17-13-0303-C(1) Type 1 Narrative & Plans – 1414-16 West 69th Street, Chicago, IL

Proposed Zoning: B3-2 Community Shopping District

Lot Area: 6,237.5 sq. ft.

Proposed Land Use: The Applicant is proposing to reuse the existing two-story mixed-use building by establishing approximately 1,320 sq. ft. of retail space at grade and one (1) residential dwelling unit above. The existing building will remain 26 ft.-8 in. in height. The subject property is a Transit Served Location and will be supported by four (4) off-street parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking requirement for a Transit Served Location to four (4) parking spaces and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 3,912 square feet (1.25 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 6,237.5 square feet per D.U. (1 residential unit)

(C) *The amount of off-street parking: 4 parking spaces

*The subject property is a designated Transit Served Location (67th-69th-71st Bus Line Corridor). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking requirement to four (4) parking spaces.

(D) Setbacks:

a. Front Setback: 0 feet
b. Side Setbacks:
   West Side: 0 feet
   East Side: 0 feet
c. Rear Setback: 64 feet

(E) Building Height: 26 feet-8 inches

SITE IMPROVEMENT PLANS
for
FOURTEEN SIXTEEN WEST SIXTY NINTH
1416 W. 69TH STREET
CHICAGO, ILLINOIS
PROJECT NO:12930

OWNER
FELICIA SLATON-YOUNG & BELLE LUCRE
1416 WEST 69TH STREET
CHICAGO, IL 60636
(843) 271-0719

ARCHITECT
BEEHYYVE
1122 WEST 63RD STREET
CHICAGO, IL 60621
(312) 877-6747

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY: COOK
CITY, TOWNSHIP: CHICAGO, T38N
SEC. & ¼ SEC. NO.: SEC 20, SW 1/4
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET C2 FOR BENCHMARK INFORMATION

NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

05/30/2024
ENGINEER MICHAEL MONDUS, P.E.
ILLINOIS REGISTRATION NO.: 062-052057
EXPIRATION DATE: 11/30/2025
PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2025

INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	TITLE SHEET
2	C2	EXISTING CONDITIONS PLAN
3	C3	DEMOLITION PLAN
4	C4	SITE PLAN
5	C5	GRADING PLAN

LOCATION MAP



REVISIONS

ORIGINAL PLAN DATE: FEBRUARY 20, 2024

#	SHEET #	REMARKS	DATE
1	ALL	ISSUED FOR PERMIT	05/30/24

FOURTEEN SIXTEEN WEST SIXTY NINTH
1416 WEST 69TH STREET
CHICAGO, IL 60636
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BELLE LUCRE
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CHICAGO, IL 60636
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BEEHYYVE
1122 WEST 63RD STREET, UNIT 3
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P: (312) 877-6747

YOURWAY CONSTRUCTION
17321 SOUTH MAGNOLIA
HAZEL CREST, IL 60429
P: (708) 338-6406

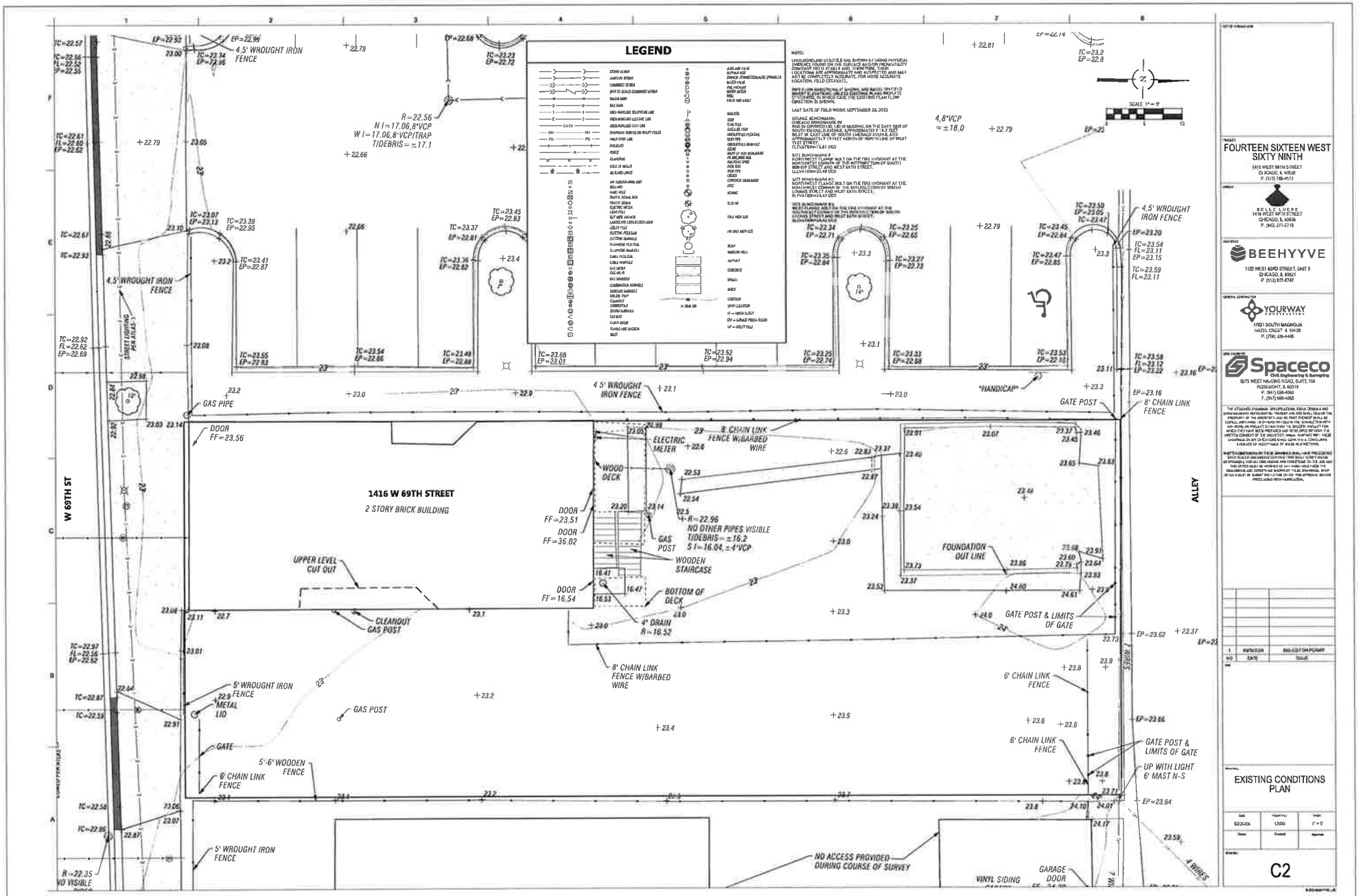
Spaceco Civil Engineering & Surveying
1673 WEST PARKINS ROAD, SUITE 100
ROSEMONT, IL 60018
P: (847) 696-4660
F: (847) 696-4555

