

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



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

DATE: 11/11/2014
PROJECT: PROPOSED 4 UNIT FRAME RESIDENCE WITH BRICK FAÇADE AS PER PLANS
DRAWN BY: [Name]
CHECKED BY: [Name]

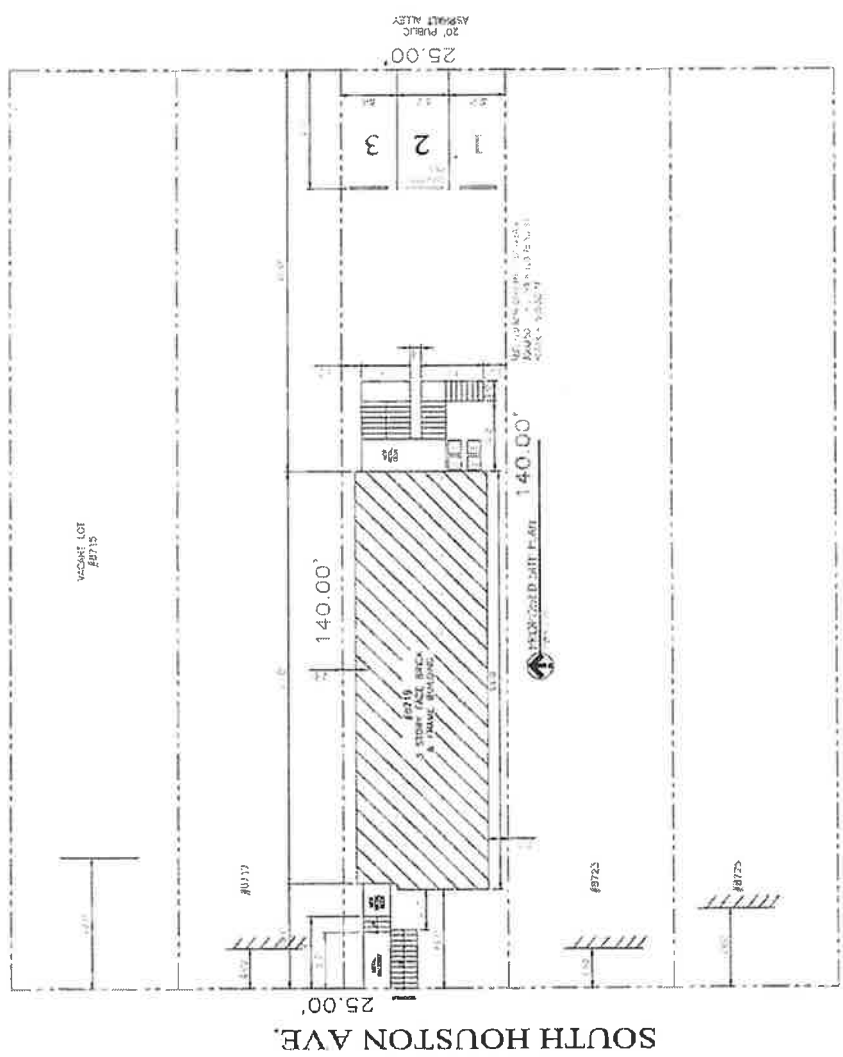


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**ERECT THREE STORY
4 UNIT FRAME RESIDENCE
WITH BRICK FAÇADE
AS PER PLANS**

PROPOSED SITE PLAN

LJ047-23
A-0.1
Project Number:



