

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

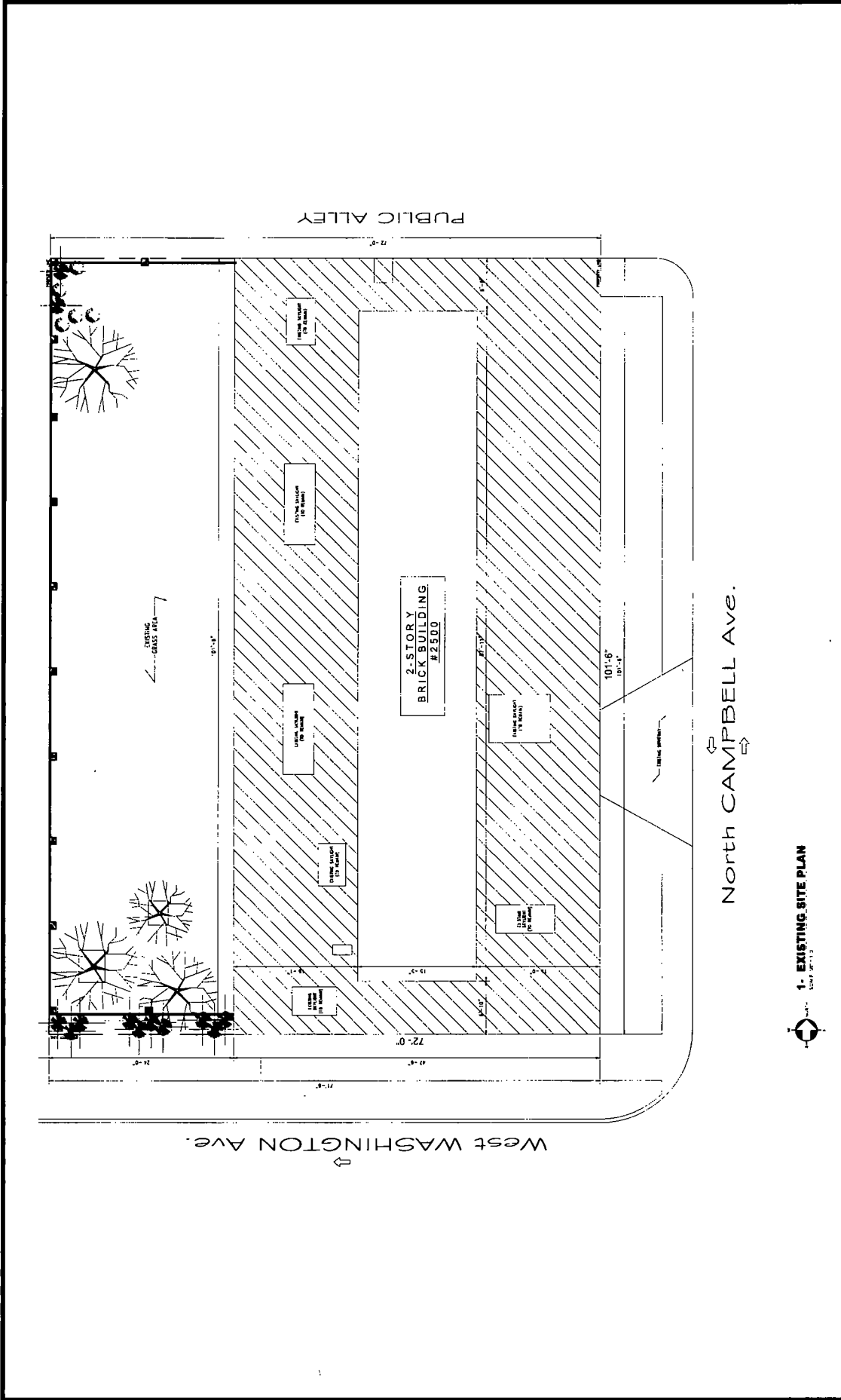
Proposed Zoning: B2-1 Neighborhood Mixed-Use District

