

17-13-0303-C(1) Substitute Type 1 Narrative & Plans – 2500-2506 West Washington Blvd., Chicago, IL

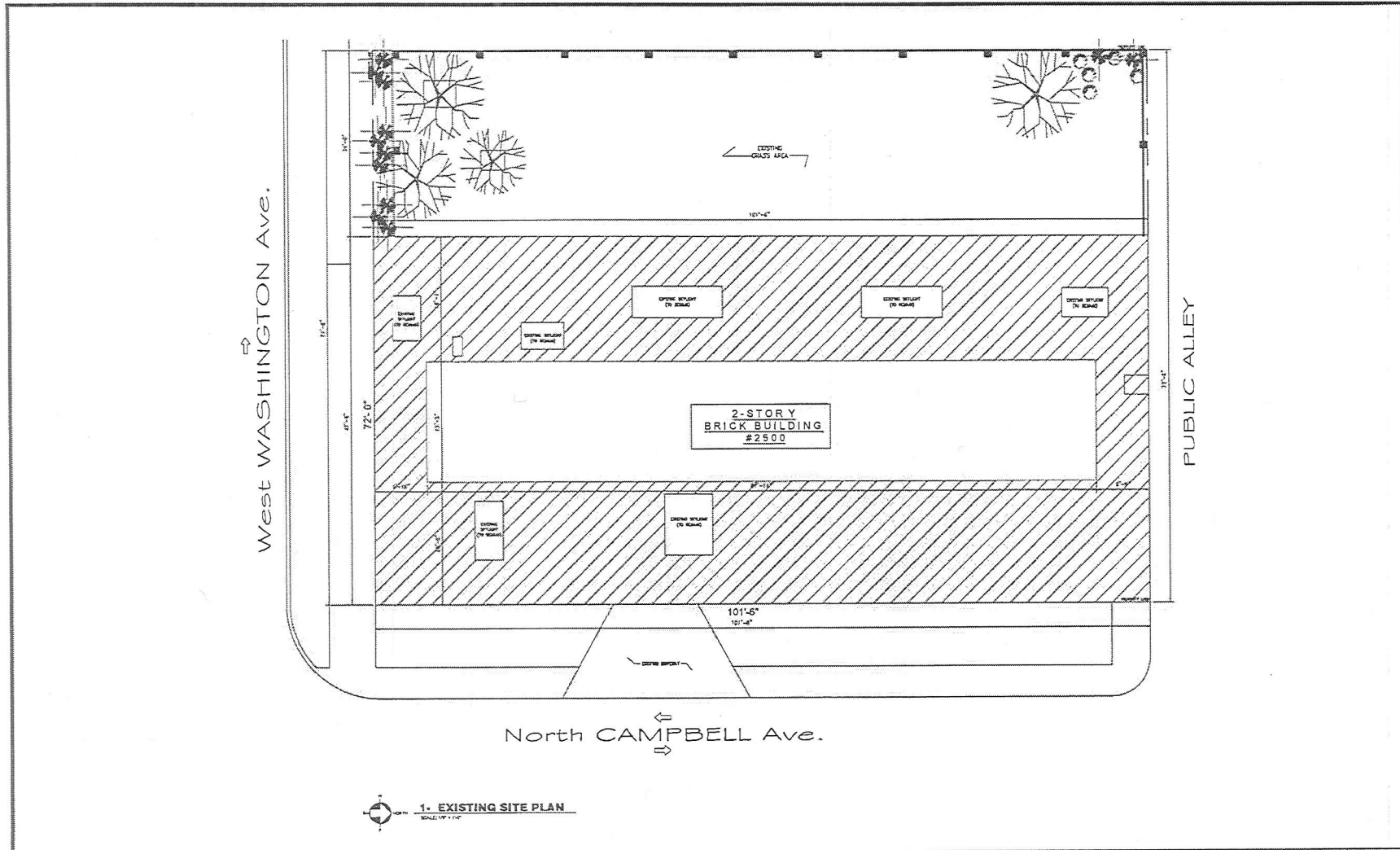
Proposed Zoning: B2-1 Neighborhood Mixed-Use District

Lot Area: 7,308 square feet

Proposed Land Use: The Applicant is proposing to add onto the existing building at the subject property and convert it to a single family residence. The resulting building will contain 5,918.4 sq. ft. of floor area and measure 33 feet-1 inch in height. The residential building will be supported by two (2) off-street garage parking spaces that will be accessed from the rear of the subject lot. The Applicant intends to seek setback reductions to permit the proposed additions that align with existing building walls on the 101.5 ft. deep zoning lot.