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

Final for Publication

60% OF DRAWING - 8/14/10

LAM
ARCHITECTS

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

REGISTERED ARCHITECT
STATE OF ILLINOIS

LESLIE MARTINEZ
03191623

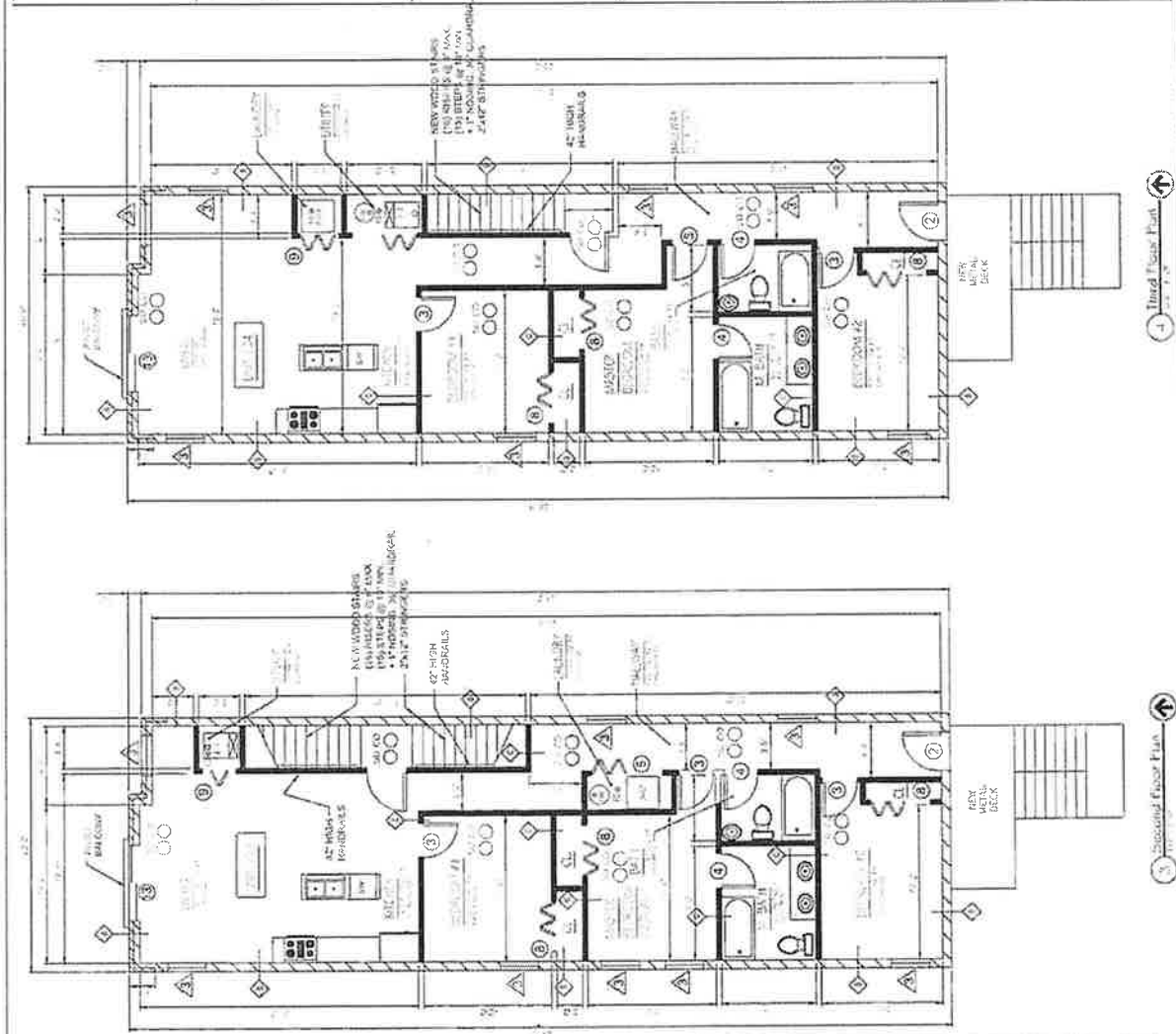
ILL. REG. 11-2-2012

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

PROPOSED PLAN

PROJECT NUMBER
LJ1047-23

