

**17-13-0303-C(1) Type 1 Narrative & Plans – 8719 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 to permit the construction of a new three-story four (4) unit residential building at the Subject Property. The Applicant is also seeking a variation as per the Chicago Zoning Code, Section 17-13-0303-D, to reduce one (1) required off-street parking space from four (4) spaces to three (3) on-site spaces to serve the proposed residential building.

(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**  
**LAM ARCHITECT**  
 535 N. MICHIGAN AVE.  
 SUITE NO. 200  
 CHICAGO, IL 60611

**COPYNOTES:**  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES, AND THE DEPARTMENT OF PUBLIC WORKS (DPW) REQUIREMENTS. ALL UTILITIES SHALL BE SHOWN AND PROTECTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.  
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF PUBLIC WORKS (DPW).  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF PUBLIC WORKS (DPW).  
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EXP. DATE 11-30-2023

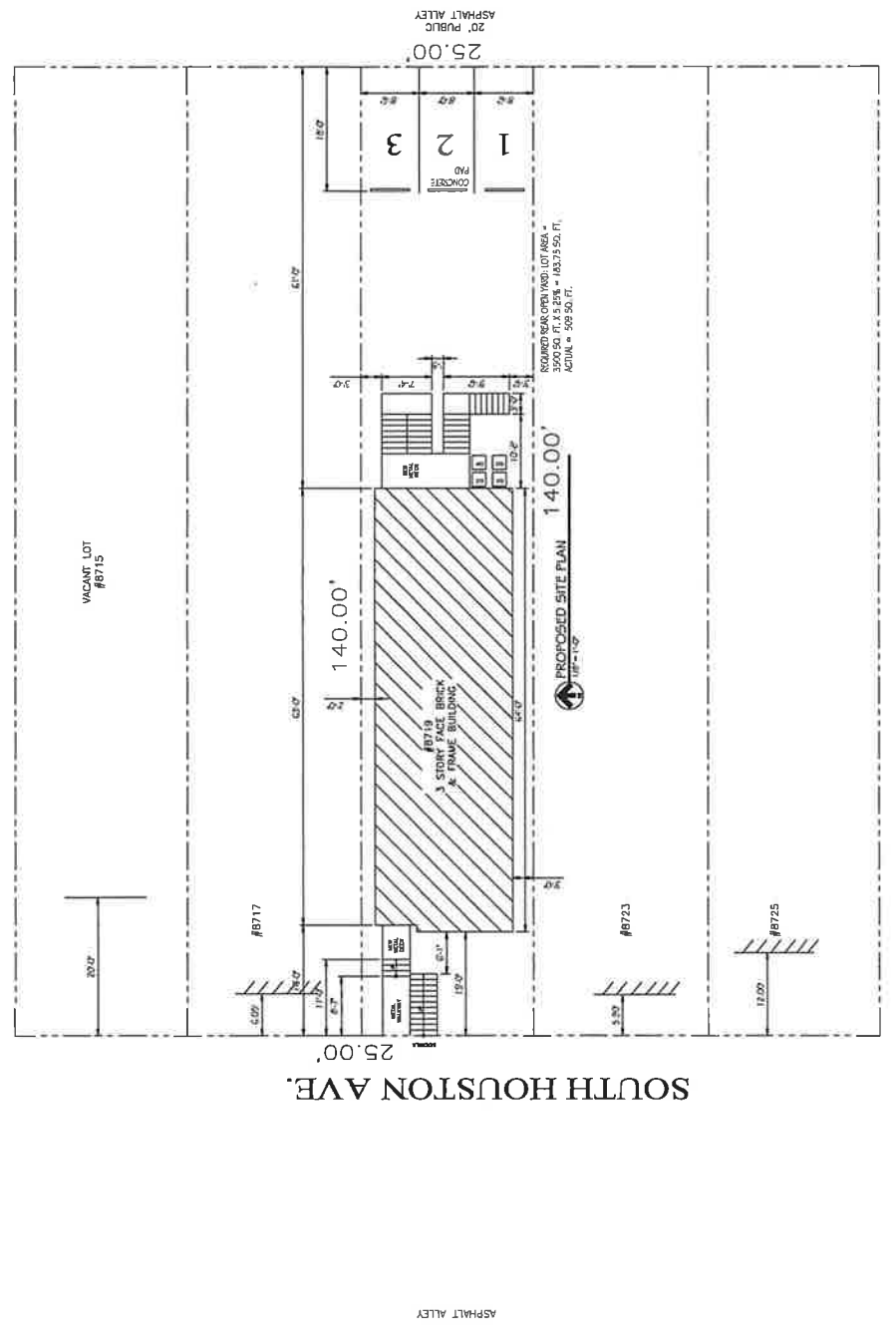
NO.	DATE	DESCRIPTION

**ERECT THREE STORY  
 4 UNIT FRAME RESIDENCE  
 W/BRICK FACE  
 AS PER PLANS**

8116 S. HOUSTON AVE.  
 CHICAGO, ILLINOIS 60617

