NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2009 South Loomis Street

The Project

The subject property is improved with a two-story single-family home and two car garage. The height of the existing building is approximately 23.0'.

Antonio Vargas (the "Applicant") The Applicant seeks to rezone the subject property to construct a new four-story residential building with four dwelling units, four bicycle spaces, and three surface parking spaces. The zoning height of the proposed building will be 31'-5.5". The Applicant will seek to reduce one parking space under the Equitable Transit Served 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 an RM-5 Residential Multi-Unit District. This change of zoning classification is being sought through a Type I rezoning process of the Zoning Ordinance. In addition, the property sits in an Equitable Transit Served Location per the Chicago Zoning Ordinance and is approximately 2,400.' from the CTA Pink Line 18th Street Station and several other ETOD CTA Bus Corridors.

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

Lot Area:	2,725 square feet	
FAR:	1.43	
Floor Area:	3,900 square feet	
Residential Dwelling Units:	4	
MLA Density:	681.25 square feet	
Height:	31'-5.5"	
Bicycle Parking:	4	
Automobile Parking:	3*	
Setbacks (proposed):	Front (Loomis Street):	7.83'
	North:	3.00'
	South:	2.00'
	East (rear):	29.43'**

A set of plans is attached.
* The property sits in an Equitable Transit Served Location per the Chicago Zoning Ordinance and is approximately 2,400.' from the CTA Pink Line 18th Street Station and several other ETOD CTA Bus Corridors.

** The rear setback requires variation relief

* * *The Applicant will comply with section 17-2-0301-C only if such provisions are determined applicable

GENERAL NOTES:

PROJECT ADDRESS:

SCOPE OF WORK:

SHEET INDEX:

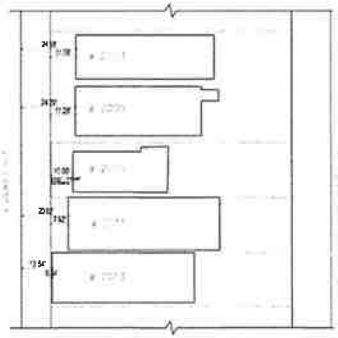
ZONING STATISTICS:

LIMIT OF WARRANTY OF ARCHITECT'S/ENGINEER'S WORK PRODUCT:

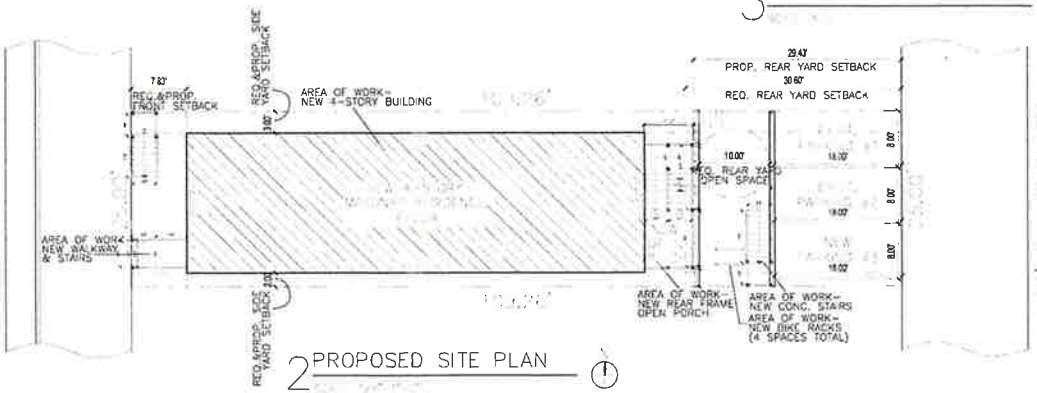
COORDINATION AND SUBSTITUTION

NOTE:

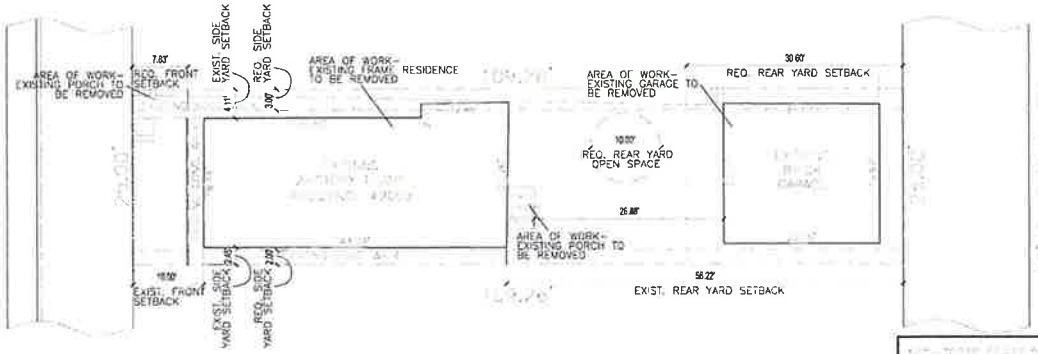
LIABILITY INSURANCE:



3 BLOCK PLAN



2 PROPOSED SITE PLAN



1 EXISTING SITE PLAN

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CARLOS PIÑA

CS1.0

DEMOLITION NOTES

1 SEE DOCUMENTS PREPARED BY STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERS AND ALL OTHER CONSULTANTS FOR ADDITIONAL DEMOLITION WORK, INCLUDING BUT NOT LIMITED TO DEMOLITION OF STRUCTURE, HEATING, VENTILATING, AIR CONDITIONING, ELECTRICAL, VOICE/DATA, PLUMBING, AND OTHER MATERIALS AND SYSTEMS COORDINATE DEMOLITION OF ALL TRADES

2 ALL ITEMS THAT ARE NOT INDICATED TO BE REMOVED (INCLUDING ITEMS TO BE SALVAGED), SHALL BE CAREFULLY PROTECTED FROM DAMAGE DURING DEMOLITION, AND CAUTION SHALL BE USED TO ELIMINATE THE POSSIBILITY OF DAMAGE TO SUCH ITEMS DAMAGE TO EXISTING ITEMS OR SURFACES THAT REMAIN, SHALL BE REFINISHED, REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AND ARCHITECT AT NO ADDITIONAL COST

3 ALL ITEMS OF EXISTING EQUIPMENT, MATERIALS, FIXTURES, ETC , SHALL REMAIN THE PROPERTY OF THE TENANT ALL SALVAGED AND/OR REUSABLE ITEMS SALVAGED DURING DEMOLITION OPERATIONS SHALL BE REMOVED AND RETAINED FOR LATER REINSTALLATION ITEMS INSPECTED AND REJECTED BY THE OWNER OR DESIGNER SHALL BE DISPOSED OF BY THE CONTRACTOR

4 WHERE DEMOLITION AND/OR REMOVAL OF EXISTING CONSTRUCTION IS INDICATED, IT IS INTENDED TO SHOW THE GENERAL NATURE OF EXISTING CONDITIONS AND EXTENT OF WORK IT IS NOT TO BE CONSIDERED A RECORD DRAWING OF EXISTING CONDITIONS

5 THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED CONDITIONS EXISTING AT THE TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY THE OWNER INSOFAR AS PRACTICABLE HOWEVER, VARIATIONS WITHIN THE STRUCTURE MAY OCCUR BY THE OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO THE START OF DEMOLITION WORK THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE CONDITIONS PRIOR TO AND DURING THE PROGRESS OF THE WORK

6 THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF METHODS AND OPERATIONS FOR ALL DEMOLITION AND REMOVAL WORK FOR THE OWNER'S INFORMATION THE SCHEDULE SHALL INDICATE COORDINATION REQUIRED WITH THE BUILDING MANAGEMENT AND ALL TRADES, INCLUDING SHUTOFF, CAPPING OR REROUTING OF UTILITIES, AND THE CONSTRUCTION OF ANY TEMPORARY UTILITY LINES AND PROTECTIVE MEASURES

7 PRIOR TO DEMOLITION AND BEFORE SUBMISSION OF PROPOSED METHODS AND SEQUENCE OF OPERATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FOR REFERENCE ANY EXISTING RECORD DRAWINGS AND FOR CONDUCTING APPROPRIATE FIELD TESTING TO DETERMINE THE NATURE OF THE WORK TO BE REMOVED

8 THE CONTRACTOR SHALL DISCONNECT OR SHUT OFF AND CAP ALL MECHANICAL, ELECTRICAL AND PLUMBING SERVICES TO ALL AREAS WHERE WORK IS TO BE REMOVED OR RELOCATED REMOVE ALL HVAC AND PLUMBING EQUIPMENT AND RELATED DUCTWORK, AND PIPING IN ALL AREAS WHERE WORK IS TO BE PERFORMED RETURN ALL ITEMS AS REQUIRED BY THE OWNER AND/OR BUILDING MANAGEMENT