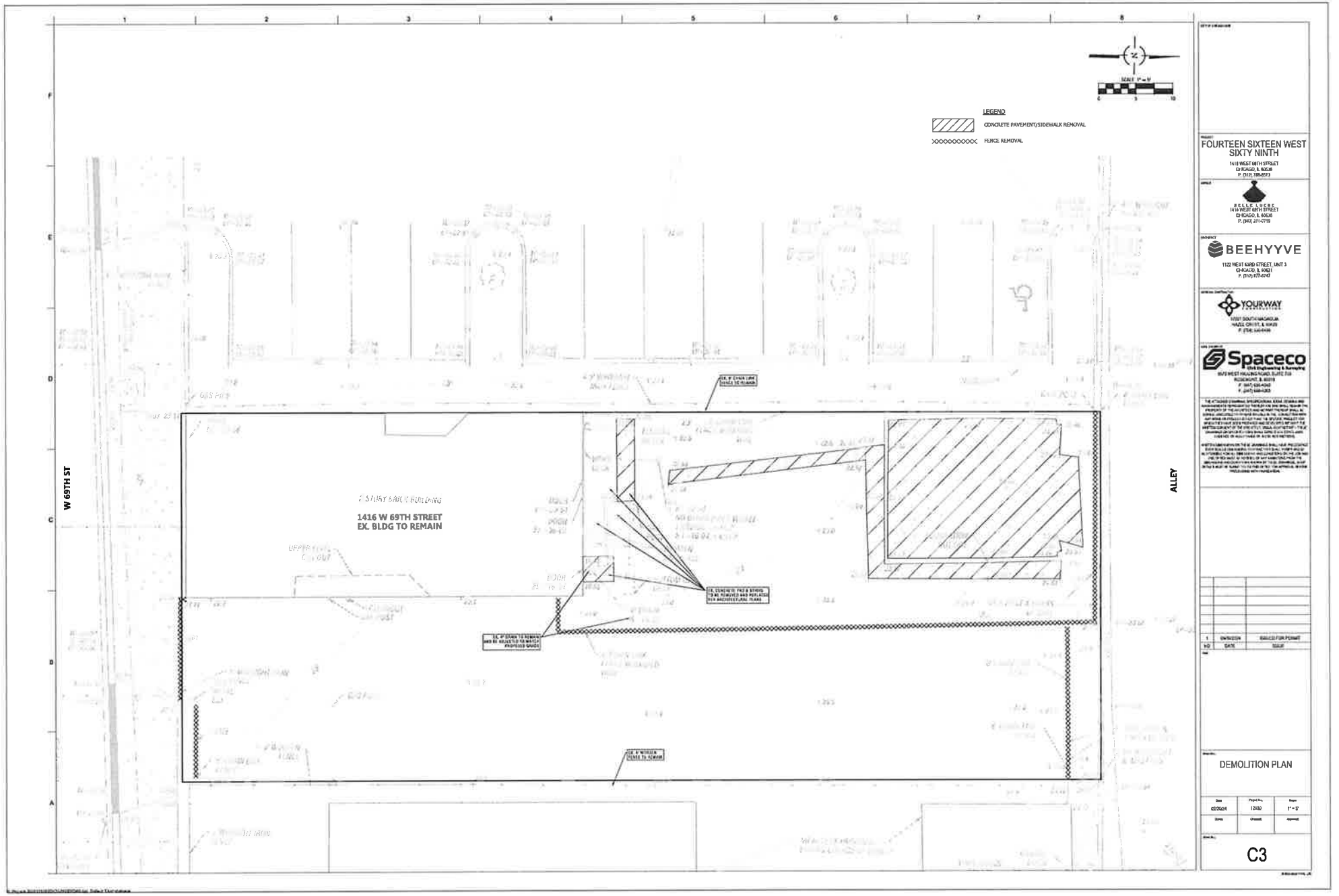
1 05/30/2024 ISSUED FOR PERMIT
NO. DATE ISSUE

TITLE SHEET

02/20/24 | 12930

C1


LEGEND
1416 W 69TH STREET
2 STORY BRICK BUILDING
W 69TH ST
ALLEY
4.5' WROUGHT IRON FENCE
GAS PIPE
DOOR FF=23.56
ELECTRIC METER
6' CHAIN LINK FENCE W/BARBED WIRE
WOOD DECK
DOOR FF=23.51
DOOR FF=36.02
GAS POST
R=22.96
NO OTHER PIPES VISIBLE
TIDEBRIS=±16.2
S I=16.04, ±4"VCP
WOODEN STAIRCASE
DOOR FF=16.54
BOTTOM OF DECK
4" DRAIN R=16.52
UPPER LEVEL CUT OUT
CLEANOUT GAS POST
FOUNDATION OUT LINE
GATE POST & LIMITS OF GATE
8' CHAIN LINK FENCE W/BARBED WIRE
6' CHAIN LINK FENCE
5' WROUGHT IRON FENCE
METAL LID
GAS POST
GATE
5'-6" WOODEN FENCE
6' CHAIN LINK FENCE
5' WROUGHT IRON FENCE
R=22.35
NO VISIBLE
NO ACCESS PROVIDED DURING COURSE OF SURVEY
VINYL SIDING
GARAGE DOOR
4 WIRES
4.5' WROUGHT IRON FENCE
4 5' WROUGHT IRON FENCE
"HANDICAP"
GATE POST
8' CHAIN LINK FENCE
6' CHAIN LINK FENCE
GATE POST & LIMITS OF GATE
UP WITH LIGHT 6' MAST N-S
R=22.56
N I=17.06,8"VCP
W I=17.06,8"VCP/TRAP
TIDEBRIS=±17.1
4,8"VCP
=±18.0
STREET LIGHTING PER ATLAS 5
SCALE 1" = 5'
FOURTEEN SIXTEEN WEST SIXTY NINTH
1416 WEST 69TH STREET
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17701 SOUTH MAGNOLIA
HAZEL CREST, IL 60429
P. (708) 330-9408
Spaceco
Civil Engineering & Surveying
1975 WEST HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018
P. (847) 696-4060
F. (847) 696-4065
EXISTING CONDITIONS PLAN
02/22/24
12566
1" = 5'
C2



FOURTEEN SIXTEEN WEST SIXTY NINTH
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BEEHYYVE
1122 WEST KARD STREET, UNIT 3
CHICAGO, IL 60621
P: (312) 877-4747

