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17-13-0303-C(1) Type 1 Narrative & Plans – 2700-04 North Laramie Avenue, Chicago, IL

Proposed Zoning: B2-5 Neighborhood Mixed-Use District

Lot Area: 7,137.5 sq. ft.

Proposed Land Use: The Applicant is proposing to convert the three (3) commercial spaces on the building's first floor into three (3) residential units. The resulting building will be fully residential and contain seventeen (17) dwelling units total. The height and footprint of the existing three-story building will remain without change. The subject property is a Transit Served Location and will not provide off-street parking. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the residential off-street parking ratio from 17.65% (3 parking spaces) to zero 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: 14,633 square feet (2.05 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 419.86 square feet per D.U. (17 dwelling units proposed)

(C) The amount of off-street parking: zero

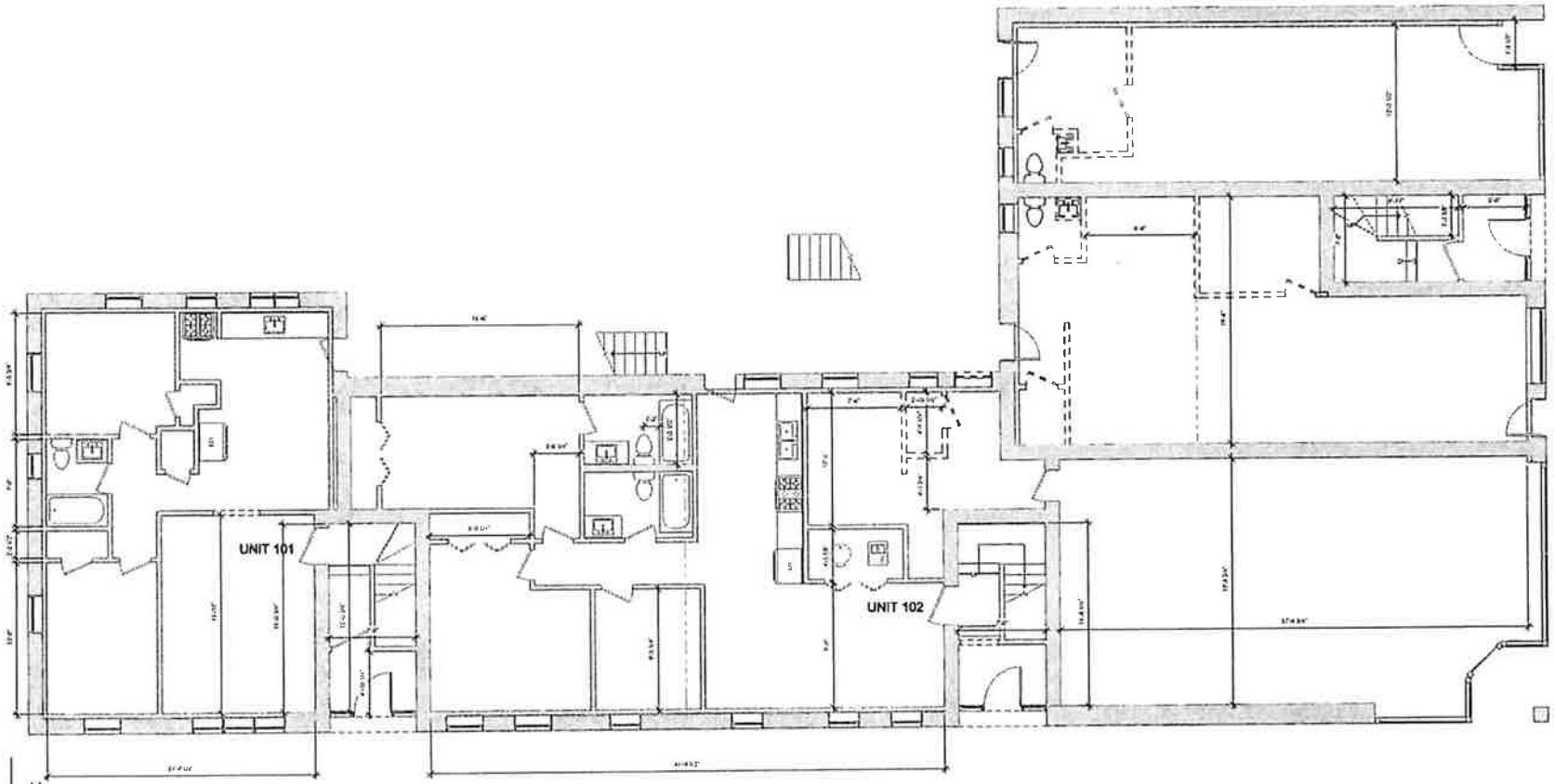
*The subject property is a designated Transit Served Location based on its proximity to the Diversey Bus Route. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the off-street parking ratio from 17.65% (3 parking spaces) to zero.