**PROPOSED SITE PLAN**

LJ047-23  
 Project Number: **A-0.1**



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

OFFICE OF CHICAGO - 81454



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

**LAM ARCHITECT**  
LUIA A. MARTINEZ  
STATE OF ILLINOIS  
001-01-40335  
EXP. DATE 11-30-2022

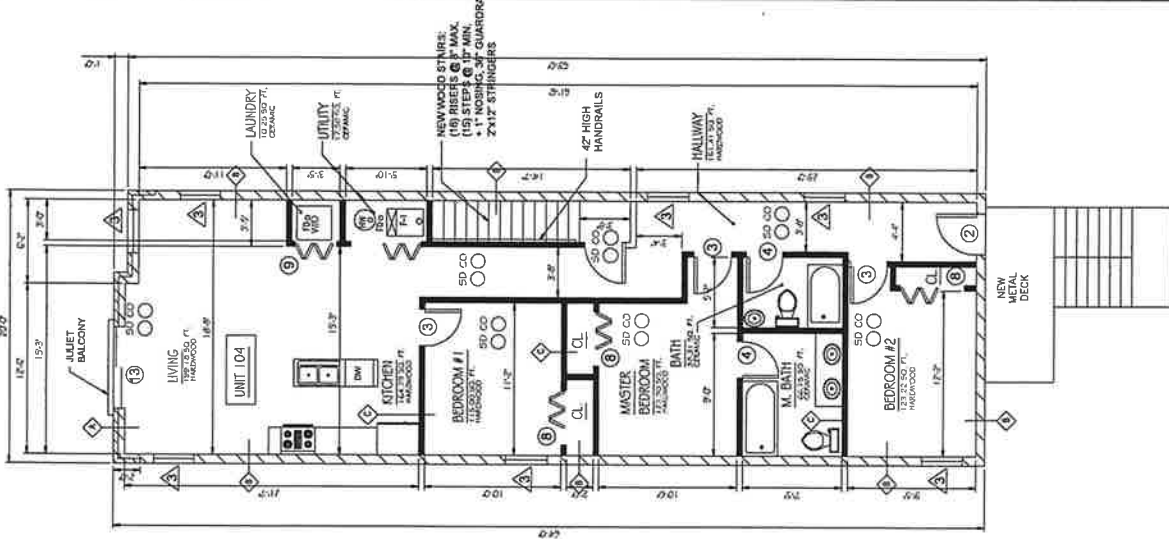


**ERECT THREE STORY  
4 UNIT FRAME RESIDENCE  
WBRICK FACADE  
AS PER PLANS**

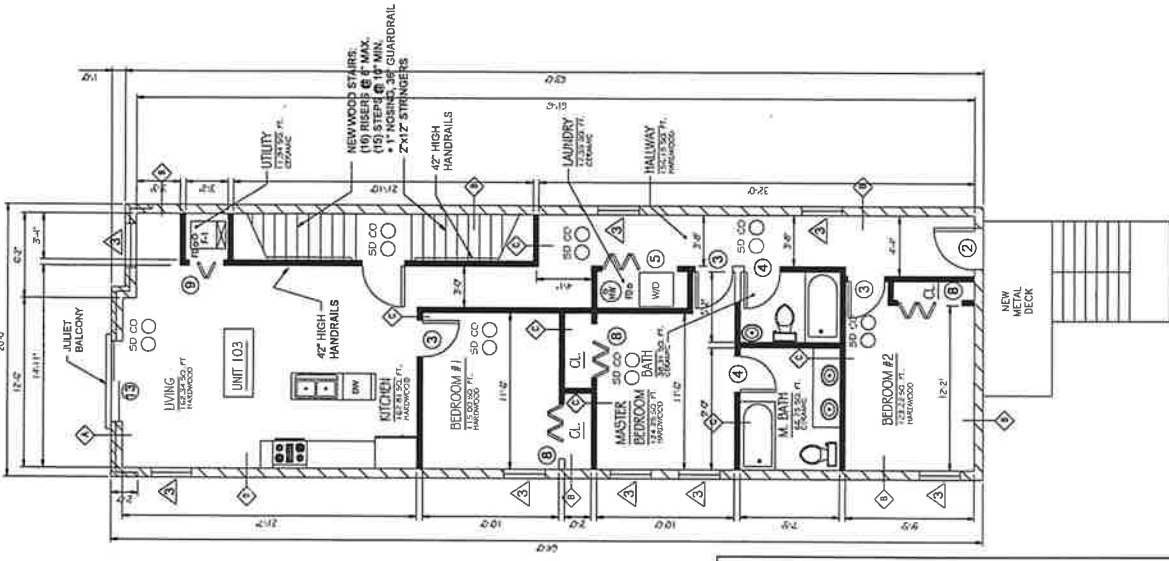
8719 S. HOUTSON AVE.  
CHICAGO ILLINOIS 60617

PROPOSED PLAN

LJ047-23  
Project Number: A-2.1

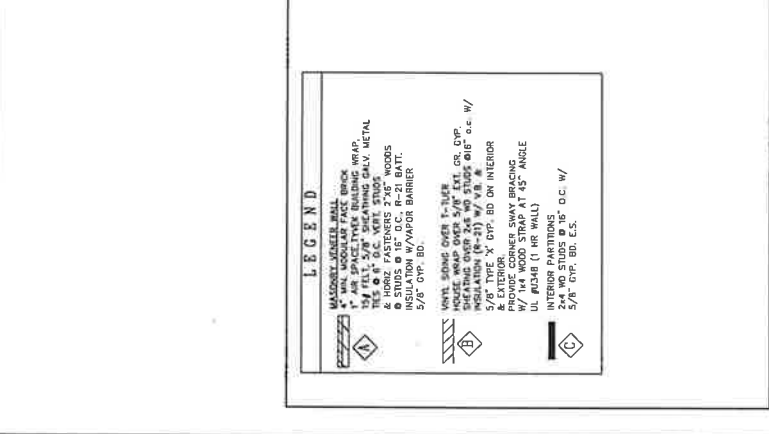


3 Third Floor Plan  
1/8" = 1'-0"



3 Second Floor Plan  
1/8" = 1'-0"

- GENERAL REMARKS:**
1. INSTALL SMOKE CARBON MONOXIDE DETECTORS 15' OF MAX. FROM ALL SLEEPING ROOMS & ALL BEDROOMS.
  2. PROVIDE SMOKE DETECTOR BATTERIES FOR EACH DETECTOR.
  3. 1" X 1/2" CEILING FIRE MEDICAL DELIST.
  4. CLOSET'S CASHWORK PER OWNER SELECTION.
- REVISIONS:**
1. APPROVE BY WOODWORK OWNER SELECTION.
  2. MAX. FROM ALL SLEEPING ROOMS & ALL BEDROOMS.
  3. PROVIDE SMOKE DETECTOR BATTERIES FOR EACH DETECTOR.
  4. PROVIDE SMOKE DETECTOR BATTERIES FOR EACH DETECTOR.
  5. PROVIDE SMOKE DETECTOR BATTERIES FOR EACH DETECTOR.
