

**NARRATIVE AND PLANS  
FOR THE PROPOSED ZONING MAP AMENDMENT  
AT 3354 SOUTH WALLACE STREET**

The Application on behalf of the current property Owners, Mr. Hongjun Chen, and Ms. Jiajia He, is for a Zoning Map Amendment to RT-4 Residential Two-Flat, Townhome and Multi-Unit District for purposes of constructing a two-dwelling unit building on this currently vacant lot.

The proposed Building will be two (2) stories in height plus partial lower level. The Owners' unit on 1<sup>st</sup> and 2<sup>nd</sup> floor will contain four (4) bedrooms in duplex up layout and separate lower level (Garden) unit with three (3) bedrooms.

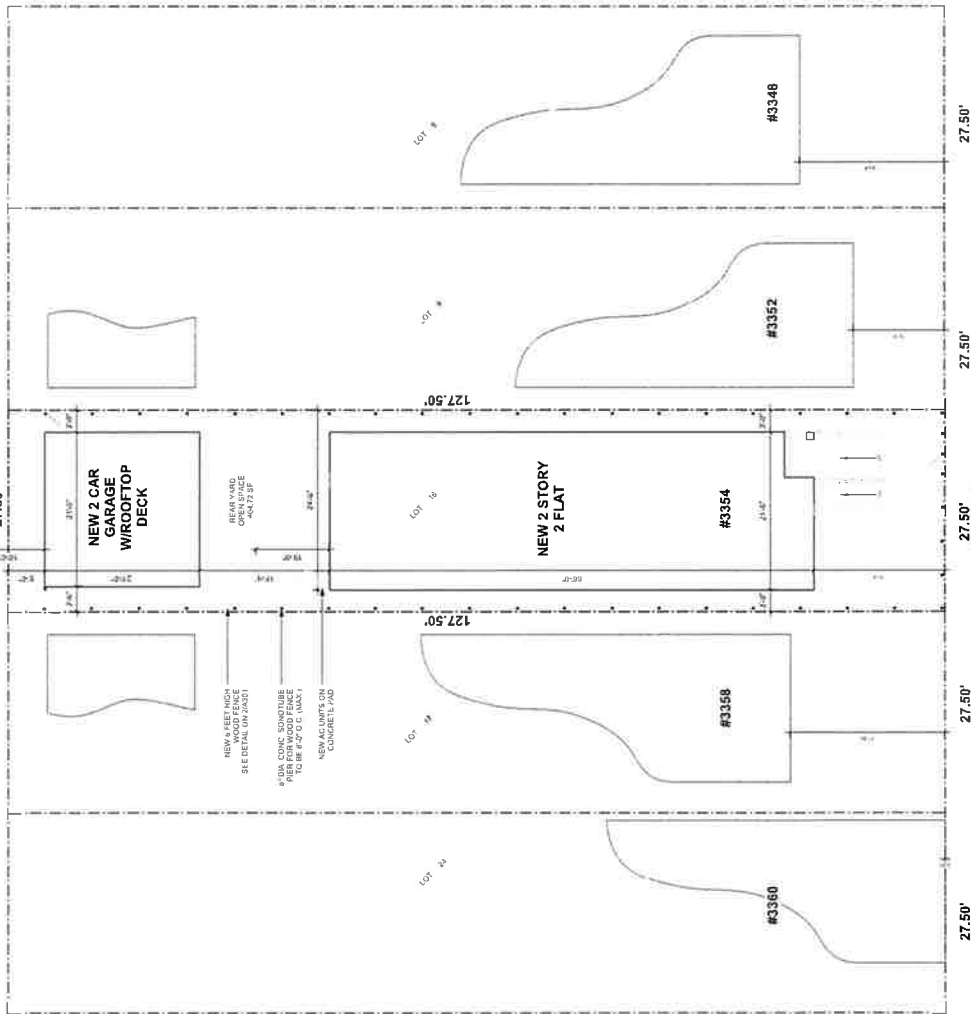
The Application is filed under 17-17-0100-A as a Type 1 filing. The footprint of the building is 21' 8" x 66.0 feet and shall be approximately 1,436 square feet. The building height shall be 28 feet and 1½ inches, as defined by City Code.

**SITE DETAIL**

- a. **Lot Area:** 3513.125 square feet
- b. **Floor Area Ratio:** 0.82
- c. **Building Area:** 2,871 square feet
- d. **Minimum Lot Area per Dwelling Unit:** 1,756.56 square feet
- e. **Off-Street Parking:** Two (2) off-street( garage) spaces
- f. **Front Setback:** 17.78 feet
- g. **Rear Setback:** 43 feet and 9 inches
- h. **Side Setback:** 3 feet  
3 feet
- i. **Building Height:** 28 feet and 1½ inches

# NEW 2 STORY 2 FLAT NEW 2 CAR GARAGE W/ ROOFTOP DECK

16 FT. PUBLIC ALLEY



SOUTH WALLACE ST



**NOTICE TO CONTRACTOR**

1. THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY IN THEIR TYPE OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL REGULATIONS AND ORDINANCES THAT APPLY TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS AND FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL REGULATIONS AND ORDINANCES THAT APPLY TO THE PROJECT.

