17-13-0303-C(1) Type 1 Narrative & Plans – 4545 N. Ravenswood, Chicago, IL

Proposed Zoning: B3-5 Community Shopping District

Lot Area: 8,190 sq. ft.

Proposed Land Use: The Applicant is proposing to construct a partial fifth-floor addition to the existing building and then convert the floors above grade level to fifteen (15) residential units. The grade level retail unit will remain without change. The resulting mixed-use building will measure 79 ft. in height. The subject property is a Transit Served Location and will not be supported by off-street parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1101-B, and 17-13-1101-D of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking ratio for a Transit Served Location from 50% to zero, reduce the rear setback for floors containing residential units from 30 ft. to zero, waive the loading berth requirement, and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 27,612.2 square feet (3.37 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 546 square feet per D.U. (15 proposed dwelling units)

(C) The amount of off-street parking: 0 parking spaces

*The subject property is designated as a Transit Served Location. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to decrease the required number of off-street parking spaces from 50% to zero.

(D) Setbacks:

a.	Front Setback:	0 feet
b.	Side Setbacks:	
	East Side:	0 feet
	West Side:	0 feet
c.	Rear Setback:	0 feet

(E) Building Height: 79 feet

EXISTING ZONING IS B3-3
PROPOSED ZONING IS B3-3

ZONING DATA:

LOT AREA	50.00'x163.80'	=	8,190.00 SQ FT.
F.A.R.		B3-3	5.0
MAX. BUILDABLE			40,950.00 SQ FT.

BUILDING SQUARE FOOTAGE:

1ST FLOOR	7,344.57 SQ FT.
2ND FLOOR	5,247.71 SQ FT.
3RD FLOOR	5,247.71 SQ FT.
4TH FLOOR	5,247.71 SQ FT.
NEW 5TH FLOOR	4,324.30 SQ FT.
TOTAL:	27,812.23 SQ FT.

NO PARKING OR LOADING IS BEING PROVIDED
EXISTING HEIGHT OF BUILDING IS 79'-0". AT @ PARAPET

N. RAVENSWOOD AVE ONE WAY

CONVERT EXISTING
2ND/3RD/4TH FLR.
OFFICE SPACES TO
12 D.U.'s, ADD 5TH FLR.
W/ 3 NEW D.U.'s
#4545

EXISTING 1 STORY
BLDG. TO REMAIN
- NO WORK

20' PUBLIC ALLEY

SITE PLAN
SCALE: 1/8" = 1'-0"

NOTES:
1. THE DIFFERENCE IN PARAPET ELEVATIONS BETWEEN BOOKBASE
2. MASONRY ABUTMENTS CONSTRUCTION SHALL BE NO GREATER THAN 1/4".
3. ROOF AND DETAILS ARE PUBLIC SIDEWALK INTENTION OF CONSTRUCTION (DURING INTERIOR WORKS).
4. NO NEW SYSTEMS ALREADY PROPOSED.

HANNA ARCHITECTS, INC.
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FAX (312) 730-1801
PROFESSIONAL DESIGN FIRM
ARCHITECTURE CORPORATION
LICENSE NUMBER 184-001485

INDEX OF SHEETS
A-1 SITE PLAN
A-2
A-3 DEMOLITION PLANS
A-4 1ST & 2ND FLOOR PLANS
A-5 3RD & 4TH FLOOR PLANS
A-6 5TH FLOOR & ROOF PLANS
A-7 BUILDING ELEVATIONS