  6. COORDINATE W/ FIELD FOR EXACT LOCATION OF EXIST. GAS METER DISCONNECT & EXIST. WATER METER DISCONNECT.
  7. PROVIDE GAS METER DISCONNECT & EXIST. WATER METER DISCONNECT.
  8. PROVIDE GAS METER DISCONNECT & EXIST. WATER METER DISCONNECT.
  9. PROVIDE GAS METER DISCONNECT & EXIST. WATER METER DISCONNECT.
  10. PROVIDE GAS METER DISCONNECT & EXIST. WATER METER DISCONNECT.
  11. PROVIDE GAS METER DISCONNECT & EXIST. WATER METER DISCONNECT.
- WALL FINISHES:**
1. INSTALL GYM WALLS.
  2. TILE FLOOR AT ENTRY AND UTILITY ROOMS.
  3. PROVIDE TILE FLOOR FINISH PER OWNER SELECTION.
  4. PROVIDE TILE FLOOR FINISH PER OWNER SELECTION.
  5. PROVIDE TILE FLOOR FINISH PER OWNER SELECTION.
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  9. PROVIDE TILE FLOOR FINISH PER OWNER SELECTION.
  10. PROVIDE TILE FLOOR FINISH PER OWNER SELECTION.
  11. PROVIDE TILE FLOOR FINISH PER OWNER SELECTION.
- BATHROOM FINISHES:**
1. WOOD VANITY & STONE TOP FINISH PER OWNER SELECTION.
  2. PROVIDE TUB / SHOWER AREA.
  3. PROVIDE TUB / SHOWER AREA.
  4. PROVIDE TUB / SHOWER AREA.
  5. PROVIDE TUB / SHOWER AREA.
  6. PROVIDE TUB / SHOWER AREA.
  7. PROVIDE TUB / SHOWER AREA.
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  10. PROVIDE TUB / SHOWER AREA.
  11. PROVIDE TUB / SHOWER AREA.



