17-13-0303-C(1) Type 1 Narrative & Plans – 6453 North Bosworth Avenue., Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: Approximately 3,885 square feet

Proposed Land Use: The existing building will remain. Applicant is seeking a zoning change to establish a garden-level dwelling unit within the existing building for a total of four (4) dwelling units at the subject property. The footprint and height of the existing building will remain.

(A) The Project's Floor Area Ratio: 5,196.06 square feet (1.34 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 971.25 square feet per D.U. (4 dwelling units)

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

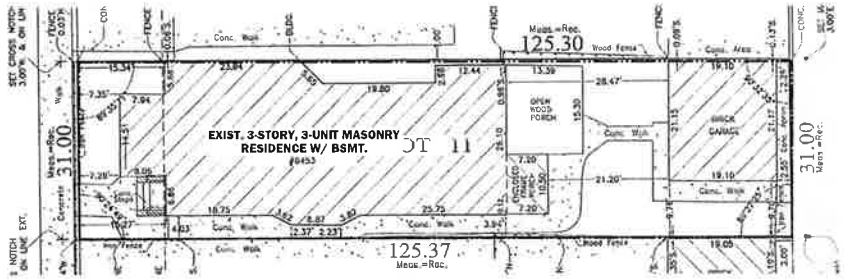
*The subject property is around 109 years of age with a residential building containing three (3) dwelling units. Since the Applicant is adding only one (1) dwelling unit to the existing building, parking is not required for the additional dwelling unit pursuant to Section 17-10-0101-B(2)(a) of the Zoning Code of the City of Chicago.

(D) Setbacks:

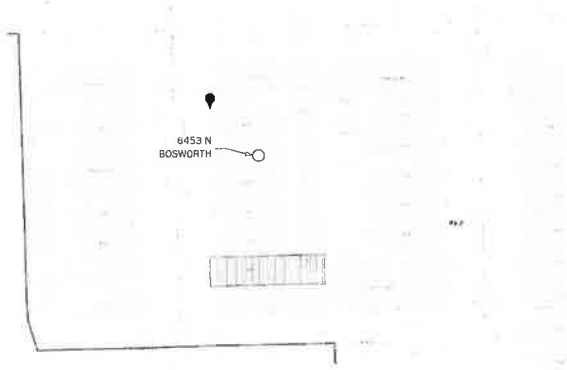
a. Front Setback: 7 feet and 3.36 inches (existing)
b. Rear Setback: 42 feet and 10.2 inches (existing)
c. Side Setbacks:
   North Side: 0 feet (existing)
   South Side: 2.3 feet (existing)

(E) Building Height: 35 feet

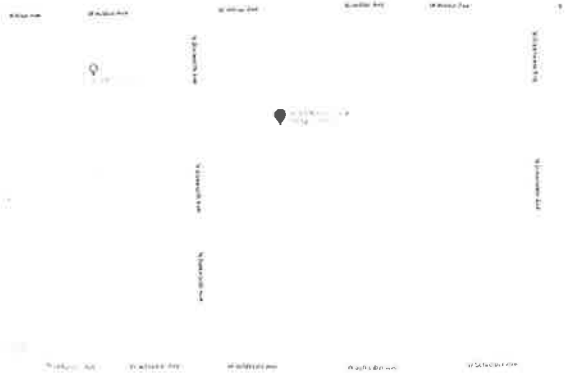
6453 N BOSWORTH AVE. - PARTIAL INTERIOR BASEMENT REMODEL OF 3-STORY MASONRY RESIDENCE FOR NEW RESIDENTIAL UNIT



1 **SITE PLAN**
1" = 10'



2 **ZONING MAP**
SCALE = NOT TO SCALE



3 **LOCATION MAP**
SCALE = NOT TO SCALE



4 **SUBJECT PROPERTY**
SCALE = NOT TO SCALE





ZONING DATA

DATA FOR FEE CALCULATION

CODES AND ORDINANCES

2018 ELECTRICAL CODE

RESIDENTIAL DESIGN CRITERIA

STRUCTURAL FRAMING LUMBER

EXTERIOR DECK STRUCTURAL FRAMING LUMBER

ENGINEERED WOOD PRODUCTS

COMMON NOTES

CONTRACTOR - OWNER NOTE

Contractor shall verify all conditions and dimensions of the job site and notify the Architect of any discrepancies before beginning work. Do not scale drawings.

