

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 BRICK BUILDING (7 TOTAL UNITS)

CODE MATRIX

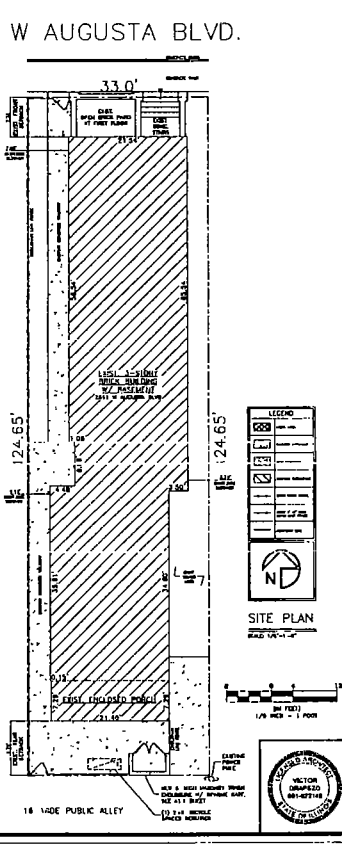
SECTION	SECTION TITLE	SECTION NUMBER	SECTION DATE	SECTION STATUS
1	GENERAL NOTES	101	01/15/18	REVISION
2	FOUNDATION	201	01/15/18	REVISION
3	WALLS	301	01/15/18	REVISION
4	FLOORING	401	01/15/18	REVISION
5	CEILING	501	01/15/18	REVISION
6	MECHANICAL	601	01/15/18	REVISION
7	ELECTRICAL	701	01/15/18	REVISION
8	PLUMBING	801	01/15/18	REVISION
9	FINISHES	901	01/15/18	REVISION
10	EXTERIOR	1001	01/15/18	REVISION
11	GENERAL CONTRACTOR	1101	01/15/18	REVISION
12	CONCRETE	1201	01/15/18	REVISION
13	MASONRY	1301	01/15/18	REVISION
14	WOOD	1401	01/15/18	REVISION
15	GLASS	1501	01/15/18	REVISION
16	IRON	1601	01/15/18	REVISION
17	CUPRO-NICKEL	1701	01/15/18	REVISION
18	STEEL	1801	01/15/18	REVISION
19	ALUMINUM	1901	01/15/18	REVISION
20	ZINC	2001	01/15/18	REVISION
21	COPPER	2101	01/15/18	REVISION
22	BRASS	2201	01/15/18	REVISION
23	STAINLESS STEEL	2301	01/15/18	REVISION
24	GLASS	2401	01/15/18	REVISION
25	GLASS	2501	01/15/18	REVISION
26	GLASS	2601	01/15/18	REVISION
27	GLASS	2701	01/15/18	REVISION
28	GLASS	2801	01/15/18	REVISION
29	GLASS	2901	01/15/18	REVISION
30	GLASS	3001	01/15/18	REVISION
31	GLASS	3101	01/15/18	REVISION
32	GLASS	3201	01/15/18	REVISION
33	GLASS	3301	01/15/18	REVISION
34	GLASS	3401	01/15/18	REVISION
35	GLASS	3501	01/15/18	REVISION
36	GLASS	3601	01/15/18	REVISION
37	GLASS	3701	01/15/18	REVISION
38	GLASS	3801	01/15/18	REVISION
39	GLASS	3901	01/15/18	REVISION
40	GLASS	4001	01/15/18	REVISION

NOTES

1. GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CHICAGO DIBC CONSTRUCTION CODE UNLESS OTHERWISE SPECIFIED.
- ALL MATERIALS SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF CHICAGO.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL MATERIALS SHALL BE STORED PROPERLY ON SITE.
- ALL WASTE SHALL BE REMOVED FROM THE SITE AT THE END OF EACH DAY.
- ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- ALL EXISTING CONDITIONS SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS AND ENGINEERING REQUIREMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT REQUIREMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF HEALTH REQUIREMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF FIRE REQUIREMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF POLICE REQUIREMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF SOCIAL SERVICES REQUIREMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF CULTURAL AFFAIRS REQUIREMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF COMMUNITY DEVELOPMENT REQUIREMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF ENVIRONMENT REQUIREMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF LABOR REQUIREMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF REVENUE REQUIREMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF TAXATION REQUIREMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF UTILITIES REQUIREMENTS.