(D) Setbacks:

a. Front Setback: zero (existing)
b. Side Setbacks:
North Side: zero (existing)
South Side: zero (existing)
c. Rear Setback: 2.67 ft. (existing)

(E) Building Height: 28.69 feet

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2 FIRST FLOOR - DEMOLITION

PHASE LEGEND

INDICATES EXISTING CONDITION TO REMAIN

INDICATES EXISTING CONDITION TO BE DEMOLISHED

GRAPHIC SCALE

0' 2' 4' 8'

DEMOLITION NOTES

1. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
2. PROVIDE AND MAINTAIN TEMPORARY ELECTRICAL, AND PLUMBING AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
3. ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR AND MAKE GOOD SURFACES TO MATCH ADJACENT SURFACES.
4. WHERE DEMOLITION PENETRATES EXTERIOR OF SHAFT ENSURE WEATHER PROTECTION AND SEAL AT ALL JOINTS TO PREVENT WATER ENTRY.
5. REMOVE EXISTING ELECTRICAL SERVICES AS SHOWN ON PLANS.
6. REMOVE EXISTING CEILING AS SHOWN ON PLANS.
7. REMOVE EXISTING PARTITION WALLS AS SHOWN AND AS NECESSARY TO ERECT NEW PARTITIONS AS SHOWN ON PLANS.
8. REMOVE EXISTING FINISHES AS SHOWN AND AS NECESSARY TO ERECT NEW PARTITIONS AS SHOWN ON PLANS.
9. REMOVE EXISTING FIXTURES AND EQUIPMENT AS SHOWN AND AS NECESSARY TO ERECT NEW PARTITIONS AS SHOWN ON PLANS.
10. REMOVE ALL NON-FUNCTIONING EXISTING EQUIPMENT, CABLES, CONDUITS, BRACKETS, ETC. TO ACCESS AREAS OF DEMOLITION AS SHOWN ON PLANS.
11. REMOVE EXISTING FLOORING AS SHOWN AND AS NECESSARY TO ERECT NEW PARTITIONS AS SHOWN ON PLANS.
12. REMOVE EXISTING PLUMBING FIXTURES AND CAP OFF EXISTING WASTE, WATER AND GAS LINES AS REQUIRED.
13. REMOVE EXISTING LOOSE EQUIPMENT AND MISCELLANEOUS ASSEMBLY AND ITEMS FOR RE-USE BY OWNER. CLEAN AND PREPARE FOR STORAGE.
14. REMOVE EXISTING ELECTRICAL EQUIPMENT AND ELECTRICAL EQUIPMENT SERVICES AS REQUIRED.