9 PROVIDE TEMPORARY AND PERMANENT SUPPORT AS NECESSARY TO MAINTAIN THE INTEGRITY OF ADJACENT AND EXISTING STRUCTURES THIS INCLUDES, BUT IS NOT LIMITED TO PROVIDING SUPPORT BRACING, FRAMING, LINTELS, BEAMS AND/OR COLUMNS AS REQUIRED FOR SUPPORT OF PARTITIONS, BEARING WALLS, WALL OPENINGS, FLOOR OPENINGS, AND/OR BUILDING STRUCTURE

10 PROVIDE CLEAN AND STRAIGHT CUT BETWEEN EXISTING AREAS TO REMAIN AND EXISTING AREAS TO BE DEMOLISHED

11 DEMOLITION WORK SHALL BE CARRIED OUT IN A CAREFUL AND ORDERLY MANNER AND IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS SET FORTH BY STATE AND LOCAL AUTHORITIES CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO PERSONS AND PROPERTY WITHIN THE BUILDING

12 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY BRACING OF ALL WALLS AS REQUIRED DURING DEMOLITION AND CONSTRUCTION

13 THE CONTRACTOR SHALL COMPLY WITH ALL STATE & COUNTY, DEPARTMENT OF HEALTH STANDARDS DURING DEMOLITION OPERATIONS

14 EXISTING WALLS AND CEILINGS SCHEDULED TO REMAIN THAT ARE DISTURBED DURING DEMOLITION SHALL BE PATCHED AND REPAIRED AS REQUIRED TO ACCEPT NEW CONDITIONS SURROUNDING SURFACES AND MATERIALS THAT CAN NOT BE REPAIRED SHALL BE REPLACED WITH NEW MATERIALS

15 CONTRACTOR SHALL PATCH AND REPAIR ALL FLOOR SURFACES AS MAY BE REQUIRED AT AREAS OF EXISTING WALLS OR FLOORING SCHEDULED TO BE REMOVED

16 CONTRACTOR SHALL REMOVE PORTIONS OF EXISTING CONCRETE FLOOR SLAB AS MAY BE REQUIRED FOR INSTALLATION OF NEW UNDER SLAB SANITARY WASTE AND VENT PIPING BACKFILL AND PATCH FLOOR SURFACES AS REQUIRED TO CREATE A SMOOTH CONTINUOUS FLOOR FINISH, LEVEL WITH EXISTING ADJACENT FLOOR SURFACES

17 ALL MATERIAL SCHEDULED FOR REMOVAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A PROPER MANNER

18 IT IS THE INTENTION THAT UPON COMPLETION OF DEMOLITION THE BUILDING BE FREE AND CLEAR OF ALL STRUCTURE AND FINISHES NOT SCHEDULED TO BE REUSED IN THE NEW DESIGN THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY AND ALL ITEMS AS REQUIRED TO ACHIEVE SUCH A STATE

19 THE CONTRACTOR SHALL CONSULT WITH THE OWNER FOR THE DISPOSITION OF ALL ITEMS NOT SCHEDULED FOR RE-USE

20 THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL ITEMS TO BE SAVED HAVE BEEN ADEQUATELY PROTECTED TAKE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGING THOSE ITEMS WHICH HAVE BEEN SPECIFIED BY THE OWNER TO BE SALVAGED, STOCKPILED

21 IT IS THE INTENTION THAT ALL FLOOR DRAINS AND FLOOR CLEANOUTS REMAIN IN PLACE UNLESS NOTED OTHERWISE ON THE PLANS REMOVE GRATES AND/OR COVERS AS REQUIRED FOR CLEANING AND REPLACEMENT

