

SUBSTITUTE
NARRATIVE AND PLANS
TYPE I Rezoning Attachment
713-715 West 19th Place

FINAL FOR PUBLICATION

The Property

The subject property is comprised of one zoning lot that includes a lot with an illegal accessory garage (Lot 54) and a two story residential building (26'-5" height) with five dwelling units (Lot 55). The zoning lot is located in an Equitable Transit Location.

The Project

The Applicants, Moises and Francisca Cervantes, seek to rezone the property to subdivide the zoning lot into two individual zoning lots to allow the Applicant to construct a two story building with two units and two surface parking spaces on Lot 54 and to allow five dwelling unit density on Lot 55. The height of the new building will be 29'-1". The height of the existing building on Lot 55 will remain. The Applicant will seek any required parking relief under the Equitable Transit Location guidelines of the Chicago Zoning Ordinance.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District. In addition, the property sits in an Equitable Transit Served Location per the Chicago Zoning Ordinance to the METRA Halsted Station entrance and both the Halsted and Cermak Bus Route Corridors. The Applicant will be seeking any required parking relief for both lots following the proposed Type 1 rezoning.

17-3-0308 Specific Criteria for Transit-Served Locations. In B and C districts, any new construction within 2,640 feet of a CTA or METRA rail station entrance or exit must satisfy all of the following specific criteria of which the Applicant will satisfy or will seek relief as required if needed:

1. The project complies with the applicable standards of Section 17-10-0102-B;
2. The project complies with the standards and regulations of Section 17-3-0504, except paragraph H if the project is not located along a *pedestrian street* and except paragraph C if the land use is designated in a non-commercial use group, pertaining to *pedestrian streets* and pedestrian retail streets, even if the project is not located along a *pedestrian street* or a pedestrian retail street;
3. The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission;
4. *Residential building* projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an *administrative adjustment* under the provisions of Section 17-13-1003-EE; and
5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The City's Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	Lot 54: 1,923.72 square feet Lot 55: 2,130.35 square feet
FAR:	Lot 54: 0.82 Lot 55: 1.33
Floor Area:	Lot 54: 1,578.46 Lot 55: 2,843.26 (existing)

**SUBSTITUTE
NARRATIVE AND PLANS
TYPE I Rezoning Attachment
713-715 West 19th Place**

FINAL FOR PUBLICATION

Residential Dwelling Units:	Lot 54: 2 units Lot 55: 5 units (existing)
MLA Density:	Lot 54: 961.86 Lot 55: 426.07
Height:	Lot 54: 29'-1" Lot 55: 26'-5" (existing)
Bicycle Parking:	Will provide as necessary
Automobile Parking:	Lot 54: 2 spaces Lot 55: zero*
Setbacks	
Lot 54 (proposed):	Front (19 th Place): 1'-6" East: 2'-7" West: 3"-0" South (alley/rear): 22'-6"
Lot 55:	Front (19 th Place): 0.61' (existing) East: 2.45' West: 0.77' (existing) South (alley/rear): 19.64' (existing)

Two sets of plans are attached.

* The property sits in an Equitable Transit Served Location per the Chicago Zoning Ordinance section 17-10-0102-B to the METRA Halsted Station entrance and both the Halsted and Cermak Bus Route Corridors.

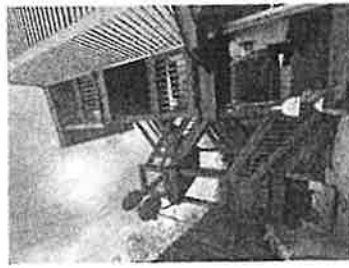
The Applicants will seek any required setback relief following the proposed Type 1 rezoning.

FINAL FOR PUBLICATION

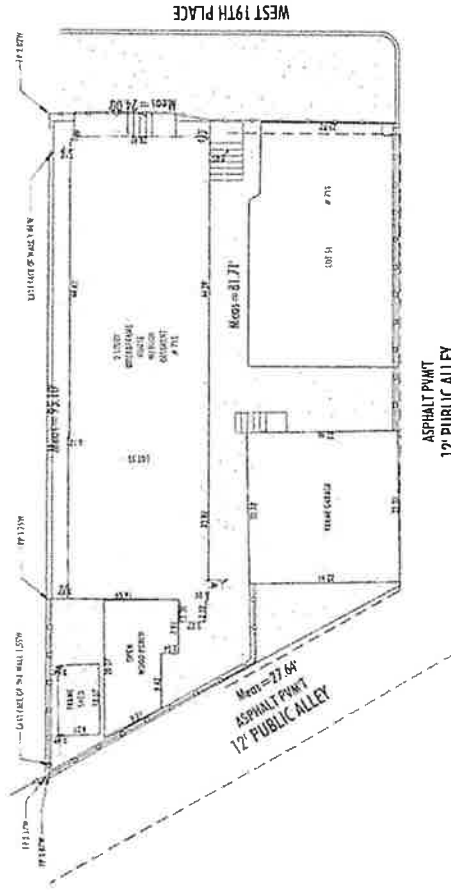
**SPR 2019 CBRC:
715 W. 19TH PL., CHICAGO, IL 60616**



FRONT VIEW



REAR VIEW



DRAWING INDEX

4-00	EXISTING AND PROPOSED
5-10	EXISTING AND PROPOSED
6-10	EXISTING AND PROPOSED
6-20	EXISTING AND PROPOSED
6-30	EXISTING AND PROPOSED
6-40	EXISTING AND PROPOSED
6-50	EXISTING AND PROPOSED
6-60	EXISTING AND PROPOSED
6-70	EXISTING AND PROPOSED
6-80	EXISTING AND PROPOSED
6-90	EXISTING AND PROPOSED
6-100	EXISTING AND PROPOSED
6-110	EXISTING AND PROPOSED
6-120	EXISTING AND PROPOSED
6-130	EXISTING AND PROPOSED
6-140	EXISTING AND PROPOSED
6-150	EXISTING AND PROPOSED
6-160	EXISTING AND PROPOSED
6-170	EXISTING AND PROPOSED
6-180	EXISTING AND PROPOSED
6-190	EXISTING AND PROPOSED
6-200	EXISTING AND PROPOSED
6-210	EXISTING AND PROPOSED
6-220	EXISTING AND PROPOSED
6-230	EXISTING AND PROPOSED
6-240	EXISTING AND PROPOSED
6-250	EXISTING AND PROPOSED
6-260	EXISTING AND PROPOSED
6-270	EXISTING AND PROPOSED
6-280	EXISTING AND PROPOSED
6-290	EXISTING AND PROPOSED
6-300	EXISTING AND PROPOSED
6-310	EXISTING AND PROPOSED
6-320	EXISTING AND PROPOSED
6-330	EXISTING AND PROPOSED
6-340	EXISTING AND PROPOSED
6-350	EXISTING AND PROPOSED
6-360	EXISTING AND PROPOSED
6-370	EXISTING AND PROPOSED
6-380	EXISTING AND PROPOSED
6-390	EXISTING AND PROPOSED
6-400	EXISTING AND PROPOSED
6-410	EXISTING AND PROPOSED
6-420	EXISTING AND PROPOSED
6-430	EXISTING AND PROPOSED
6-440	EXISTING AND PROPOSED
6-450	EXISTING AND PROPOSED
6-460	EXISTING AND PROPOSED
6-470	EXISTING AND PROPOSED
6-480	EXISTING AND PROPOSED
6-490	EXISTING AND PROPOSED
6-500	EXISTING AND PROPOSED
6-510	EXISTING AND PROPOSED
6-520	EXISTING AND PROPOSED
6-530	EXISTING AND PROPOSED
6-540	EXISTING AND PROPOSED
6-550	EXISTING AND PROPOSED
6-560	EXISTING AND PROPOSED
6-570	EXISTING AND PROPOSED
6-580	EXISTING AND PROPOSED
6-590	EXISTING AND PROPOSED
6-600	EXISTING AND PROPOSED
6-610	EXISTING AND PROPOSED
6-620	EXISTING AND PROPOSED
6-630	EXISTING AND PROPOSED
6-640	EXISTING AND PROPOSED
6-650	EXISTING AND PROPOSED
6-660	EXISTING AND PROPOSED
6-670	EXISTING AND PROPOSED
6-680	EXISTING AND PROPOSED
6-690	EXISTING AND PROPOSED
6-700	EXISTING AND PROPOSED
6-710	EXISTING AND PROPOSED
6-720	EXISTING AND PROPOSED
6-730	EXISTING AND PROPOSED
6-740	EXISTING AND PROPOSED
6-750	EXISTING AND PROPOSED
6-760	EXISTING AND PROPOSED
6-770	EXISTING AND PROPOSED
6-780	EXISTING AND PROPOSED
6-790	EXISTING AND PROPOSED
6-800	EXISTING AND PROPOSED
6-810	EXISTING AND PROPOSED
6-820	EXISTING AND PROPOSED
6-830	EXISTING AND PROPOSED
6-840	EXISTING AND PROPOSED
6-850	EXISTING AND PROPOSED
6-860	EXISTING AND PROPOSED
6-870	EXISTING AND PROPOSED
6-880	EXISTING AND PROPOSED
6-890	EXISTING AND PROPOSED
6-900	EXISTING AND PROPOSED
6-910	EXISTING AND PROPOSED
6-920	EXISTING AND PROPOSED
6-930	EXISTING AND PROPOSED
6-940	EXISTING AND PROPOSED
6-950	EXISTING AND PROPOSED
6-960	EXISTING AND PROPOSED
6-970	EXISTING AND PROPOSED
6-980	EXISTING AND PROPOSED
6-990	EXISTING AND PROPOSED
6-1000	EXISTING AND PROPOSED