A-2.1



- NOTES:**
1. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 2. ALL FINISHES TO BE AS NOTED ON THESE PLANS.
 3. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
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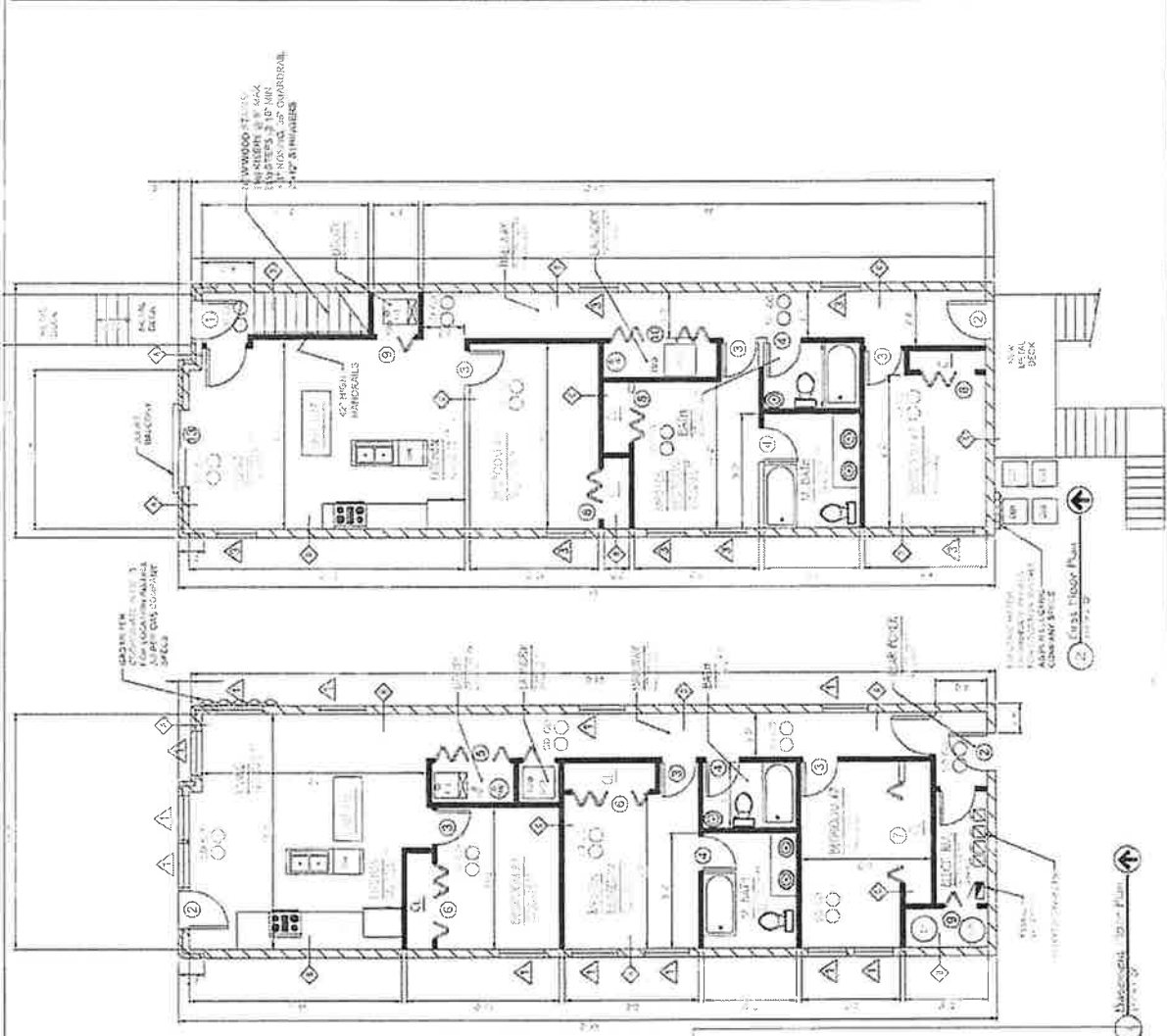
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LAM
 ARCHITECT
 535 N. MICHIGAN AVE.
 SUITE No. 200
 CHICAGO, IL 60611

