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

BUILDING CHARACTERISTICS		
	PROPOSED	RANGE
BUILDING HT	29.83'	FT
STORY ABV GRADE	3	#
BASEMENT	1	
BUILDING AREA	19633.47 SF	37500 SF
DWELLING UNITS	13	
SLEEPING UNITS	13	

BUILDING AREA	
FRONTAGE INCREASE	
PERIMETER (P)	564.28'
FRONTAGE (F)	182.50'
MIN. 25% OF PERIMETER TO ABUT PUBLIC WAY	50.07% (N/A) If > 0.25
WIDTH WEIGHTED (W)	45.00
S=1 (NO OR S=2 (OPEN)	1
If < 0.17 (W / 180)	0.50
OCCUPANCY CLASS	GROUP R-2
CONSTRUCTION TYPE	TYPE IIIA
ACTUAL FLOOR AREA	19633.47 SF
At = (NS/S1)0.5/(1/AS/1/AI) PROPOSED STRUCTURE	NS = 10000 SF NS = 10000 SF
Aa = At + (Pb x If)	12500.00 SF
ACTUAL STORIES (Sa)	3
Aa = At + (Pb x If) x Sa	37500 SF
EACH STORY RATIO	1.17

2700 N LARAMIE AVE, CHICAGO, IL 60639

NOTICE CONSTRUCTION IS NOT STAMPED BY APPROVING AUTHORITY.

City of Chicago

PMPC ARCHITECTS

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2205 W Roscoe St
Chicago, IL 60618

GENERAL NOTE

CERTIFICATION

PROJECT

ENERGY

2001 CHICAGO PLUMBING CODE WITH 2021 AMENDMENTS

2018 ELECTRICAL CODE

CHICAGO BUILDING CODE

ITEM	SUBJECT	CODE REFERENCE	CHID REQ	ACTUAL	N/A	SHEET NO.

CHICAGO BUILDING CODE

ITEM	SUBJECT	CODE REFERENCE	CHID REQ	ACTUAL	N/A	SHEET NO.

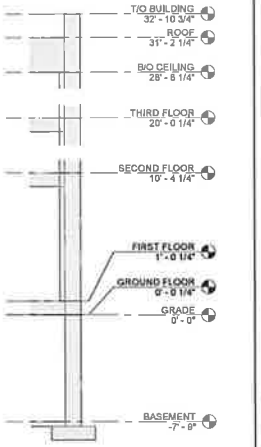
OTHER REQUIRED DATA

ITEM	SUBJECT	CODE REFERENCE	COMPLETE	N/A

ZONING REQUIREMENTS

ITEM	SUBJECT	CODE REFERENCE	REQUIREMENTS	ACTUAL	SHEET NO.

SCHEMATIC SECTION



SCOPE OF WORK

5PR - 2019 CBC - INTERIOR RENOVATION TO CONVERT 3 COMMERCIAL UNITS ON THE FIRST FLOOR TO DWELLING UNITS (OCCUPANCY CLASS R-2, CONSTRUCTION TYPE IIIA)

BUILDING AREA

FIRST FLOOR	4855.87 SF
SECOND FLOOR	4866.80 SF
THIRD FLOOR	4866.80 SF
	14633.47 SF
BASEMENT	4866.80 SF

WORK AREA

FIRST FLOOR		2229.09 SF
		2229.09 SF

LOCATION MAP



INDEX OF DRAWINGS

GENERAL		
001	T100	TITLE SHEET
002	T101	SITE PLANS
ARCHITECTURAL		
001	A100	DEMOLITION PLANS
004	A101	DEMOLITION PLANS
005	A102	DEMOLITION PLANS
006	A200	FLOOR PLANS
Grand total: 6		