Verify all dimensions, structural details, building codes, and grade requirements prior to start of work.

PAVLOVCIK ARCHITECTURE INC
T: 312-900-5757 WWW.PAV-ARCH.COM
INFO@PAV-ARCH.COM
213 W. INSTITUTE PL. SUITE 101
CHICAGO, IL 60610
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION
PARTIAL INT. BSMT. REMODEL OF EXIST. 3 STORY RESIDENCE FOR NEW UNIT

PROJECT TITLE
ERIK MYROLD

PROJECT ADDRESS
6453 N BOSWORTH AVE.
CHICAGO, IL 60626

SCALE
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
3/8" = 1'-0"
1/4" = 1'-0"
1" = 10'-0"

PLAN APPROVAL

DESIGN SET

NOTES

SHEET LEGEND

TAG	#	TITLE
G 1	1	SITE PLAN & ZONING
G 2	2	GENERAL NOTES & LEGENDS
AP 1	3	PROPOSED BSMT. LAYOUT
AP 2	4	EXISTING 1ST FLOOR
AP 3	5	EXISTING 2ND & 3RD FLOOR
AE 1	6	EXISTING ELEVATIONS

PRINT DATE
AUG 2024
15:202

SHEET NO. G-1
OF 6

SITE PLAN & ZONING

PARTIAL INTERIOR BASEMENT REMODEL FOR NEW RESIDENTIAL UNIT

GENERAL REQUIREMENTS & AGREEMENTS

MATERIALS AND WORKMANSHIP

EXCAVATION / SITEWORK

CONCRETE WORK

EMERGENCY ESCAPE & STAIRS

GENERAL NOTES

DUMPSTERS

ROUGH CARPENTRY

FINISHES - MISC.

ABBREVIATIONS

SHEET TAG LEGEND

ELECTRICAL LEGEND

WALL TYPE LEGEND

MECHANICAL LEGEND

PAVLOVCIK ARCHITECTURE INC
T. 312-900-5727 WWW.PAV-ARCH.COM
INFO@PAV-ARCH.COM
213 W. INSTITUTE PL. SUITE 401
CHICAGO, IL 60610
DESIGN FIRM ID CERTIFICATION # 184.007930

PARTIAL INT. BSMT. REMODEL OF EXIST. 3 STORY RESIDENCE FOR NEW UNIT

ERIK

MYROLD

6453 N BOSWORTH AVE.
CHICAGO, IL, 60626

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1/2" = 1'-0"
3/8" = 1'-0"
1/4" = 1'-0"
1" = 10'-0"

PLAN APPROVAL

DESIGN SET

DESIGN SET	03.29.24

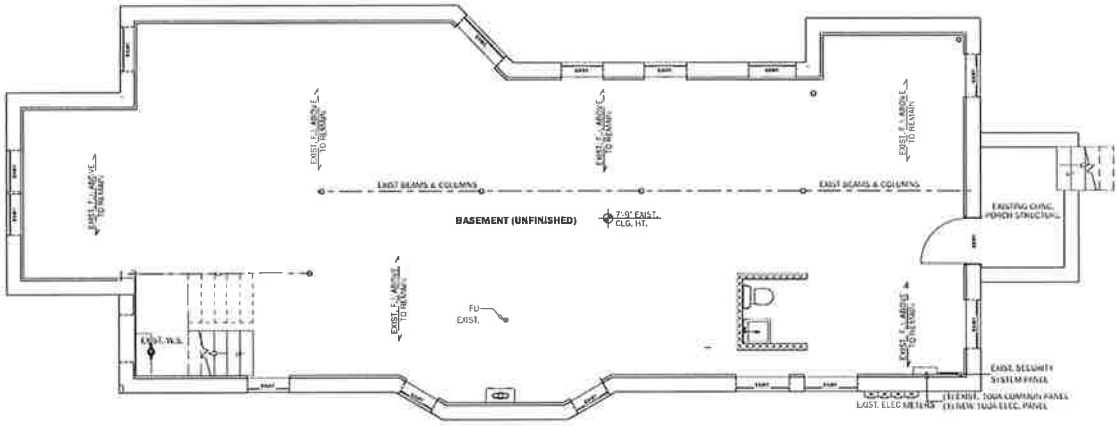
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SHEET LEGEND