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



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

CONTRACTOR:

FOR INFORMATION: THIS PLAN IS THE PROPERTY OF LUIS A. MARTINEZ ARCHITECT AND IS NOT TO 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. THIS PLAN IS THE PROPERTY OF LUIS A. MARTINEZ ARCHITECT AND IS NOT TO 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.



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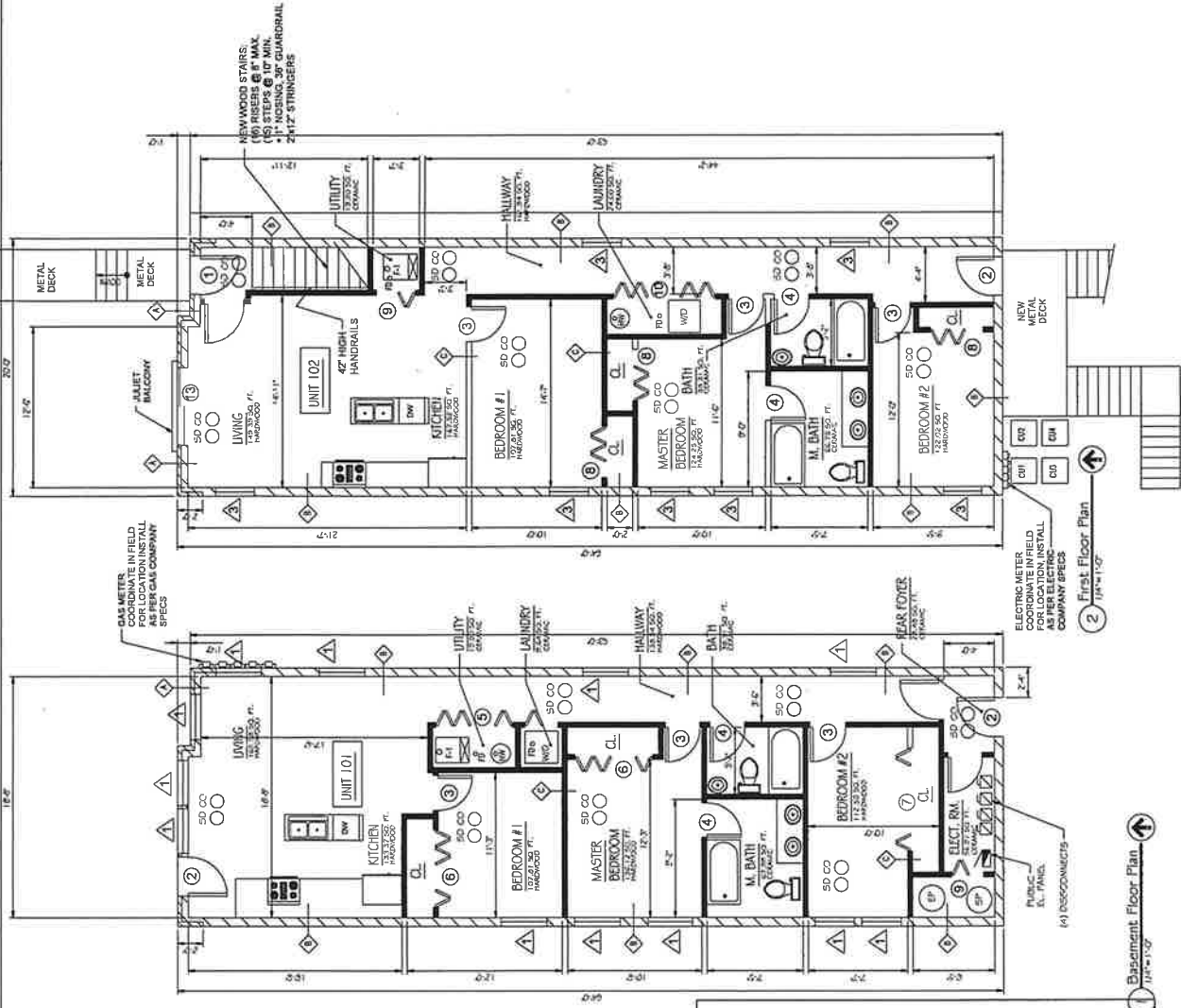
ERECT THREE STORY  
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 W/BRICK FACE  
 AS PER PLANS

