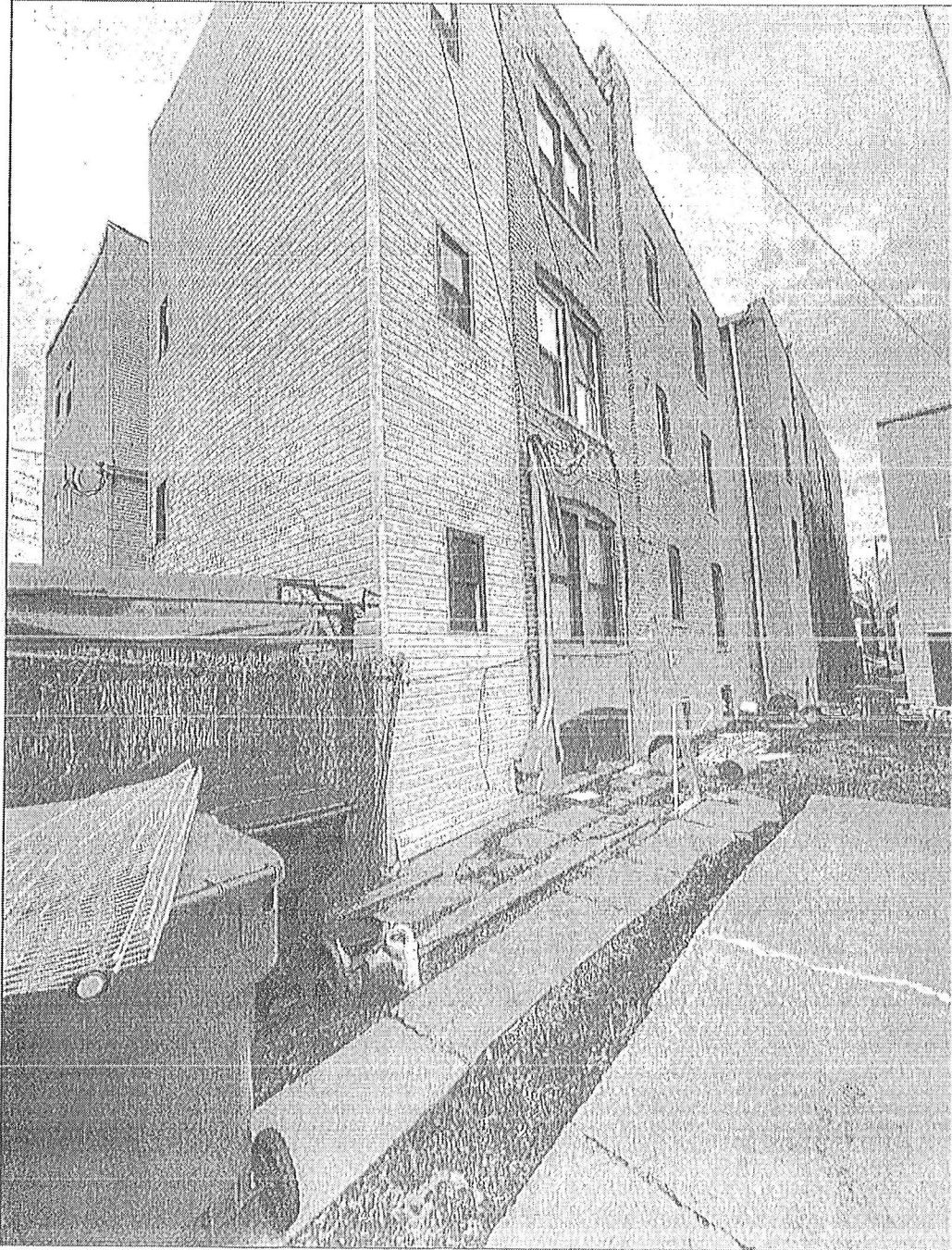
Final for Publication



PICTURES OF EXISTING ELEVATIONS

Final for Publication

EAST ELEVATION



PICTURES OF EXISTING ELEVATIONS

Final for Publication

REAR ELEVATION



PICTURES OF EXISTING ELEVATIONS

Final for Publication

WEST ELEVATION