SITE PLAN



CODE MATRIX, NOTES, & SITE PLAN

2641 W AUGUSTA BLVD
CHICAGO, IL

850PK 01-18-18

ARCHITECTS

1110 N. Dearborn Ave.
Chicago, IL 60610
312.771.1100
773.771.6500

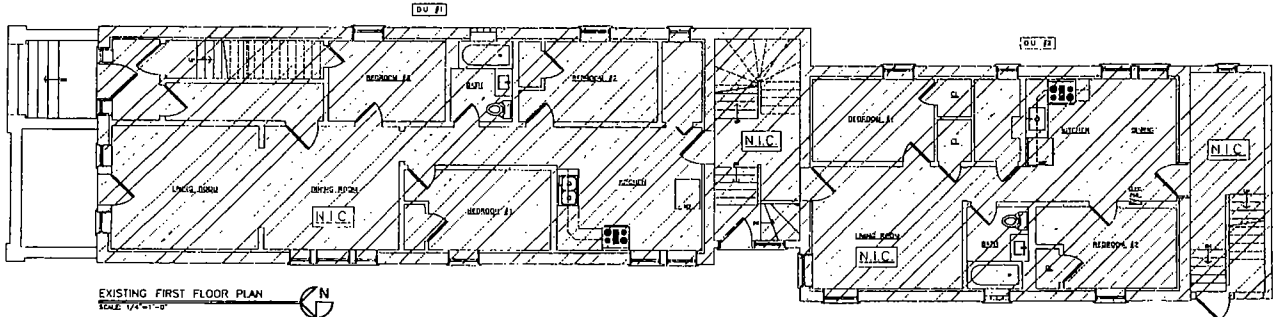
ARCHITECTS

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CHECKED BY: [Name]
DATE: [Date]

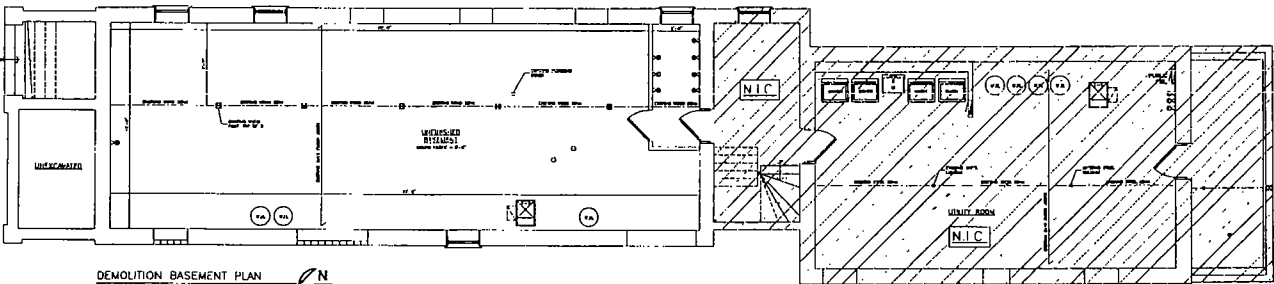
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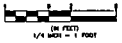
LEGEND	
[Symbol]	WALLS / PARTITION IN PLACE
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[Symbol]	DOORS TO BE DEMOLISHED
[Symbol]	MECHANICAL
[Symbol]	ELECTRICAL
[Symbol]	PLUMBING
[Symbol]	AREA NOT IN CONTRACT