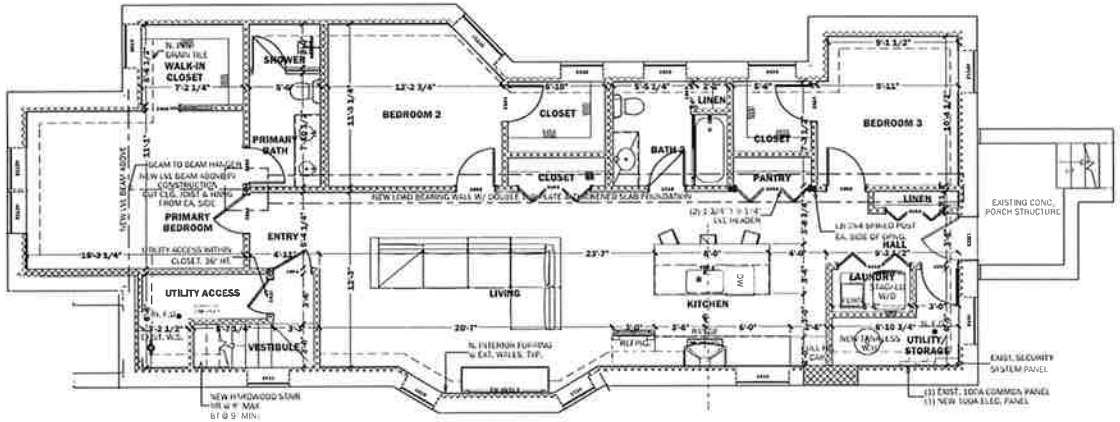
TAG	#	TITLE
G 1	1	SITE PLAN & ZONING
G 2	2	GENERAL NOTES & LEGENDS
AP 1	3	PROPOSED BSMT. LAYOUT
AP 2	4	EXISTING 1ST FLOOR
AP 3	5	EXISTING 2ND & 3RD FLOOR
AE 1	6	EXISTING ELEVATIONS

PRINT DATE: 4/29/2024
SHEET NO: G-2 2 6

GENERAL NOTES & LEGENDS



1 EXISTING BASEMENT PLAN
1/4" = 1'-0"



2 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

PAVLOVCIK ARCHITECTURE INC
T. 312-900-5757 WWW.PAV-ARCH.COM
INFO @ PAV-ARCH.COM
213 W. INSTITUTE PL. SUITE 101
CHICAGO, IL 60610
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PLAN APPROVAL