- (A) The Project's Floor Area Ratio: 5,918.4 square feet (0.81 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 7,308 square feet per D.U.  
(1 dwelling unit proposed)
- (C) The amount of off-street parking: 2 vehicle parking spaces
- (D) Setbacks:
  - a. Front Setback: 0 (existing)
  - b. Rear Setback: \*0 (existing)
  - c. Side Setbacks:
    - West Side: 24 feet
    - East Side: 0 (existing)
- (E) Building Height: 33 feet – 1 inch

\*The Applicant will seek an Administrative Adjustment or Variations to allow the proposed building setbacks as determined by the Zoning Administrator. The Applicant will comply with Section 17-3-0307 Exceptions; of The Chicago Air Quality Ordinance should such provisions be determined as applicable.



1. EXISTING SITE PLAN



Richard Thomas Architects

Richard Thomas Architects  
100 West Washington Street, Suite 200  
Chicago, IL 60612  
312.467.1000

2500 West Washington Street Chicago, IL 60612  
Existing Site Plan

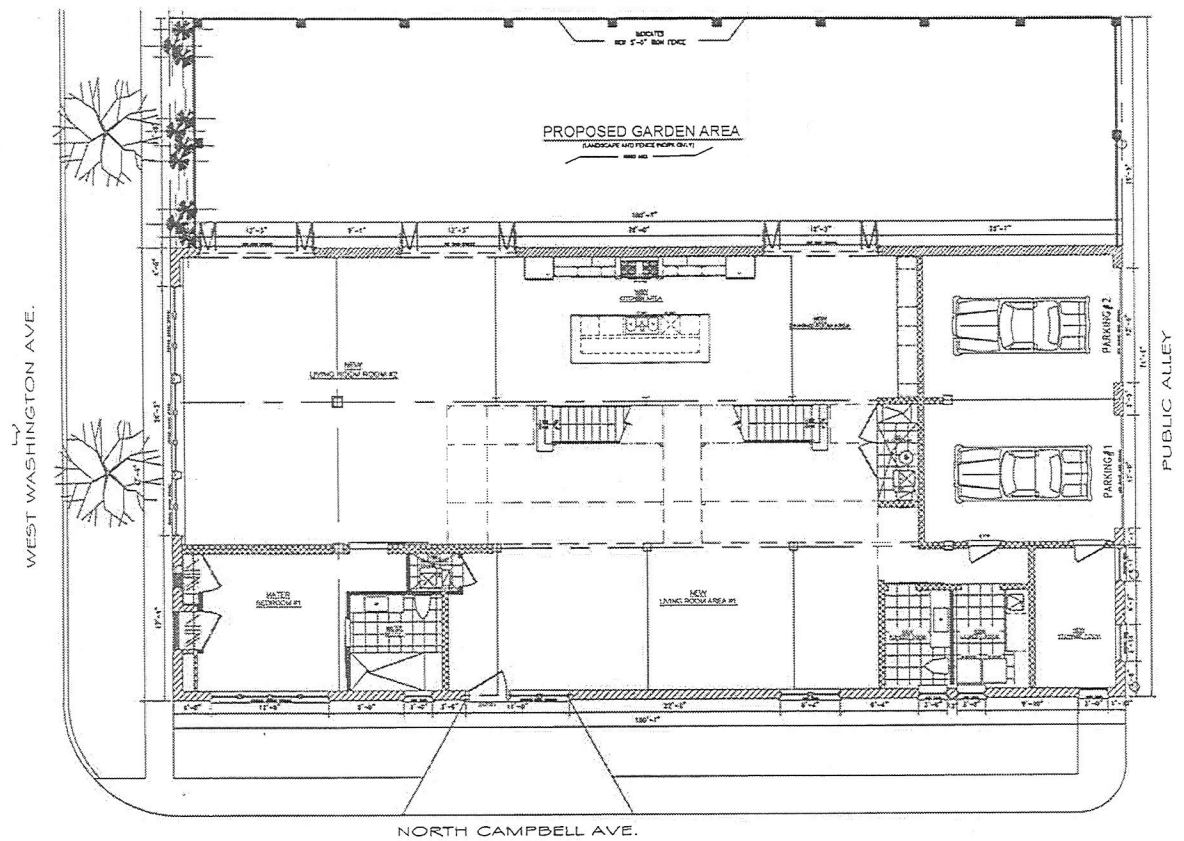
MORISE ABBAYO  
OWNER  
AT  
2500 WEST WASHINGTON  
CHICAGO, ILLINOIS  
312-953-1087  
morrise.abbayo@gmail.com