Lot Area: 7,308 square feet

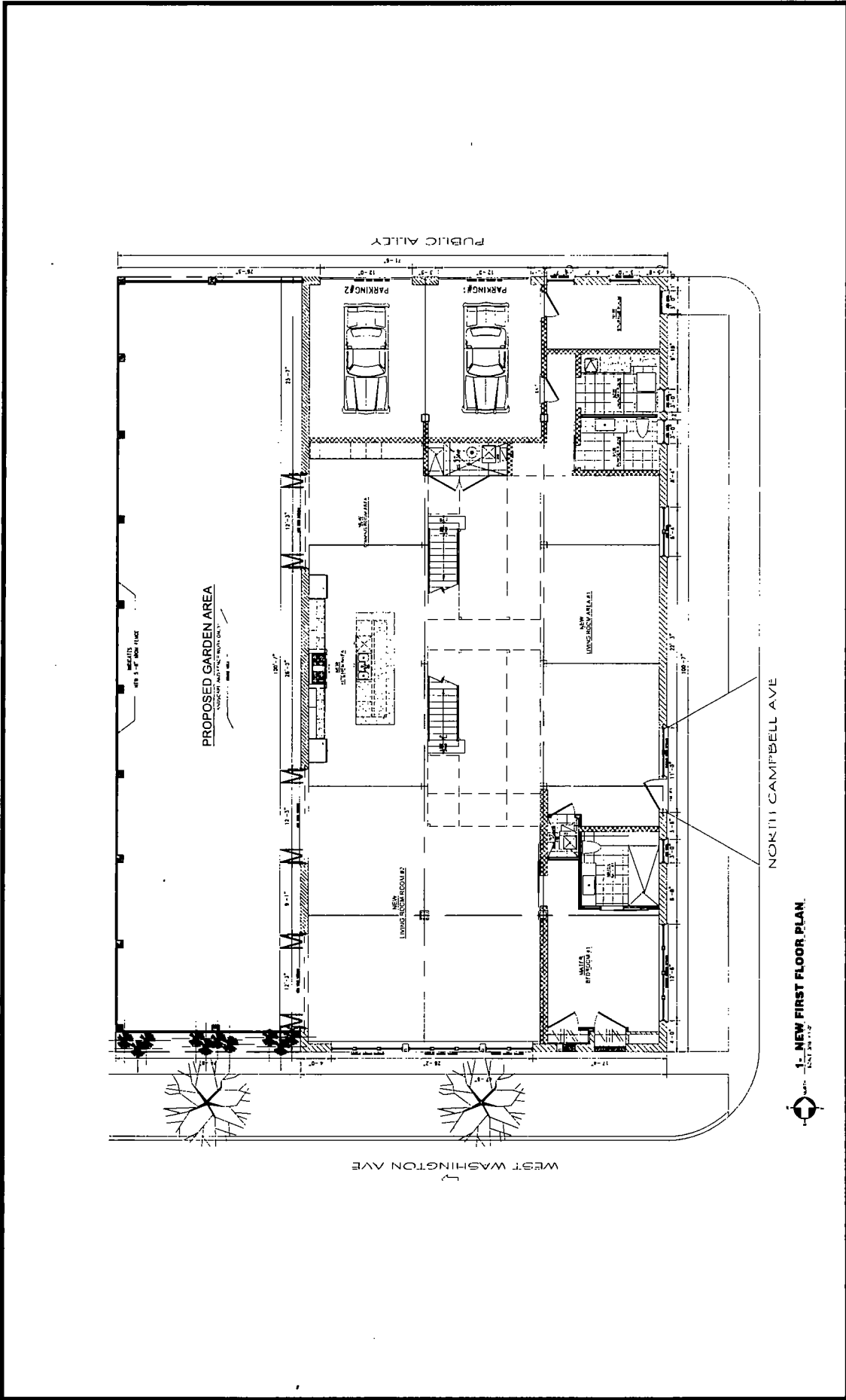
Proposed Land Use: The Applicant is proposing to add onto the existing building at the subject property and convert it to a single family residence. The resulting building will contain 5,918.4 sq. ft. of floor area and measure 31 feet-1 inch in height. The residential building will be supported by two (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.