DESIGN SET

NOTES

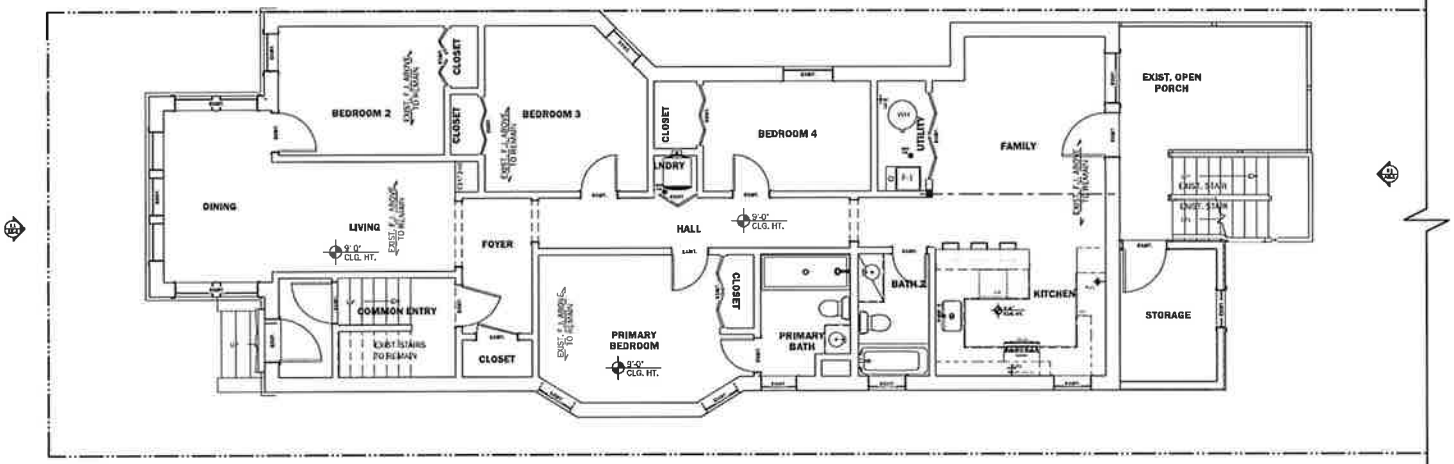
SHEET LEGEND

TAG	#	TITLE
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AP-1	3	PROPOSED BSMT. LAYOUT
AP 2	4	EXISTING 1ST FLOOR
AP-3	5	EXISTING 2ND & 3RD FLOOR
AE 1	6	EXISTING ELEVATIONS

PRINT DATE
3/28/2024

SHEET NO. AP-1 | 3 | 6

PROPOSED BSMT. LAYOUT



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

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T. 312-900-5757 WWW.PAV-ARCH.COM
INFO@PAV-ARCH.COM
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PLAN APPROVAL

DRAWN BY: KEVIN KOURY

REVIEWED BY: SAMUEL PAVLOVCIK

DESIGN SET

DESCRIPTION	DATE
DESIGN SET	03.04.24
ZONING ADJUSTMENT	
PERMIT SUBMITTAL	
PERMIT RESPONSE	
CLOSE OUT/FINAL	
AS-BUILT UPDATE	

NOTES

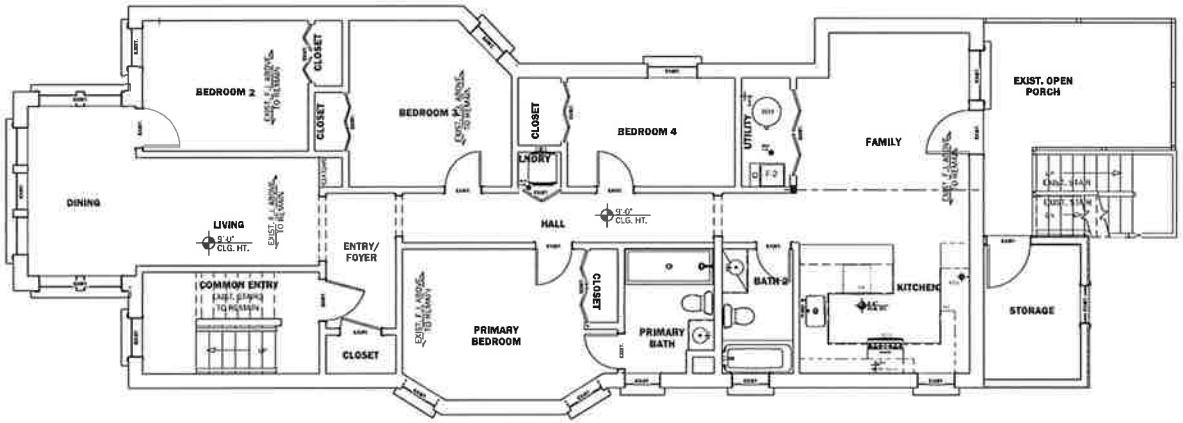
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TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
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AP-3	5	EXISTING 2ND & 3RD FLOOR
AE-1	6	EXISTING ELEVATIONS