PROPOSED PLAN  
 8719 S. HOUSTON AVE.  
 CHICAGO ILLINOIS 60617

LJ047-23

A-2

Project Number:



- GENERAL NOTES:**
1. INSTALL BAYONET CARBON MONOXIDE DETECTORS 15' 0" FROM CEILING PER OWNER SELECTION.
  2. CARBON MONOXIDE DETECTOR SHALL BE DISPOSABLE.
  3. DETECTOR SHALL BE INSTALLED PER OWNER SELECTION.
  4. CLOSETS CANNOT BE PER OWNER SELECTION.
- KITCHEN FINISHES:**
1. APPLIANCES BY OWNER SELECTION OR OWNER SELECTION.
  2. TILE BACKSPLASH PER OWNER SELECTION PER OWNER SELECTION.
  3. SPINNAKER UNDERCOUNTER SINK PER OWNER SELECTION.
  4. SINK PER OWNER SELECTION PER OWNER SELECTION.
  5. INITIAL GAS LINE AT ABOVE.
  6. COORDINATE IN FIELD FOR EXACT LOCATION OF EXIST. GAS METERS AND METER VALVES.
  7. PROVIDE GAS LINE TO EXIST. GAS METERS AND METER VALVES.
  8. PROVIDE GAS LINE TO EXIST. GAS METERS AND METER VALVES.
  9. PROVIDE GAS LINE TO EXIST. GAS METERS AND METER VALVES.
  10. PROVIDE GAS LINE TO EXIST. GAS METERS AND METER VALVES.
  11. INITIAL GAS METER LOCATION TO BE DETERMINED BY GAS METER INSTALLER.
- UTILITY FINISHES:**
1. INITIAL GAS LINE FOR FURNACE.
  2. PROVIDE GAS LINE TO EXIST. GAS METERS AND METER VALVES.
  3. TILE FLOOR AT MESH FACILITY ROOMS.
  4. PROVIDE GAS LINE TO EXIST. GAS METERS AND METER VALVES.
  5. PROVIDE GAS LINE TO EXIST. GAS METERS AND METER VALVES.
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  11. PROVIDE GAS LINE TO EXIST. GAS METERS AND METER VALVES.
- BATHROOM FINISHES:**
1. TILE SELECTION TO BE MADE BY OWNER.
  2. PROVIDE GAS LINE TO EXIST. GAS METERS AND METER VALVES.
  3. PROVIDE GAS LINE TO EXIST. GAS METERS AND METER VALVES.
  4. PROVIDE GAS LINE TO EXIST. GAS METERS AND METER VALVES.
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- LEGEND**
- 1. MASS/CLAY BRICK
  - 2. 1" AIR SPACE/TWICE BUILDING WRAP
  - 3. 15# FEEL 5/8" SHEATHING DAILY METAL
  - 4. 5/8" TYPE 'X' GYP. BD ON INTERIOR
  - 5. 5/8" TYPE 'X' GYP. BD ON EXTERIOR WALL WITH 1" INSULATION
  - 6. INSULATION W/ WAPOR BARRIER
  - 7. 5/8" GYP. BD.
  - 8. VINYL SIDING OVER 1"-TUER
  - 9. HOUSE WRAP OVER 5/8" EXT. GYP. BD.
  - 10. INSULATION (R-21) W/ V.B. AS
  - 11. 5/8" TYPE 'X' GYP. BD ON INTERIOR
  - 12. PROVIDE CORNER SWAY BRACING
  - 13. W/ 1/4" WOOD STRAP AT 45° ANGLE
  - 14. UL #248 (1 HR WALL)
  - 15. INTERIOR PARTITIONS
  - 16. 5/8" GYP. BD. E.S.
  - 17. 5/8" GYP. BD. E.S.