YOURWAY

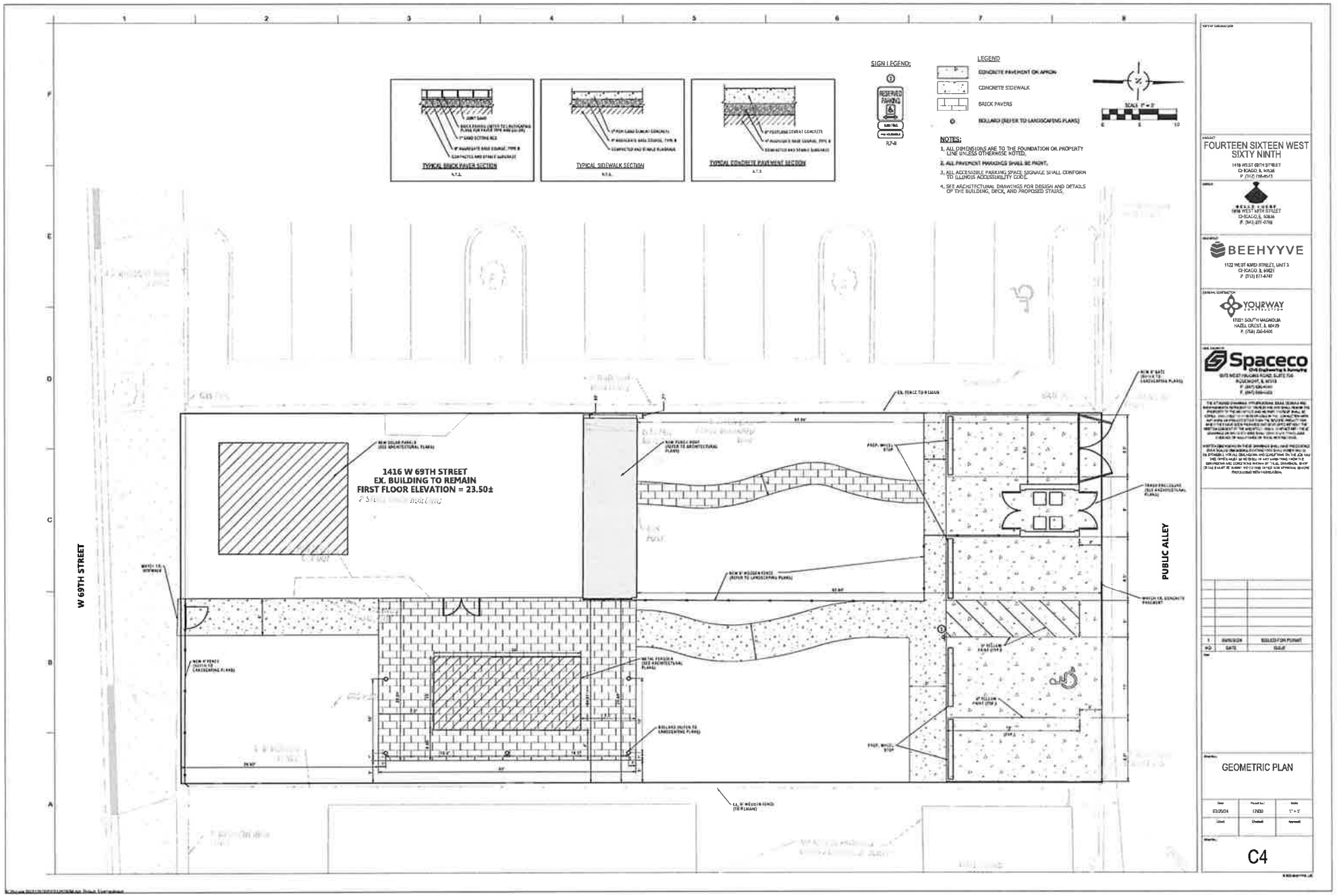
Spaceco

NO	DATE	ISSUE
1	09/30/2024	ISSUED FOR PERMIT

DEMOLITION PLAN

Date	Project No.	Scale
02/20/24	12430	1" = 5'
Done	Checked	Approved

C3



FOURTEEN SIXTEEN WEST SIXTY NINTH

1416 WEST 69TH STREET
CHICAGO, IL 60636
P. (312) 756-6573

MELLE HERR
1416 WEST 69TH STREET
CHICAGO, IL 60636
P. (941) 877-0786

BEEHYYVE
1122 WEST 82ND STREET, UNIT 3
CHICAGO, IL 60620
P. (312) 617-4747

YOURWAY CONSTRUCTION
17021 SOUTH MAGNOLIA
HAZEL CREST, IL 60429
P. (708) 206-6406

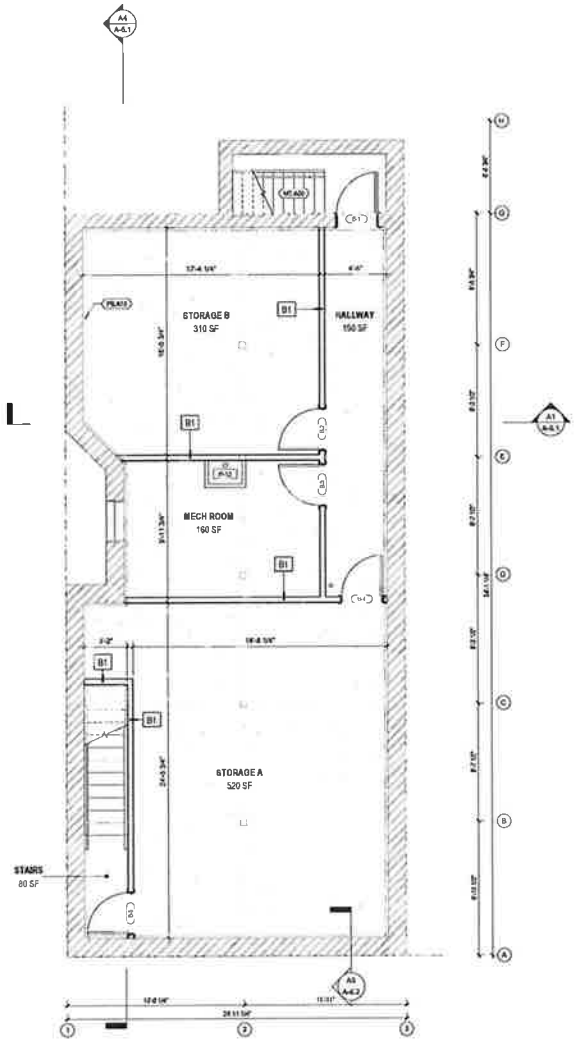
Spaceco
SITE WEST ROLLING ROAD, SUITE 116
ROCKFORD, IL 61108
P. (847) 636-4100
F. (847) 590-8220