REVISIONS

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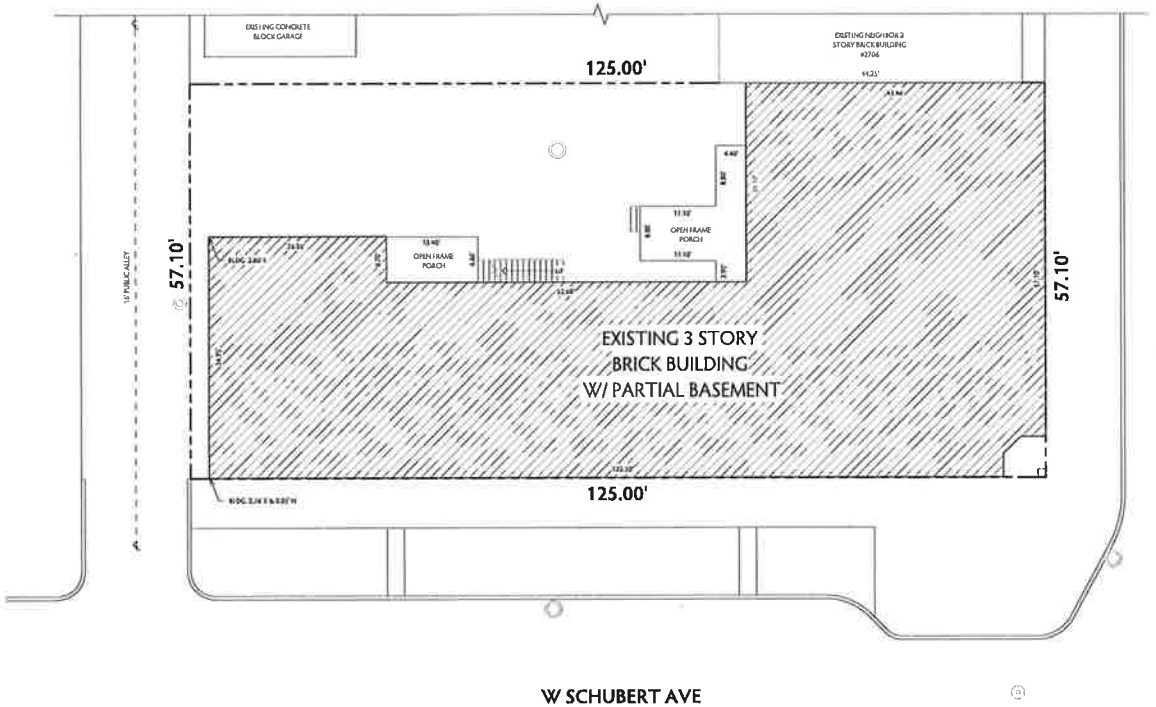
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TITLE SHEET

T100



N

1 SITE PLAN

1/8" = 1'-0"

