Final for Publication

#22938 -T1

AMENDED TO BE A TYPE 1
NARRATIVE AND PLANS
TYPE I Rezoning Attachment
6743 South Honore Street
From RS-3 to RT-4

The Property
The subject property is a vacant parcel located in a RS-3, Residential Single-Unit (Detached House) District and improved with a two story residential building with two dwelling units. The first floor unit is legal.

The Project
Rosa Rodiles (the "Applicant") seeks to rezone the property to legalize the second floor dwelling unit for a total of two units on the property, to legalize an as-built rear two story addition and an as-built 2nd story addition to the existing two flat building. Two surface parking spaces will be provided at the rear of the property.

The Applicant seeks to rezone the property from a RS-3, Residential Single-Unit (Detached House) District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District.

The Applicant also is seeking all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) as follows: 1) an optional variation under section 17-13-1101-B to reduce the required front setback pursuant to section 17-2-0305 including section 17-2-0305-B from 18.38 feet to 15.25 feet; 2) an optional variation under section 17-13-1101-B to reduce the north side setback required pursuant to section 17-2-0309-A from 2.0 feet to 0.89 feet (the south side setback at 2.6'); 3) an optional variation under section 17-13-1101-B to reduce the total combined side setback pursuant to section 17-2-0309-A from 5.0 feet to 3.49 feet.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	3,116.28 square feet	
Maximum FAR:	0.88	
Floor Area:	2,712.22 square feet	
Residential Dwelling Units:	2 existing	
MLA Density:	1,558.14 square feet	
Height:	22'-10" existing	
Automobile Parking:	2	
Setbacks (existing):	Front (West/Honore):	15.25 feet* (existing)
	North:	0.89 feet* (existing)
	South:	2.6 feet* (existing)
	Rear (East):	46.26 feet

A set of plans is attached.
* The Applicant seeks optional variation relief under section 17-13-0300(D).

Final for Publication

General requirements

1. All construction shall be performed to comply with established national and state building codes, local ordinances, regulations, building practices and generally established industry standards. Where discrepancies are between requirements of any, notify on the drawings or the plans, the most restrictive and apply.

2. These drawings indicate the general scope of the project in terms of architectural design concept, major architectural elements, dimensions of the site and building. The drawings do not necessarily indicate all work required for full performance and completion of all requirements of the contract documents. Approach of design (specific performance - based building materials, engineering & detailing, and assume suitable soil condition.

3. The set of drawings does not include building materials list. The owner/contractor is to provide products & assembly selection and coordinate installation.

4. The term "Contractor" referred to as the General contractor, prime contractor for separate trade or construction authorized representative.

5. Contractor are responsible to familiarize himself with the building entries, egg elements for license requirements, working requirement utilities, toilet facilities and temporary protection in the construction site.

6. Contractor and trades shall examine existing conditions, verify all dimensions of the proposed construction, interaction of equipment items, fixtures, etc. the nature and condition of the work and all matters which may in any way affect the work or its performance.

7. The Architect will review all notes, submittals given by the owner and contractor, from time the construction commences. The responsibility of the owner and contractor to verify all items on the drawings (sections, layout of walls, windows, feed size, etc.) Any discrepancy shall be resolved and discussed with construction.

8. Contractor shall have full responsibility for the coordination with mechanical, electrical, plumbing openings, other trades, without unsightly drifts on the site which may cause human impact, demolition and general subsequent to all construction, accuracy. To note stability of all parts of the work. All trades shall be responsible for work with it site and location of all equipment prior to installation.

9. The contractor shall be responsible to furnish all materials required for the proper execution and completion of the work hereon any items which are not indicated on drawings but are implied and can be reasonably assumed.

10. All labor, materials and installations shall meet the requirements of all governing codes, ordinances, licensing laws and safety orders and directives relating to the project. All work shall be performed in a good manner and to be complete and ready for use by the owner.

11. Mechanical, electrical, plumbing work, as practically & industry to be done by design - build entity. Design - Build contractor to specific area shall calculate and verify as all demand of required sources, size of selected equipment, services, etc., for particular part of work.