NO	DATE	ISSUE
1	04/05/24	REVISED FOR PERMIT

GEOMETRIC PLAN

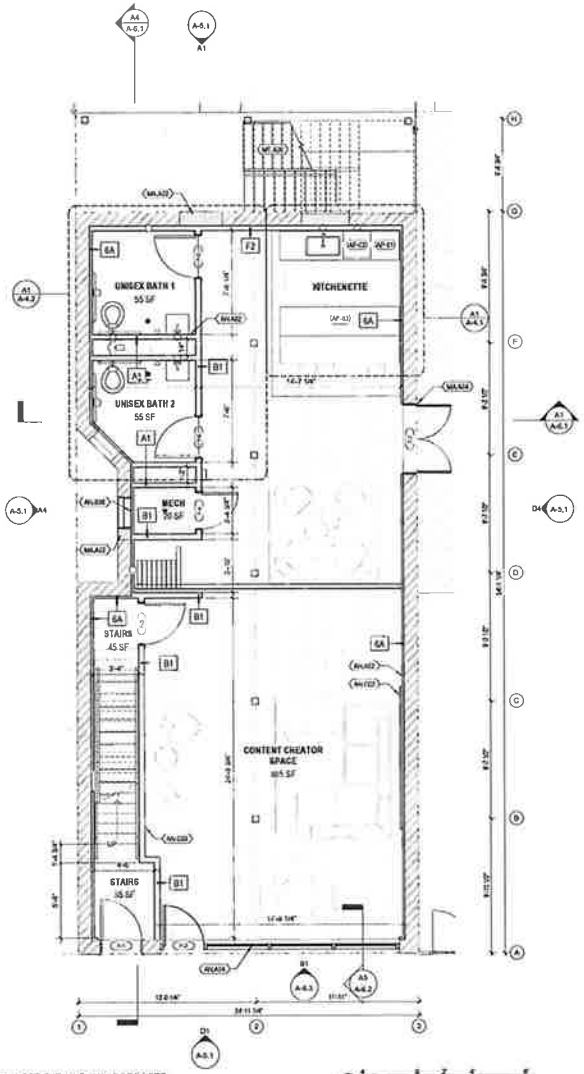
Date	Project No.	Scale
03/05/24	17030	1" = 5'
Drawn	Checked	Approved

C4



A1 BASEMENT FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"



A4 FIRST FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"

PLAN NOTES

1. HELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DIMENSIONAL DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
2. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.
3. LAY OUT ALL BEARING WALLS. IF ANY, CORRIDOR AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.
4. GENERAL CONTRACTOR TO COORDINATE WALL BACKING REQUIREMENTS WITH INTERIOR ELEVATIONS.
5. ALL DIMENSIONS OF WALLS ARE GIVEN TO THE FACE OF WALL.
6. REFER TO ABBREVIATIONS AND LEGEND SHEETS FOR CLARIFICATIONS ON SYMBOLS AND ABBREVIATIONS SHOWN ON DRAWINGS.
7. GENERAL CONTRACTOR TO COORDINATE WITH ALL MEP DRAWINGS.
8. REFER TO PARTITION SCHEDULE FOR PARTITION TYPES.
9. SEE PLUMBING DRAWINGS FOR SLAB OPENINGS REQUIRED FOR UNDERGROUND PIPING.
10. SEE DOOR SCHEDULE FOR DOOR TYPES PROVIDE (2) 2" X 8" WOOD HEADERS WITH PLYWOOD SPACRE AT ALL NEW DOOR OPENINGS.
11. PROVIDE NEW WINDOWS AS SPECIFIED IN SCHEDULE. SEE WINDOW SCHEDULE FOR WINDOW TYPES
12. SEE FINISH FLOOR PLANS & SCHEDULE FOR FINISH DETAILS.
13. SEE APPLIANCE SCHEDULE FOR APPLIANCE TYPES.
14. FURNITURE SHOWN FOR REFERENCE.

LEGEND

EXISTING WALL

NEW WALL

KEYNOTES

AN.A02	PROVIDE BLOCKING FOR ALL WALL-MOUNTED EQUIPMENT, FIXTURES, ACCESSORIES, ETC, AS REQUIRED.
AN.A04	PROVIDE NEW STOREFRONT WINDOWS.
AN.B06	PROVIDE WHITE ACRYLIC INFRONT OF WINDOW
AN.C02	PROJECTOR SCREEN MOUNTED ON WALL.
AN.C03	MURAL ALONG WALL.
MA.A02	INFILL ALL NEW MASONRY OPENINGS WITH TOOTHED COMMON BRICKS TO MATCH EXISTING, REFER TO EXTERIOR DETAILS
MA.A04	EXISTING STONE COPING, REPAIR AS NEEDED
MT.A90	METAL STAIR, SEE STRUCTURAL
PB.A10	SEE PLUMBING FOR LOCATION OF SUMP PITS AND PERIMETER DRAIN TILE

PROJECT
FOURTEEN SIXTEEN WEST SIXTY NINTH
1416 WEST 69TH STREET
CHICAGO, IL 60636
P. (312) 738-6672

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CHICAGO IL, 60638
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MEP ENGINEER
BEEHYYVE
1122 WEST KINZIE STREET
CHICAGO, IL 60601
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STRUCTURAL ENGINEER
YOURWAY
17321 SOUTH MACKINAW
HAZEL CREST, IL 60429
P. (708) 335-6408

THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND/OR ELECTRONIC MEDIA ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THEY ARE NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THEY ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THEY ARE NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THEY ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THEY ARE NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