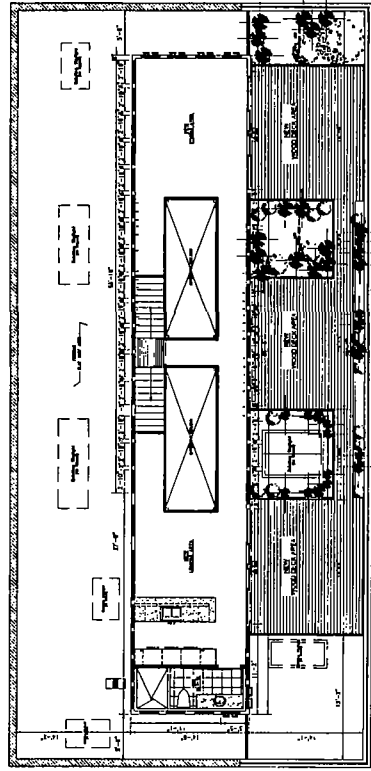
 Richard Thomas Architects 179 North LaSalle Street, 11th Floor Chicago, IL 60610	2500 WEST WASHINGTON CHICAGO ILLINOIS		MODIFIED APPROVED OWNER:
	Existing Site Plan		NO. DATE DESCRIPTION 1 11/11/11 2500 WEST WASHINGTON
2500 West Washington Street Chicago, IL 60612		\$1	
Richard Thomas Architects 179 North LaSalle Street, 11th Floor Chicago, IL 60610		312-953-1087 rthomas@duoarch.com	



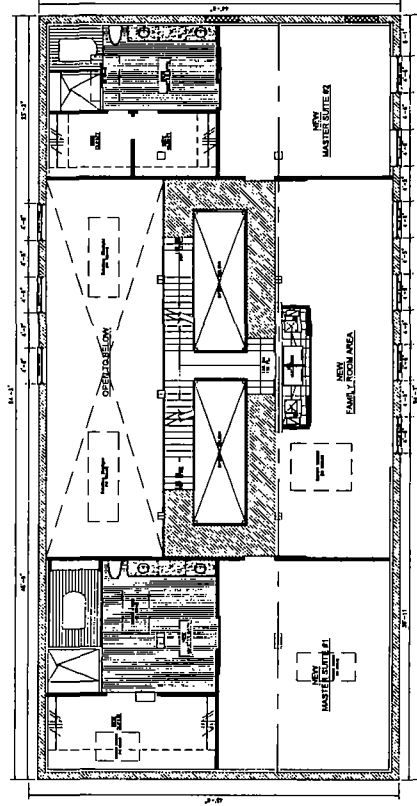
<b>MOORE &amp; BISHOP ARCHITECTS</b> 2500 WEST WASHINGTON CHICAGO, ILLINOIS		<b>A-1</b> SHEET 2 OF 4
DATE: 11/11/11 DRAWN BY: M. BISHOP	CHECKED BY: M. BISHOP DATE: 11/11/11	

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

 duo consulting Michael H. Hines Principal Richard Thomas Principal	<b>Richard Thomas Architects</b> Richard Thomas Architects, Inc. (IL 042-2000000) 100 North Dearborn Street, Suite 1000 Chicago, IL 60610
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NEW THIRD FLOOR PLAN

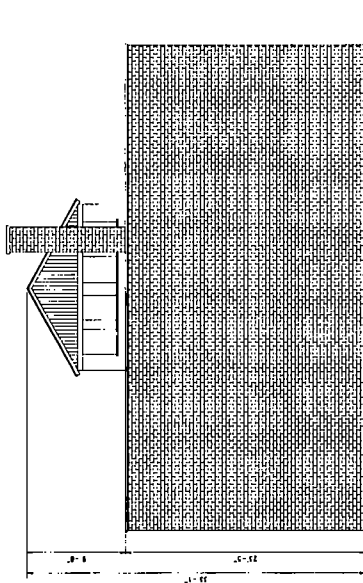


NEW SECOND FLOOR PLAN

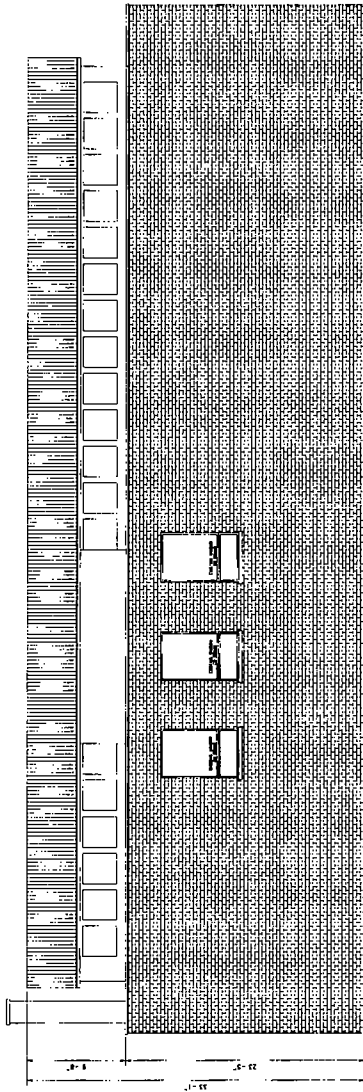
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 177 West Lake Street, Suite 200  
 Chicago, IL 60601  
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2500 West Washington Street Chicago, IL 60612  
 New Floor Plans