12. Do not scale drawings. Written dimensions on any load dimensions shall take priority over scaled dimensions. Verify as dimensions in the field, on the event of any discrepancies notify the architect over owner before proceeding with construction.

13. Drawings that represent existing plan conditions, if applicable are known diagram methods. All dimensions shall be verified in the field and notify of any differences that will affect new work dimensions.

14. All transitions of new work to existing walls, floor, ceiling joints shall be carefully executed. Existing construction shall be matched as required and specified to match finishes of materials & surfaces.

15. Before the start of any work the contractor shall notify utility companies (gas, water & sewer, electric, telephone, etc.) for the location in the field of underground mains, cables on conduits.

16. Contractor shall locate and cap and/or utility lines or disconnect same unless proper arrangements can be made to preserve the same unless owner approves of disconnect in writing without risk of continuity, damage to temporary water supply and electrical service to the project.

17. Owner is to conduct all work & city job to determine all types and damages properties of site.
If any unforeseen circumstances occur which require work in addition to this scope as determined by the working drawings, additional time may be added to the contract.

18. Contractor shall remove and dispose of all tools, equipment, surplus materials and rubbish pertaining to his work and reasonable with owner in final cleaning of the site.

19. Contractor is responsible for scheduling and following up on all trades/forms.

20. Contractor shall be responsible to carry sufficient insurance for the duration of the project. All work or corrective work shall be warranted for one year from the date of occupancy.

Design criteria (all trades)

floor	40 # LL (50 # floor at stairs)
roof	20 # LL (or actual load)
ceiling	20 # LL (for storage)
corridors	40 # LL (50 # at stairs)
stairs	40 # LL (50 # at first stair tread)
balcony	60 # LL (50 # at stairs)
garage	50 # LL (50 # at stairs)
party	40 # LL (50 # at stairs)
partition walls	10 # LL (50 # at stairs)
bi-level	40 # LL (50 # at stairs)
mezzanine	20 psf.
Concrete	2,500
Masonry	1,500
Wood studs	400 psf.
Soil bearing capacity	2000 psf.

Retaining element to be fully waterproofed and retaining against

Concrete compressive strength - 3000 psi. (at for work - 4000 psi)
Reinforcing steel A615, A615 - Grade 60
Structural steel A992 - 50 ksi, for 'W' sections
Fy = 46 ksi, for Tube sections, A 36 for all other sections

Structural Framing Lumber:
Grade #2 species SYP Construction (max Fb = 875
Grade #1 species SYP commercial (max Fb = 875 psi
Grade #1 species Hem. -fir (max Fb = 1000
Manufactured Studs psi 440 psi/ Assessment 1.15
(use 1.3)* 1.15 = 2.875 psi. E = 1.9

Energy conservation code

* Project shall comply with sections of applicable code identified as "mandatory" and with sections as "prescriptive" requirements.
* A permanent certificate shall be completed and posted on an 8 x eleven diameter, non peeling by the builder. The certificate shall list:
The prescriptive R-values of insulation installed in ceiling/ roof, walls, floor, foundation (basement wall, slab, non-slab walls) and duct, outside of conditioned spaces.
U-factor for fenestration.
Types and efficiencies of heating, cooling & water heating equipment's.
Insulation & fenestration requirements:
* Climate zone - 5
* fenestration U factor - 0.30
* skylight U factor - 0.53
* prescriptive R-value by components:
* ceiling - 49, cathedral ceiling - 38
* wood frame wall - 21 or 13+5
* mass wall (above grade) - 13/ 17
* basement wall - 15/ 19
* crawl space wall (not vented) - 15/ 19
* floor - 30, slab - 15, 2 ft.)
* Where some or all of existing fenestration unit is replaced, new fenestration shall meet applicable requirements by code.

* The compartment of the building that not envelope is not be inspected in accordance with the manufacturer instructions, permit plans and all other local openings in the build or envelope that are sources of air escape must be sealed. The sealing methods between dissimilar materials shall allow for differential movement and construction. Vapor retarder caulking on the warm-in-winter side of all non-sealed framed ceilings, walls, and floors.

