

**17-13-0303-C(1) Type 1 Narrative & Plans – 8707 + 8709 South Houston Avenue, Chicago, IL**

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 3,500 square feet

Proposed Land Use: The Applicant is seeking a zoning change on two individual zoning lots measuring 25 ft. by 140 ft. to permit the construction of two (2) new three-story multi-unit residential buildings at the Subject Property. The proposed new buildings will each consist of four (4) dwelling units, and off-street parking spaces for three (3) cars.

- (A) The Project's Floor Area Ratio: 3,822 square feet (1.09 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 875 square feet per D.U.  
(4 residential units proposed)
- (C) The amount of off-street parking: 3

\* Pursuant to Sec. 17-13-0303-D, the Applicant is seeking a variation to waive one (1) required parking space from four (4) spaces to three (3) on-site spaces.

- (D) Setbacks:
  - a. Front Setback: 20 ft
  - b. Rear Setback: 56 ft.
  - c. Side Setbacks:
    - North Side: 2 feet
    - South Side: 3 feet
- (E) Building Height: 35 feet 5 inches



LUIS A. MARTINEZ ARCHITECT  
535 N. MICHIGAN AVE.  
SUITE No. 200  
CHICAGO, IL 60611

**CONTRACT**  
THESE PLANS REPRESENT A LEGAL DOCUMENT AND SHALL BE USED FOR THE EXCLUSIVE PURPOSES OF THE PROJECT DESCRIBED HEREIN. ANY REVISIONS TO THESE PLANS SHALL BE MADE BY A SEPARATE SET OF REVISED PLANS AND SHALL BE DATED AND INITIALED BY THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OBTAINED FROM THESE PLANS THAT IS NOT INDICATED THEREON. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OBTAINED FROM THESE PLANS THAT IS NOT INDICATED THEREON. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OBTAINED FROM THESE PLANS THAT IS NOT INDICATED THEREON.



DATE: 11-30-2022

NO. DATE DESCRIPTION  
ERECT THREE STORY  
4 UNIT FRAME RESIDENCE  
W/BRICK FACE  
AS PER PLANS

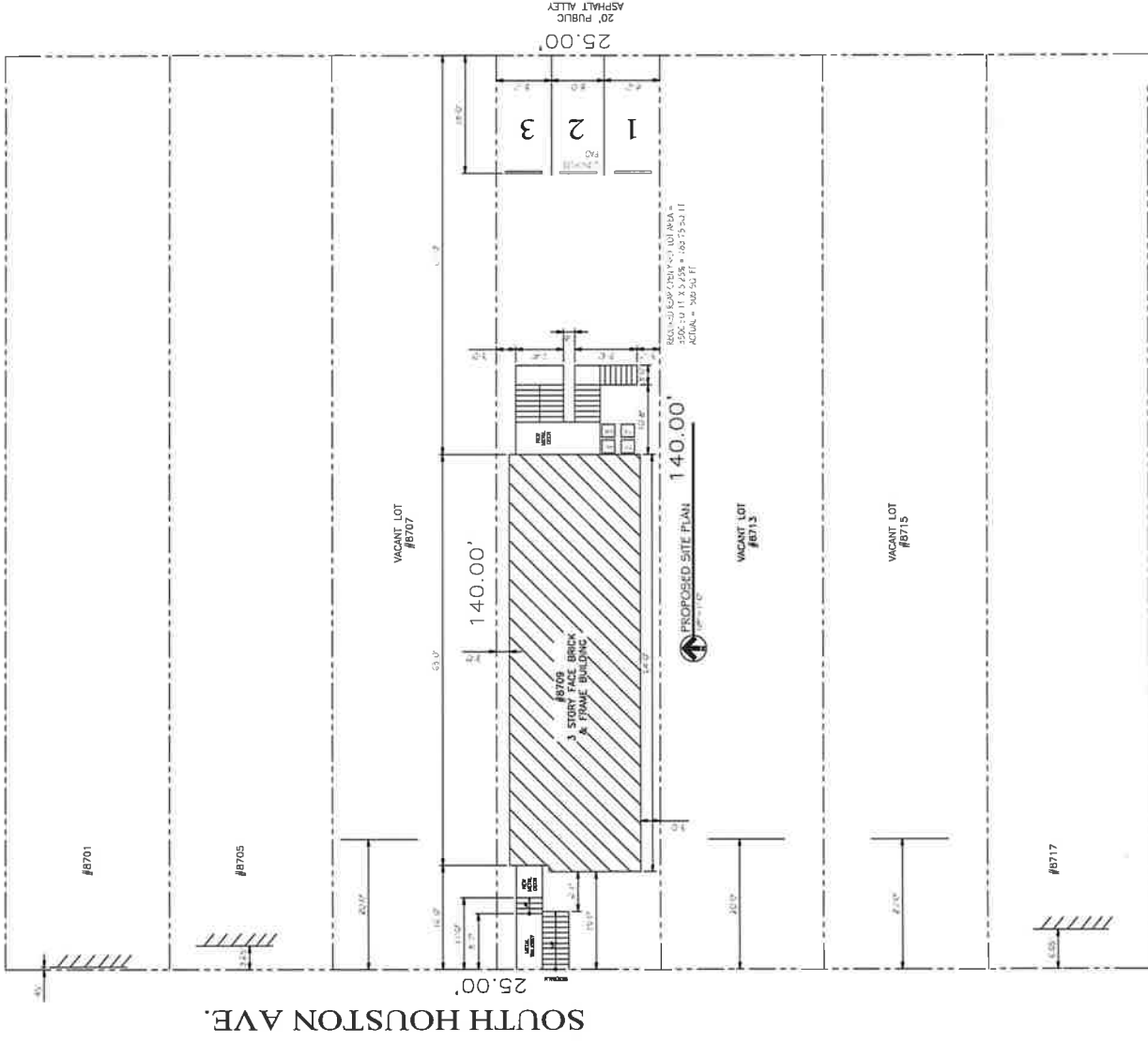
8705 S. HOUSTON AVE.  
CHICAGO ILLINOIS 60617