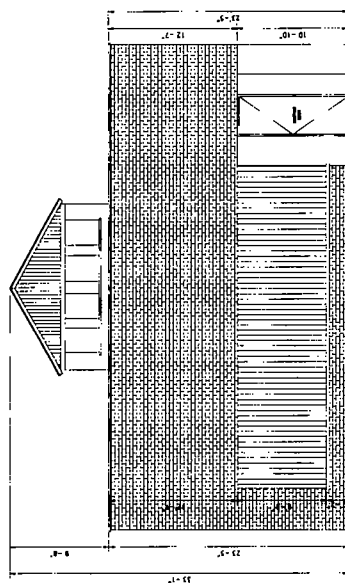
MOSES ARKOC OWNER 2500 WEST WASHINGTON CHICAGO, ILLINOIS	312-853-1087 PROJECT: 2500 WASHINGTON	DATE: 05/20/11	SCALE: AS SHOWN	NO. OF SHEETS: 12	SHEET NO.: A-2
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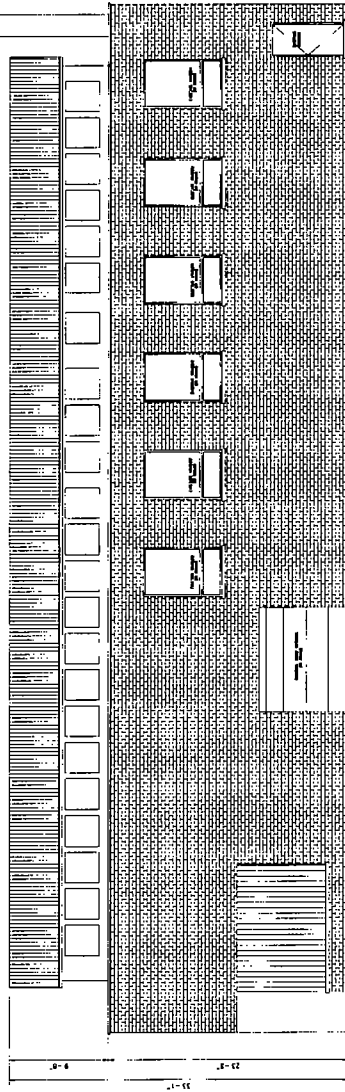
2. EXISTING NORTH ELEVATION



3. EXISTING WEST ELEVATION



1. EXISTING SOUTH ELEVATION



4. EXISTING EAST ELEVATION

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2500 West Washington Street Chicago, IL 60612  
 Existing Building Elevations

NO.	DATE	DESCRIPTION
1	12/11/11	ISSUE FOR PERMIT
2	01/10/12	REVISED PER COMMENTS
3	02/01/12	REVISED PER COMMENTS
4	02/01/12	REVISED PER COMMENTS
5	02/01/12	REVISED PER COMMENTS
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100	02/01/12	REVISED PER COMMENTS

MOISES ABEROLD  
 OWNER  
 2500 WEST WASHINGTON ST  
 CHICAGO, ILLINOIS  
 312-965-1087  
 PROJECT ARCHITECT  
 RICHARD THOMAS ARCHITECTS

A-3  
 SHEET 4 OF 4



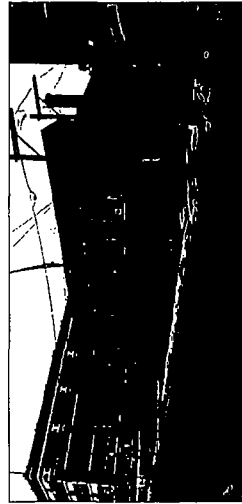
EXISTING SOUTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



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# 2500 West Washington Street Chicago, IL 60612

## Site Photos

PROJECT NO.	DATE	SCALE
2500 WEST WASHINGTON	10/15/07	AS SHOWN
CHICAGO, ILLINOIS		
ARCHITECT		
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FAX: 312.467.1101		