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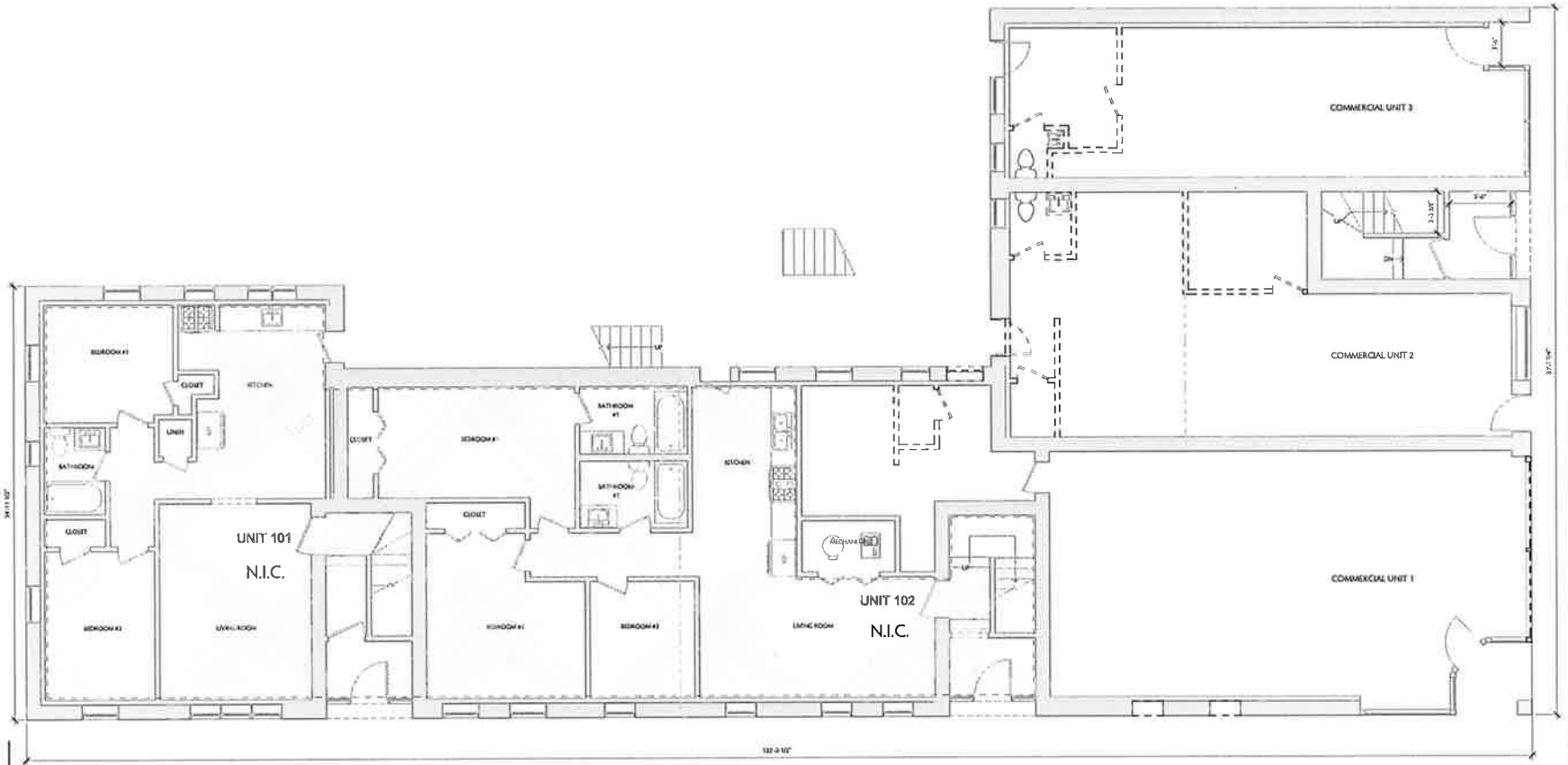
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SITE PLAN

T101



N

2 FIRST FLOOR - DEMOLITION
1/4" = 1'-0"

PHASE LEGEND

INDICATES EXISTING CONDITION TO REMAIN

INDICATES EXISTING 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 PERSONS, 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. 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 DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
4. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO THE OWNER.
5. REMOVE EXISTING FLOOR FINISHES AS PER PLANS.
6. REMOVE EXISTING DRYWALL CEILING AS PER PLANS.
7. REMOVE EXISTING PARTITION WALLS. PROVIDE ANY NECESSARY SHORING & BRACING DURING DEMO WORK AS INDICATED.
8. REMOVE EXISTING DOORS, PANELS, AND HARDWARE AS NEEDED.
9. REMOVE EXISTING LIGHT FIXTURES AND CEILING FINISHES DOWN TO GYPSUM BOARD AND/OR PLASTER AND LATH CEILING AS NEEDED.
10. REMOVE ALL BUILT-IN FREE STANDING DISPLAY UNITS/EQUIPMENT CABINETS, COUNTER TOPS, SLEEVING, ETC. STORE FOR RE-INSTALLATION. COORDINATE WITH OWNER.
11. REMOVE EXISTING COOKING EQUIPMENT & EXHAUST HOOD ASSEMBLY AND STORE FOR RE-INSTALLATION. COORDINATE WITH OWNER.
12. REMOVE EXISTING PLUMBING FIXTURES AND CAP OFF EXISTING WASTE, WATER PIPING ETC. STORE FOR RE-INSTALLATION. COORDINATE WITH OWNER.
13. REMOVE EXISTING MECHANICAL EQUIPMENT & ELECTRICAL EQUIPMENT & DEVICES AS REQUIRED.