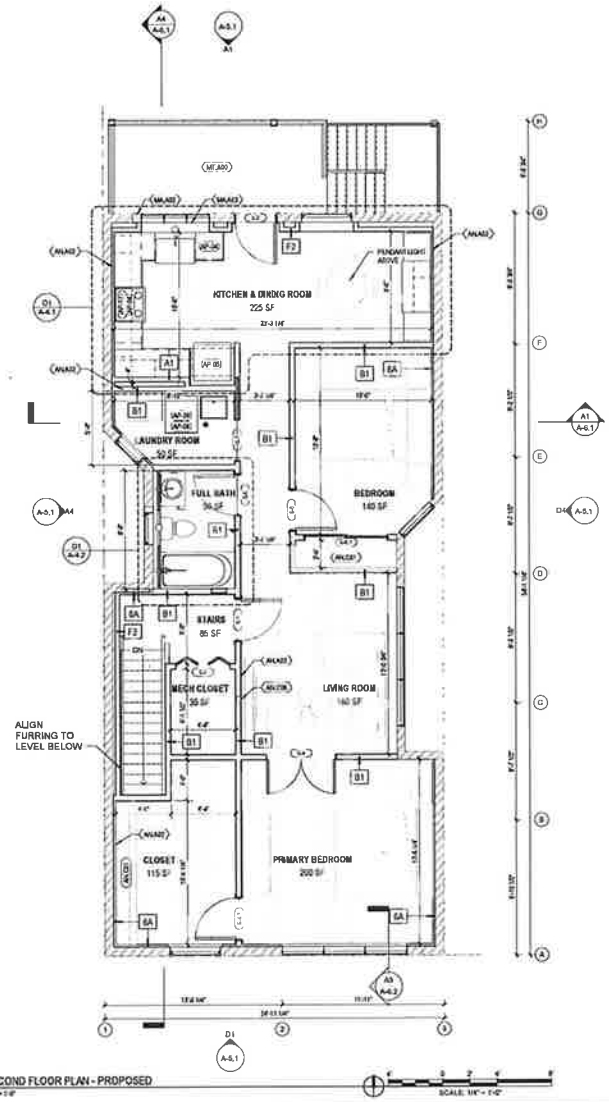
NO	DATE	ISSUE
1	8/24/2020	PERMIT



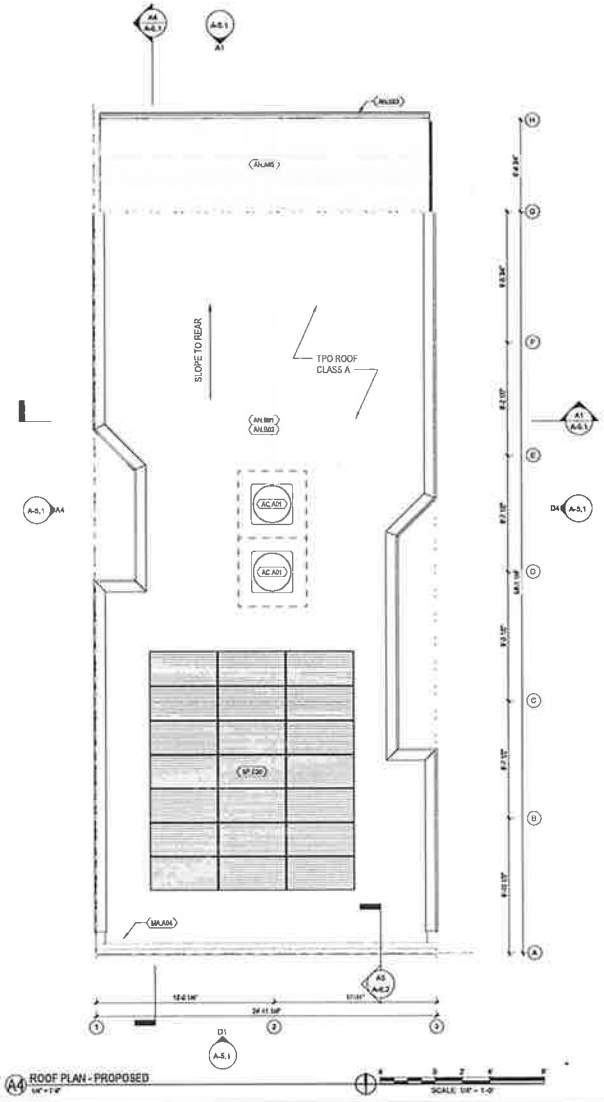
PROPOSED BASEMENT & FIRST FLOOR PLANS

Date: 8/24/2020	Project No: 2020	Scale: As Indicated
Drawn: AP	Checked: BL	Approved: BL

A-1.3



A1 SECOND FLOOR PLAN - PROPOSED



A4 ROOF PLAN - PROPOSED

PLAN NOTES

1. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DIMENSIONAL DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
2. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.
3. LAY OUT ALL BEARING WALLS, IF ANY, CORRIDOR AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.
4. GENERAL CONTRACTOR TO COORDINATE WALL BACKING REQUIREMENTS WITH INTERIOR ELEVATIONS.
5. ALL DIMENSIONS OF WALLS ARE GIVEN TO THE FACE OF WALL.
6. REFER TO ABBREVIATIONS AND LEGEND SHEETS FOR CLARIFICATIONS ON SYMBOLS AND ABBREVIATIONS SHOWN ON DRAWINGS.
7. GENERAL CONTRACTOR TO COORDINATE WITH ALL MEP DRAWINGS.
8. REFER TO PARTITION SCHEDULE FOR PARTITION TYPES.
9. SEE PLUMBING DRAWINGS FOR SLAB OPENINGS REQUIRED FOR UNDERGROUND PIPING.
10. SEE DOOR SCHEDULE FOR DOOR TYPES. PROVIDE (2) 2" X 8" WOOD HEADERS WITH PLYWOOD SPACER AT ALL NEW DOOR OPENINGS.
11. PROVIDE NEW WINDOWS AS SPECIFIED IN SCHEDULE. SEE WINDOW SCHEDULE FOR WINDOW TYPES.
12. SEE FINISH FLOOR PLANS & SCHEDULE FOR FINISH DETAILS.
13. SEE APPLIANCE SCHEDULE FOR APPLIANCE TYPES.
14. FURNITURE SHOWN FOR REFERENCE.

LEGEND

EXISTING WALL

NEW WALL

KEYNOTES

AC.A01	NEW CONDENSER UNITS, SEE MECHANICAL.
AN.A02	PROVIDE BLOCKING FOR ALL WALL-MOUNTED EQUIPMENT, FIXTURES, ACCESSORIES, ETC. AS REQUIRED.
AN.A05	PROVIDE NEW ROOF ABOVE NEW METAL STAIRS.
AN.B01	PROVIDE FLASHING ROOF FOR ALL NEW ROOF PENETRATIONS.
AN.B02	PROVIDE NEW CLASS A TPO SINGLE PLY ROOFING MEMBRANE AND FLASHING WITH DRIP EDGE AND TERMINATION BARS. CONTRACTOR TO PROVIDE SUBMITTAL FOR APPROVAL.
AN.B03	PROVIDE NEW 6" GUTTERS AND DOWNSPOUTS.
AN.C01	PROVIDE NEW CLOSET RODS AND SHELVES.
AN.C05	PROVIDE RECESSED TV WALL BOX.
MA.A02	INFILL ALL NEW MASONRY OPENINGS WITH TOOTHED COMMON BRICK TO MATCH EXISTING. REFER TO EXTERIOR DETAILS.
MA.A03	EXISTING SILL TO BE REMOVED AND REVISED.
MA.A04	EXISTING STONE COPING, REPAIR AS NEEDED.
MT.A00	METAL STAIR, SEE STRUCTURAL
SP.E00	SQUARE PANELS, SEE ELECTRICAL.

PROJECT
FOURTEEN SIXTEEN WEST SIXTY NINTH
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MANUFACTURER
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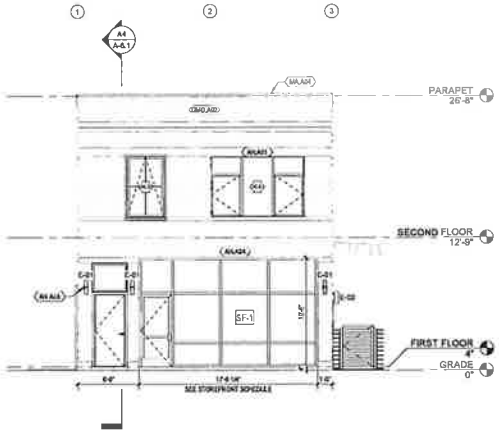
CONTRACTOR
YOURWAY
17101 SOUTH MAGNOLIA
HAZEL CREST, IL 60429
P. (708) 335-6606