PROPOSED SITE PLAN

LJ047-23

A-0.1

Project Number:



25.00' PUBLIC ASPHALT ALLEY

NOTE: ALL DIMENSIONS TO EXISTING BUILDING ELEMENTS ARE APPROXIMATE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD

CITY OF CHICAGO - STAFF



**LUIS A. MARTINEZ ARCHITECT**  
 535 N. MICHIGAN AVE.  
 SUITE No. 200  
 CHICAGO, IL 60611

LOG AND DATE: THESE DRAWINGS ARE THE PROPERTY OF LUIS A. MARTINEZ ARCHITECT. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LUIS A. MARTINEZ ARCHITECT. THESE DRAWINGS HAVE BEEN REPRODUCED AS A SERVICE TO THE CLIENT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE. THE ARCHITECT ASSUMES NO LIABILITY FOR THE RESULTS OF ANY CONSTRUCTION NOT SHOWN ON THESE DRAWINGS.



No.	DATE	DESCRIPTION

**ERECT THREE STORY  
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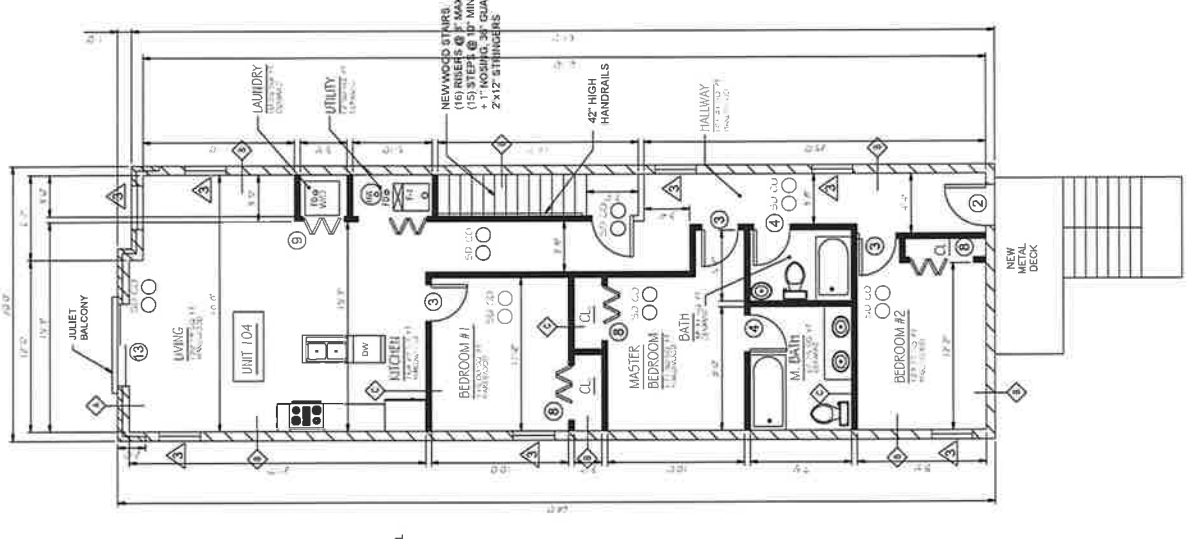
8709 S. HOUSTON AVE.  
 CHICAGO, ILLINOIS 60617