CUTTING, PATCHING & REFINISHING

1. WHERE REQUIRED TO CUT INTO EXISTING CONSTRUCTION TO ALLOW FOR NEW WORK, OR TO REPAIR DAMAGE CAUSED BY OR TO THE EXISTING CONSTRUCTION, CUT, PATCH AND REFINISH IN A NEAT AND WORKMANLIKE MANNER. ARRANGE CUTTING SO AS NOT TO IMPAIR STRENGTH OR APPEARANCE OF EXISTING CONSTRUCTION. PATCH AND REPAIR TO MATCH ADJACENT SURFACES.
2. DO NOT CUT AND PATCH STRUCTURAL WORK OR OPERATIONAL OR WEATHER RELATED COMPONENTS IN A MANNER THAT WOULD REDUCE THEIR LOAD-CARRYING CAPACITY OR LIFE EXPECTANCY.
3. TEMPORARILY SEAL DUCT REQUIRED TO BE REMOVED, SUPPLY PLUMBING AND HOODS, BY REMOVABLE PANEL AND LEAVE ADJACENT DUCTWORK AND MECHANICAL EQUIPMENT IN CLEAN CONDITION. PROVIDE TEMPORARY BARRIERS AS REQUIRED TO PREVENT SPREAD OF DUST AND FUMES.
4. SEAL BASES OF EXISTING PARTITIONS TO BE REMOVED WHERE NEW CONSTRUCTION IS TO BE ERECTED ON EXISTING FLOOR TO PREVENT PASSAGE OF DUST AND FUMES.
5. PATCH AND REPAIR EXISTING FINISHES AS REQUIRED TO MATCH ADJACENT SURFACES.
6. TEST ALL INTERIOR AND EXTERIOR PAINTED SURFACES FOR THE PRESENCE OF LEAD. THIS TESTING SHALL BE PERFORMED PRIOR TO ANY REPAIR WORK. TEST RESULTS SHALL BE FURNISHED TO THE OWNER WITHIN 14 CALENDAR DAYS OF THE NOTICE TO PROCEED.
7. CLEAN UP TESTER. THE TESTING SHALL BE ACCOMPLISHED AND A REPORT FURNISHED BY A CERTIFIED AND LICENSED INDIVIDUAL AND PROCEDURES AND TESTING METHODS SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
8. LEAD BASED PAINT ABATEMENT, REMOVAL, OR ENCAPSULATION OF ANY SURFACES TEST POSITIVE FOR THE PRESENCE OF LEAD BASED PAINT, THE CONTRACTOR SHALL RECOMMEND THE MOST COST EFFECTIVE METHODS OF ABATING, REMOVING, OR ENCAPSULATING THE PAINTED AND A BID FOR THE ACCEPTABLE METHOD OF THE REQUIRED WORK.
9. SUPPLY OWNER RECORDS, HOME A COPY OF THE COMPLIANCE RECORDS REQUIRED FOR REMOVED LEAD BASED PAINT SURFACES AND THE REGULATION AND MAINTENANCE OF REMOVED PAINT SURFACES WITH HOME OWNER WITHIN 30 DAYS OF COMPLETION OF THE WORK.
10. ASBESTOS ABATEMENT: IF ASBESTOS CONTAINING MATERIAL IS ENCOUNTERED, THEN HAVE, REMOVE, ENCAPSULATE OR ENCLOSE OF ACCORDING TO ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.