LIC 184,007984

ADDRESS: 1840 N. LAUREL ST.
CHICAGO, IL 60642
PHONE: 773-327-1111
WWW.CBRC.COM
ARCHITECT: CBRC

CHICAGO BOARD OF ARCHITECTS

REGISTERED ARCHITECT

1840 N. LAUREL ST.
CHICAGO, IL 60642
PHONE: 773-327-1111
WWW.CBRC.COM
ARCHITECT: CBRC

SPR 2019 CBRC

715 W 19TH PL,
CHICAGO, IL 60616

Project No.	100955557
Site Plan No.	715 W 19TH PL
Scale	1/8" = 1'-0"
Date	10/1/19
Author	CBRC
Checker	CBRC
Approver	CBRC
Sheet No.	A-0.0
Title	SITE PLAN & INFORMATION

DRAWING FOR PUBLICATION



LICP 184.007984

ARCHITECTURE - INTERIOR
 JAMES N. ESTLIN, AIA
 1715 W. 19TH PL.
 CHICAGO, IL 60616
 PHONE // 773.284.8753
 FAX // 773.701.4824

LEGEND

- EXISTING
- NEW
- REVISION

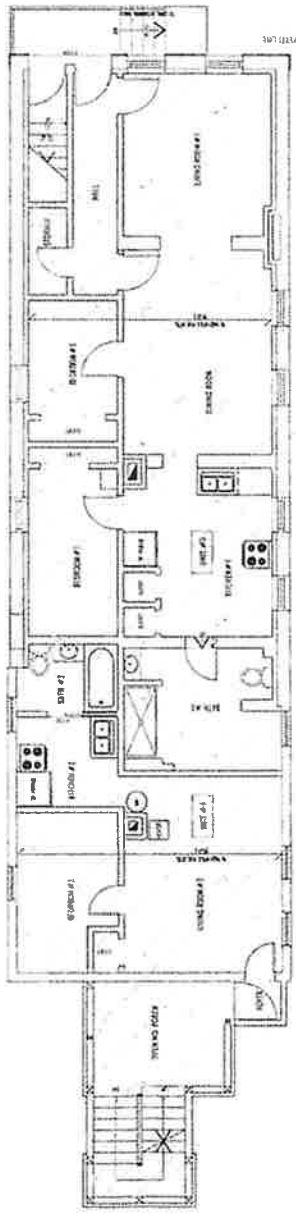


SPR 2019 CBRC

715 W 19TH PL,
 CHICAGO, IL 60616

Project No.	100955557
Project Name	715 W 19TH PL
Client	
Architect	
Interior Designer	
Contract No.	
Contract Date	
Contract Value	
Contract Type	
Contract Status	
Contract Description	
Contract Location	
Contract Start Date	
Contract End Date	
Contract Completion Date	
Contract Completion Status	
Contract Completion Percentage	
Contract Completion Notes	

A-1.0
 SHEET NO.
 TITLE
 SHEET NO.



