FINAL FOR PUBLICATION

17-13-0303-C(1) Type 1 Narrative & Plans – 1923-25 W. Cortland, Chicago, IL

Proposed Zoning: C1-1 Neighborhood Commercial District

Lot Area: 6,000 square feet

Proposed Land Use: The Applicant is proposing to construct a one-story addition to the existing one-story retail (tavern) building located at the subject property. The proposed one-story addition will measure 17 feet-1 7/8 inches in height and contain approximately 946 square feet of floor area. The existing building (21 feet-3 inch and 2,316 square feet) will remain. The subject property will continue to be supported by two (2) detached garages located at the rear of the subject lot.

(A) The Project's Floor Area Ratio: 3,262 square feet (0.544 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): N/A

(C) The amount of off-street parking: 2 parking spaces

(D) Setbacks:

a.	Front Setback:	None (existing, no change)
b.	Side Setbacks:	
	East Side:	3 feet (proposed)
	West Side:	None (existing, no change)
c.	Rear Setback:	26 feet-4 ½ inches (existing building)
		31 feet-4 3/8 inches (proposed addition)

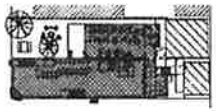
(E) Building Height: 21 feet-3 inches (existing building)
17 feet-1 7/8 inches (proposed addition)

1925 W CORTLAND ST

Chicago, IL 60622

GENERAL NOTES & SPECIFICATIONS

AREA CALCULATED TOWARDS F.A.R.



ROOF ACCESS & SECOND FLOOR @ NTS



FIRST FLOOR & BASEMENT @ NTS

F.A.R. CALCULATIONS

GENERAL NOTES & SPECIFICATIONS

FIRE PREVENTION NOTES

ENERGY CODE PROVISIONS

FINISH NOTES

ELEVATION NOTES

ROOF NOTES

SCOPE OF WORK

SINGLE STORY BAR INTERIOR RENOVATION AND A 344 SF ADDITION WITH BASEMENT

GENERAL NOTES & SPECIFICATIONS

CITY OF CHICAGO DEPARTMENT OF BUILDINGS - CHICAGO BUILDING CODE

PART 1 - ZONING REQUIREMENTS

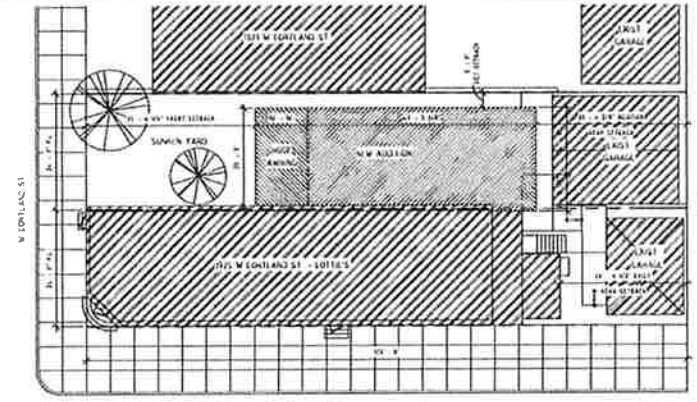
PART 2 - BUILDING REQUIREMENTS

PART 3 - EXIT REQUIREMENTS

ENERGY CODE CONSERVATION COMPLIANCE STATEMENT

1925 W CORTLAND ST

SITE PLAN 3/32"=1'-0"



DRAWING LIST

TITLE SHEET

A0.0 COVER SHEET, CODE MATRIX, SITE PLAN & SCOPE OF WORK

ARCHITECTURAL

A1.0 BASEMENT PLAN

A1.1 FIRST FLOOR

A2.0 EXTERIOR ELEVATIONS

A2.1 EXTERIOR ELEVATIONS

DRAWING LIST (cont'd)

LOCATION PLAN





na

1925 W CORTLAND ST
Chicago, IL 60622

norsman norsman architects, ltd
1317 N Wood St Chicago, IL 60622 773 252 9448

Addl | Ground Text

COVER SHEET, CODE MATRIX, SITE PLAN & SCOPE OF WORK

A0.0

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norsman

1925 W CORTLAND ST
Chicago, IL 60622

BASEMENT FLOOR PLAN

A1.0

1 BASEMENT FLOOR PLAN

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