UTILITIES

SITE WORK

PMPC ARCHITECTS

REVISIONS

NO	DATE	DESCRIPTION

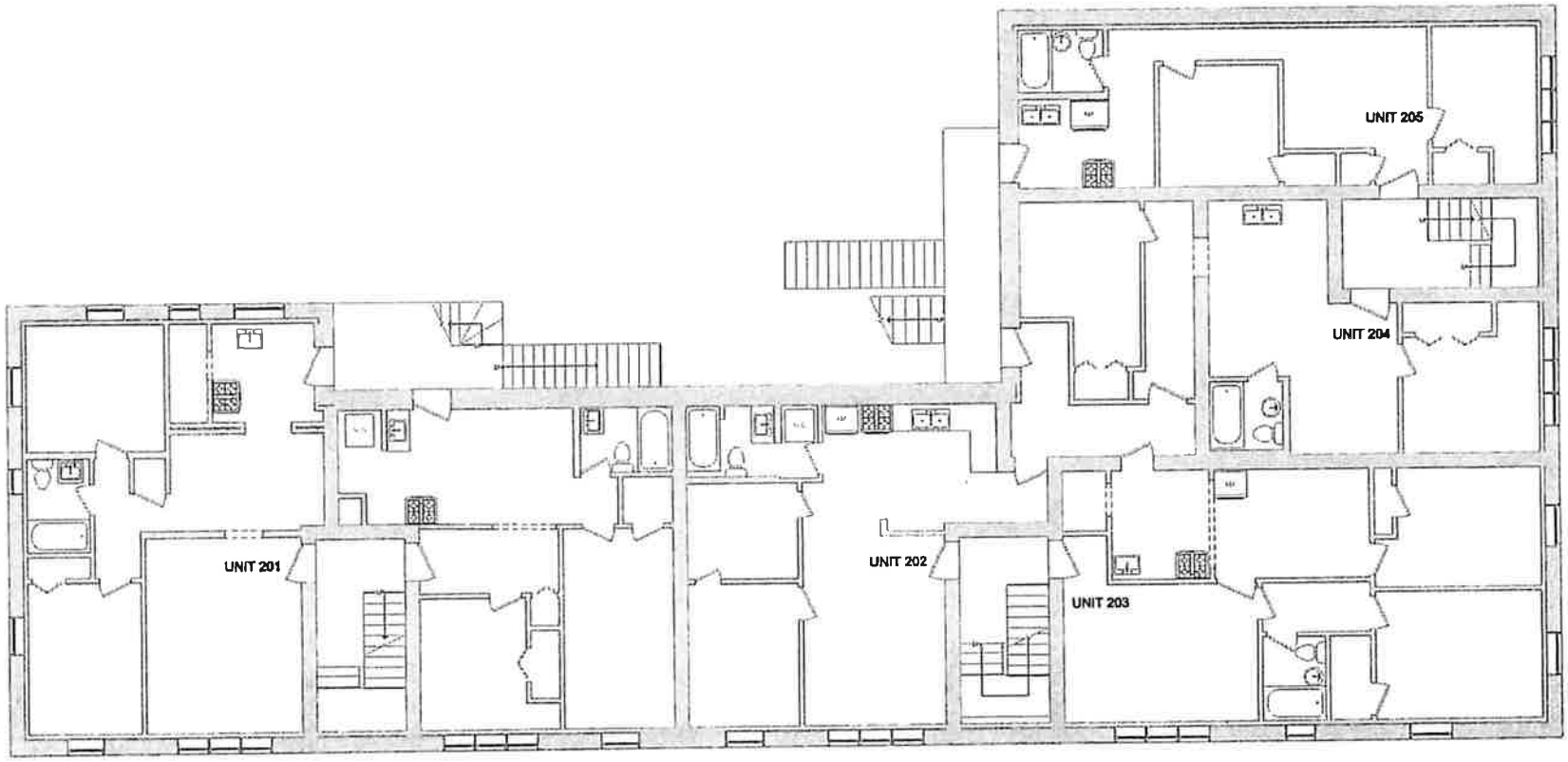
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DEMOLITION PLANS