EXISTING 1ST FLOOR PLAN
 Reference Only NOT IN CONTRACT

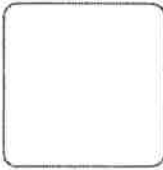


EXISTING BASEMENT PLAN
 Reference Only NOT IN CONTRACT

Reference Only NOT IN CONTRACT



FINAL FOR PUBLICATION



LIC# 184.007944

ARCHITECTURE - DESIGN
1615 ALDRICH AVE
CHICAGO, IL 60616
PHONE // 312.344.8778
FAX // 312.344.8628

CONTRACT

NO. 184.007944

DATE 08/14/13

PROJECT 715 W 19TH PL

OWNER 715 W 19TH PL

DATE 08/14/13



SPR 2019 CBRC

715 W 19TH PL,
CHICAGO, IL 60616

Project No. 10095557
715 W 19TH PL

Rev	By	Date	Description
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

EXISTING 2ND FLOOR PLAN
Title
Sheet No. A-11



EXISTING 2ND FLOOR PLAN
Reference Only NOT IN CONTRACT

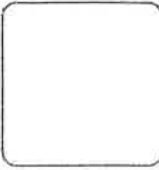
Reference Only NOT IN CONTRACT



PROFESSIONAL SEAL

PROFESSIONAL SEAL

FINAL FOR PUBLICATION



UCR 154.00794

ARCHITECTS + DESIGN
 440 N. DEPOH AVE
 CHICAGO, IL 60610
 PHONE: 312.467.1234
 FAX: 312.467.1235



SPR 2019 CBRC

715 W 19TH PL,
 CHICAGO, IL 60616

Project No.
 100925557
 715 W 19TH PL

NO.	DATE	DESCRIPTION
1	11/14/17	ISSUED FOR PERMIT
2	11/14/17	ISSUED FOR PERMIT
3	11/14/17	ISSUED FOR PERMIT
4	11/14/17	ISSUED FOR PERMIT
5	11/14/17	ISSUED FOR PERMIT
6	11/14/17	ISSUED FOR PERMIT
7	11/14/17	ISSUED FOR PERMIT
8	11/14/17	ISSUED FOR PERMIT
9	11/14/17	ISSUED FOR PERMIT
10	11/14/17	ISSUED FOR PERMIT
11	11/14/17	ISSUED FOR PERMIT
12	11/14/17	ISSUED FOR PERMIT
13	11/14/17	ISSUED FOR PERMIT
14	11/14/17	ISSUED FOR PERMIT
15	11/14/17	ISSUED FOR PERMIT
16	11/14/17	ISSUED FOR PERMIT
17	11/14/17	ISSUED FOR PERMIT
18	11/14/17	ISSUED FOR PERMIT
19	11/14/17	ISSUED FOR PERMIT
20	11/14/17	ISSUED FOR PERMIT
21	11/14/17	ISSUED FOR PERMIT
22	11/14/17	ISSUED FOR PERMIT
23	11/14/17	ISSUED FOR PERMIT
24	11/14/17	ISSUED FOR PERMIT
25	11/14/17	ISSUED FOR PERMIT
26	11/14/17	ISSUED FOR PERMIT
27	11/14/17	ISSUED FOR PERMIT
28	11/14/17	ISSUED FOR PERMIT
29	11/14/17	ISSUED FOR PERMIT
30	11/14/17	ISSUED FOR PERMIT
31	11/14/17	ISSUED FOR PERMIT
32	11/14/17	ISSUED FOR PERMIT
33	11/14/17	ISSUED FOR PERMIT
34	11/14/17	ISSUED FOR PERMIT
35	11/14/17	ISSUED FOR PERMIT
36	11/14/17	ISSUED FOR PERMIT
37	11/14/17	ISSUED FOR PERMIT
38	11/14/17	ISSUED FOR PERMIT
39	11/14/17	ISSUED FOR PERMIT
40	11/14/17	ISSUED FOR PERMIT
41	11/14/17	ISSUED FOR PERMIT
42	11/14/17	ISSUED FOR PERMIT
43	11/14/17	ISSUED FOR PERMIT
44	11/14/17	ISSUED FOR PERMIT
45	11/14/17	ISSUED FOR PERMIT
46	11/14/17	ISSUED FOR PERMIT
47	11/14/17	ISSUED FOR PERMIT
48	11/14/17	ISSUED FOR PERMIT
49	11/14/17	ISSUED FOR PERMIT
50	11/14/17	ISSUED FOR PERMIT
51	11/14/17	ISSUED FOR PERMIT
52	11/14/17	ISSUED FOR PERMIT
53	11/14/17	ISSUED FOR PERMIT
54	11/14/17	ISSUED FOR PERMIT
55	11/14/17	ISSUED FOR PERMIT
56	11/14/17	ISSUED FOR PERMIT
57	11/14/17	ISSUED FOR PERMIT
58	11/14/17	ISSUED FOR PERMIT
59	11/14/17	ISSUED FOR PERMIT
60	11/14/17	ISSUED FOR PERMIT
61	11/14/17	ISSUED FOR PERMIT
62	11/14/17	ISSUED FOR PERMIT
63	11/14/17	ISSUED FOR PERMIT
64	11/14/17	ISSUED FOR PERMIT
65	11/14/17	ISSUED FOR PERMIT
66	11/14/17	ISSUED FOR PERMIT
67	11/14/17	ISSUED FOR PERMIT
68	11/14/17	ISSUED FOR PERMIT
69	11/14/17	ISSUED FOR PERMIT
70	11/14/17	ISSUED FOR PERMIT
71	11/14/17	ISSUED FOR PERMIT
72	11/14/17	ISSUED FOR PERMIT
73	11/14/17	ISSUED FOR PERMIT
74	11/14/17	ISSUED FOR PERMIT
75	11/14/17	ISSUED FOR PERMIT
76	11/14/17	ISSUED FOR PERMIT
77	11/14/17	ISSUED FOR PERMIT
78	11/14/17	ISSUED FOR PERMIT
79	11/14/17	ISSUED FOR PERMIT
80	11/14/17	ISSUED FOR PERMIT
81	11/14/17	ISSUED FOR PERMIT
82	11/14/17	ISSUED FOR PERMIT
83	11/14/17	ISSUED FOR PERMIT
84	11/14/17	ISSUED FOR PERMIT
85	11/14/17	ISSUED FOR PERMIT
86	11/14/17	ISSUED FOR PERMIT
87	11/14/17	ISSUED FOR PERMIT
88	11/14/17	ISSUED FOR PERMIT
89	11/14/17	ISSUED FOR PERMIT
90	11/14/17	ISSUED FOR PERMIT
91	11/14/17	ISSUED FOR PERMIT
92	11/14/17	ISSUED FOR PERMIT
93	11/14/17	ISSUED FOR PERMIT
94	11/14/17	ISSUED FOR PERMIT
95	11/14/17	ISSUED FOR PERMIT
96	11/14/17	ISSUED FOR PERMIT
97	11/14/17	ISSUED FOR PERMIT
98	11/14/17	ISSUED FOR PERMIT
99	11/14/17	ISSUED FOR PERMIT
100	11/14/17	ISSUED FOR PERMIT