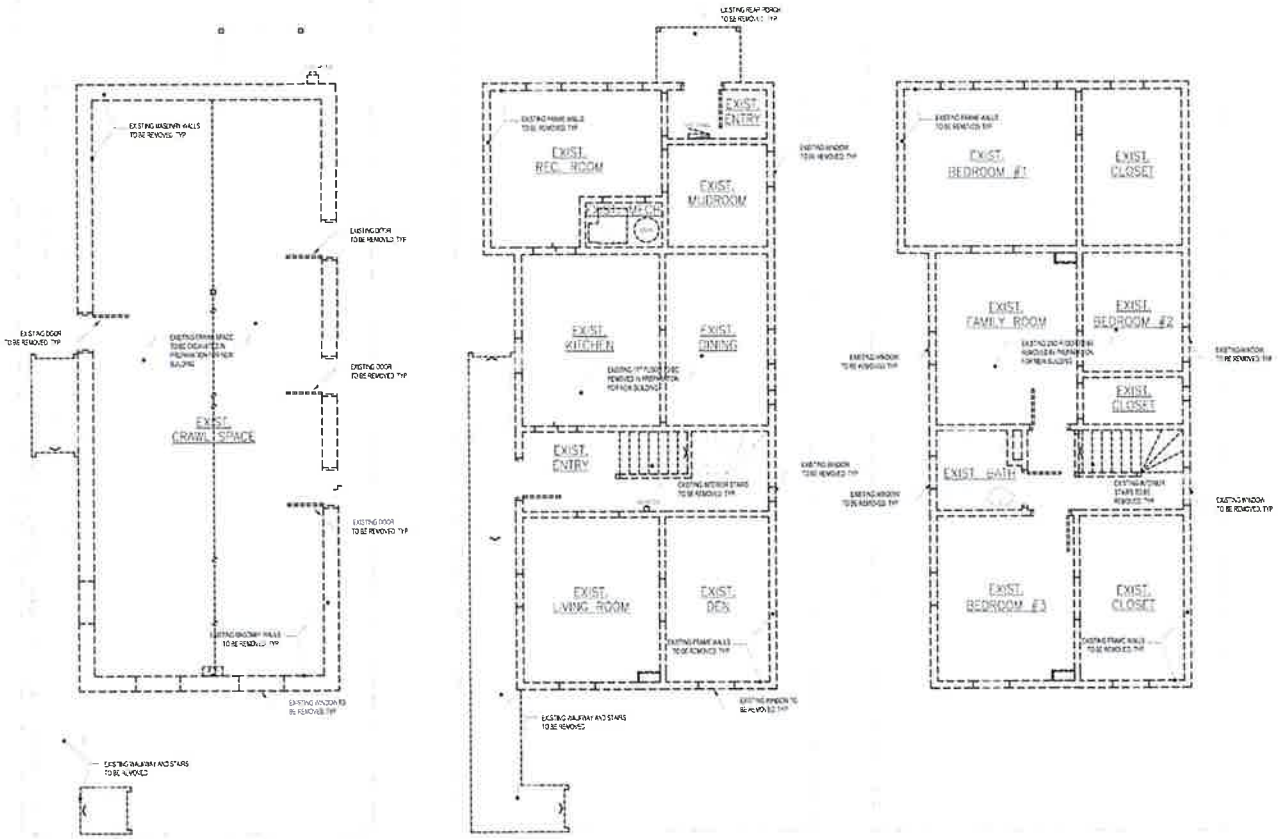
22 CONTRACTOR TO SHORE STRUCTURE PRIOR TO DEMOLITION OF WALL AND MAINTAIN SHORING IN PLACE UNTIL NEW SUPPORTS ARE INSTALLED

DEMO KEY NOTES:

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

NOT IN CONTRACT



1 EXISTING BASEMENT

2 EXISTING 1ST FLOOR

3 EXISTING 2ND FLOOR

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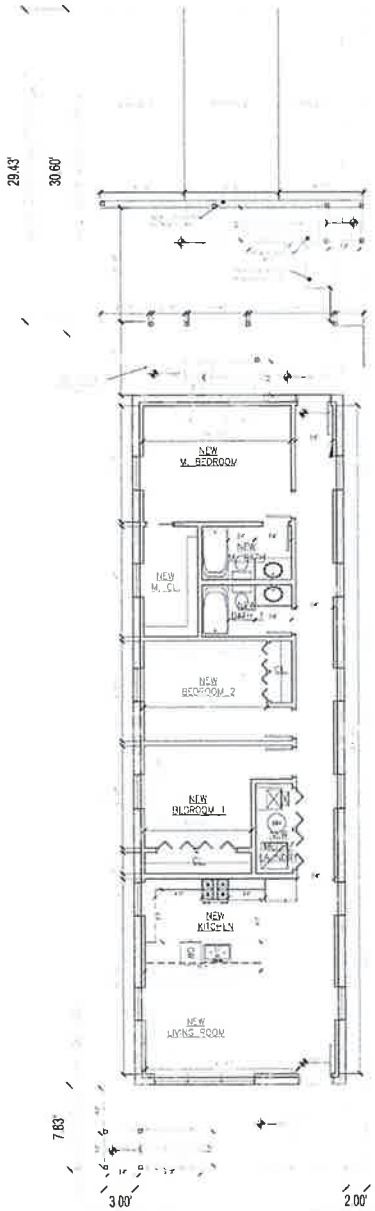
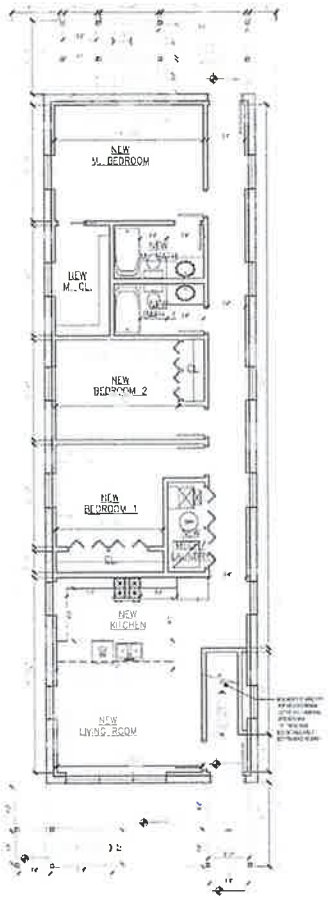
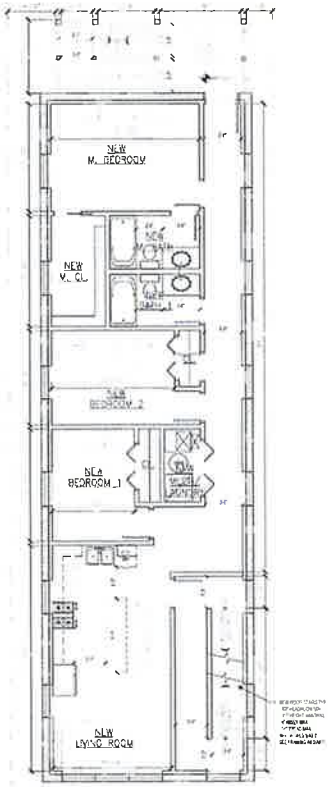