* Verify correct R value and thickness of specified types of insulation for each tenement, wood reference & ventilation, opening spaces for proper installation per manufacturer recommendations. Prevent rearranging or compressing the insulation.

* Access hatches and doors to unconditioned spaces shall be weatherstripped and insulated to a level equivalent to the insulation of surrounding surfaces.

* Joints sealing shall be sealed, caulked, or gasketed in accordance with the air sealing requirements. Joints and seams shall be sealed in any manner specified for the material. Sealants required by this section shall be applied to joints that are exposed during construction, before they are concealed by subsequent construction, and in such a manner as to seal the joint throughout the life of the joint under service conditions (e.g., temperature and moisture) to which it will be exposed.

* Recessed luminaire of tenement rooms (21) or less shall have an air-tight assembly with gasket or caulking between the housing and interior wall or ceiling covering. Exception: Luminaires that are sealed against the drywall using a gasket or caulk and are designed and rated for zero clearance insulation cover (IC-rated and labeled as meeting ASTM E 283 when tested at 1.57 psf pressure differential with no more than 2.0 cfm air movement from the conditioned space to the unconditioned space. All luminaires shall be labeled as having an air leakage rate not more than 2.0 cfm when tested at 1.57 psf pressure differential in accordance with ASTM E 283.

* Duct systems:
All joints, seams, and connections must be sealed, indexed with mastic, gasket, mastic and mechanical fasteners, or a combination thereof. Duct tape is not permitted.
Ducts must be supported every 12 feet, in accordance with the manufacturer's instructions.
All duct openings must be covered during construction.
The HVAC system must operate to ensure the beginning of each work system.
All supply and return ducts not completely within the thermal boundary shall be insulated to a minimum R-8.
Mechanical system piping capable of carrying fluids above 105 F or below 55 F shall be insulated to a min. of R-2. High efficiency fans to be installed. No non circulating systems (vent fans to be provided as required per code. Insulation by fully developed R-8 mineralized wool, or equal. Vents at 6 ACH minimum.

* Outdoor air intake and exhaust shall have automatic or gravity dampers that close when the system is not operating.

Contractor

1. Verify existing condition of structural members, elements with new openings and modifications by details on design and assumed assumptions.

2. Remove & demolish windows, doors, structural framing, cabinets, appliances, parts & services of MEP systems, as indicated on plans.

3. Verify existing Mechanical system furnaces, AC unit, ductwork, Plumbing fixtures, supply & waste lines.

4. Verify existing Electrical system electric panel, conduits, wiring, outlets, switches & lights, required clearances & openings.

Typical indications

- concrete foundation wall
- masonry wall
- brick veneer wall
- frame exterior wall
- object to be removed
- Maple studs, post
- Beam/ Header
- steel/ wood column
- load bearing partition

Floor finish materials (see owner info)

*Hardwood - in living & common areas
* ceramic tiles - in bathrooms, laundry
* hardwood or carpet - in bedrooms.
(closets, basement area)

Advanced Notice of the Developer - Architect agreement

* The documents and work as set out in the attached Insurance are the intellectual property of the Architect and are to be used for the construction project listed in the Proposal only. The project is to be built by or strictly licensed Contractor, who is to have exposure in the building trades and has experience in the type of construction. The term "Contractor" refers to General Contractor, Prime Contractor for sequence trades or Owner/builder, and/or authorized representative.

* The architect is not supervising the construction.

The architect shall not have any control over, in charge of or responsibility for the construction means, methods, techniques, procedures or the safety precautions in connection with the construction process.

* Pursuant to the attached Proposal, the following areas are solely the Contractor's responsibility:

Each Contractor shall observe all local, state and federal rules and regulations regarding safety and shall provide all necessary equipment in order to safeguard or protect the health of all the workers on the construction site. The Contractor shall sustain, support and direct all workers under their control in following all the necessary safety rules and regulations.

* The Developer and/or Contractor shall report to the Architect any structural, egress and fire protection system changes provided during construction. The Architect is not responsible for the Developer's corrections, changes or substitutions, made without prior approval of the Architect.