PROJECT NO. 11-03-2012
 DATE 11-03-2012

ERIC MARQUEZ
 ARCHITECT
 8712 S. MARSHFIELD AVE.
 CHICAGO, IL 60619

PROPOSED PLAN
 LJO47-23
 A-2



- REVISIONS**
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LEGEND

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- 5. NEW WOOD WALLS
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NOT TO SCALE - EXISTING



535 N. MICHIGAN AVE.
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PROFESSIONAL SEAL
LISA A. MARTINEZ
ARCHITECT
STATE OF ILLINOIS
SEP 04 11-03-2011

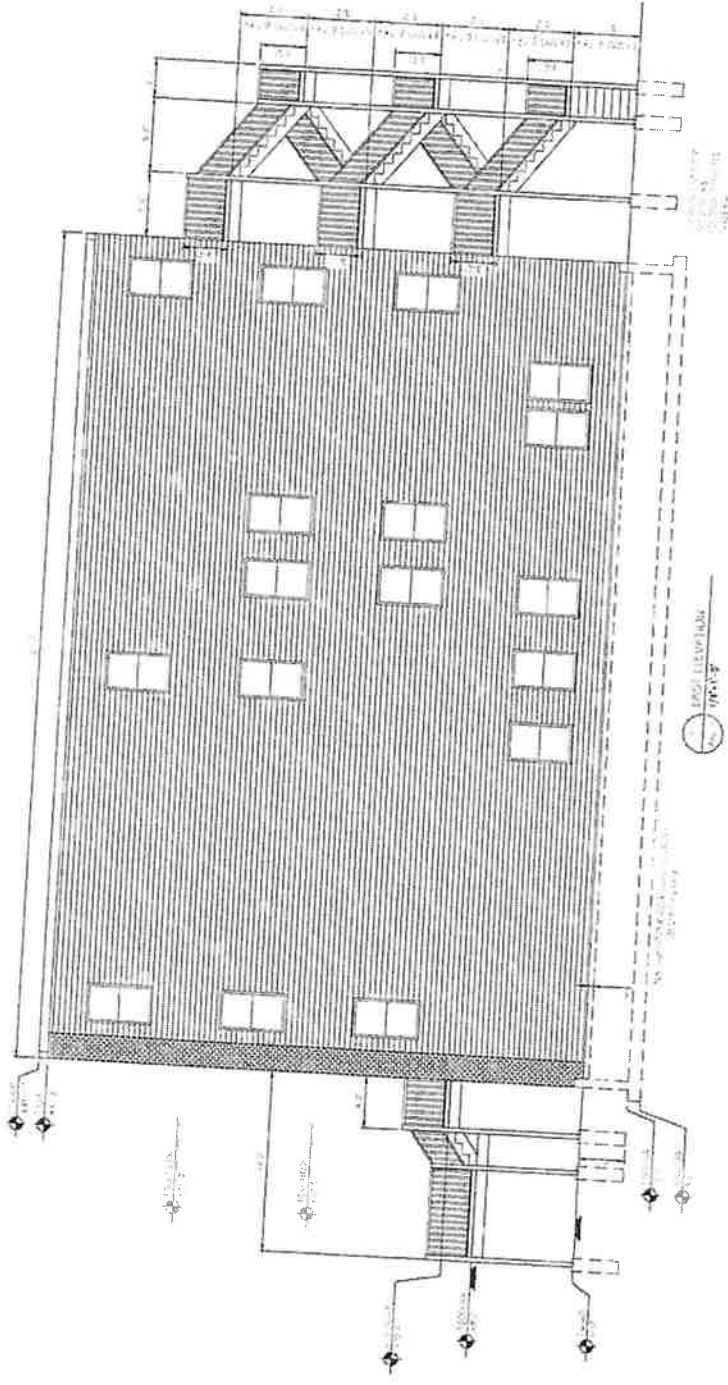


NO.	DATE	DESCRIPTION

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

PROJECT: 100000000000
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LJ047-23
Project Number
A-6.1