CUTTING, PATCHING & REFINISHING

1. WHERE REQUIRED TO CUT INTO 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, REGISTER BOXES, SUPPLY PLENUMS, RANGE HOOD, BATH EXHAUST FANS, AND LINER BOXES DIRECTLY FOLLOWING MECHANICAL ROUGH-IN TO PREVENT ENTRY OF CONSTRUCTION DUST AND POLLUTANTS INTO DUCT SYSTEM.
4. LEAD BASED PAINT TESTING. THIS HOME WAS CONSTRUCTED IN 1967, AND IS REQUIRED 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 10 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 PROCEDURES AND TESTING METHODS SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
   C. LEAD BASED PAINT ABATEMENT, REMOVAL, OR ENCAPSULATION: IF ANY SURFACES TEST POSITIVE FOR THE PRESENCE OF LEAD BASED PAINT, THE CONTRACTOR SHALL RECOMMEND THE MOST COST EFFECTIVE METHOD OF ABATING, REMOVING, OR ENCAPSULATING THE HAZARD AND A BID FOR THE ACCOMPLISHMENT OF THE REQUIRED WORK.
   D. COMPLIANCE RECORDS: SHARE A COPY OF THE COMPLIANCE RECORDS REQUIRED FOR REMODELERS UNDER THE REGULATION (SUCH AS THE OPTIONAL CHECKLIST OF FOLLOWED PRACTICES) WITH HOME OWNERS WITHIN 30 DAYS OF COMPLETION OF THE WORK.
5. ASBESTOS ABATEMENT: IF ASBESTOS-CONTAINING MATERIAL IS DISTURBED, THEN MOVE, REMOVE, ENCAPSULATE OR DISPOSE OF ACCORDING TO ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.

UTILITIES

SITE WORK

NOT FOR CONSTRUCTION UNLESS STAMPED BY APPROVING AUTHORITY.