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CITY OF CHICAGO - STAMP



535 N. MICHIGAN AVE.  
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CONTRACTOR: 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.



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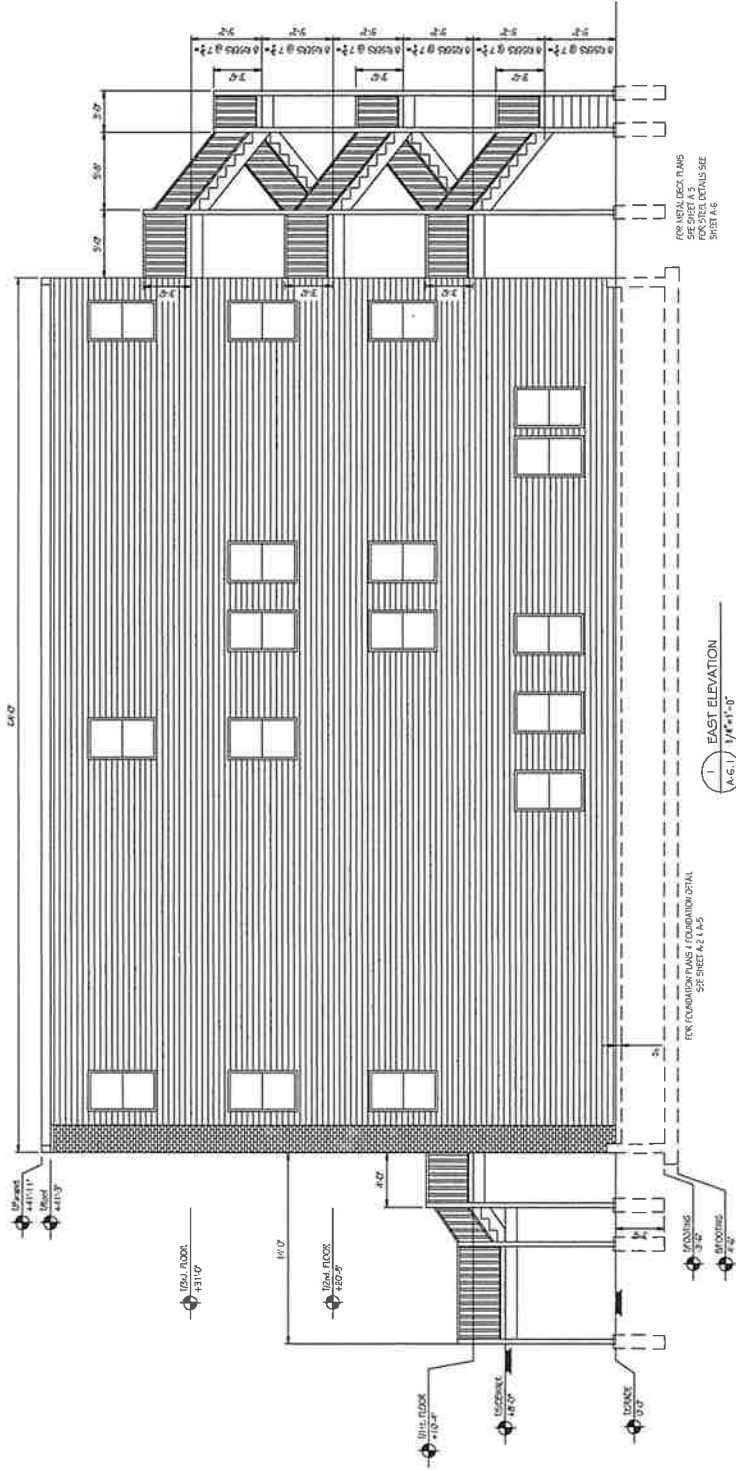
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ELEVATIONS