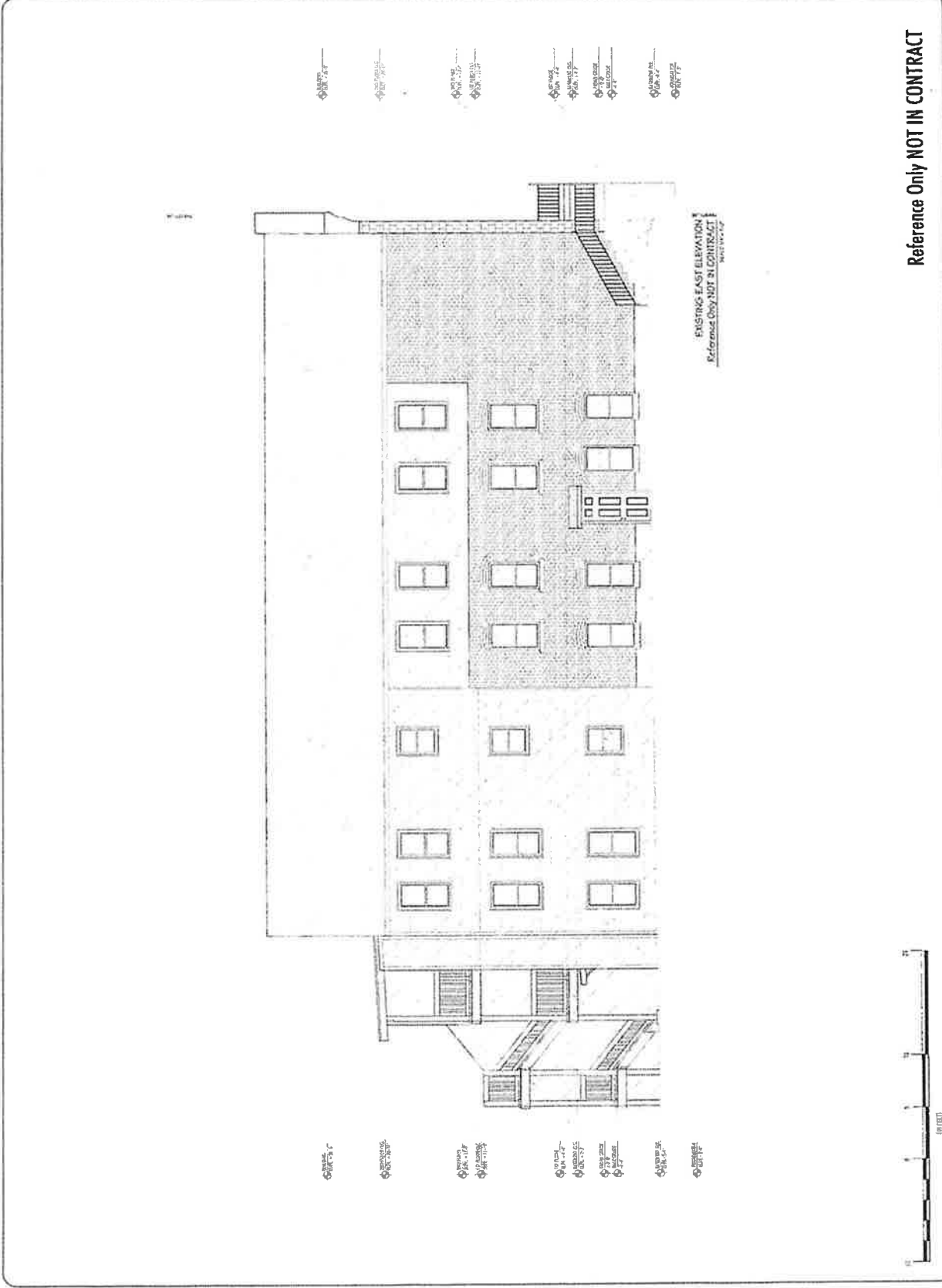
PROJECT NO.
 100925557
 715 W 19TH PL

DATE: 11/14/17

PROJECT NO.
 100925557
 715 W 19TH PL

DATE: 11/14/17

Sheet No.
A-2.1



Reference Only NOT IN CONTRACT

FINAL FOR PUBLICATION

UCR 164-007964

ARCHITECTURE • DESIGN
 1000 N. LAKE
 CHICAGO, IL 60611
 PHONE // 773.294.1743
 FAX // 773.791.6854



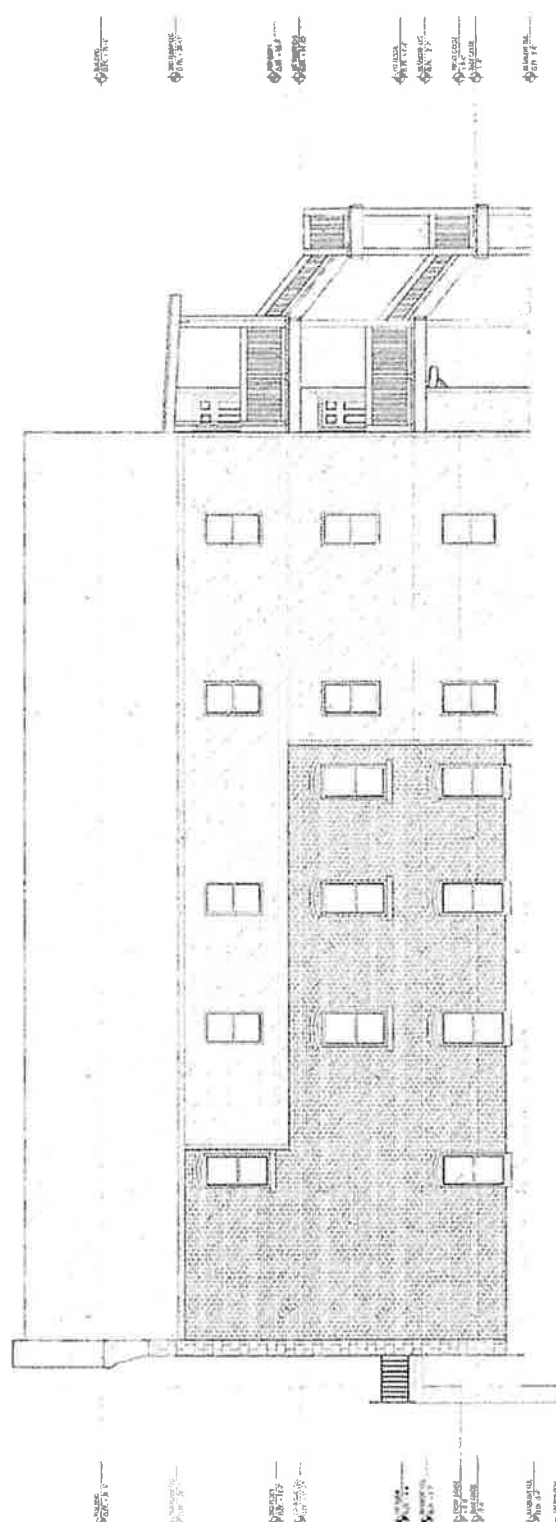
SPR 2019 CBRC

715 W 19TH PL,
 CHICAGO, IL 60616

Project No.
 10095557
 715 W 19TH PL

Rev	Date	Description
1	12/11/19	ISSUE FOR PERMIT
2	12/11/19	ISSUE FOR PERMIT
3	12/11/19	ISSUE FOR PERMIT
4	12/11/19	ISSUE FOR PERMIT
5	12/11/19	ISSUE FOR PERMIT
6	12/11/19	ISSUE FOR PERMIT
7	12/11/19	ISSUE FOR PERMIT
8	12/11/19	ISSUE FOR PERMIT
9	12/11/19	ISSUE FOR PERMIT
10	12/11/19	ISSUE FOR PERMIT
11	12/11/19	ISSUE FOR PERMIT
12	12/11/19	ISSUE FOR PERMIT
13	12/11/19	ISSUE FOR PERMIT
14	12/11/19	ISSUE FOR PERMIT
15	12/11/19	ISSUE FOR PERMIT
16	12/11/19	ISSUE FOR PERMIT
17	12/11/19	ISSUE FOR PERMIT
18	12/11/19	ISSUE FOR PERMIT
19	12/11/19	ISSUE FOR PERMIT
20	12/11/19	ISSUE FOR PERMIT
21	12/11/19	ISSUE FOR PERMIT
22	12/11/19	ISSUE FOR PERMIT
23	12/11/19	ISSUE FOR PERMIT
24	12/11/19	ISSUE FOR PERMIT
25	12/11/19	ISSUE FOR PERMIT
26	12/11/19	ISSUE FOR PERMIT
27	12/11/19	ISSUE FOR PERMIT
28	12/11/19	ISSUE FOR PERMIT
29	12/11/19	ISSUE FOR PERMIT
30	12/11/19	ISSUE FOR PERMIT
31	12/11/19	ISSUE FOR PERMIT
32	12/11/19	ISSUE FOR PERMIT
33	12/11/19	ISSUE FOR PERMIT
34	12/11/19	ISSUE FOR PERMIT
35	12/11/19	ISSUE FOR PERMIT
36	12/11/19	ISSUE FOR PERMIT
37	12/11/19	ISSUE FOR PERMIT
38	12/11/19	ISSUE FOR PERMIT
39	12/11/19	ISSUE FOR PERMIT
40	12/11/19	ISSUE FOR PERMIT
41	12/11/19	ISSUE FOR PERMIT
42	12/11/19	ISSUE FOR PERMIT
43	12/11/19	ISSUE FOR PERMIT
44	12/11/19	ISSUE FOR PERMIT
45	12/11/19	ISSUE FOR PERMIT
46	12/11/19	ISSUE FOR PERMIT
47	12/11/19	ISSUE FOR PERMIT
48	12/11/19	ISSUE FOR PERMIT
49	12/11/19	ISSUE FOR PERMIT
50	12/11/19	ISSUE FOR PERMIT
51	12/11/19	ISSUE FOR PERMIT
52	12/11/19	ISSUE FOR PERMIT
53	12/11/19	ISSUE FOR PERMIT
54	12/11/19	ISSUE FOR PERMIT
55	12/11/19	ISSUE FOR PERMIT
56	12/11/19	ISSUE FOR PERMIT
57	12/11/19	ISSUE FOR PERMIT
58	12/11/19	ISSUE FOR PERMIT
59	12/11/19	ISSUE FOR PERMIT
60	12/11/19	ISSUE FOR PERMIT
61	12/11/19	ISSUE FOR PERMIT
62	12/11/19	ISSUE FOR PERMIT
63	12/11/19	ISSUE FOR PERMIT
64	12/11/19	ISSUE FOR PERMIT
65	12/11/19	ISSUE FOR PERMIT
66	12/11/19	ISSUE FOR PERMIT
67	12/11/19	ISSUE FOR PERMIT
68	12/11/19	ISSUE FOR PERMIT
69	12/11/19	ISSUE FOR PERMIT
70	12/11/19	ISSUE FOR PERMIT
71	12/11/19	ISSUE FOR PERMIT
72	12/11/19	ISSUE FOR PERMIT
73	12/11/19	ISSUE FOR PERMIT
74	12/11/19	ISSUE FOR PERMIT
75	12/11/19	ISSUE FOR PERMIT
76	12/11/19	ISSUE FOR PERMIT
77	12/11/19	ISSUE FOR PERMIT
78	12/11/19	ISSUE FOR PERMIT
79	12/11/19	ISSUE FOR PERMIT
80	12/11/19	ISSUE FOR PERMIT
81	12/11/19	ISSUE FOR PERMIT
82	12/11/19	ISSUE FOR PERMIT
83	12/11/19	ISSUE FOR PERMIT
84	12/11/19	ISSUE FOR PERMIT
85	12/11/19	ISSUE FOR PERMIT
86	12/11/19	ISSUE FOR PERMIT
87	12/11/19	ISSUE FOR PERMIT
88	12/11/19	ISSUE FOR PERMIT
89	12/11/19	ISSUE FOR PERMIT
90	12/11/19	ISSUE FOR PERMIT
91	12/11/19	ISSUE FOR PERMIT
92	12/11/19	ISSUE FOR PERMIT
93	12/11/19	ISSUE FOR PERMIT
94	12/11/19	ISSUE FOR PERMIT
95	12/11/19	ISSUE FOR PERMIT
96	12/11/19	ISSUE FOR PERMIT
97	12/11/19	ISSUE FOR PERMIT
98	12/11/19	ISSUE FOR PERMIT
99	12/11/19	ISSUE FOR PERMIT
100	12/11/19	ISSUE FOR PERMIT

EXISTING ELEVATION
A-2.2
 Title Sheet No.