PROPOSED PLAN

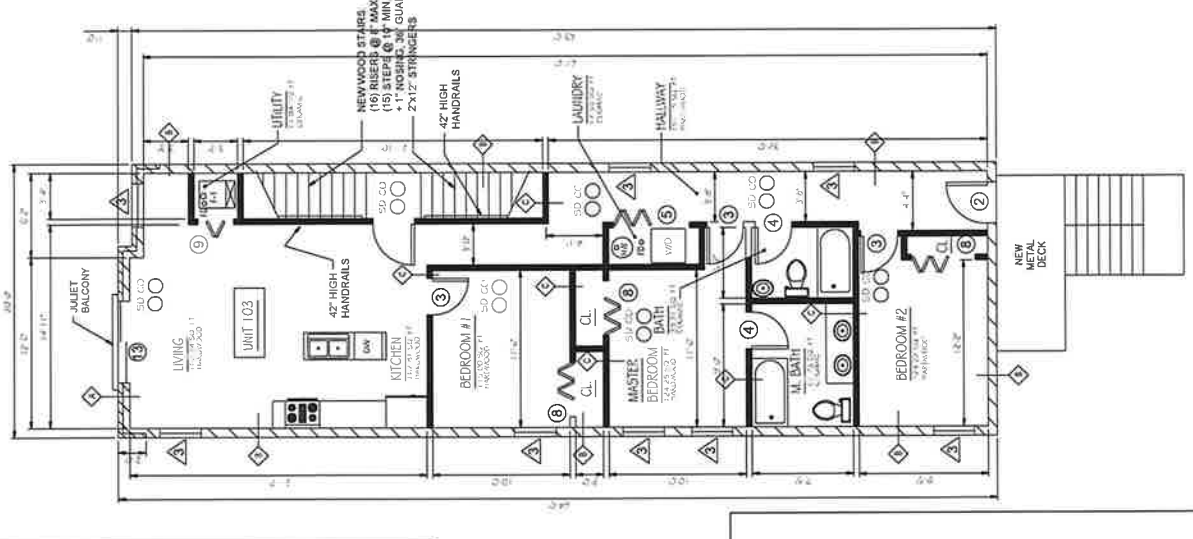
LJ047-23

Project Number:

A-2.1



3 Third Floor Plan



4 Second Floor Plan

- GENERAL NOTES:**
1. INSTALL SMOKE/CARBON MONOXIDE DETECTORS 18"-0" MAX. FROM ALL SLEEPING ROOMS & ALL BEDROOMS.
  2. PROVIDE FIRE RATED GLASS DOOR TO BALCONY FOR UNIT 103.
  3. PROVIDE FIRE RATED GLASS DOOR TO BALCONY FOR UNIT 102.
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  101. PROVIDE FIRE RATED GLASS DOOR TO BALCONY FOR UNIT 5.
  102. PROVIDE FIRE RATED GLASS DOOR TO BALCONY FOR UNIT 4.
  103. PROVIDE FIRE RATED GLASS DOOR TO BALCONY FOR UNIT 3.
  104. PROVIDE FIRE RATED GLASS DOOR TO BALCONY FOR UNIT 2.
  105. PROVIDE FIRE RATED GLASS DOOR TO BALCONY FOR UNIT 1.