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

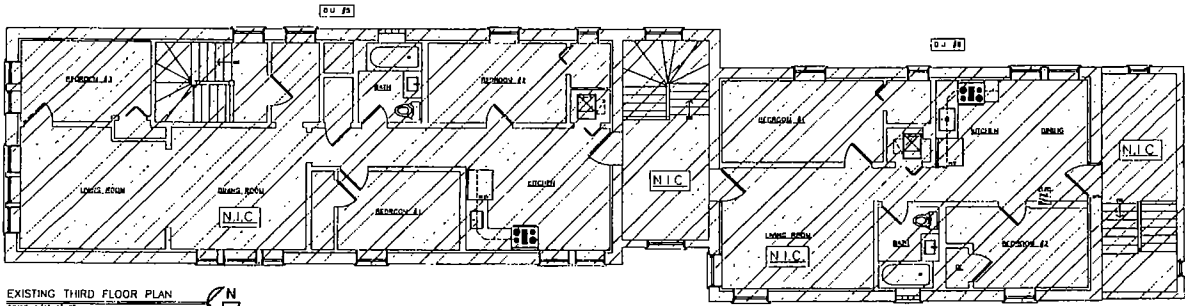


DEMOLITION BASEMENT PLAN
SCALE 1/4" = 1'-0"

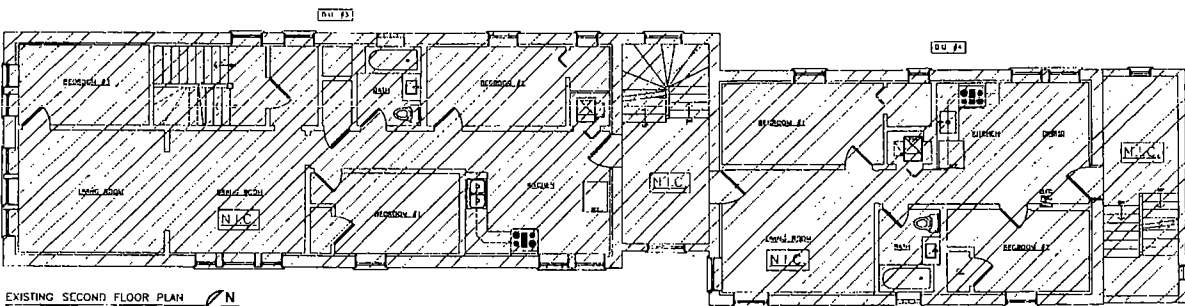


PROJECT: 2641 W AUGUSTA BLVD CHICAGO, IL
 CHECKED BY: [Name]
 DRAWN BY: [Name]
 DEMOLITION PLANS
 2641 W AUGUSTA BLVD CHICAGO, IL
 ARCHITECTS
 PROJECT NO. [Number]
 SHEET NO. D1.0
 DATE: [Date]

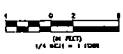
LEGEND	
	WALLS / PARTITION TO REMAIN
	WALLS / PARTITION TO BE DEMOLISHED
	DOORS TO BE DEMOLISHED
	REINFORCING
	AREA NOT IN CONTRACT