* The Developer and/or Contractor shall perform work to the Architect and shall effectively, professionally or non-conformity that are discovered during the construction process and be aware of as required by information. Failure to promptly notify of errors or omissions may result in liability for the Developer and/or Contractor for such costs.

* The Developer and/or Contractor shall submit to the Developer and copy to the Architect a Certificate of Commercial Liability Insurance, which includes the Developer and Architect as additional insured for claims caused by the Contractor's negligent acts and/or omissions during the Contractor's completion of the operations of the project.

* The Developer and/or Contractor shall indemnify and hold harmless the Architect from any and all claims against arising out of the Contractor's failure of performing any of the work.

* The Developer and/or Contractor, to the fullest extent permitted by law, shall indemnify, protect and defend, indemnify and hold harmless the Architect of the architect. It is intended to apply to any liability or actions of actions and/or other expenses, arising out of or the direct result of the negligence of the Developer and/or Contractor or their failure to perform any of their work.

* It is the responsibility of the Owner/ Developer to install the General Contractor and/or separate Prime Contractor with the information, as shown above.

Elevation notes

1. Exterior finish materials and color, type of railings, paint shall be recommended by certified and selected by owner.

2. All exterior penetration, wall control units, pipes, conduits and ductwork that penetrate walls, floor or roof shall be installed flashed, caulked and / or sealed to prevent the fire exterior weather, water tightness and air leakage at the building envelope.

3. Provide and note framing to:
Head of window frame openings, head and sill of masonry veneer openings, roof to wall intersections, chimney to roof intersections and concrete slab intersection with wood framing. All exposed metals shall be weather sealed.

4. Framing subcontractor to be first verifiers with owner prior to inspection.

5. All doors must have tempered glass.

6. Tempered safety glazing shall be provided in window(s) at:
Glass panels from 9 sq. ft. in area,
bottom of glass within 18" of the finish floor
12' in any area,
in person's location, like dining, mirror, skylight,
tub/ shower enclosure, any lights.

7. Windows and doors designation are noted on number and size in feet and inches. Locations on drawings as noted on plans.

8. Windows and doors shall be certified to indicate compliance with the local IECC code requirements. General contractor shall coordinate with owner whether most type & style. Select whether door opening size are as coordinated and verified in field by Contractor.

9. Upon being awarded window / door contract, the manufacturer is to provide contractor with all rough openings & specified dimensions to adjacent wall. Verify locations of tempered safety glazing and locations of insulated glass.

* See electrical plans for exterior light locations.
* Provide address numbers on front of building and alley (see all drawings.

Framing notes

All rough carpentry framing and materials shall comply to recognized industry standards and regulations.

1. All framing shall be #1 grade, unless noted otherwise.
All unsupported walls partitions are 3 1/2" min. sq.ft.
All wall heights are assumed as single 2x bottom plate and double 2x (min.) header (U.N.O.)
All wrapped "up" solid framing work to be 2x4 trusses @ 16" o.c. (U.N.O.)

2. Wall are dimensioned to face of stud.
All plumbing walls shall be 2" x 6" wood studs.
All angled partitions to be at degrees (U.N.O.)
Min. bearing of a wood joist on wood is to be 1 1/2" min.
Min. bearing of wood joist or girder on concrete or masonry to be 3" min.

3. Install proprietary connections in conformance with manufacturers installation requirements. No studs to be notched / drilled only. Utilize structural stud knock.

4. Provide anchorage of walls and columns to roof and foundation to resist uplift and sliding forces. Refer to the fastening schedule of pertinent code. Nailing not shown on drawings.
Use fasteners of appropriate type and length. Locate fasteners to comply with applicable codes and recommended nailing schedules. Pre-drill members when necessary to avoid splitting wood.

5. All wood girders or beams supported into a masonry wall shall have bearing plate & 1/2" clearance (at end) at sides, top and end. Anchor, wrap (No pressed decay.)