NO	DATE	ISSUE
1	03.24.23	PERMIT SET

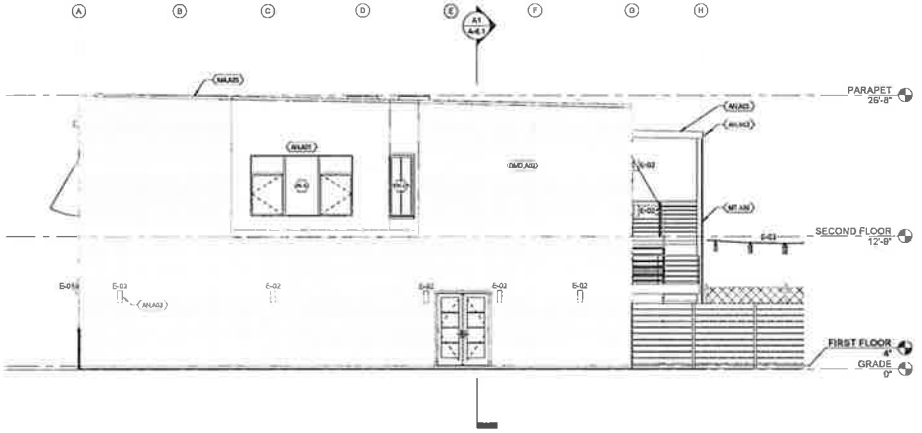
DEREK P. LUCAS
062-023446

PROPOSED SECOND FLOOR & ROOF PLANS

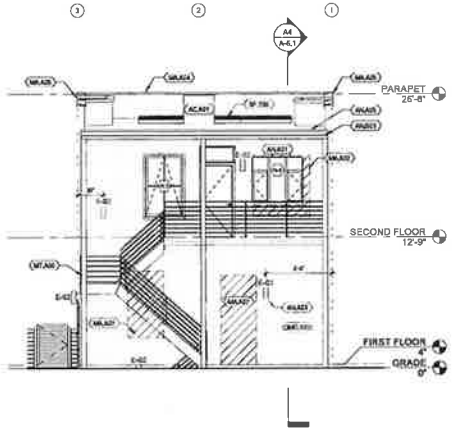
A-1.4



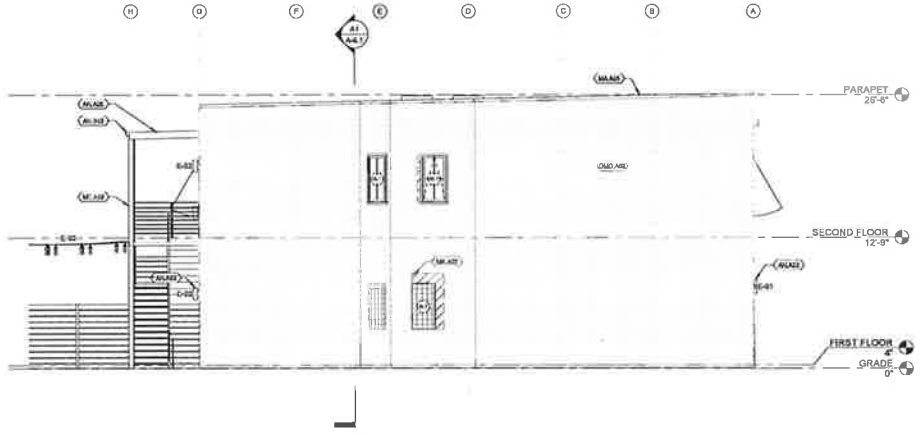
D1 SOUTH ELEVATION



D4 EAST ELEVATION



A1 NORTH ELEVATION



A4 WEST ELEVATION

ELEVATION NOTES

1. KEYNOTE SYMBOLS ON THIS DRAWING ARE TYPICAL FOR ALL SIMILAR CONDITIONS/ITEMS ON THIS AND OTHER BUILDING ELEVATION SHEETS IF ANY.

2. REFER TO BUILDING SECTION SHEET(S) FOR INFORMATION ON WALL/FLOOR ROOF CONSTRUCTION ASSEMBLIES.

3. REFER TO WALL SECTIONS FOR ADDITIONAL DIMENSIONS AND NOTES.

4. REFER TO SCHEDULES FOR INFORMATION ON OPENINGS AND REQUIREMENT FOR SAFETY GLAZING.

5. PROVIDE CONTINUOUS 3/8" THICK VERTICAL CONTROL JOINT (CJ) WITH BACKER ROD AND SPECIFIED SEALANT WHERE INDICATED AND IN ACCORDANCE WITH INDUSTRY STANDARD SPACING FOR EXTERIOR WALL MATERIAL UTILIZED.

DEMOLITION NOTES

1. DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.

2. NOTIFY ALL UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. DISCONNECT AND/OR CAP UTILITIES AS REQUIRED AND DIRECTED.

3. MAINTAIN, WITHIN TWO MEANS OF EGRESS AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.

4. CONDUCT DEMOLITION WORK IN AN ORDERLY AND CAREFUL MANNER. PROTECT EXISTING SITE, TREES, AND CONSTRUCTION TO REMAIN, ADJACENT PROPERTIES AND PUBLIC WAYS FROM DAMAGE DURING THE WORK.

5. REMOVE ALL DEMOLISHED MATERIAL FROM THE SITE IN A LEGAL MANNER AS THE DEMOLITION PROGRESSES, UNLESS MATERIAL IS INDICATED TO BE SALVAGED FOR AND DELIVERED TO THE OWNER. DO NOT BURN OR BURY DEMOLISHED MATERIALS ON SITE. AT THE COMPLETION OF THE WORK, ALL DEMOLISHED MATERIALS SHALL HAVE BEEN REMOVED AND THE SITE LEFT IN A CLEAN CONDITION.

6. PROTECT ALL FLOOR OPENINGS (NEW AND EXISTING) THAT MAY PRESENT A HAZARD.

7. BOARD UP EXTERIOR OPENINGS AS REQUIRED.

8. REMOVE ALL MISCELLANEOUS ITEMS PROTRUDING FROM COLUMNS, WALLS, FLOORS AND CEILINGS.

9. REMOVE ALL PLUMBING EQUIPMENT, INCLUDING WATER SUPPLY, WASTE AND VENT PIPING, MISCELLANEOUS ATTACHMENTS, BRACKETS AND PLUMBING FIXTURES. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.

10. REMOVE ALL HEATING AND COOLING SYSTEMS, INCLUDING RADIATORS AND SYSTEM PIPING, AIR HANDLERS, EXHAUST FANS, WINDOW UNITS, LOUVERS AND DUCTS. BOARD UP EXTERIOR OPENINGS AS NECESSARY. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.

11. REMOVE ALL ELECTRICAL EQUIPMENT, INCLUDING CONDUIT, OUTLETS, FIXTURES, FEEDER BOXES, BREAKER PANELS AND MISCELLANEOUS ATTACHMENTS. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.

LEGEND

- COMMON BRICK
- SIDING
- OPENING TO BE FILLED WITH TOOTHED COMMON BRICK

KEYNOTES

AC.A01	NEW CONDENSER UNITS, SEE MECHANICAL.
AN.A01	PROVIDE NEW WINDOWS AS SPECIFIED IN SCHEDULE.
AN.A23	EXTERIOR LIGHTING, SEE ELECTRICAL LIGHTING.
AN.A04	PROVIDE NEW STOREFRONT WINDOWS
AN.A05	PROVIDE NEW ROOF ABOVE NEW METAL STAIRS
AN.B03	PROVIDE NEW 4" GUTTERS AND DOWNSPOUTS.
DMO.A02	TUCKPOINT MASONRY AS NEEDED, REPAIR LINTELS WHERE NEEDED
MA.A02	INFILL ALL NEW MASONRY OPENINGS WITH TOOTHED COMMON BRICK TO MATCH EXISTING. REFER TO EXTERIOR DETAILS.
MA.A04	EXISTING STONE COPING, REPAIR AS NEEDED
MA.A05	EXISTING CLAY COPING, REPAIR AS NEEDED
MT.A00	METAL STAIR, SEE STRUCTURAL
SP.E00	SOLAR PANELS, SEE ELECTRICAL.