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



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



NETWORKS:
CHECKED BY: JH
DRAWN BY: AJ

DEMOLITION PLANS

2841 W AUGUSTA BLVD
CHICAGO, IL

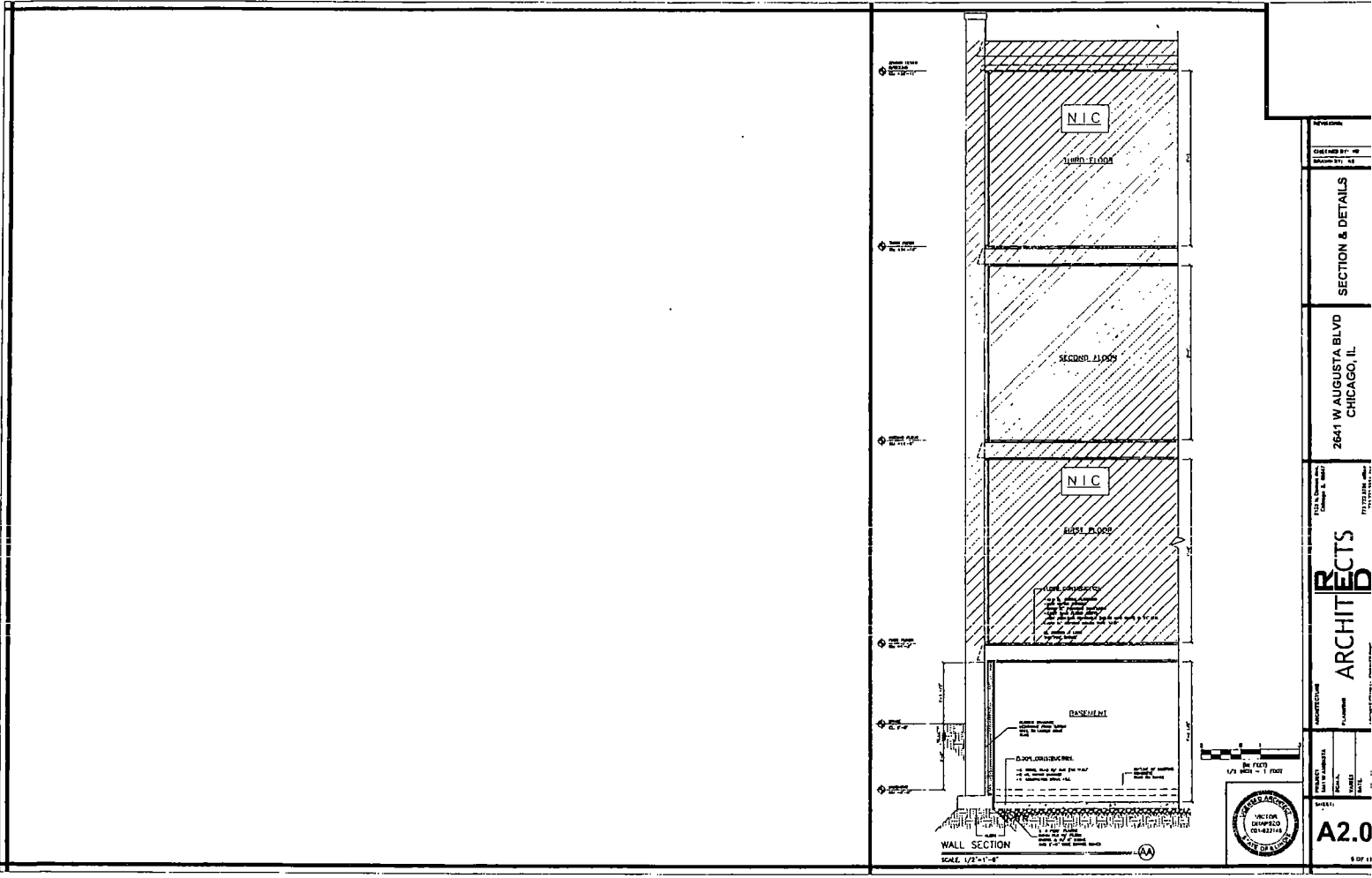
DATE: 10/15/10
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RECTS
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE

PROJECT: 101010101
SHEET: D1.1
DATE: 10/15/10





CHECKED BY: []
 DRAWN BY: []
 SECTION & DETAILS
 2641 W. AUGUSTA BLVD
 CHICAGO, IL
 ARCHITECTS ARCHITECTS
 112 S. DEARBORN ST.
 CHICAGO, IL 60605
 TEL: 312.467.1100
 FAX: 312.467.1101
 PROJECT: []
 DRAWING NO.: []
 DATE: []
A2.0
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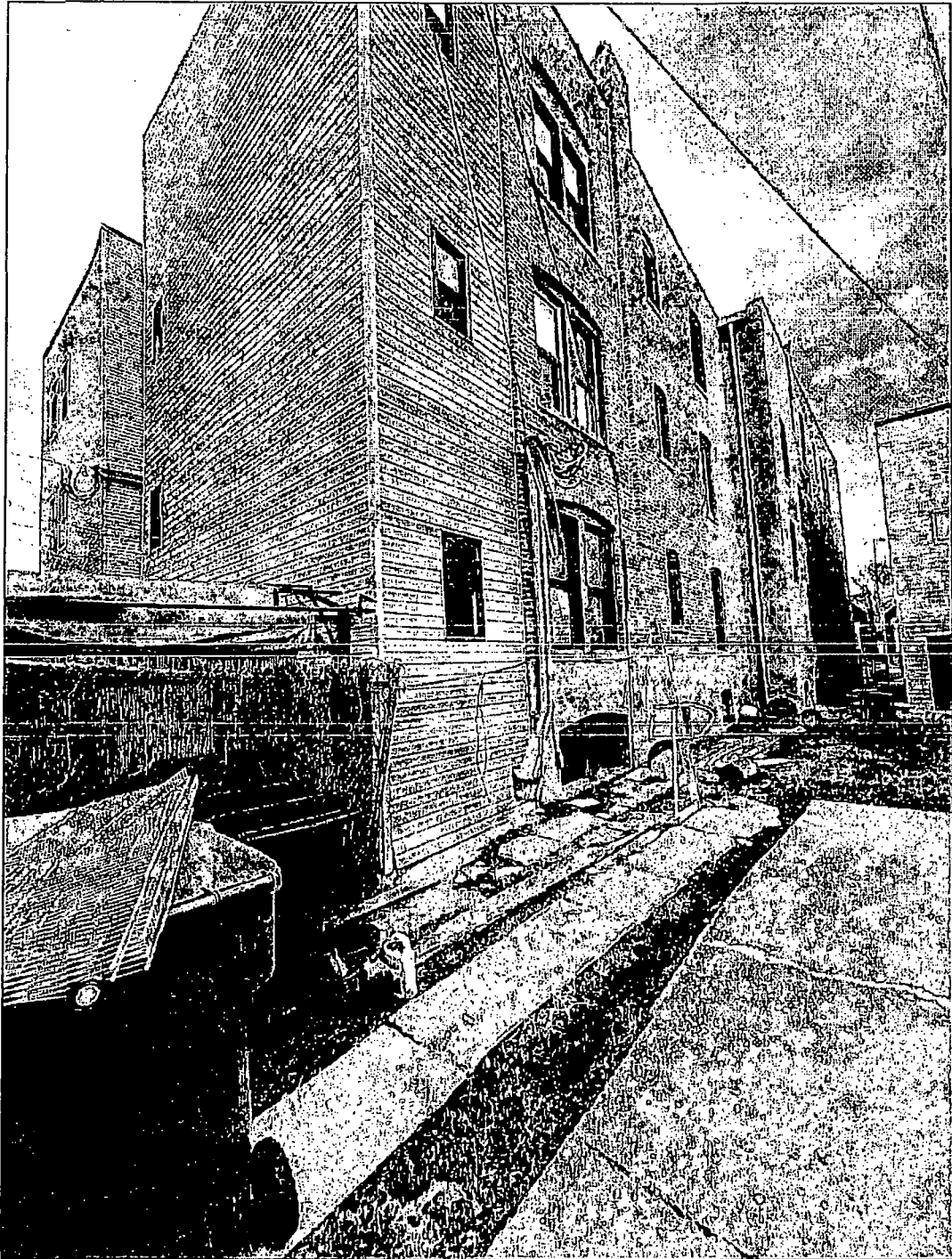
PICTURES OF EXISTING ELEVATIONS

FRONT ELEVATION



PICTURES OF EXISTING ELEVATIONS

EAST ELEVATION



PICTURES OF EXISTING ELEVATIONS

REAR ELEVATION



PICTURES OF EXISTING ELEVATIONS

WEST ELEVATION