CITY OF CHICAGO

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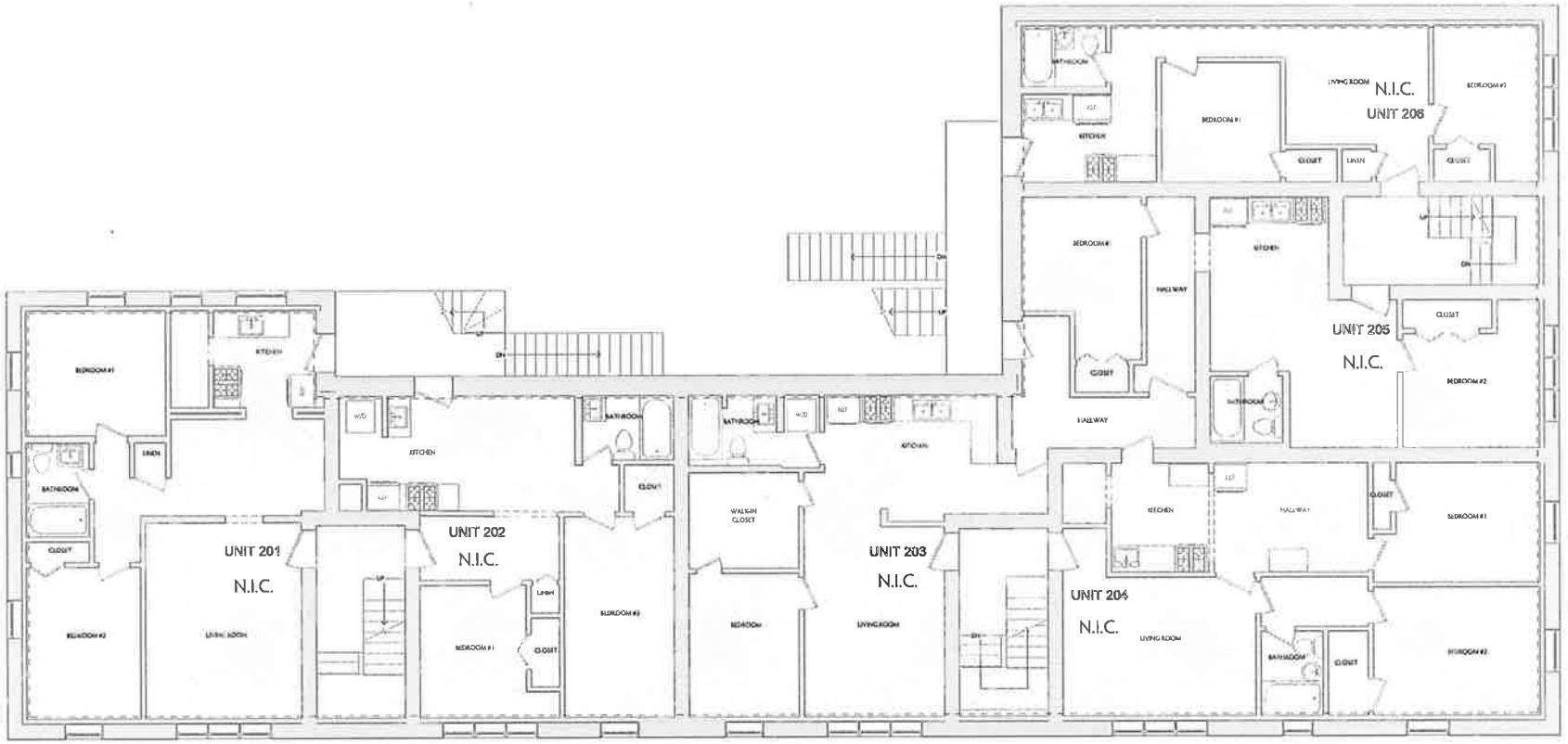
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DEMOLITION PLANS

A100



N

1 SECOND FLOOR - EXISTING
1/4" = 1'-0"

PHASE LEGEND

INDICATES EXISTING CONDITION TO REMAIN

INDICATES EXISTING CONDITION TO BE REMOVED

GRAPHIC SCALE

0' 2' 4' 8'