PROJECT NAME & ADDRESS
4545 NORTH RAVENSWOOD AVENUE

CONVERT EXISTING 2ND/3RD/4TH OFFICE SPACES TO 12 D.U.'s, ADD 5TH FLR. W/3 NEW D.U.'s

CHICAGO, ILLINOIS

SHEET TITLE
SITE PLAN & NOTES

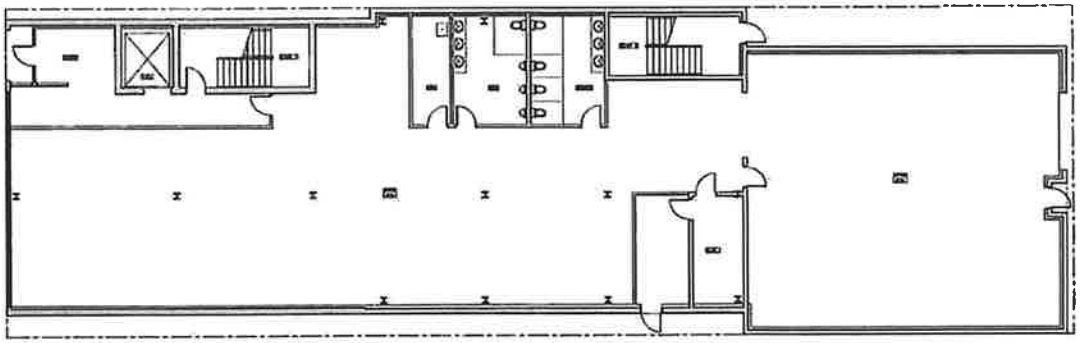
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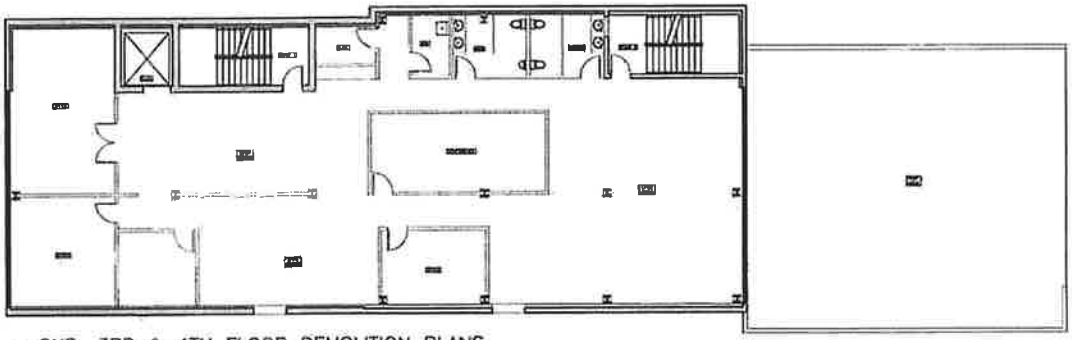
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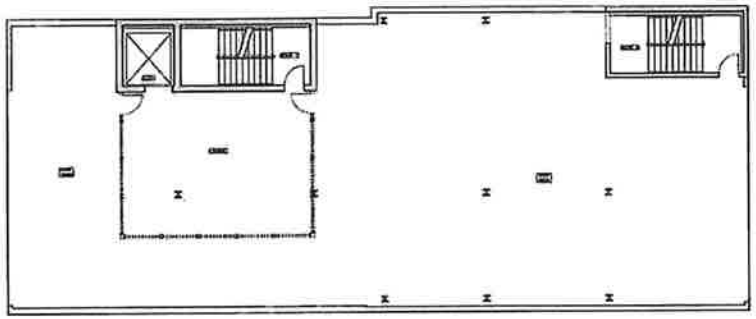
DEMOLITION NOTES:
1. DASHED LINES INDICATE EXISTING TO BE REMOVED SHADED WALLS INDICATE EXISTING TO REMAIN
2. FIELD VERIFY EXISTING CONDITIONS AND IF any DISCREPANCY NOTIFY ARCHITECT AT ONCE.
3. CUT AND CAP ALL PLUMBING FIXTURES PRIOR TO DEMOLITION
4. PROVIDE ANY AND ALL NECCESARY SHORING, TYP.



1ST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



2ND, 3RD & 4TH FLOOR DEMOLITION PLANS
SCALE: 1/8" = 1'-0"



5TH FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

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LICENSE NUMBERS 184 - 001485

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ISSUED - PERMIT (UNIT 10.1
ISSUED - BID