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SECOND FLOOR - DEMOLITION

PHASE LEGEND

INDICATES EXISTING CONDITION TO REMAIN

INDICATES EXISTING CONDITION TO BE REMOVED

GRAPHIC SCALE

DEMOLITION NOTES

CUTTING, PATCHING & REFINISHING

UTILITIES

SITE WORK

PMPC ARCHITECTS

2205 W Roscoe St
Chicago, IL 60618

REVISIONS

NO	DATE	DESCRIPTION

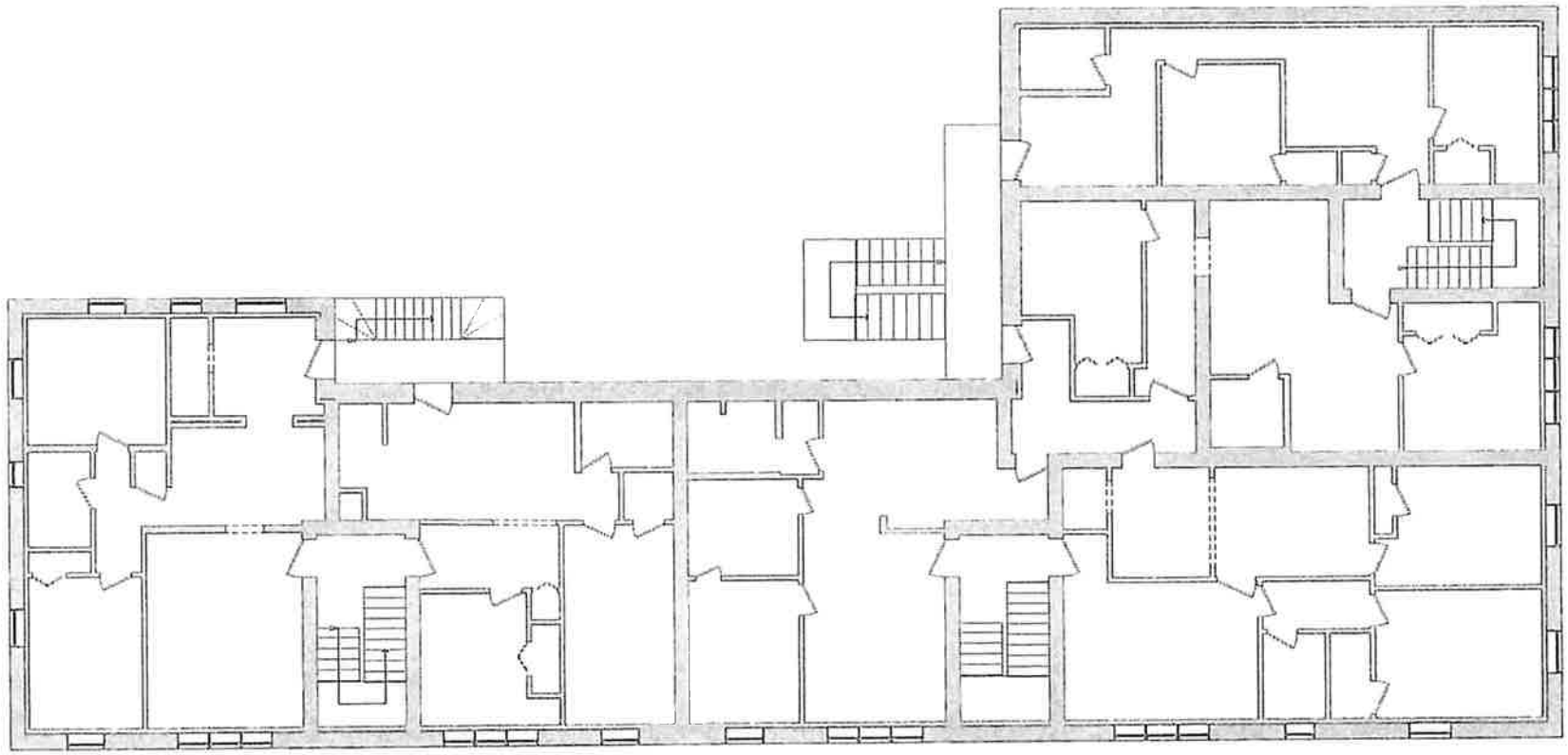
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DEMOLITION PLANS

A101

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THIRD FLOOR - EXISTING

PHASE LEGEND

INDICATES EXISTING CONDITION TO REMAIN

INDICATES DEMO CONDITION TO BE REMOVED

GRAPHIC SCALE

0 2 4 8

DEMOLITION NOTES

1. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF BUILDING, PROPERTY AND ENVIRONMENTAL PROTECTION.
2. PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
3. EXACT AREAS OF NON-LOAD BEARING PARTITIONS AS REQUIRED TO PERFORM SCOPE OF DEMO, AND WHERE ETC. TO OTHER PARTS OF THE BUILDING ON COMPLETION. REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
4. AT DEMOLITION OF NON-DAMAGED PORTIONS OF STRUCTURE, RESTORE AFFECTED AREAS AS REQUIRED TO NEW CONDITION.
5. REMOVE EXISTING KITCHEN HOOD, HOOD DUCT AND EQUIPMENT ON ROOF. REMOVE EXISTING DRAIN LINES AS INDICATED.
6. REMOVE EXISTING DOORS, FRAMES, AND HARDWARE AS NEEDED.
7. REMOVE AND DISPOSE OF EXISTING KITCHEN CASEWORK, COUNTER TOPS, SPLASHING ETC. FOR REINSTALLATION. COORDINATE WITH OWNER.
8. REMOVE EXISTING COOKING EQUIPMENT & EXHAUST HOOD ASSEMBLY AND STORE FOR REINSTALLATION. COORDINATE WITH OWNER.
9. REMOVE EXISTING PLUMBING FIXTURES AND CAP OFF EXISTING WASTE, WATER PIPING ETC. EITHER FOR REINSTALLATION. COORDINATE WITH OWNER.
10. ABANDONED EXISTING MECHANICAL EQUIPMENT AND DUCTWORK AS NOTED.