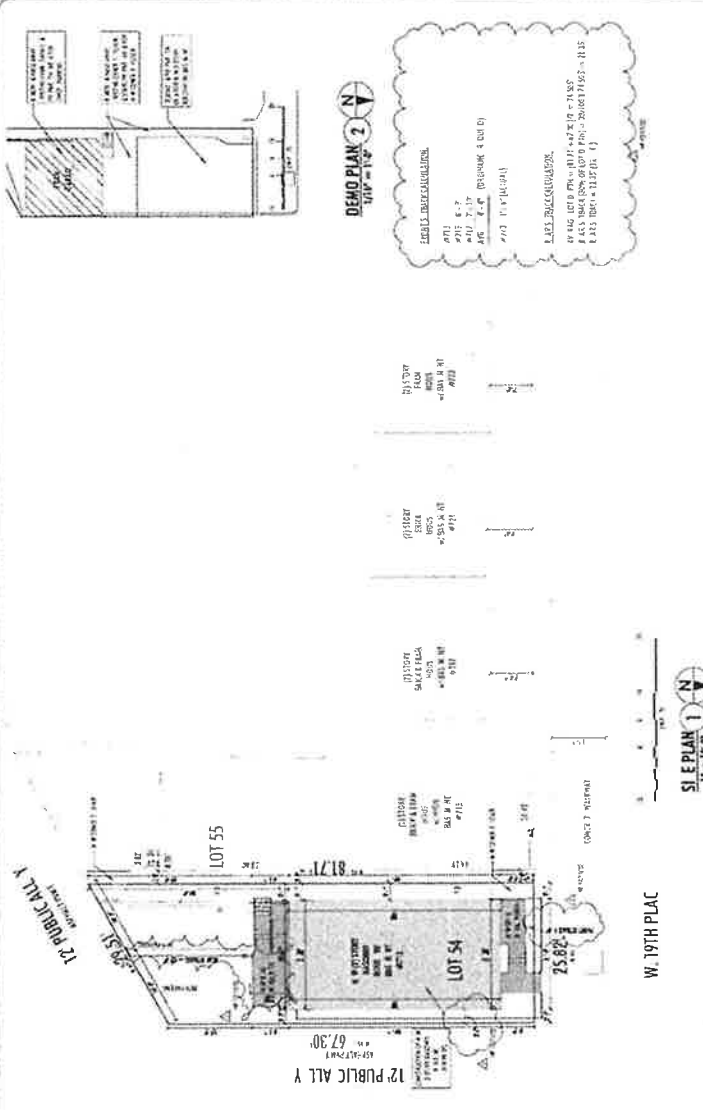
EXISTING WEST ELEVATION
 Reference Only NOT IN CONTRACT



Reference Only NOT IN CONTRACT

SPR 20 9 CBRC: NEW CONSTRUCTION 2-STORY (2) DU MASONRY MULTI-FAMILY BLDG W/ BSMT & ROOFTOP DECK 7 3 W. 9TH PLACE, CHICAGO, IL 606 6

ITEM	DESCRIPTION	QTY	UNIT	AMOUNT	REMARKS
101	CONCRETE	10.0	CU YD	10.0	
102	REINFORCING BARS	100.0	LB	100.0	
103	FORMWORK	100.0	SQ YD	100.0	
104	BRICK	100.0	1000'S	100.0	
105	ROOFING	100.0	SQ YD	100.0	
106	MECHANICAL	100.0	HR	100.0	
107	ELECTRICAL	100.0	HR	100.0	
108	PAINT	100.0	SQ YD	100.0	
109	PLASTER	100.0	SQ YD	100.0	
110	FINISH FLOORING	100.0	SQ YD	100.0	
111	MECHANICAL	100.0	HR	100.0	
112	ELECTRICAL	100.0	HR	100.0	
113	PAINT	100.0	SQ YD	100.0	
114	PLASTER	100.0	SQ YD	100.0	
115	FINISH FLOORING	100.0	SQ YD	100.0	
116	MECHANICAL	100.0	HR	100.0	
117	ELECTRICAL	100.0	HR	100.0	
118	PAINT	100.0	SQ YD	100.0	
119	PLASTER	100.0	SQ YD	100.0	
120	FINISH FLOORING	100.0	SQ YD	100.0	



PROFESSIONAL SEAL
LIC# 184.007984

ARCHITECTS
444 N. LEXINGTON AVE
CHICAGO, IL 60610
PHONE: 773.246.9755
CELL: 773.291.8814
WWW.MASONRYCONSTRUCTION.COM

1.1 UNITS
THIS PROJECT IS SUBJECT TO THE CHICAGO BUILDING DEPARTMENT'S REGULATIONS AND ORDINANCES. THE ARCHITECT HAS REVIEWED THE PROJECT FOR COMPLIANCE WITH THE CHICAGO BUILDING DEPARTMENT'S REGULATIONS AND ORDINANCES. THE ARCHITECT'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED BY THE OWNER AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE SAFETY OF THE PROJECT.

PROJECT NO: 184.007984
DATE: 7/15/2014

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	7/15/2014
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	

SCALE: 1/4" = 1'-0"

SPR 20 9 CBRC: NEW CONSTRUCTION 2-STORY (2) DU MASONRY MULTI-FAMILY BLDG W/ BSMT & ROOFTOP DECK 7 3 W. 9TH PLACE, CHICAGO, IL 606 6

1.1 UNITS
THIS PROJECT IS SUBJECT TO THE CHICAGO BUILDING DEPARTMENT'S REGULATIONS AND ORDINANCES. THE ARCHITECT HAS REVIEWED THE PROJECT FOR COMPLIANCE WITH THE CHICAGO BUILDING DEPARTMENT'S REGULATIONS AND ORDINANCES. THE ARCHITECT'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED BY THE OWNER AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE SAFETY OF THE PROJECT.

GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO BUILDING DEPARTMENT'S REGULATIONS AND ORDINANCES. THE ARCHITECT HAS REVIEWED THE PROJECT FOR COMPLIANCE WITH THE CHICAGO BUILDING DEPARTMENT'S REGULATIONS AND ORDINANCES. THE ARCHITECT'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED BY THE OWNER AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE SAFETY OF THE PROJECT.

GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO BUILDING DEPARTMENT'S REGULATIONS AND ORDINANCES. THE ARCHITECT HAS REVIEWED THE PROJECT FOR COMPLIANCE WITH THE CHICAGO BUILDING DEPARTMENT'S REGULATIONS AND ORDINANCES. THE ARCHITECT'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED BY THE OWNER AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE SAFETY OF THE PROJECT.