NO.	DATE	DESCRIPTION
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OWNER: MORISE ABBAYO  
DESIGNER: MORISE ABBAYO  
DATE: 11/11/11

**S-1**

11/11/11



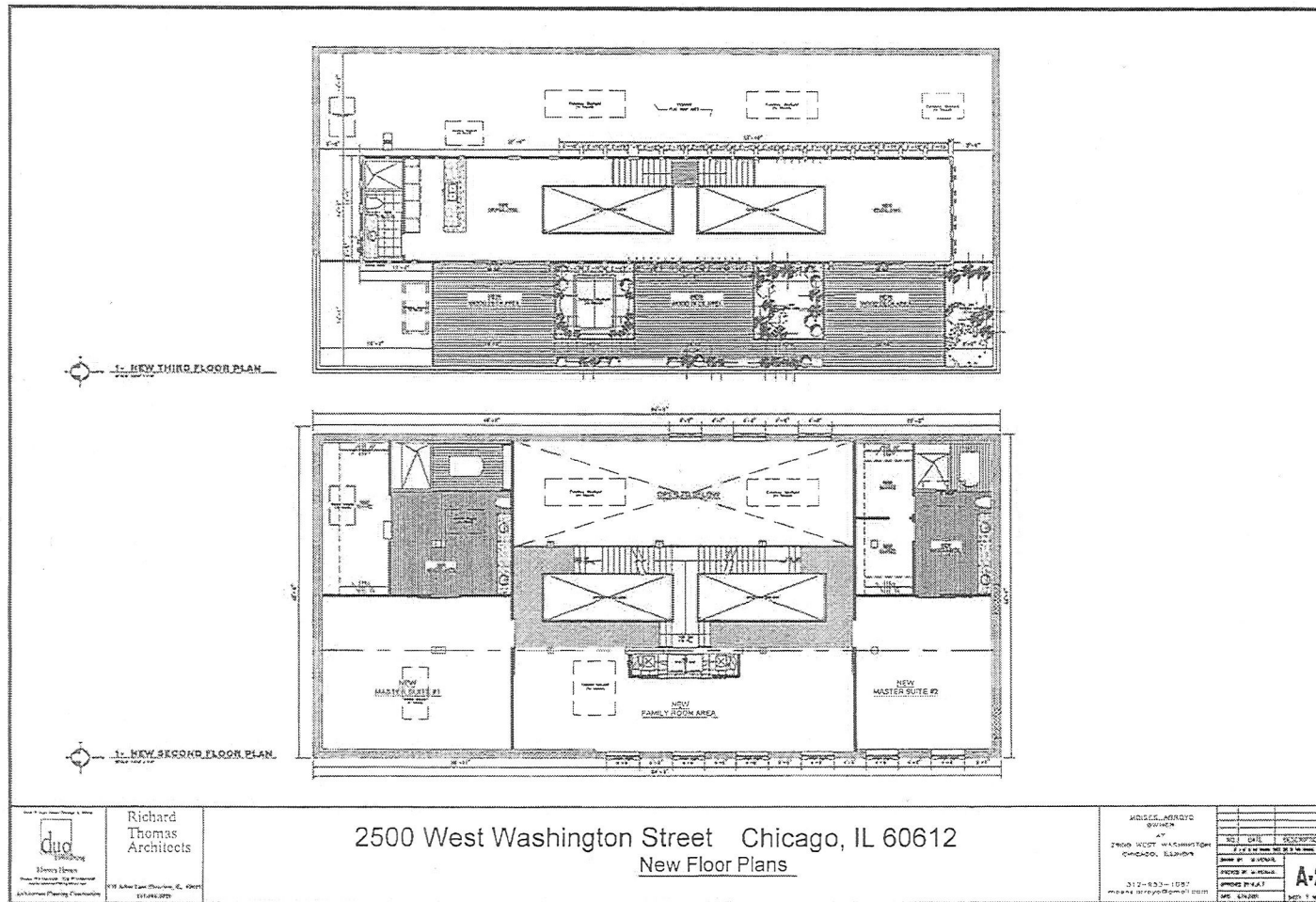
1- NEW FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