LEGEND	
	MASSIVE VENTILATION WALL
	1" AIR SPACE THICK BUILUP WRAP, 1/2" FELT, 5/8" SWEATING GALV. METAL & HORIZ. FASTENERS 2" ON 24" WOODS STUDS @ 16" O.C. R-21 BATT. INSULATION, VAPOR BARRIER 5/8" GYP. BD.
	1" MIN. STUCCO OVER 1" FIBER GLASS INSULATION @ 16" O.C. W/ 1" AIR SPACE THICK BUILUP WRAP, 1/2" FELT, 5/8" SWEATING GALV. METAL & HORIZ. FASTENERS 2" ON 24" WOODS STUDS @ 16" O.C. R-21 BATT. INSULATION, VAPOR BARRIER 5/8" GYP. BD.
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NOTE: ALL DIMENSIONS TO EXISTING BUILDING ELEMENTS ARE APPROXIMATE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD

**LAM**  
ARCHITECT  
LUIS A. MARTINEZ  
538 N. MICHIGAN AVE.  
SUITE No. 200  
CHICAGO, IL 60611

EXPIRES: 11-30-2022  
LUS A. MARTINEZ  
001-014535  
SITE OF



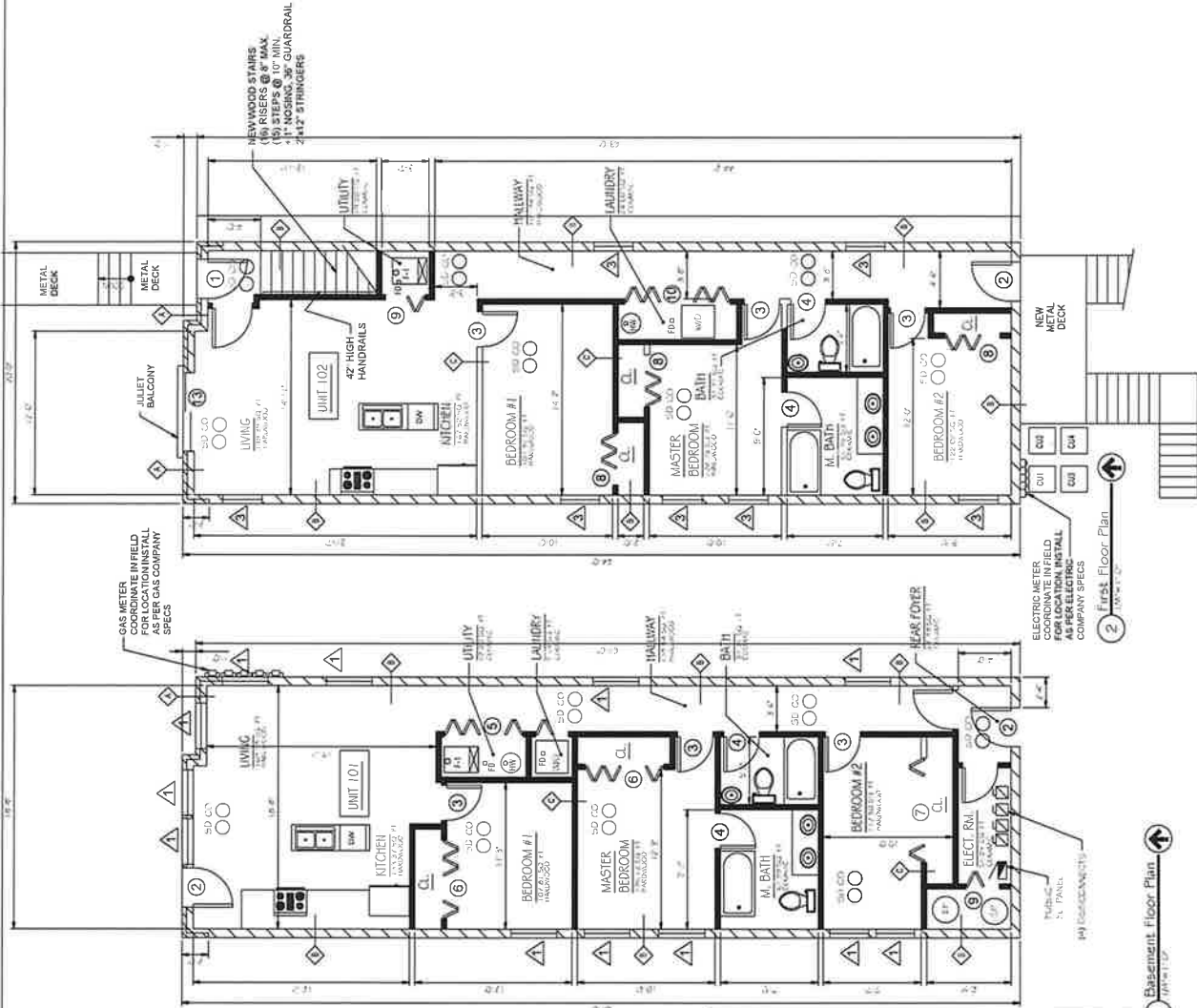
ERECT THREE STORY  
4 UNIT FRAME RESIDENCE  
WIRICK FACE  
AS PER PLANS

PROPOSED PLAN  
#709 S. HOUSTON AVE.  
CHICAGO ILLINOIS 60617

LJ047-23

**A-2**

Project Number:



**GENERAL NOTES:**

1. INSTALL SMOKE CARBON MONOXIDE DETECTORS 15'-0" MAX. FROM ALL SLEEPING ROOMS & ALL BEDROOMS.
2. MAX. HANGING ALLOWED IN ALL BEDROOMS.
3. 1" PVC CEILING FLEXIBLE CONDENSATE DRAINAGE.
4. PROVIDE GAS METER WITH PER GAS COMPANY SPECIFICATIONS.
5. PROVIDE GAS METER OR WATER SERVICE SELECTION.
6. STONE COUNTER A WOOD BASE CABINETS PER OWNER SELECTION.
7. TILED BACKSPLASH PER OWNER SELECTION.
8. PROVIDE 1" MIN. FILLER PANEL @ WALLS.
9. PROVIDE FINISHED PANEL AT ALL EXPOSED CABINETS.