PROJECT NAME & ADD
4546 NORT
RAVENSWOO
AVENUE

CONVERT EXIST
2ND/3RD/4TH
OFFICE SPACES
18 D.U.'s. ADD
FLR.W/3 NEW D

CHICAGO, ILLIN

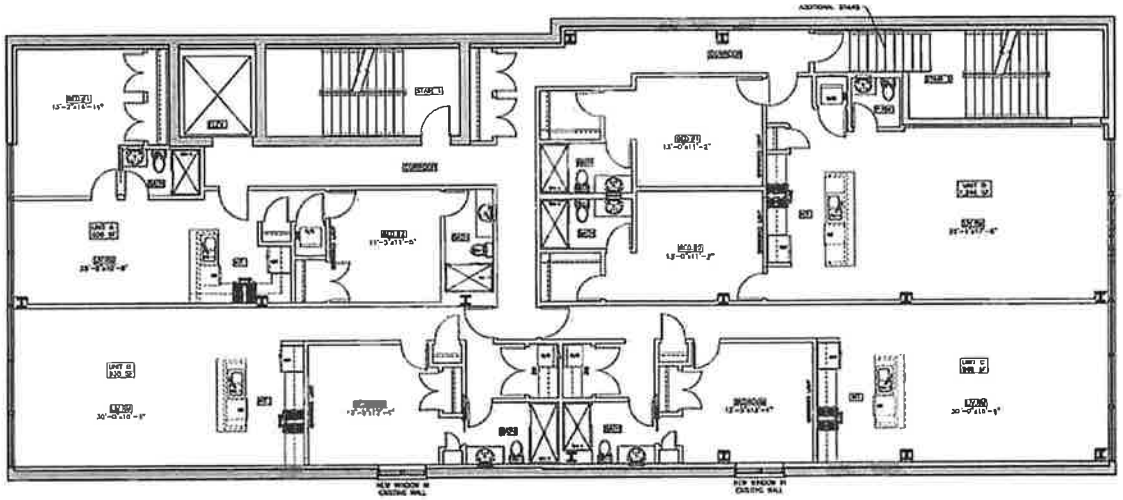
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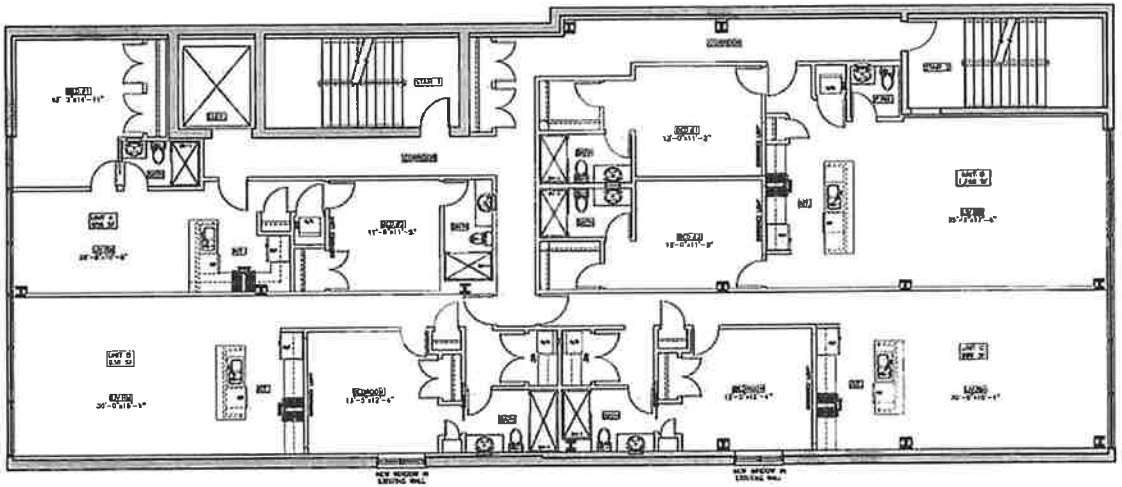
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THIRD FLOOR PLAN



FOURTH FLOOR PLAN

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PROJECT NAME & ADDRESS
4545 NORTH RAVENSWOOD AVENUE
CONVENT EXISTING 2ND/3RD/4TH OFFICE SPACES TO 12 D.U.'s, ADD FIR.W/3 NEW D
CHICAGO, ILLINOIS