  
 Richard Thomas Architects  
 637 North LaSalle Street, 11th Floor  
 Chicago, IL 60610  
 312.467.1100  
 rta@rtaarch.com

2500 West Washington Street Chicago, IL 60612  
 New First Floor Plan

MOISES ARROYO OWNER		
AT 2500 WEST WASHINGTON CHICAGO, ILLINOIS		
NO.	DATE	DESCRIPTION
1	7.15.14	ISSUE FOR PERMIT
DRAWN BY: H. HENRI		
CHECKED BY: M. HENRI		
PROJECT FILE NO.: 14-001		
312-853-1087 moises.arroyo@gmail.com		
DATE: 4.18.14	SHEET 2 OF 4	

Final for Publication



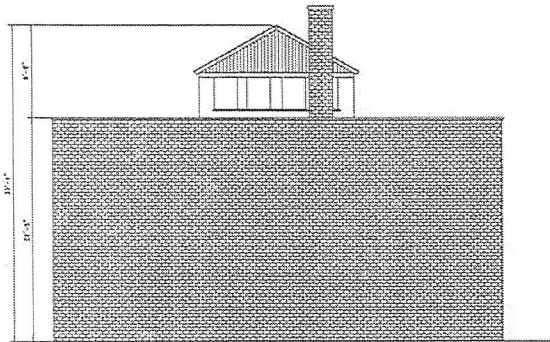
Richard  
Thomas  
Architects

2500 West Washington Street Chicago, IL 60612  
New Floor Plans

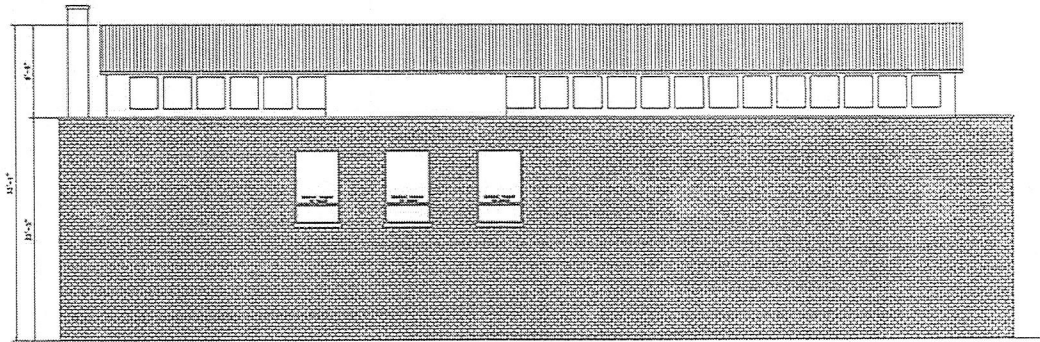
MOSES\_ARCHITECTS  
ARCHITECTS  
2500 WEST WASHINGTON  
CHICAGO, ILLINOIS  
312-633-1087  
moses.architects@gmail.com