SCALE: 1/4" = 1'-0"

SA Aerial Image

ZONING MAP

FINAL FOR PUBLICATION

LIC# 184.007084

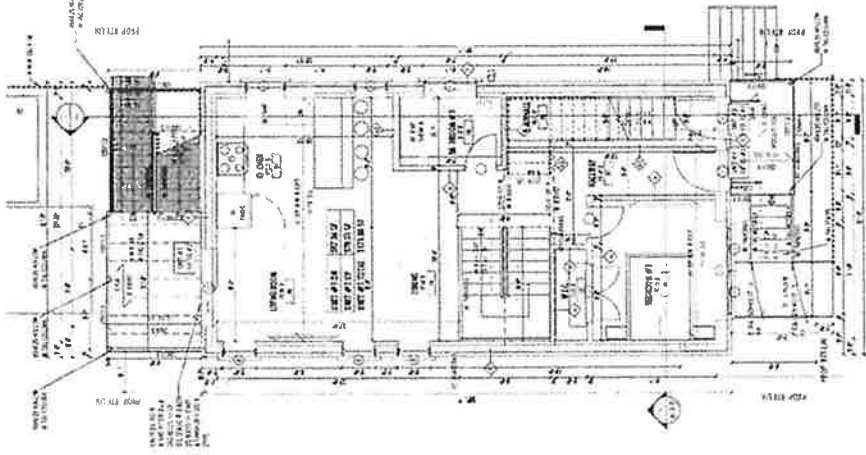
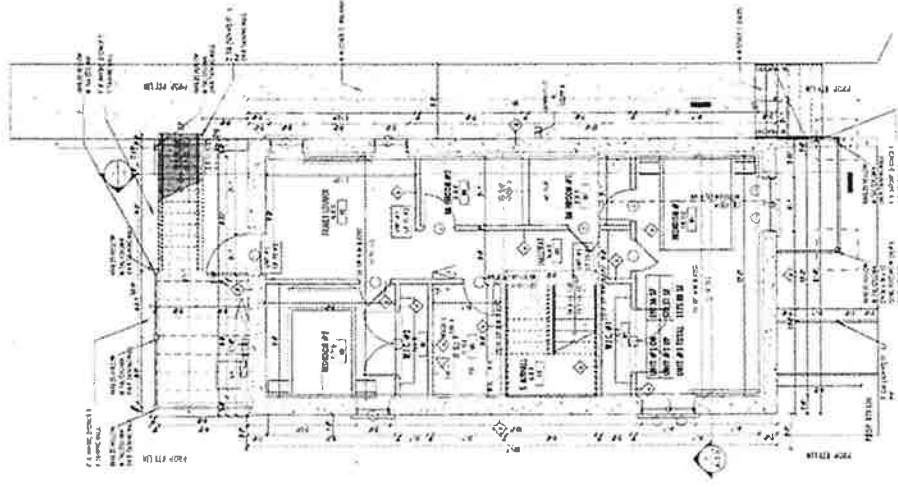
ARCHITECTURE • INTERIOR
 KATHY GOSCHKE
 CHICAGO, ILLINOIS
 PHONE // 773.447.9725
 CELL // 773.447.9722

- 1. 1/4" = 1'-0" (VERTICAL)
- 2. 1/4" = 1'-0" (HORIZONTAL)
- 3. 1/4" = 1'-0" (DIAGONAL)
- 4. 1/4" = 1'-0" (CURVED)
- 5. 1/4" = 1'-0" (CIRCULAR)
- 6. 1/4" = 1'-0" (ELLIPSE)
- 7. 1/4" = 1'-0" (POLYLINE)
- 8. 1/4" = 1'-0" (SPLINE)
- 9. 1/4" = 1'-0" (TEXT)
- 10. 1/4" = 1'-0" (DIMENSION)
- 11. 1/4" = 1'-0" (HATCH)
- 12. 1/4" = 1'-0" (IMAGE)
- 13. 1/4" = 1'-0" (TABLE)
- 14. 1/4" = 1'-0" (SECTION)
- 15. 1/4" = 1'-0" (ELEVATION)
- 16. 1/4" = 1'-0" (PREFACE)
- 17. 1/4" = 1'-0" (INDEX)
- 18. 1/4" = 1'-0" (TITLE)
- 19. 1/4" = 1'-0" (COVER)
- 20. 1/4" = 1'-0" (BACK)



SPRINT WIRELESS CONSTRUCTION
 2500 N. LAUREL STREET
 CHICAGO, IL 60641
 773.447.9725
 CHICAGO, IL 60641

Project No.	1825537
Date	7/24/2018
Sheet No.	A-10
Project Name	SPRINT WIRELESS CONSTRUCTION
Project Location	2500 N. LAUREL STREET, CHICAGO, IL 60641
Project Description	SPRINT WIRELESS CONSTRUCTION
Project Status	UNDER CONSTRUCTION
Project Manager	KATHY GOSCHKE
Project Engineer	KATHY GOSCHKE
Project Architect	KATHY GOSCHKE
Project Designer	KATHY GOSCHKE
Project Drafter	KATHY GOSCHKE
Project Checker	KATHY GOSCHKE
Project Approver	KATHY GOSCHKE



PROPOSED BASEMENT PLAN 1/4" = 1'-0"

PROPOSED FIRS FLOOR PLAN 2 1/4" = 1'-0"



AAA MIDWEST
TRUSSES
TRAINING

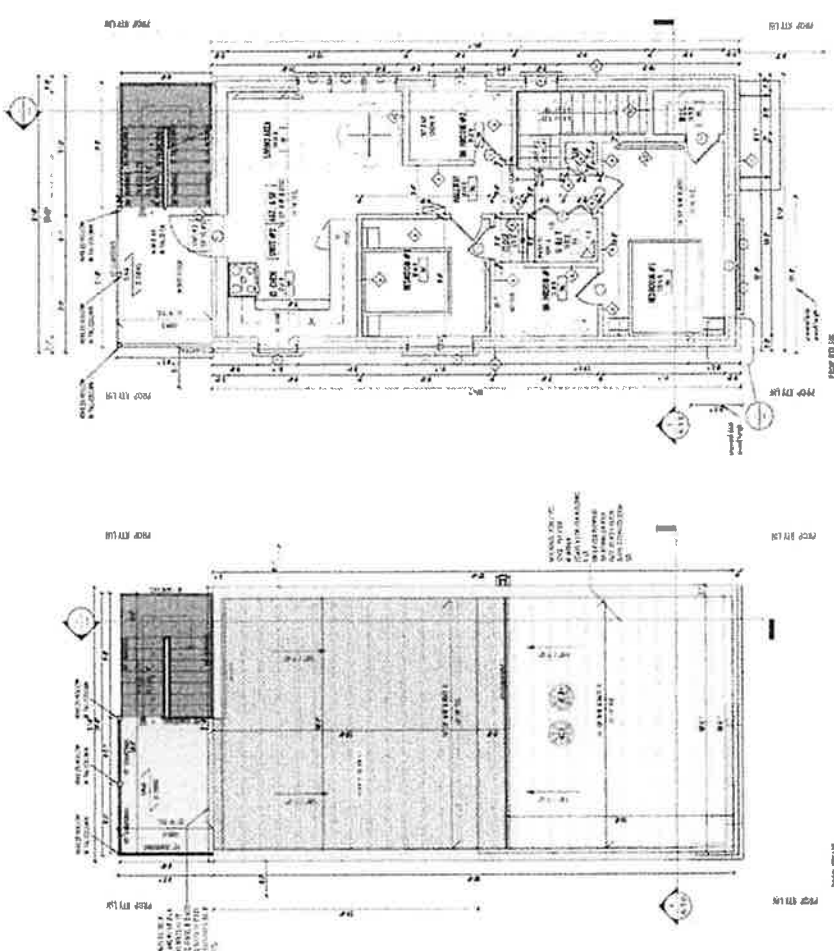
SPAN CHART FOR STIFFNESS/BOUNCE

TRUSS TYPE: **10**
 TRUSS HEIGHT: **10**
 TRUSS SPACING: **10**
 TRUSS CHORDS: **10**
 TRUSS WEBS: **10**
 TRUSS CHORDS & WEBS: **10**