10. COORDINATE IN FIELD FOR EXACT LOCATION OF EXIST. GAS METERS.
11. COORDINATE IN FIELD FOR EXACT LOCATION OF EXIST. GAS METER.
12. INSTALL EXHAUST DUCT VENT TO EXTERIOR FOR MICROWAVE FAN.
13. INSTALL GARAGE DISPOSAL AT SINKS.

**UTILITY ROOMS:**

1. INSTALL GAS LINE FOR FURNACE.
2. TIE FLOOR AT MECH AND UTILITY ROOMS.
3. PROVIDE 1" MIN. FILLER PANEL @ WALLS.
4. PROVIDE 1" MIN. FILLER PANEL @ WALLS.
5. PROVIDE 1" MIN. FILLER PANEL @ WALLS.
6. PROVIDE FINISHED PANEL AT ALL EXPOSED CABINETS.
7. FOR NEW APPLIANCES AND HOT WATER TANKS.
8. PROVIDE GAS SERVICE SELECTION.
9. PROVIDE WATER SERVICE SELECTION.
10. PROVIDE FINISHED PANEL AT ALL EXPOSED CABINETS.

**BATHROOMS/ENCLAVES:**

1. WOOD VANITY & STONE TOP FINISH PER OWNER SELECTION.
2. PROVIDE 1" MIN. FILLER PANEL @ WALLS.
3. PROVIDE FINISHED PANEL AT ALL EXPOSED CABINETS.
4. PROVIDE GAS SERVICE SELECTION.
5. PROVIDE WATER SERVICE SELECTION.
6. PROVIDE FINISHED PANEL AT ALL EXPOSED CABINETS.
7. PROVIDE GAS SERVICE SELECTION.
8. PROVIDE WATER SERVICE SELECTION.
9. PROVIDE FINISHED PANEL AT ALL EXPOSED CABINETS.
10. PROVIDE GAS SERVICE SELECTION.
11. PROVIDE WATER SERVICE SELECTION.

**LEGEND**

MASONRY VERTICAL WALL  
1" AIR SPACELT PHOTO BUILDING WRAP  
1/2" FELT, 5/8" SHEATHING CALV. METAL  
M. SHIMMER PAPER, 5/8" SHEATHING CALV. METAL  
M. SHIMMER PAPER, 5/8" SHEATHING CALV. METAL  
M. SHIMMER PAPER, 5/8" SHEATHING CALV. METAL  
INSULATION W/ VAPOUR BARRIER  
5/8" O.P. BD.