LJ047-23

A-6.1

Project Number:



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CITY OF CHICAGO - STAMP

**LUIS A. MARTINEZ**  
**LAM**  
ARCHITECT

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SUITE No. 200  
CHICAGO, IL 60611

**COMMENTS:**  
THIS DRAWING IS A PRELIMINARY DESIGN DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED IN THE PERMITTED PLANS AND FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT REGULATIONS. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED IN THE PERMITTED PLANS AND FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT REGULATIONS. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED IN THE PERMITTED PLANS AND FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT REGULATIONS. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED IN THE PERMITTED PLANS AND FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT REGULATIONS.

**ARCHITECTURAL STAMP**  
LUIS A. MARTINEZ  
001-014335  
OFFICE OF LUIS A. MARTINEZ ARCHITECT  
EXPIRES 11-30-2022

NO. DATE DESCRIPTION

ERECT THREE STORY  
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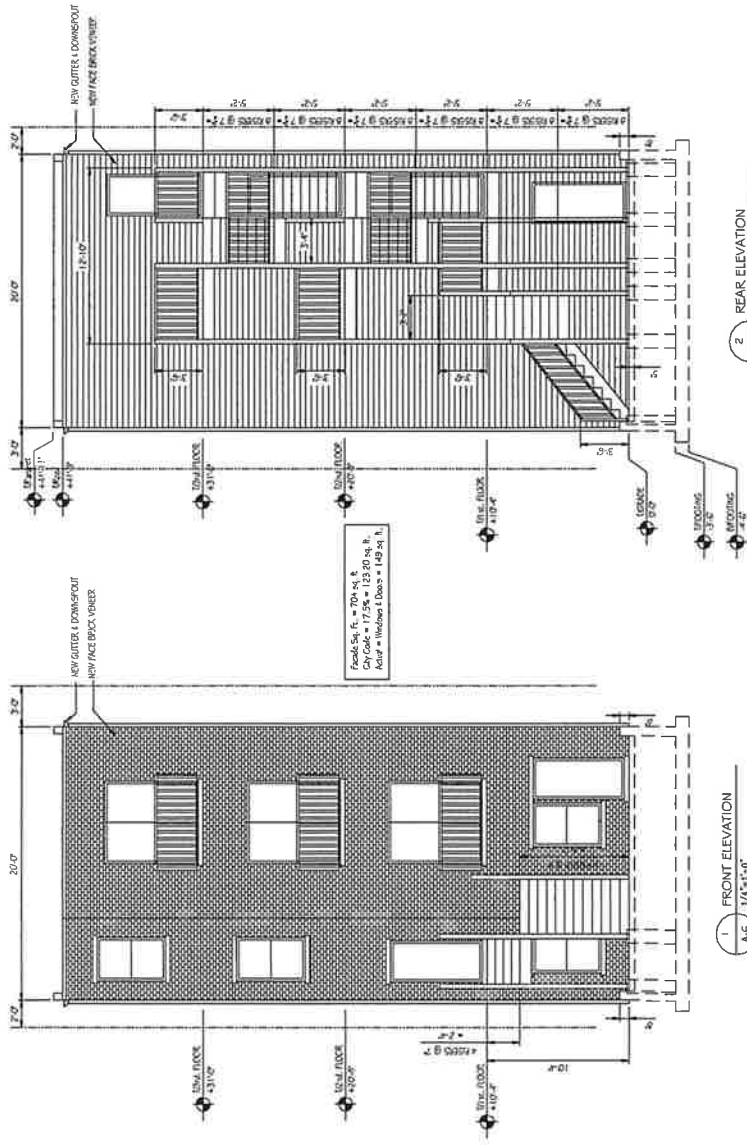
8719 S. HOUSTON AVE.  
CHICAGO ILLINOIS 60617

ELEVATIONS

LJ047-23

A-6

Project Number:



1 FRONT ELEVATION  
A.6 1/4"=1'-0"  
FOR FOUNDATION PLANS & FOUNDATION DETAIL  
SEE SHEET A-2 & A-5

2 REAR ELEVATION  
A.6 1/4"=1'-0"  
FOR FOUNDATION PLANS & FOUNDATION DETAIL  
SEE SHEET A-2 & A-5

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