PROJECT
FOURTEEN SIXTEEN WEST SIXTY NINTH
1416 WEST 69TH STREET
CHICAGO, IL 60636
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BELLE LAIRE
1418 WEST 69TH STREET
CHICAGO, IL 60636
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P. (312) 877-4747

CONTRACTOR
YOURWAY
1721 SOUTH MICHIGAN
HAZEL CREST, IL 60429
P. (708) 335-6406

THE ARCHITECT ASSUMES NO LIABILITY FOR ANY AND ALL UNAUTHORIZED ALTERATIONS, EDITS, CHANGES AND/OR REVISIONS TO THE PLANS BY THE ARCHITECT. UNAUTHORIZED ALTERATIONS SHALL BE DEFINED AS ANY ALTERATION OR REVISION TO THE PLANS NOT PERFORMED BY THE ARCHITECT OR HIS/HER AUTHORIZED REPRESENTATIVE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY BUILDING CODE VIOLATIONS OR OTHER DEFECTS IN THE CONSTRUCTION DOCUMENTS RESULTING FROM UNAUTHORIZED ALTERATIONS. THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS BY THE OWNER AND CONTRACTOR FOR ANY AND ALL CLAIMS, LAWSUITS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM UNAUTHORIZED ALTERATIONS.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES, ORDINANCES, RULES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

NO	DATE	ISSUE
1	8/28/24	ISSUED FOR PERMIT

DEON P. LUCAS
001-022966
Deonium

EXTERIOR ELEVATIONS

A-5.1

BUILDING DATA

BUILDING ZONE	B3-2
BUILDING PIN	20-20-311-038-0000
BUILDING WARD/COMMUNITY	17, WEST ENGLEWOOD
BUILDING TYPE - CURRENT	MULTI-USE	BUSINESS & RESIDENTIAL
BUILDING TYPE - PROPOSED	MULTI-USE	BUSINESS & RESIDENTIAL
CONSTRUCTION TYPE	IIIA, ORDINARY CONSTRUCTION
SITE AREA	3,125 SQ.FT.
BUILDING GROSS AREA	3,912 SQ.FT.
BASEMENT AREA (NET)	823 SQ.FT.
FIRST FLOOR AREA (NET)	904 SQ.FT.
SECOND FLOOR AREA (NET)	730 SQ.FT.
TOTAL BUILDING AREA (NET)	2,458 SQ.FT.
AREA OF RENOVATION (NET)	2,458 SQ.FT.
BUILDING HEIGHT	26'-8"

SITE NOTES

1. THE INTENT OF THE SITE PLAN IS TO LOCATE THE BUILDING(S) ON THE SITE OR PROPERTY. SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, FENCES, GRADING, PAVEMENTS, PLANTINGS, SOIL TYPES, UTILITIES, ETC.

2. SEE CIVIL DRAWINGS FOR FIRST FLOOR ELEVATION.

3. FIRST FLOOR ELEVATION IS BASED ON "CITY OF CHICAGO DATUM" OR "USGS DATUM."

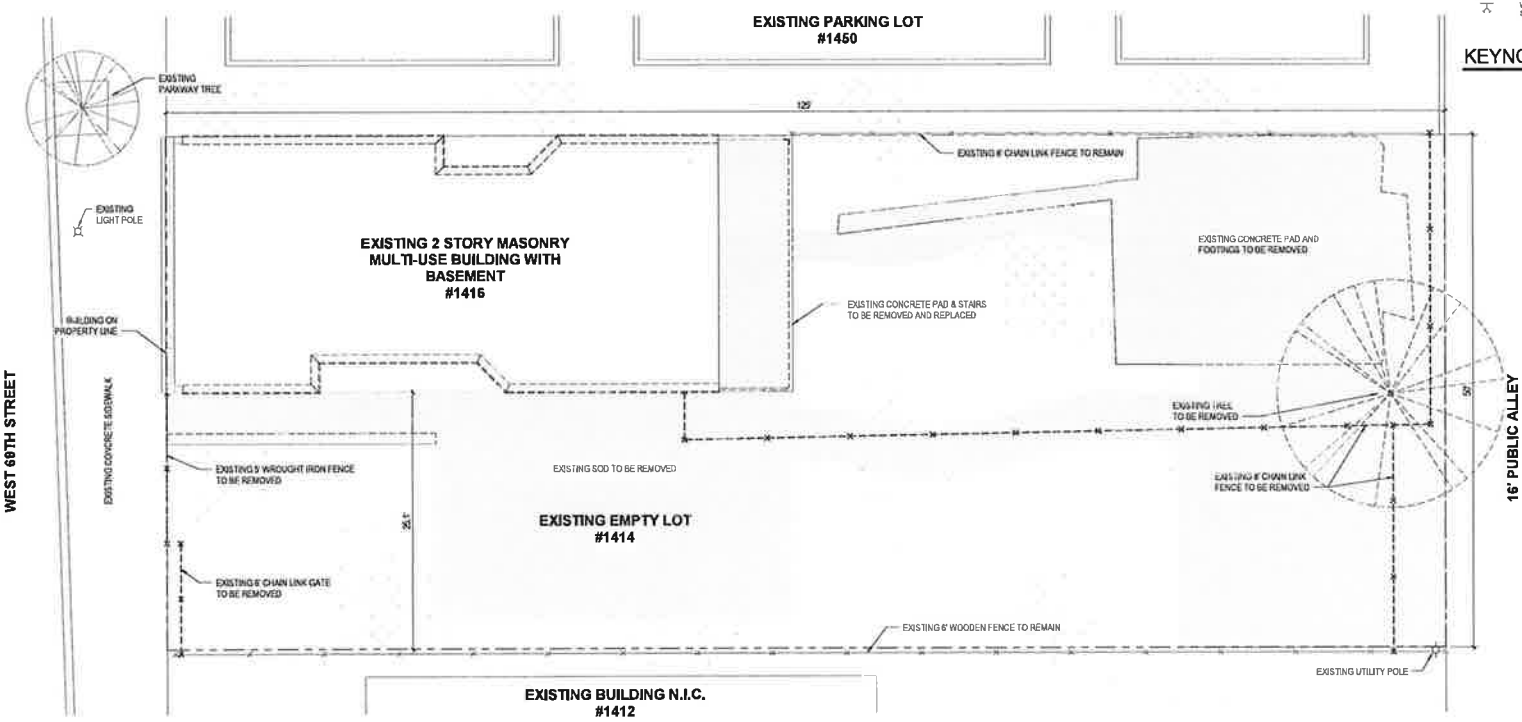
4. COORDINATE ALL INCOMING UTILITIES.