VNLT SLING OVER 1" DUE...  
INSULATION W/ VAPOUR BARRIER  
5/8" O.P. BD.

5/8" O.P. BD. @ 5' O.C. W/  
5/8" TYPE X O.P. BD. ON INTERIOR  
5/8" TYPE X O.P. BD. ON INTERIOR  
PROVIDE CORNER SWAY BRACING  
W/ 1/4" WOOD STRAP AT 45° ANGLE  
UL #4316 (1 HR WALL)  
INTERIOR PARTITIONS  
5/8" O.P. BD. @ 5' O.C. W/  
5/8" O.P. BD. @ 5' O.C. W/

NOTE: ALL DIMENSIONS TO EXISTING BUILDING ELEMENTS ARE APPROXIMATE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD

CITY OF CHICAGO - 31MM



535 N. MICHIGAN AVE.  
SUITE No. 200  
CHICAGO, IL 60611

661-10048  
THIS CONTRACT IS SUBJECT TO THE ORDINANCES AND REGULATIONS OF THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

ARCHITECTURAL STAMP



EXP. DATE 11-30-2022

NO.	DATE	DESCRIPTION

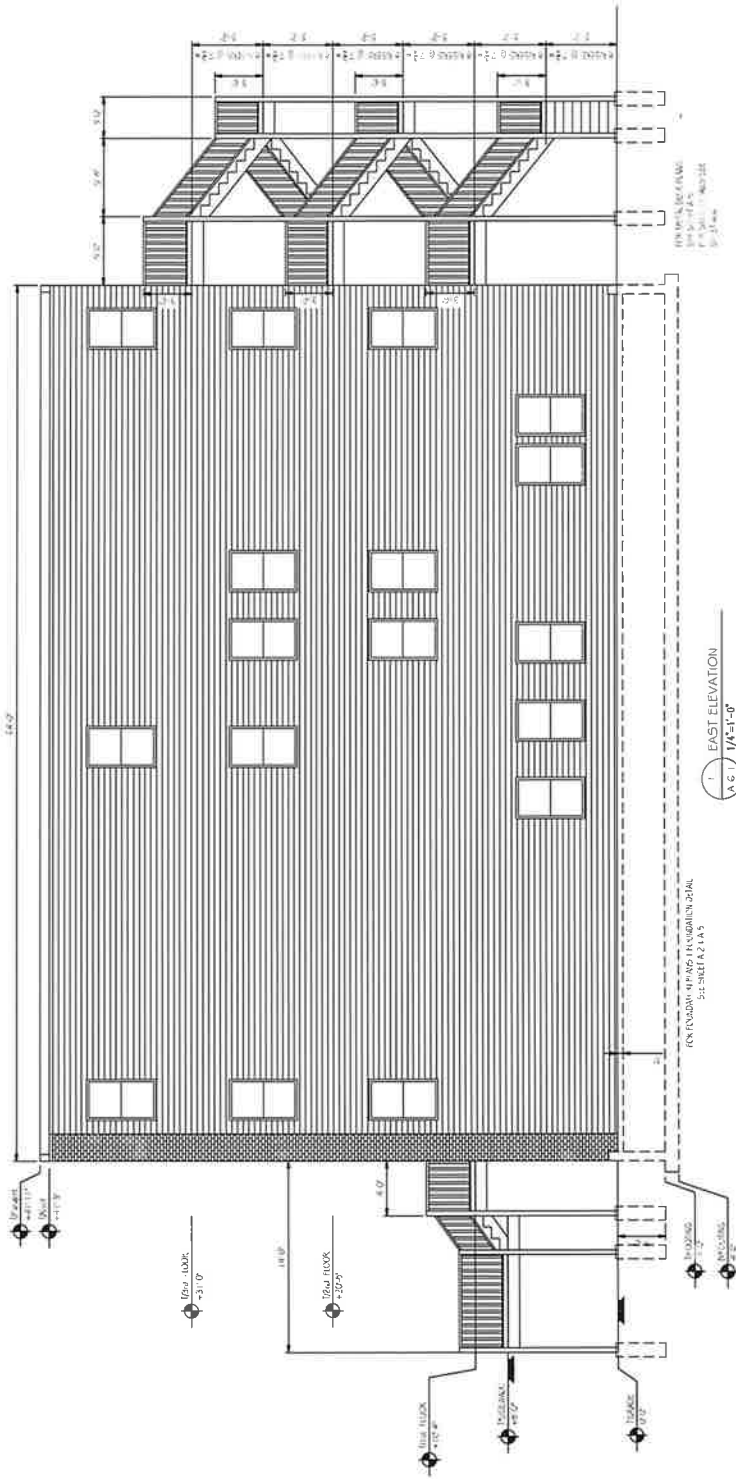
8409 S. HOUSTON AVE.  
CHICAGO ILLINOIS 60617