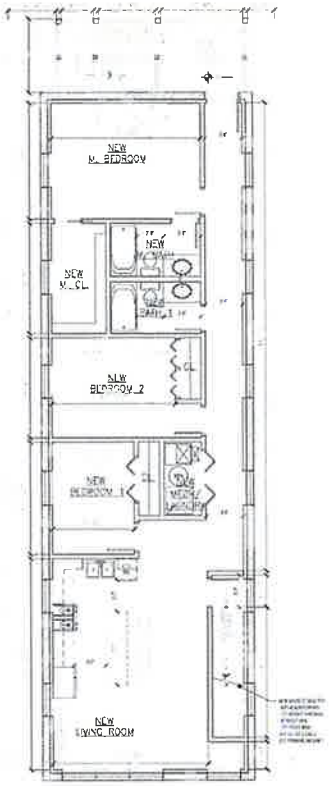
1 PROPOSED BASEMENT PLAN



2 PROPOSED FIRST FLOOR PLAN



3 PROPOSED SECOND FLOOR PLAN



4 PROPOSED THIRD FLOOR PLAN

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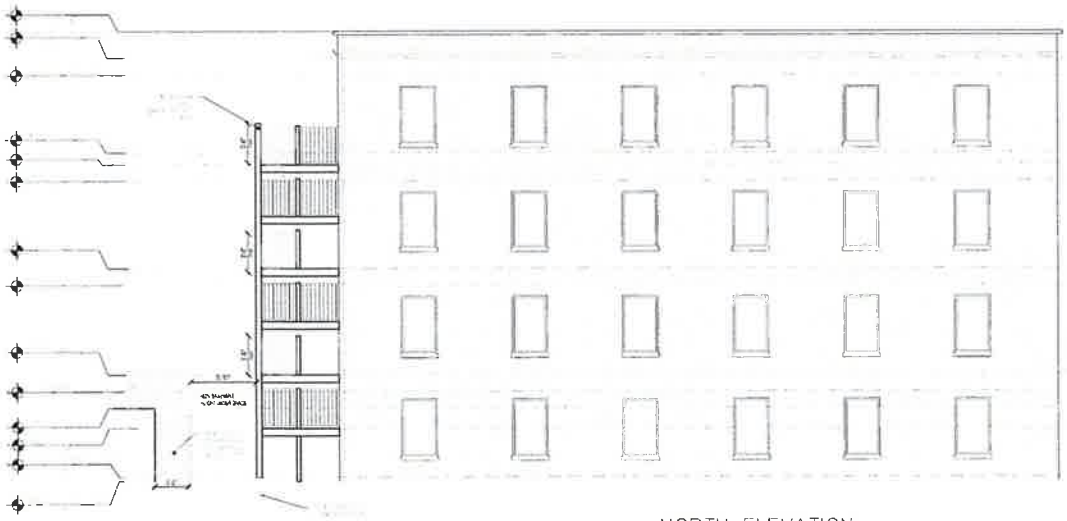
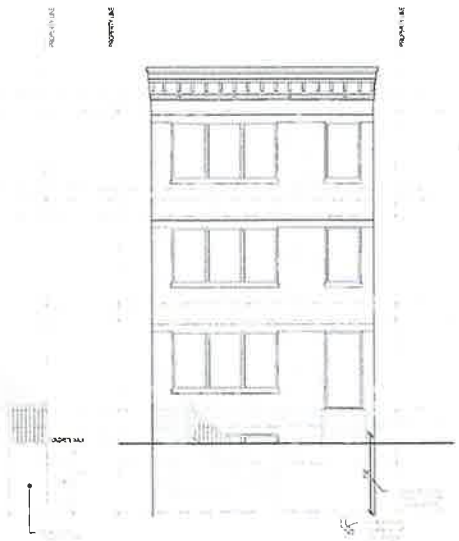
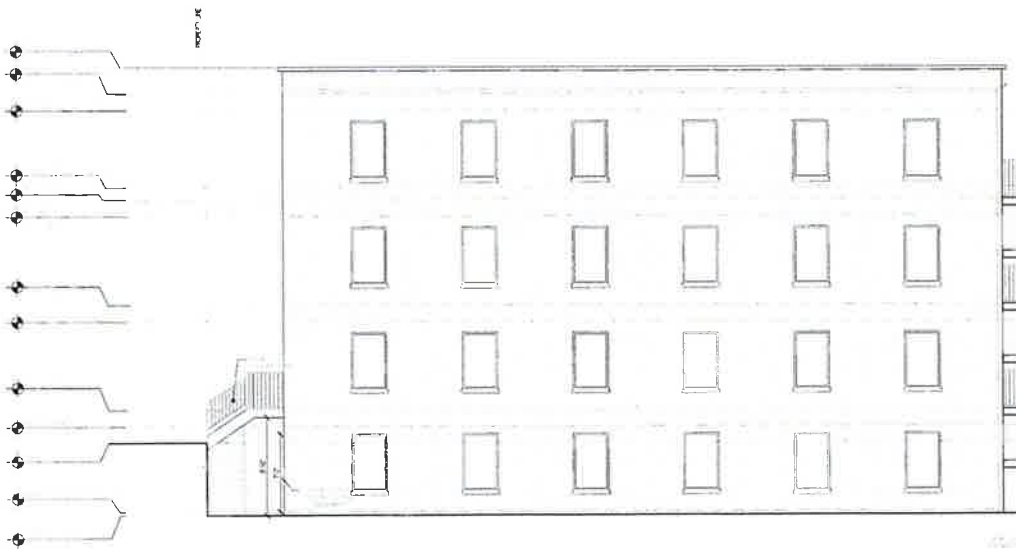


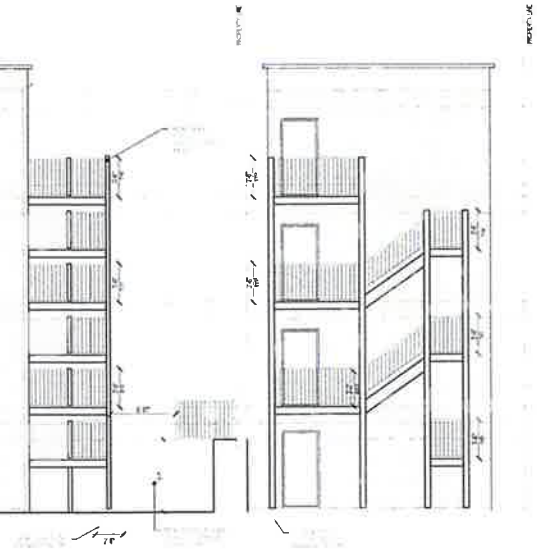
1 NORTH ELEVATION



2 FRONT ELEVATION



3 SOUTH ELEVATION



4 REAR ELEVATION

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