6. Roof/floor pre-engineered truss design and truss layout plan to be provided by truss fabricator. Licensed Design Professional. Truss drawings and layout shall be on the job site at the time of framing. Brace joists at max 8' o.c. or per truss manufacturer's specs.
Use metal connectors for connect joists to trusses ("Simpson strong tie" or equal.)

7. Beams, over windows/openings in bearing partitions to be 2-2x12's w/ 1/2" plywood continuous filler between, (U.N.O.) built up beam.
Window / door mini-blocks are used primarily the contractor with double or staggered trimmers at the head dimensions to rough wall work.
Non-loadbearing partition/window / door assume nailing.

8. Provide double joist under parallel partitions, kitchen granite counters and bath tubs where a blocking between floor trusses installed to upper cord and nailed web bolts or staggered trusses at the head interrupted by panel ducts, load paths to allow for electric, plumbing and mechanical systems. Non-trusses from existing structures to new addition.

9. All exterior framing and framing in contact with concrete or masonry shall be pressure treated to exterior exposure. Provide roof sheeted gable studded knee bracings.

10. Provide continuous blocked wood sill to frame contractors secured to the top of foundation wall with anchors and nuts at the ancora rods.
Install sill sealer with approved vapor foam gasket of other material between foundation and wood plate. Shimmed pieces to be grouted. Prior to all plate installation, contractor must verify concrete work condition and relevant dimensions.

11. Provide a minimum 2x6 blocked wood nailed on top of all steel beams support / base used for supporting masonry.
All framing common to be (type studs. Provide horizontal blocking in wall over 10'-0" no. Install type wiring connectors for interior to exterior work.
Provide 2-2x12 bolt-worn studded windows with 2 or more units & min. 3 jam stud post under all bearing points unless otherwise noted.

12. All concentrated loads to be transferred to foundation wall bearing points. Full wall bearing.
All fireplaces to be glued & bolted together as per manufacturer's instructions.

13. Verify any other framework not else including minimum members above roof flight.

14. Provide blocking for kitchen & bath cabinets and miscellaneous grab rails / shelf units. Verify on-plan.

15. Enclosed accessible space under stairs to be protected on the enclosed side with 5/8" type 'X' drywall. Draw stairs with per code (11/19)

16. All beams and columns supporting the wood walls/ceiling assembly and be any loads assumings.

17. Fire blocking is to be provided at the following locations:
- concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels and at intervals not exceeding 10 feet.
- at the interconnections between concealed vertical and horizontal spaces, such as occurs at soffits, drop ceilings and cove ceilings.
- concealed spaces between stair stringers at the top and bottom of the run.
- opening around vents, pipes, ducts, chimneys and fireplaces at ceiling and floor levels, without noncombustibles. Use 4 pail, mineral wool. Provide fire caulk as per code. Energy seal foam, product as required, duct, gasket, conduit and penetrations.
- 3" min. clearance between combustibles & chimneys

18. Provide and install flashing at:
Head of window frame openings, head and sill of masonry veneer openings.
- roof valleys, roof to wall intersections, chimney to roof intersections and concrete slab intersections with wood framing.

19. Provide and install materials behind tubs and showers on outside walls, transfer walls, floor & ceiling surrounding bathroom for sound, underfoot noise or increase grip for vinyl or tile base etc.

20. All materials or elements for interior walls & ceiling finish shall be class 1 or 2 (flame spread 0-75). Both floor and walls with flooring materials shall be with noncombustible surface 4 ft. min. o.d.
Exit stairs to be 3'-0" min. wide & 6'-8 3/4" min. head room of closets & doors shall be min. 6'-8" high.
Attic access - 22" x 30". Other locations - min. size - 18" x 24", min. with 13" x 20" min.

21. Kitchen and bath casings shall be of a consistent Owner's selection of thickness, width, pattern & substances, wall & floor finish materials, windows and doors to be coordinated by General contractor with interior design selections by Architect.