SHEET TITLE
THIRD AND FOURTH FLOOR PLANS

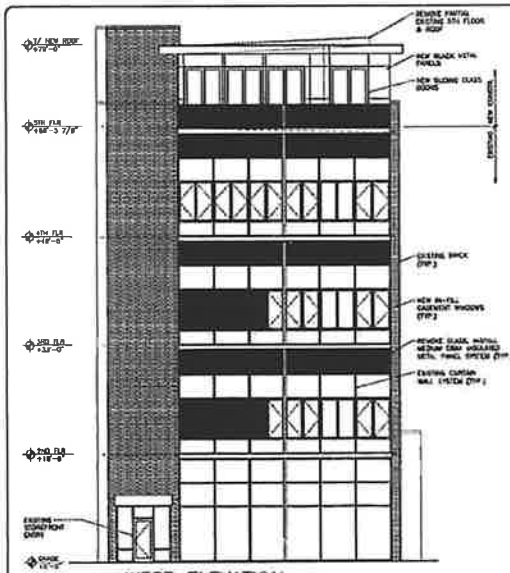
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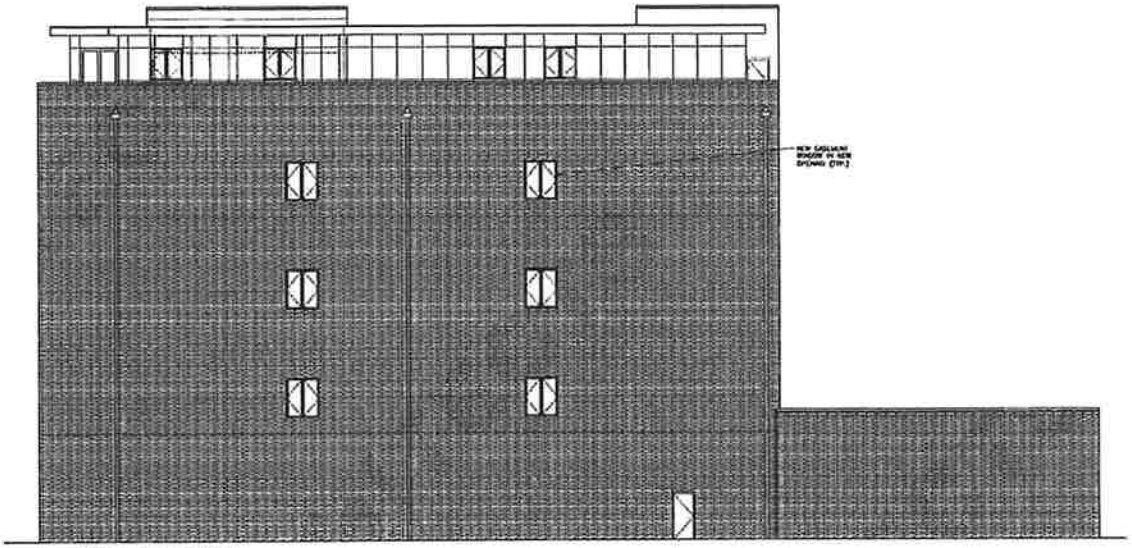
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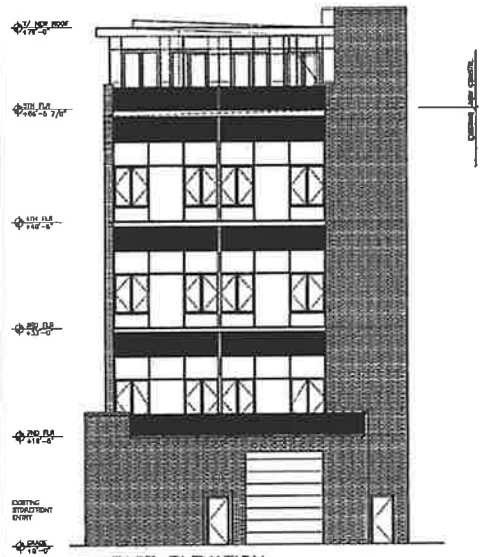
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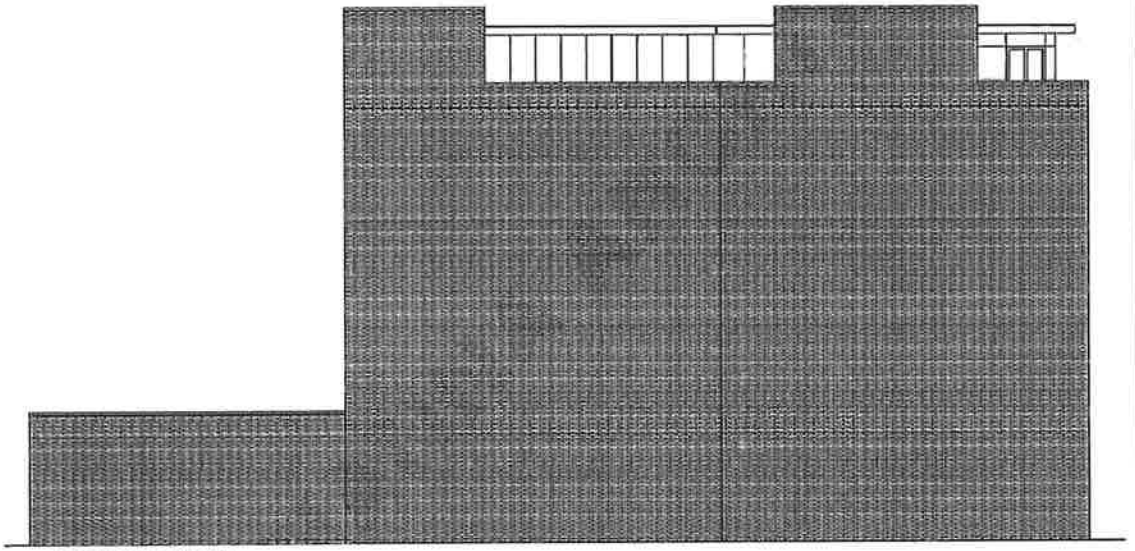
WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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ISSUED - BID

PROJECT NAME & ADDRESS
4545 NORTH RAVENSWOOD AVENUE
CONVERT EXISTIN
2ND/3RD/4TH FI
OFFICE SPACES T
12 D.U.'s, ADD 6
FLR W/3 NEW D.U
CHICAGO, ILLINO

SHEET TITLE
BUILDING ELEVATIONS

FILENAME

SHEET NUMBER
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