ELEVATIONS

LJ047-23

A-6.1

Project Number:



1-1 EAST ELEVATION  
A 6.1 / 1/4"=1'-0"

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CITY OF CHICAGO - STAMP



535 N. MICHIGAN AVE.  
SUITE No. 200  
CHICAGO, IL 60611

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DATE: 11-30-2023

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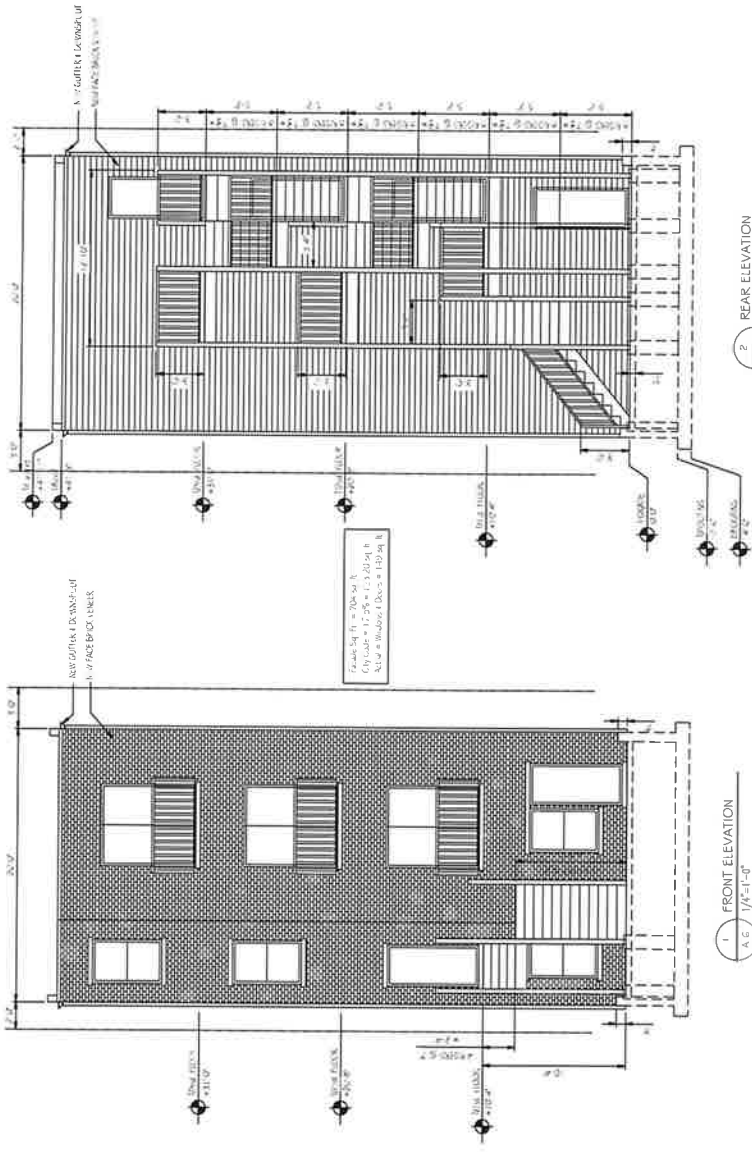
**ERECT THREE STORY  
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AS PER PLANS**

8709 S. HURON AVE.  
CHICAGO, ILLINOIS 60617

**A-6**

Project Number:  
LJ047-23

ELEVATIONS



1 FRONT ELEVATION  
A 5 / 1/8"=1'-0"  
FOR DIMENSIONS SEE FOUNDATION DETAIL  
SEE SHEET A 2 & 3

2 REAR ELEVATION  
A 5 / 1/8"=1'-0"  
FOR DIMENSIONS SEE FOUNDATION DETAIL  
SEE SHEET A 2 & 3

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