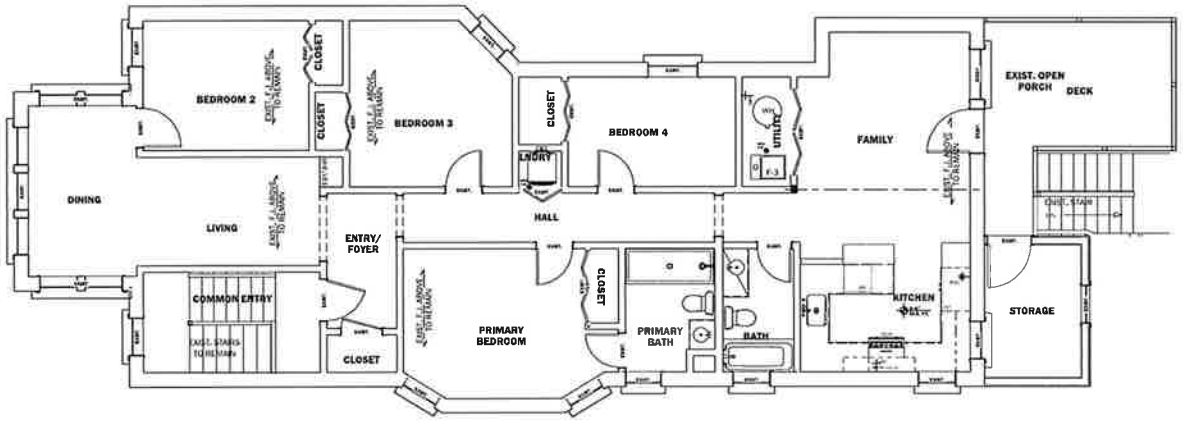
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SHEET AP-2 4 6

EXISTING BSMT & 1ST FLOOR



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



3 EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"

PAVLOVCIK ARCHITECTURE INC
T. 312-900-3737 WWW.PAV-ARCH.COM
INFO@PAV-ARCH.COM
213 W. INSTITUTE PL. SUITE 101
CHICAGO, IL 60610
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ERIK MYROLD

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CHICAGO, IL 60626

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1/4" = 1'-0"
1" = 10'-0"

PLAN APPROVAL

DRAWN BY: KEVIN KOURY
REVIEWED BY: SAMUEL PAVLOVCIK

DESIGN SET

DESCRIPTION	DATE
DESIGN SET	03.28.24
DESIGN SUBMITTAL	
PERMIT SUBMITTAL	
PERMIT RESUBMITTAL	
PERMIT APPROVAL	
REVISED PERMITS	

NOTES

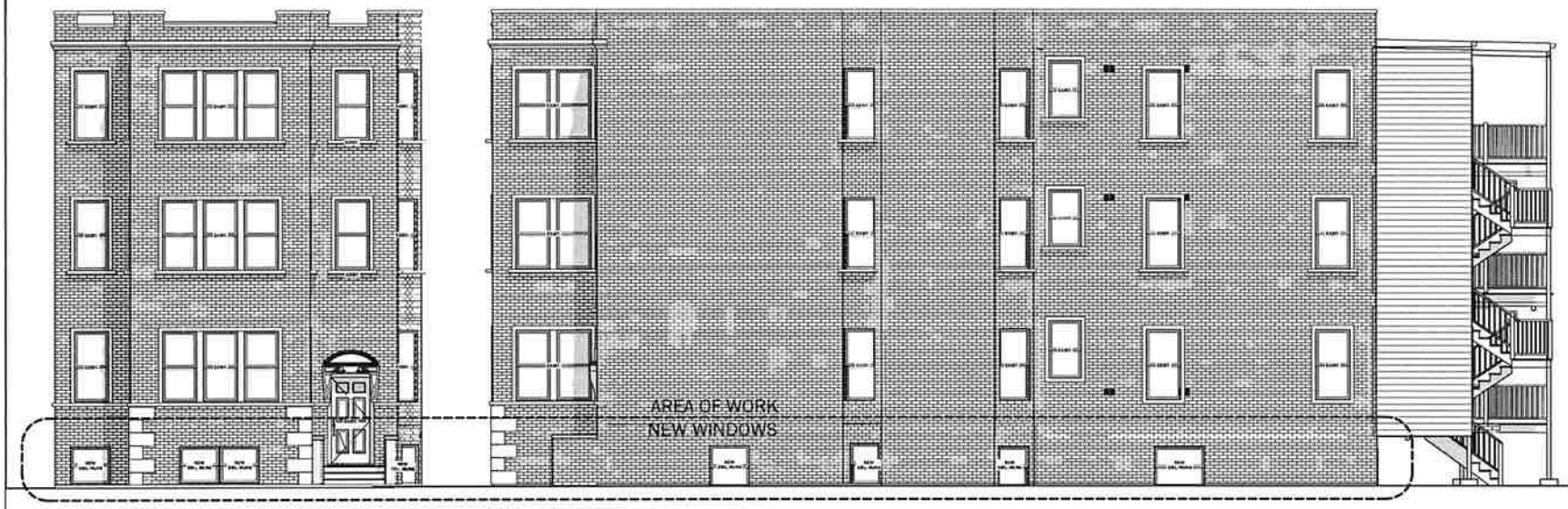
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TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
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AP-3	5	EXISTING 2ND & 3RD FLOOR
AE-1	6	EXISTING ELEVATIONS