DEMOLITION NOTES

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UTILITIES

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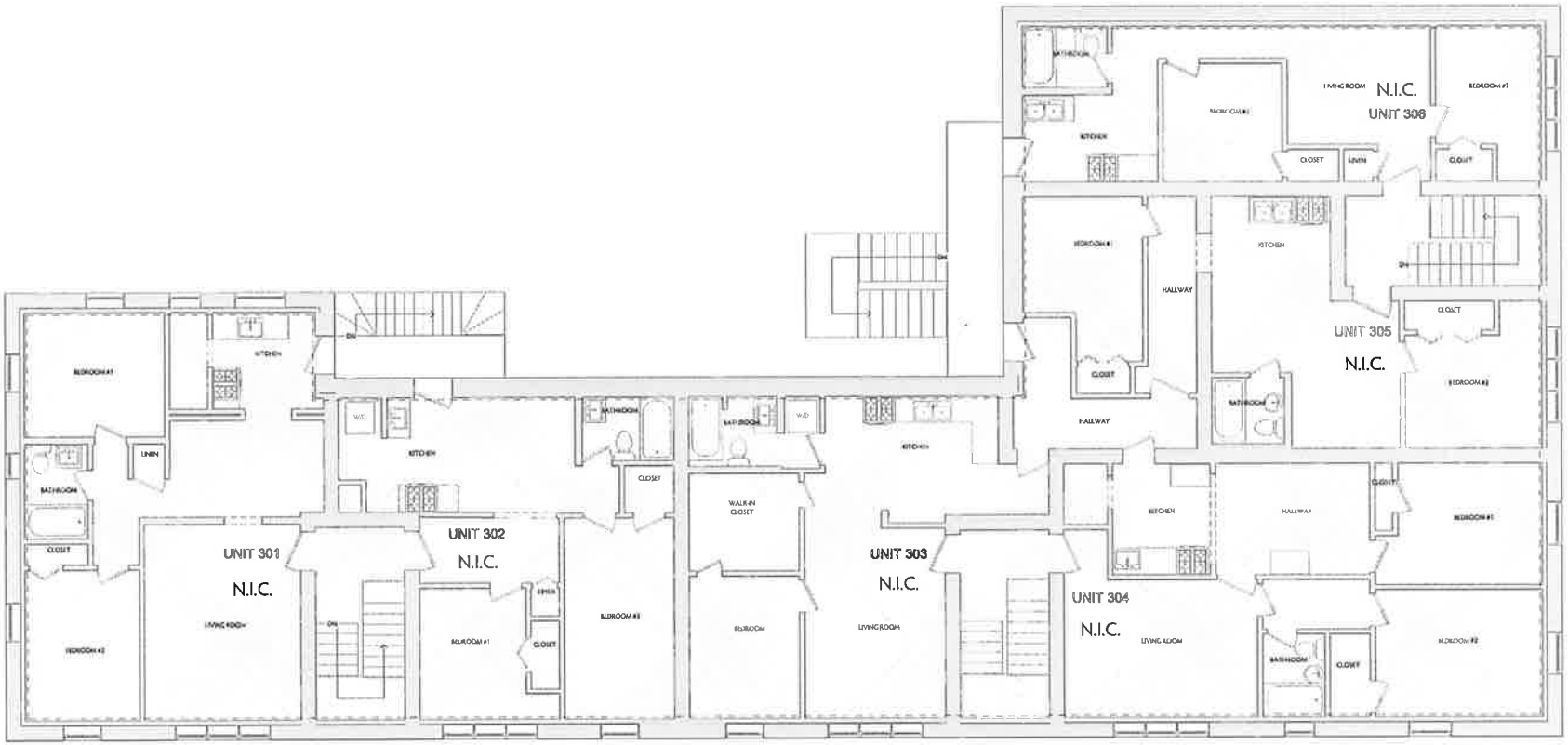
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DEMOLITION PLANS

A101



N

1 THIRD FLOOR - EXISTING

3/4" = 1'-0"

PHASE LEGEND

INDICATES EXISTING CONDITION TO REMAIN

INDICATES EXISTING CONDITION TO BE REMOVED

GRAPHIC SCALE

0' 2' 4' 8'