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## CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE CITY OF CHICAGO BUILDING AND ZONING CODE.



SIGNED: *[Signature]* DATE: 05-05-2023  
 LUCID ENGINEERING SERVICES GROUP, LLC  
 Illinois License Number: 081-406522 Exp. 11/2024

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE TO THE 2017 CHICAGO ELECTRICAL CODE

## ENERGY CONSERVATION STATEMENT

I HEREBY CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL AND I HAVE CERTIFIED THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR 2354 S WALLACE ST CHICAGO, IL 60616



(X) FULLY COMPLY ( ) I NEED NOT COMPLY

WITH THE REQUIREMENTS OF 2022 CHICAGO ENERGY TRANSFORMATION CODE, AS EFFECTIVE NOVEMBER 1, 2022

SIGNED: *[Signature]* DATE: 05-05-2023  
 (Arch. S.E. or P.E.) Illinois License Number: 081-406522

A100

COVER PAGE

PROJECT NO.	2354S
DATE	05-05-2023
PROJECT NAME	NEW 2 STORY 2 FLAT # 2 CAR GARAGE W/ ROOFTOP DECK
ARCHITECT	CHICAGO, ILLINOIS
DATE	05-05-2023
PROJECT NO.	2354S

NEW 2 STORY 2 FLAT # 2 CAR GARAGE W/ ROOFTOP DECK  
 3354 S WALLACE STREET  
 CHICAGO, ILLINOIS



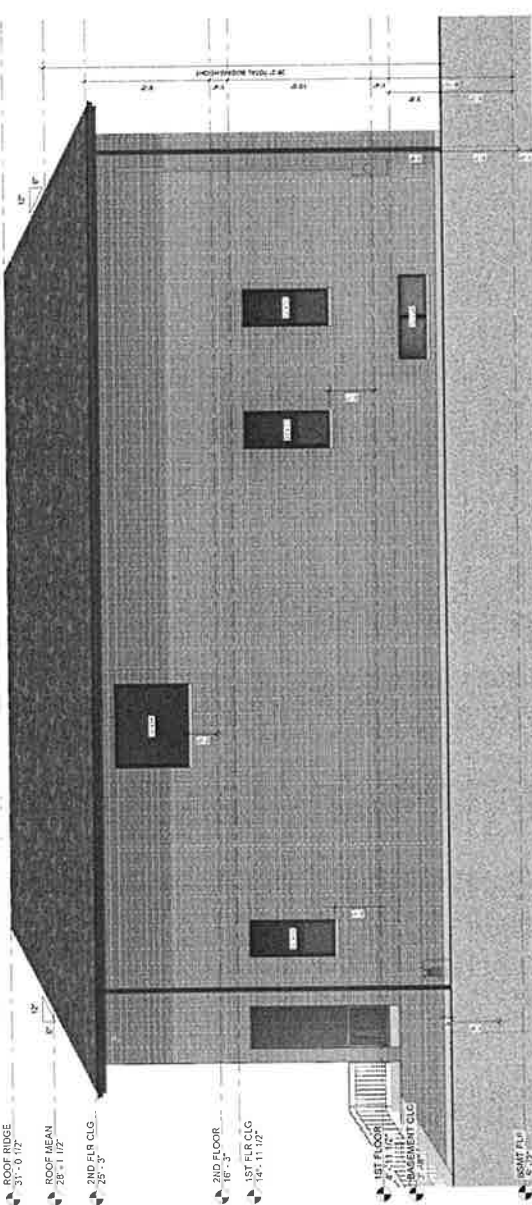
CHICAGO, ILLINOIS  
 169 FRANKLIN STREET, BLOOMINGDALE, IL 60108