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Final for Publication

OFF OF RECORD - 2012



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CHICAGO, IL 60611

THESE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE THE SOLE AGREEMENT BETWEEN THE ARCHITECT AND THE CONTRACTOR FOR THE PROJECT DESCRIBED HEREIN. ANY CHANGES TO THE PROJECT SHALL BE MADE BY A WRITTEN AMENDMENT TO THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CONTRACTOR OR OTHER SOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD.



NO.	DATE	DESCRIPTION

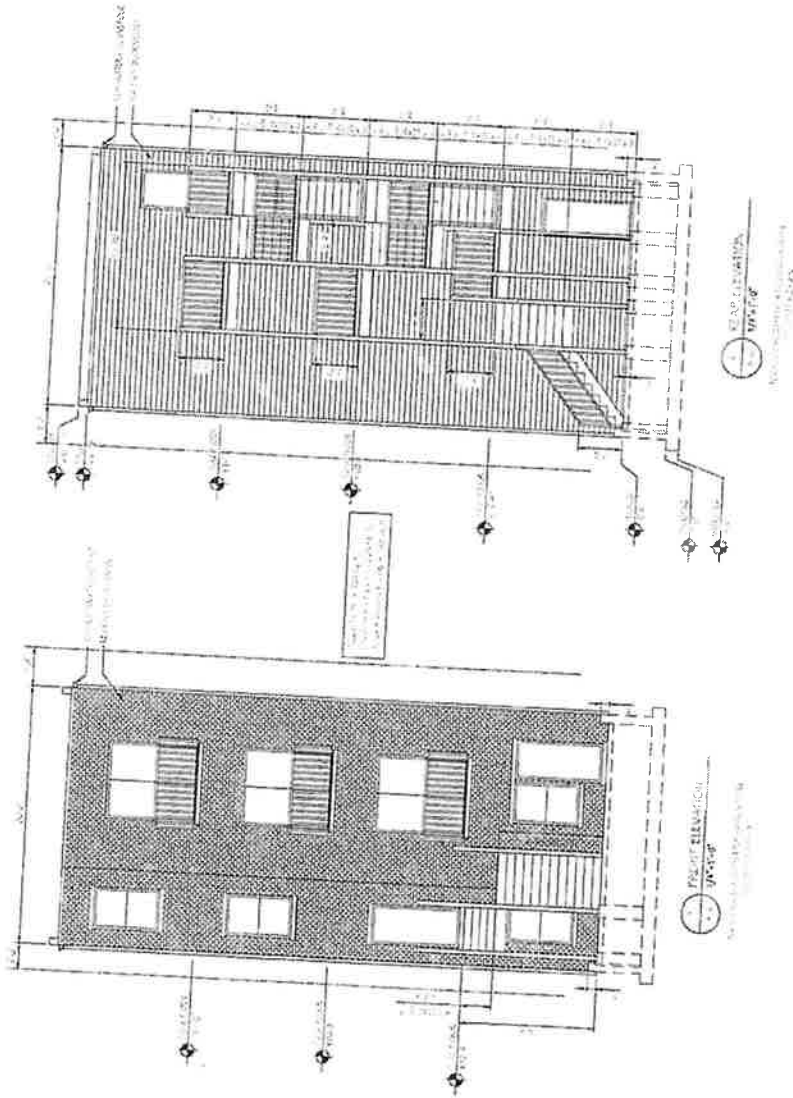
ERECT THREE STORY
4 UNIT FRAME RESIDENCE
WBRICK FACE
AS PER PLANS

WALTER WATKINS, P.E.
CHICAGO, ILLINOIS 60611
ELEVATIONS

LJ047-23

A-6

Project Number



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