CUTTING, PATCHING & REFINISHING

1. WHERE REQUIRED TO CUT AND DISMANTLE EXISTING CONSTRUCTION, RESTORE SURFACES TO THEIR ORIGINAL CONDITION OR TO THE ADJOINING NEW SURFACE. USE MATERIALS THAT ARE IDENTICAL TO EXISTING MATERIALS UNLESS OTHERWISE NOTED. IF IDENTICAL MATERIALS ARE NOT AVAILABLE, MATCH WITH REGARD TO VISUAL EFFECT. RESTORE IN A MANNER WHICH WILL ELIMINATE EVIDENCE OF PATCHING AND REFINISHING.
2. DO NOT CUT AND PATCH STRUCTURAL WORK, OR OPERATIONAL OR SAFETY RELATED COMPONENTS, THAT WOULD RESULT IN A REDUCTION OF LOAD-CARRYING CAPACITY, LOAD-DEFLECTION RATIO, OR CAPACITY TO PERFORM.
3. TEMPORARILY SEAL DUCT AND PIPE OPENINGS, SUPPLY PLENUMS, RANGE HOOD, BATH EXHAUST FANS, AND OTHER EXPOSED OPENINGS WHICH ARE NOT IN USE DURING CONSTRUCTION TO PREVENT ENTRY OF DUST AND POLLUTANTS INTO DUCT SYSTEMS.
4. LEAD BASED PAINT TESTING: THIS HOME WAS CONSTRUCTED IN 1967 AND IS REGULATED BY FEDERAL LAW TO BE TESTED FOR LEAD BASED PAINT.
   A. TEST ALL INTERIOR AND EXTERIOR PAINTED SURFACES FOR THE PRESENCE OF LEAD. THIS TESTING SHALL BE PERFORMED PRIOR TO ANY REPAIR WORK. TEST RESULTS SHALL BE FURNISHED TO THE OWNER WITHIN 15 CALENDAR DAYS OF THE NOTICE TO PROCEED.
   B. CERTIFIED TESTER: THE TESTING SHALL BE ACCOMPLISHED AND A REPORT FURNISHED BY A CERTIFIED AND LICENSED INDIVIDUAL. ALL PROCESS AND TESTING METHODS SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
   C. LEAD BASED PAINT HAZARDS: REMOVAL OR ENCAPSULATION OF ANY SURFACES THAT POSES A RISK FOR THE PRESENCE OF LEAD BASED PAINT, THE CONTRACTOR SHALL RECOMMEND THE MOST COST EFFECTIVE METHOD OF ABATING, REMOVING OR ENCAPSULATING. THE METHOD AND A BID FOR THE ACCOMPLISHMENT OF THE BLENDED WORK.
   D. COMPLIANCE RECORDS: SHARE A COPY OF THE COMPLIANCE RECORDS AND PLAN NARRATIVES SHEET FOR THE REGULATION AS THE CHECKLIST OF FOLLOWED PRACTICES WITH HOME OWNERS WITHIN 10 DAYS OF COMPLETION OF THE WORK.
5. ASBESTOS MATERIALS: IF ASBESTOS CONTAINING MATERIAL IS DISTURBED, THEN HOME, REMOVAL ENCAPSULATE OR DISPOSE OF ACCORDING TO ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.

UTILITIES

SITE WORK

NOTICE CONSTRUCTION DRAWINGS PREPARED BY APPROVAL SIGNATURE BY

PMPC ARCHITECTS

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REVISIONS

NO	DATE	DESCRIPTION

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CHECKED BY:	INFO	
DATE:		

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DEMOLITION PLANS

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