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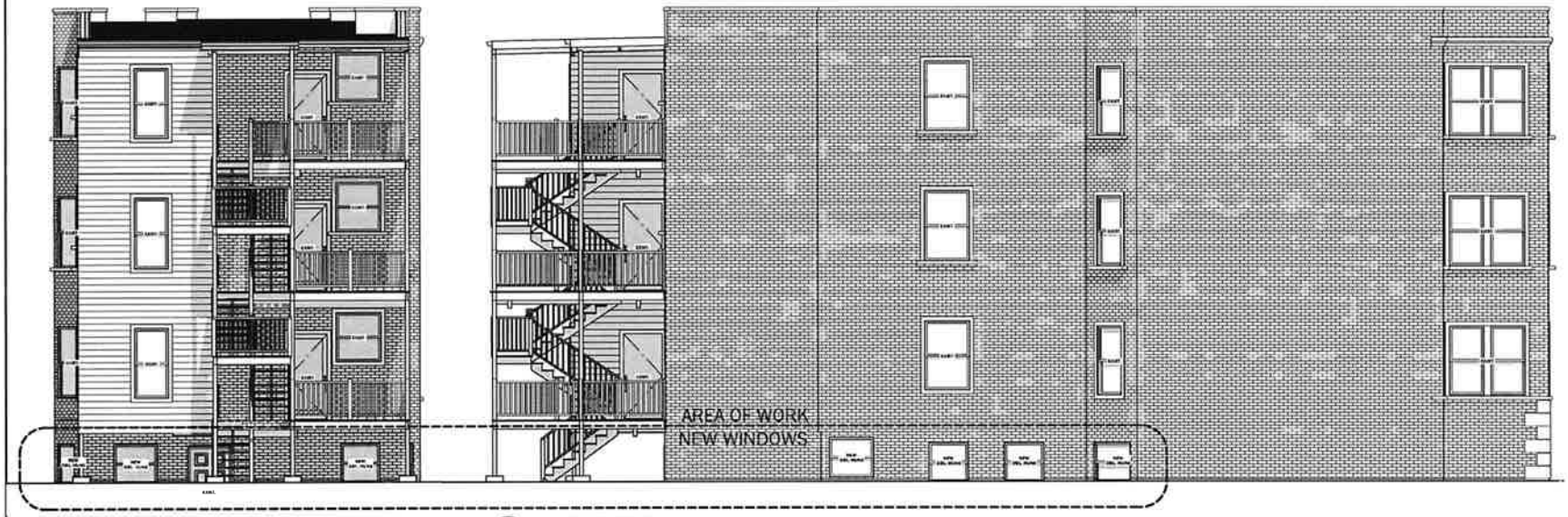
AP-3 | 5 | 6

EXISTING 2ND & 3RD FLOOR



1 WEST ELEVATION
1/4" = 1'-0"

2 SOUTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"

4 EAST ELEVATION
1/4" = 1'-0"

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T. 312-900-5757 WWW.PAV-ARCH.COM
INFO@PAV-ARCH.COM
213 W. INSTITUTE PL. SUITE 101
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PLAN APPROVAL

DRAWN BY: KEVIN KOURY
REVIEWED BY: SAMUEL PAVLOVCIK

DESIGN SET

	DATE
DESIGN SET	03.29.24
DESIGN REVIEW CHANGE	
PERMIT SUBMITTAL	
PERMIT REVISIONS	
PERMIT APPROVAL	
FIELD REVISIONS	

NOTES

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PRINT DATE: 3/29/2024 16:13:05

SHT. AE-1 PART 6 OF 6

PROPOSED ELEVATIONS