5. SEE LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT DETAILS.

LEGEND

- CATCH BASIN
- VALVE VAULT
- MANHOLE
- TRANSFORMER
- FENCE
- SIGN
- LIGHT POLE
- FIRE HYDRANT
- UTILITY POLE
- DETECTABLE WARNING STRIP
- FLOOR MOUNTED SIAMESE CONNECTION
- WALL MOUNTED SIAMESE CONNECTION

KEYNOTES



A1 SITE PLAN - EXISTING
3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

FOURTEEN SIXTEEN WEST SIXTY NINTH
1416 WEST 69TH STREET
CHICAGO, IL 60636
P. (312) 766-8573

BELLE LUCRE
1416 WEST 69TH STREET
CHICAGO, IL 60636
P. (843) 271-4719

BEEHYYVE
1122 WEST 63RD STREET
CHICAGO, IL 60621
P. (312) 877-4742

YOURWAY
7425 SOUTH MAGNOLIA
HAYS, OR 97 K. 60429
P. (708) 835-6405

NO	DATE	ISSUE
1	03/20/24	ISSUED FOR PERMIT

DIXON P. LUCAS
DIX-022848

EXISTING SITE PLAN

G-1.5

BUILDING DATA

BUILDING ZONE:	B3-2
BUILDING PIN	20-20-311-038-0000
BUILDING WARD/COMMUNITY	17, WEST ENGLEWOOD
BUILDING TYPE - CURRENT	MULTI-USE	BUSINESS & RESIDENTIAL
BUILDING TYPE - PROPOSED	MULTI-USE	BUSINESS & RESIDENTIAL
CONSTRUCTION TYPE	III-A, ORDINARY CONSTRUCTION
SITE AREA	3,125 SQ.FT.
BUILDING GROSS AREA	3,912 SQ.FT.
BASEMENT AREA (NET)	823 SQ.FT.
FIRST FLOOR AREA (NET)	904 SQ.FT.
SECOND FLOOR AREA (NET)	730 SQ.FT.
TOTAL BUILDING AREA (NET)	2,456 SQ.FT.
AREA OF RENOVATION (NET)	2,456 SQ.FT.
BUILDING HEIGHT	26'-8"

SITE NOTES

1. THE INTENT OF THE SITE PLAN IS TO LOCATE THE BUILDING(S) ON THE SITE OR PROPERTY. SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, FENCES, GRADING, PAVEMENTS, PLANTINGS, SOIL TYPES, UTILITIES, ETC.

2. SEE CIVIL DRAWINGS FOR FIRST FLOOR ELEVATION.

3. FIRST FLOOR ELEVATION IS BASED ON "CITY OF CHICAGO DATUM" OR "USCG DATUM"

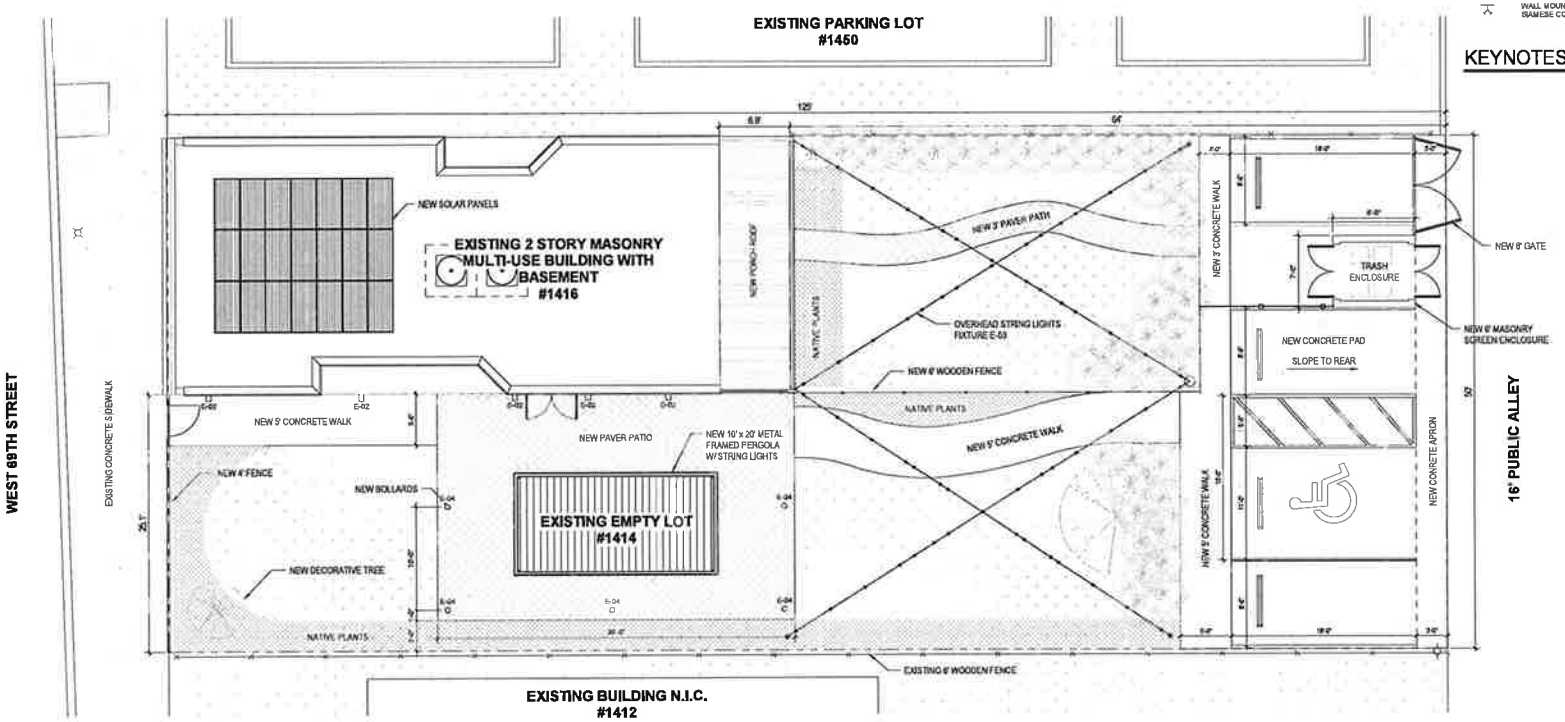
4. COORDINATE ALL INCOMING UTILITIES.

5. SEE LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT DETAILS

LEGEND

- CATCH BASIN
- VALVE VAULT
- MANHOLE
- TRANSFORMER
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- SIGN
- LIGHT POLE
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- DETECTABLE WARNING STRIP
- FLOOR MOUNTED SIAMESE CONNECTION
- WALL MOUNTED SIAMESE CONNECTION

KEYNOTES



A1 SITE PLAN - PROPOSED
3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

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1416 WEST 69TH STREET
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1123 WEST 63RD STREET
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7121 SOUTH MADISON
HAZEL CREST, IL 60429
P. (708) 335-6408

NO	DATE	ISSUE
1	8/30/2024	ISSUED FOR PERMIT

DREW P. LUCAS
001-022846

PROPOSED SITE PLAN

G-1.6