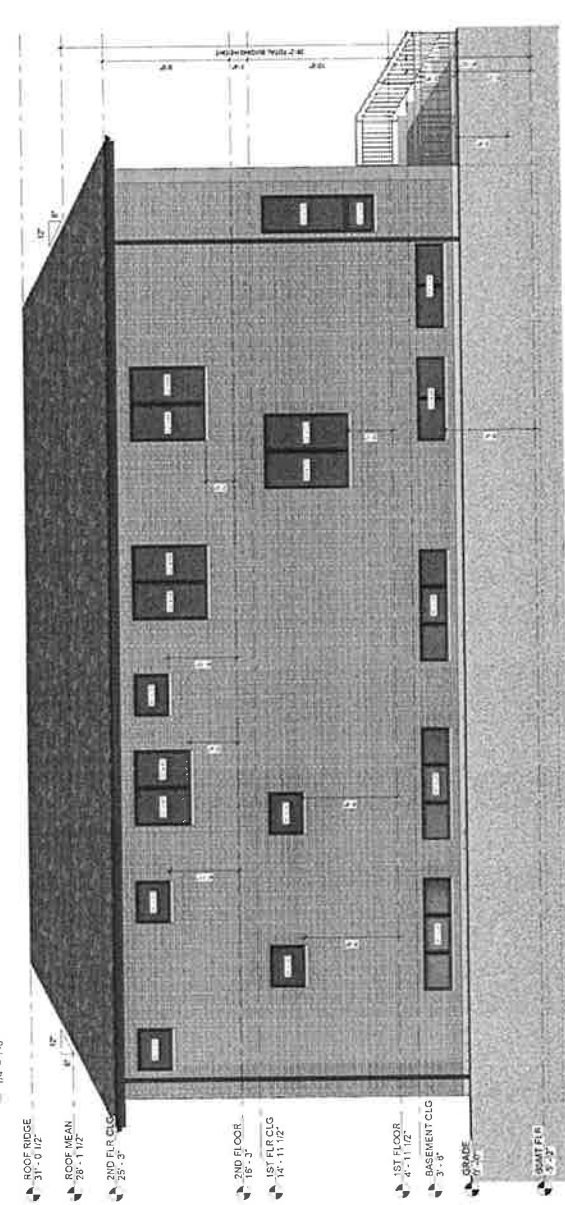
**SAFETY NOTES:**

- 1. GUARDS TO PREVENT FALLS FROM ROOFS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1203.01 OF THE CHICAGO BUILDING CODE.
- 2. GUARDS SHALL BE PROVIDED AT EVERY POINT OF OCCUPANCY VIEWS AT HEIGHT OF MORE THAN TWO FEET ABOVE FINISHED FLOOR SURFACE.
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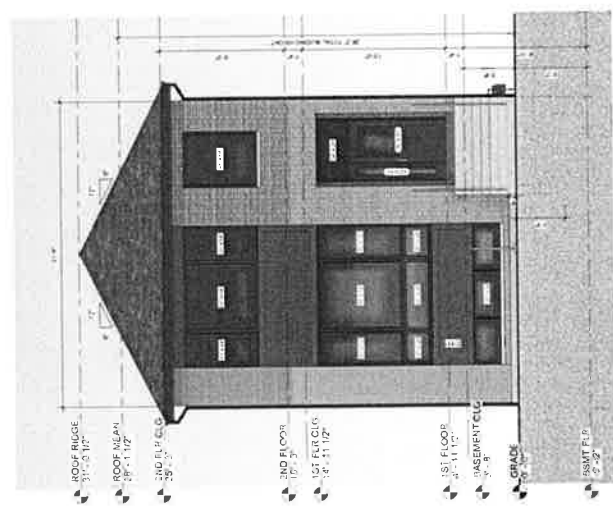
- 11. SAFETY GLAZING MATERIALS SHALL BE USED IN ALL GLAZING UNITS THAT ARE MORE THAN 36 INCHES IN BOTH HEIGHT AND WIDTH.
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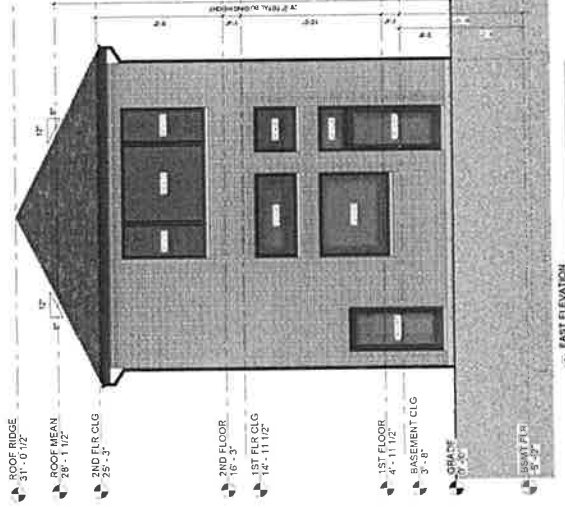
2 NORTH ELEVATION  
1/4" = 1'-0"



4 SOUTH ELEVATION  
1/4" = 1'-0"



1 WEST ELEVATION  
1/4" = 1'-0"



3 EAST ELEVATION  
1/4" = 1'-0"

PROJECT: NEW 2 STORY 2 FLAT + 2 CAR GARAGE w/ ROOF TOP DECK  
 ADDRESS: 3354 S WALLACE STREET  
 CHICAGO, IL 60608  
 ARCHITECT: STEWART M. KAMAL, P.A.  
 163 FRANKLIN STREET, BLOOMINGDALE, IL-60108  
 DATE: 05/20/2013  
 DRAWING NO: 05/20/2013  
 SHEET NO: 05/20/2013  
 SCALE: AS SHOWN  
 PROJECT: 05/20/2013  
 DRAWING NO: 05/20/2013  
 SHEET NO: 05/20/2013

A201

ELEVATIONS

Sheet No.

05/20/2013

05/20/2013

05/20/2013