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UTILITIES

SITE WORK

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CITY OF CHICAGO

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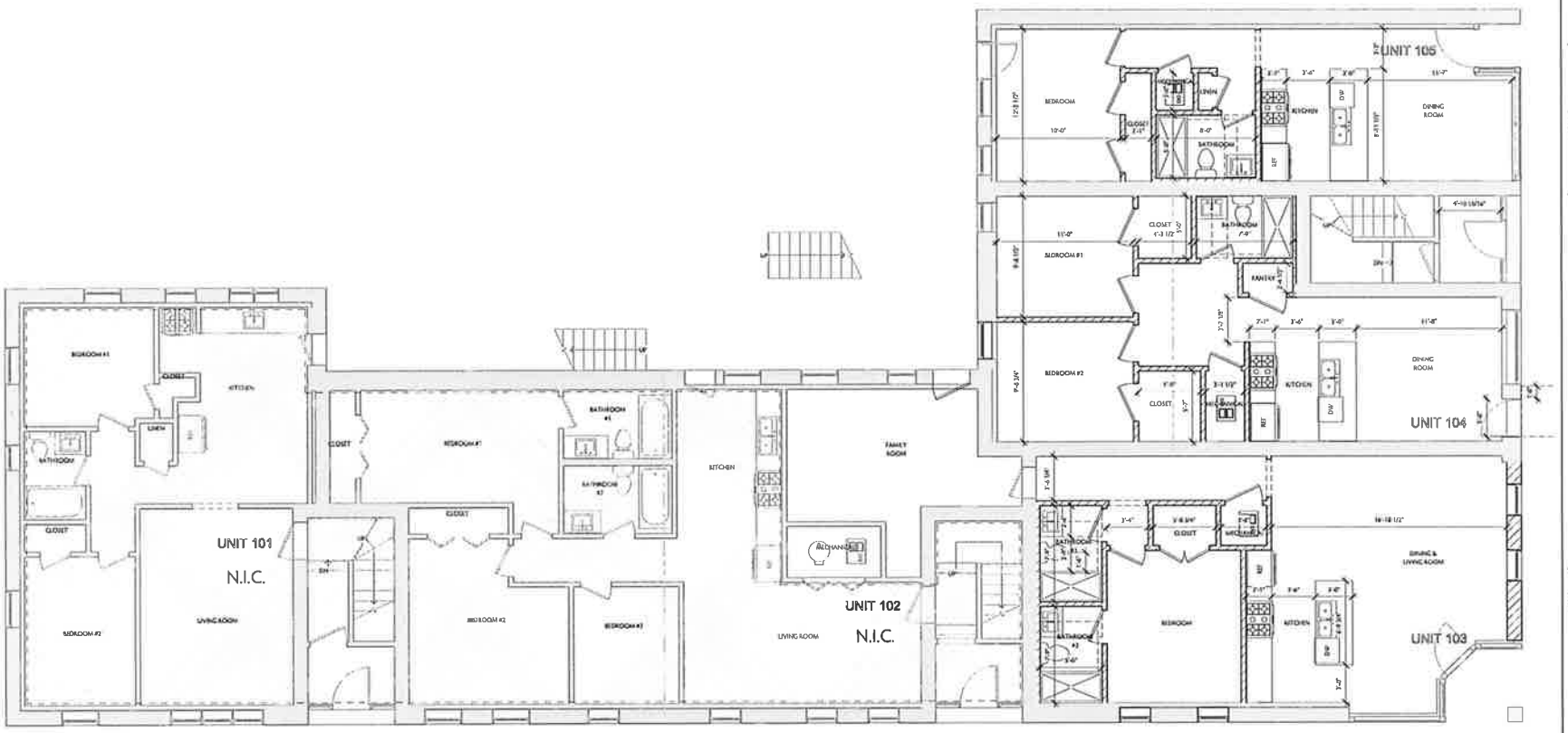
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DEMOLITION PLANS

A102

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N

2 FIRST FLOOR - PROPOSED
1/4" = 1'-0"

PHASE LEGEND

INDICATES EXISTING CONDITION TO REMAIN

INDICATES NEW WORK

GRAPHIC SCALE

0' 2' 4' 8'

SYMBOLS

ROOM NAME
000 SF
ROOM NUMBER
ROOM AREA
00-00-00
REVISION NUMBER
REVISION DATE
REVISION CLOUD
DOOR TAG
WINDOW TAG
WALL TAG
WIDTH BY HEIGHT
SILL HEIGHT
ELEVATION MARKER
NUMBER OF RISERS
RISER HEIGHT
TRUED DEPTH
NUMBER OF TREADS
SECTION NUMBER
SHEET NUMBER
CALLOUT NUMBER
SHEET NUMBER
UNIT NAME
UNIT TAG

NOTES

NOTES

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FLOOR PLANS

A300