SPAN CHART FOR L/400		SPAN CHART FOR L/600	
SPAN (ft)	BOUNCE (in)	SPAN (ft)	BOUNCE (in)
10	0.15	10	0.10
12	0.22	12	0.15
14	0.30	14	0.20
16	0.38	16	0.25
18	0.46	18	0.30
20	0.54	20	0.35
22	0.62	22	0.40
24	0.70	24	0.45
26	0.78	26	0.50
28	0.86	28	0.55
30	0.94	30	0.60
32	1.02	32	0.65
34	1.10	34	0.70
36	1.18	36	0.75
38	1.26	38	0.80
40	1.34	40	0.85
42	1.42	42	0.90
44	1.50	44	0.95
46	1.58	46	1.00
48	1.66	48	1.05
50	1.74	50	1.10
52	1.82	52	1.15
54	1.90	54	1.20
56	1.98	56	1.25
58	2.06	58	1.30
60	2.14	60	1.35
62	2.22	62	1.40
64	2.30	64	1.45
66	2.38	66	1.50
68	2.46	68	1.55
70	2.54	70	1.60
72	2.62	72	1.65
74	2.70	74	1.70
76	2.78	76	1.75
78	2.86	78	1.80
80	2.94	80	1.85
82	3.02	82	1.90
84	3.10	84	1.95
86	3.18	86	2.00
88	3.26	88	2.05
90	3.34	90	2.10
92	3.42	92	2.15
94	3.50	94	2.20
96	3.58	96	2.25
98	3.66	98	2.30
100	3.74	100	2.35

Notes:

- 1. ALL SPANS ARE IN FEET AND BOUNCE IS IN INCHES.
- 2. THIS CHART IS FOR TRUSSES WITH A STIFFNESS OF 1000 KIP-INCHES.
- 3. THIS CHART IS FOR TRUSSES WITH A BOUNCE OF 1/400 TO 1/600.
- 4. ALL SPANS ARE FOR TRUSSES WITH A STIFFNESS OF 1000 KIP-INCHES.
- 5. ALL SPANS ARE FOR TRUSSES WITH A BOUNCE OF 1/400 TO 1/600.



PROPOSED SECOND FLOOR PLAN
 1/4" = 1'-0"

PROPOSED ROOF PLAN
 1/4" = 1'-0"



LIC# BA007884

REGISTERED ARCHITECT
 STATE OF ILLINOIS

APPROVED FOR CONSTRUCTION
 2 STOREY 100 MASSEY
 MULTI-FAMILY BLDG W/ BRNT &
 ROOFTOP D. CO
 713 W 10TH PLAC
 CHICAGO, IL 60616



SPR 2010 CONC. W/ CONSTRUCTION
 2 STOREY 100 MASSEY
 MULTI-FAMILY BLDG W/ BRNT &
 ROOFTOP D. CO
 713 W 10TH PLAC
 CHICAGO, IL 60616

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	05/20/15
2	ISSUED FOR PERMITS	05/20/15
3	ISSUED FOR PERMITS	05/20/15
4	ISSUED FOR PERMITS	05/20/15
5	ISSUED FOR PERMITS	05/20/15
6	ISSUED FOR PERMITS	05/20/15
7	ISSUED FOR PERMITS	05/20/15
8	ISSUED FOR PERMITS	05/20/15
9	ISSUED FOR PERMITS	05/20/15
10	ISSUED FOR PERMITS	05/20/15

PROJECT NO. 15-001
 SHEET NO. A-1.1
 TOTAL SHEETS 1.1

DRAWING FOR PUBLICATION

LIC# 184-007984

REGISTERED ARCHITECT

STATE OF ILLINOIS

1100 N. LAUREL STREET

CHICAGO, ILL. 60610

PHONE: 773-334-0000

FAX: 773-334-0001

WWW: WWW.PETERSEN.COM

PROJECT: 184-007984

OWNER: [REDACTED]