* See notes on this sheet for more information *



S. HONORE ST.
Architectural Site Plan



Project location

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E-1	Electrical
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Interior alteration as per plans

as built second floor framed addition

SCOPE OF WORK

1. As built second floor framing addition.
2. Interior alterations of a single family home to convert into 2 dwelling units.
3. New Mechanical, Electrical and Plumbing systems.
4. New front wood porch

APPLICABLE CODES :
2019 Chicago Construction Codes
ICC ANSI A117.1 2009

Approved Construction Documents shall be on site for all inspections ***

"I briefly certify that these plans were prepared under my direct supervision and to the best of my professional knowledge, they conform with the Chicago Building Code."

Address: 6743 S. Honore St. Chicago IL

Signed: _____ Date: 07.03.2025

Illinois License Number: 001.000007

I certify that I am a Registered Energy Professional (REP). I also certify that to the best of my professional knowledge and belief that the plans for

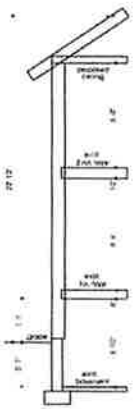
Address: 6743 S. Honore St. Chicago IL

fully comply with the requirements of Chicago Energy Conservation Code Title 14 N. of the Municipal code as effective June 1, 2019

Signed: _____ Date: 07.03.2025

(Arch. S.E. or P.E.)

Illinois License Number: 061.000007



Building section diagram

HIMANSHU GOYAL

11. 20. 2024

2 DWELLING UNITS

CONVERSION OF A SINGLE FAMILY HOME INTO 2 DWELLING UNITS

6743 S. Honore St.
Chicago, IL.

02.03. 2025

REV 1 05-02-2025
REV 2.
REV 3.

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Architectural site plan, Notes

A-1

Safety & Demolition notes

1. Contractor shall provide temporarily safety fence around work area, debris dumpsite and temporary toilet before starting construction.

2. Provide all barricades or other temporary protection as may be required to generally safely around all construction involved in its vicinity.

3. Contractor shall erect and maintain all reasonable safeguards for safety and protection of the public including the posting of danger and other warning signs against hazards.

4. Contractor shall be responsible for adequately bracing to ensure structural integrity and protecting all parts of work during construction against wind, storm, blockage, collapse, frost, weather, dust, rain, sun, wind, etc. and must direction of existing and newly erected work, shall be bracing in accordance with which being built during and working only for 8 ft. in height, frame work and connection to structure, frame elements, floor or roof.

5. Drawings assembly/assembling specifications shall be as approved, accepted or as noted, the shown diagrammatically and shall be verified in field by numerically.

6. Demolition contractor shall comply with all laws, ordinances, standards and regulations. To the safety of persons or property to protect them from damages, injury or loss.

7. Contractor shall notify utility companies to disconnect service and obtain written confirmation of it

8.Contractor shall demolish all items noted and associated in scope of work and responsible for complete removal within demolished area.

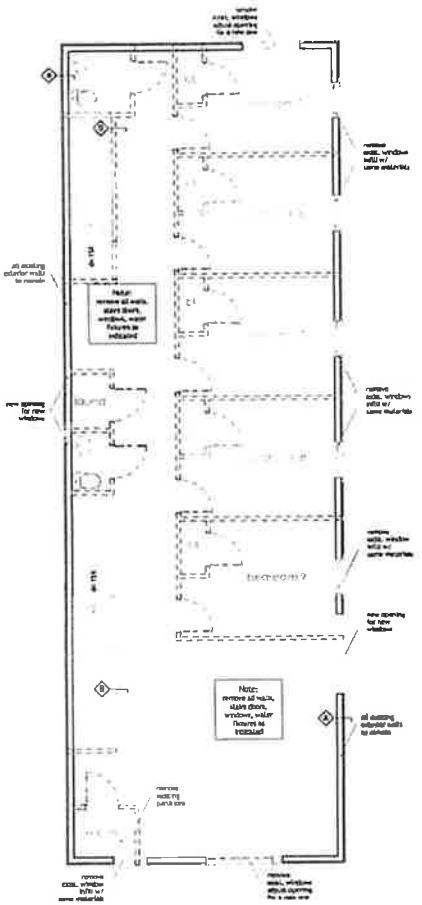
9. Demolition shall be accomplished with appropriate tools and equipment so as not to create damage to adjacent, relevant to remain, adjacent properties, underground utilities