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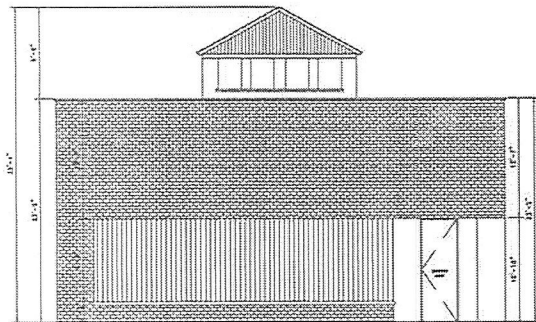
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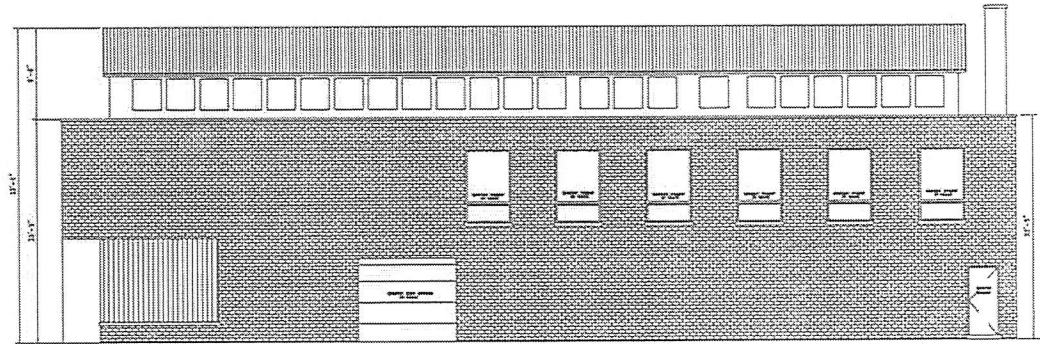
2. EXISTING NORTH ELEVATION



3. EXISTING WEST ELEVATION



1. EXISTING SOUTH ELEVATION



4. EXISTING EAST ELEVATION



Richard Thomas Architects

2500 West Washington Street Chicago, IL 60612  
Existing Building Elevations

MORIS ARROYO  
OWNER  
AT  
2500 WEST WASHINGTON  
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312-953-1087  
moris.arroyo@gmail.com

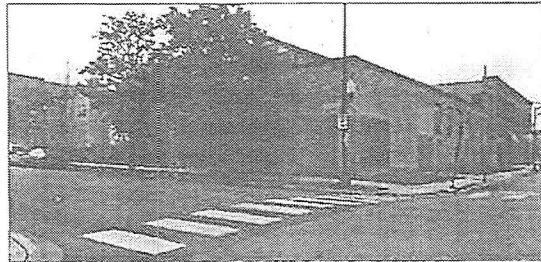
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CHECKED BY: M. ARROYO		
APPROVED BY: R. T. THOMAS		
DATE: 1/12/11		

A-3

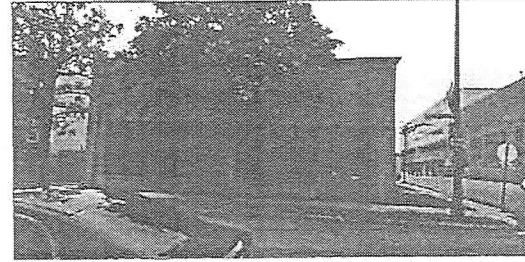
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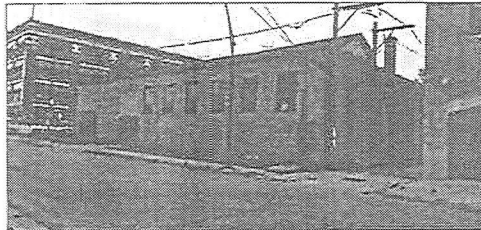
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EXISTING SOUTH ELEVATION



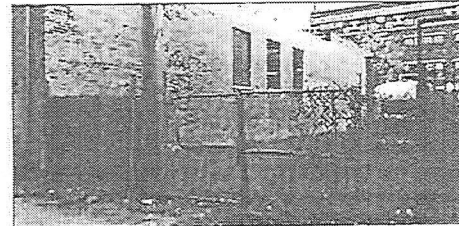
EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



Richard  
Thomas  
Architects

274 North LaSalle Street, 11th Floor  
Chicago, IL 60610  
312.467.0070

2500 West Washington Street Chicago, IL 60612  
Site Photos

NO.	DATE	DESCRIPTION
1	10/15/11	PHOTOGRAPHY
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