DATE: 11/11/2014

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

PROJECT NO. 184-007984

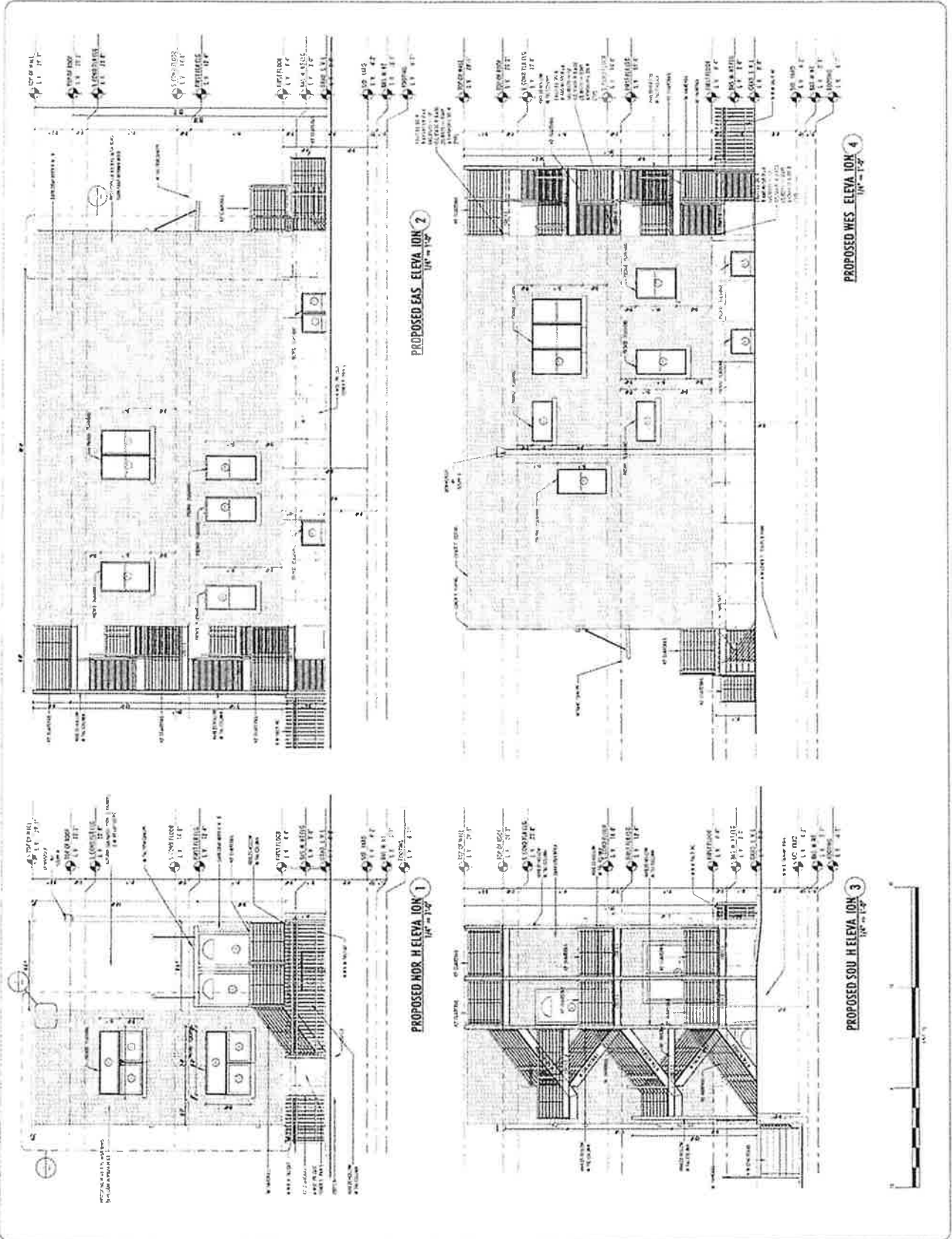
DATE: 11/11/2014

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

PROJECT NO. 184-007984

DATE: 11/11/2014

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



PROJECT NO. 184-007984

DATE: 11/11/2014

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

PROJECT NO. 184-007984

DATE: 11/11/2014

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

PROJECT NO. 184-007984

DATE: 11/11/2014

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

PROJECT NO. 184-007984

DATE: 11/11/2014

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

PROJECT NO. 184-007984

DATE: 11/11/2014

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

PROJECT NO. 184-007984

DATE: 11/11/2014

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

PROJECT NO. 184-007984

DATE: 11/11/2014

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

PROJECT NO. 184-007984

DATE: 11/11/2014

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

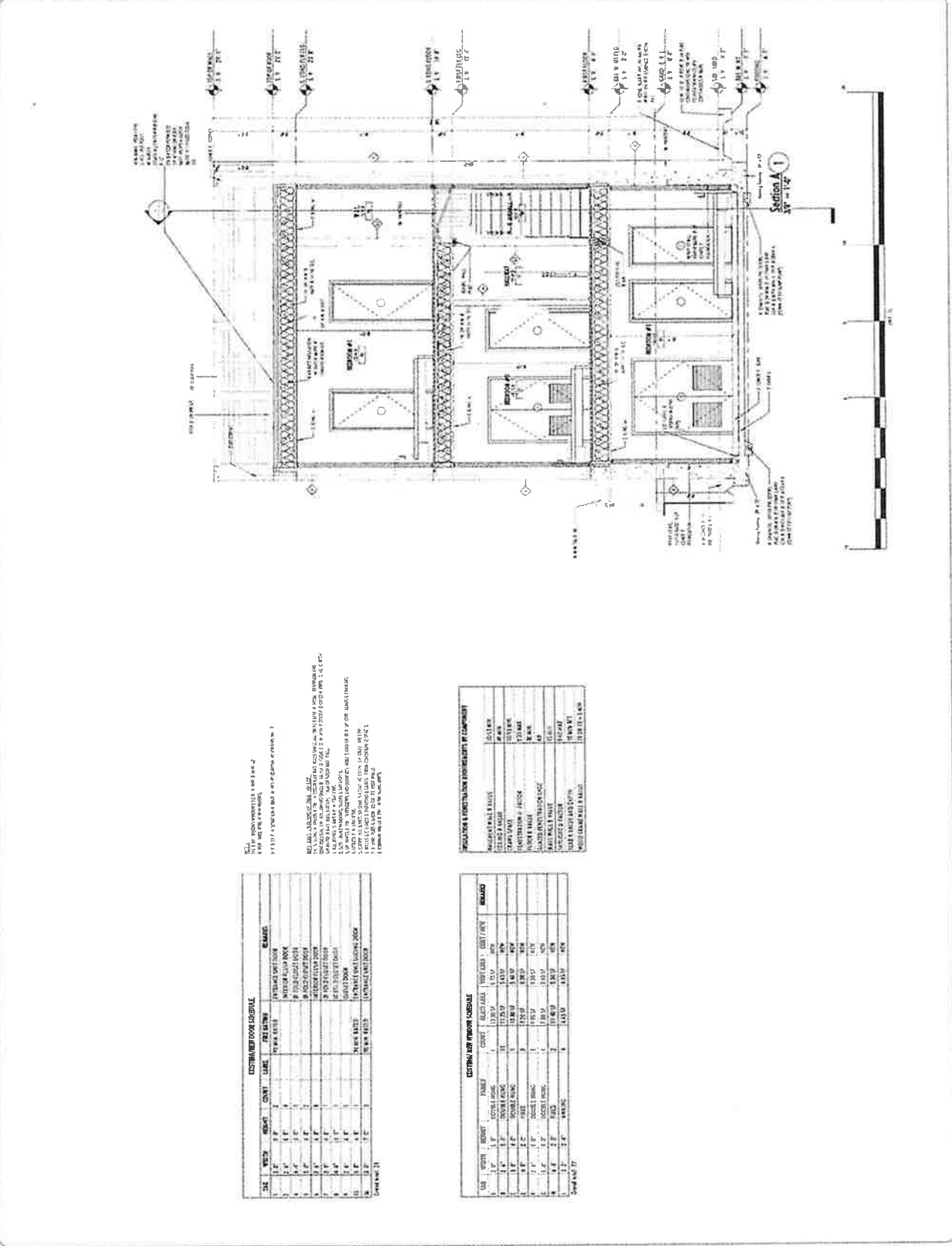
FINAL FOR PUBLICATION

LCP# 184.00798A
 PROJECT NO.
 PROJECT NAME
 PROJECT ADDRESS
 PROJECT CITY
 PROJECT STATE
 PROJECT ZIP
 PROJECT PHONE
 PROJECT FAX
 PROJECT EMAIL

ARCHITECT
 FIRM NAME
 FIRM ADDRESS
 FIRM CITY
 FIRM STATE
 FIRM ZIP
 FIRM PHONE
 FIRM FAX
 FIRM EMAIL

ENGINEER
 FIRM NAME
 FIRM ADDRESS
 FIRM CITY
 FIRM STATE
 FIRM ZIP
 FIRM PHONE
 FIRM FAX
 FIRM EMAIL

PROJECT INFORMATION
 PROJECT NO.
 PROJECT NAME
 PROJECT ADDRESS
 PROJECT CITY
 PROJECT STATE
 PROJECT ZIP
 PROJECT PHONE
 PROJECT FAX
 PROJECT EMAIL



ALL DIMENSIONS ARE IN FEET AND INCHES.
 DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 DIMENSIONS ARE GIVEN TO THE FACE UNLESS OTHERWISE NOTED.
 DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 DIMENSIONS ARE GIVEN TO THE FACE UNLESS OTHERWISE NOTED.
 DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 DIMENSIONS ARE GIVEN TO THE FACE UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	150.00	15000.00
2	STEEL	50	TON	200.00	10000.00
3	BRICK	1000	SQ YD	10.00	10000.00
4	CEMENT	200	TON	50.00	10000.00
5	AGGREGATE	500	CU YD	20.00	10000.00
6	PAINT	100	GA	100.00	10000.00
7	GLASS	50	SQ FT	200.00	10000.00
8	DOOR	10	EA	1000.00	10000.00
9	WINDOW	20	EA	500.00	10000.00
10	ROOFING	100	SQ YD	100.00	10000.00
11	MECHANICAL	50	EA	200.00	10000.00
12	ELECTRICAL	100	EA	100.00	10000.00
13	PLUMBING	50	EA	200.00	10000.00
14	INSULATION	100	SQ YD	100.00	10000.00
15	FINISH	100	SQ YD	100.00	10000.00

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	150.00	15000.00
2	STEEL	50	TON	200.00	10000.00
3	BRICK	1000	SQ YD	10.00	10000.00
4	CEMENT	200	TON	50.00	10000.00
5	AGGREGATE	500	CU YD	20.00	10000.00
6	PAINT	100	GA	100.00	10000.00
7	GLASS	50	SQ FT	200.00	10000.00
8	DOOR	10	EA	1000.00	10000.00
9	WINDOW	20	EA	500.00	10000.00
10	ROOFING	100	SQ YD	100.00	10000.00
11	MECHANICAL	50	EA	200.00	10000.00
12	ELECTRICAL	100	EA	100.00	10000.00
13	PLUMBING	50	EA	200.00	10000.00
14	INSULATION	100	SQ YD	100.00	10000.00
15	FINISH	100	SQ YD	100.00	10000.00

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	150.00	15000.00
2	STEEL	50	TON	200.00	10000.00
3	BRICK	1000	SQ YD	10.00	10000.00
4	CEMENT	200	TON	50.00	10000.00
5	AGGREGATE	500	CU YD	20.00	10000.00
6	PAINT	100	GA	100.00	10000.00
7	GLASS	50	SQ FT	200.00	10000.00
8	DOOR	10	EA	1000.00	10000.00
9	WINDOW	20	EA	500.00	10000.00
10	ROOFING	100	SQ YD	100.00	10000.00
11	MECHANICAL	50	EA	200.00	10000.00
12	ELECTRICAL	100	EA	100.00	10000.00
13	PLUMBING	50	EA	200.00	10000.00
14	INSULATION	100	SQ YD	100.00	10000.00
15	FINISH	100	SQ YD	100.00	10000.00



LI08 184.007984

48 EAST WASHINGTON • CHICAGO
 434 N. KENTON AVE
 CHICAGO, IL 60610
 PHONE // 773.284.8723
 CELL // 773.791.1894



SPR 2819 CONC. IN CONSTRUCTION
 2-STORY FRAMEWORK FOR
 MULTI-FAMILY HOUSING
 718 N. LYN ST. #406
 CHICAGO, IL 60616

Project No.		718 N. LYN ST.	
718 N. LYN ST.		CHICAGO, IL 60616	
DATE	DESCRIPTION	DATE	DESCRIPTION

SCALE: AS SHOWN
 DATE: 11/15/16
 SHEET: A-3.1
 TOTAL SHEETS: 10