10. Contractor are fully responsible for the condition of existing building once construction begins and any damages caused by demolition

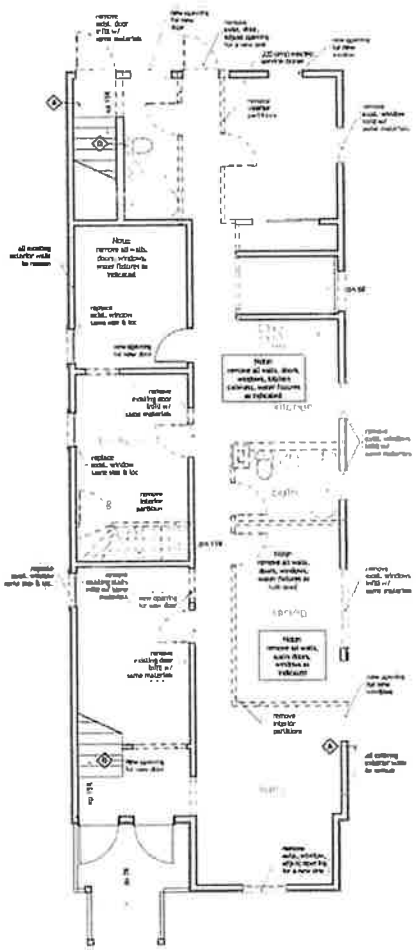
11. In the event of removing column load bearing portion of structure, appropriate shoring shall be provided as required to support the adjacent mass of structure. shoring shall be designed to support the full dead, Live load and with the maximum safety factors, comply with laws, local and related standards.

12. Notify Architect when structural members are to be cut as required, temporary supports of the structure and announced work site, inform the Architect if any cracks or other structural changes become visible or underside after shoring work demolition.

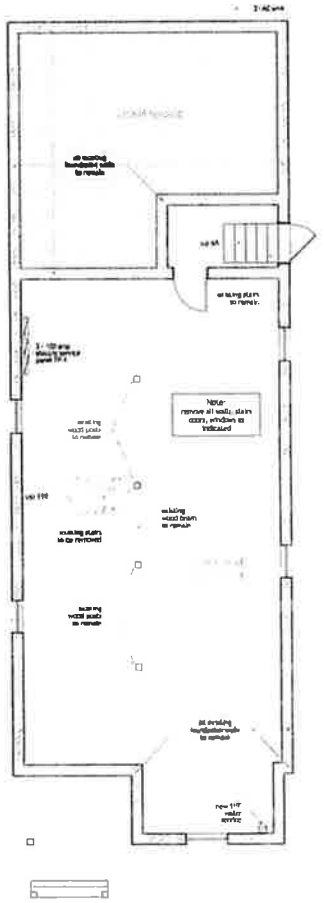
13. All openings made in exterior walls during demolition are to be covered by plywood boards as necessary to close area to be secured against human entry through the period and covering remains under construction



Second Floor Demo Plan



First Floor Demo Plan



Basement Demo Plan

BLK design

RESIDENCE

HIMANSHU GOYAL

01.30.2024

2 DWELLING UNITS

CONVERSION OF A SINGLE FAMILY HOME INTO 2 DWELLING UNITS

6743 S. Honore St.
Chicago, IL.

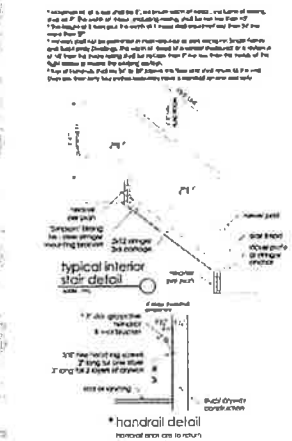
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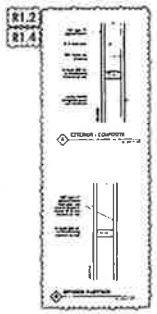
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REV 1 05-02-2025
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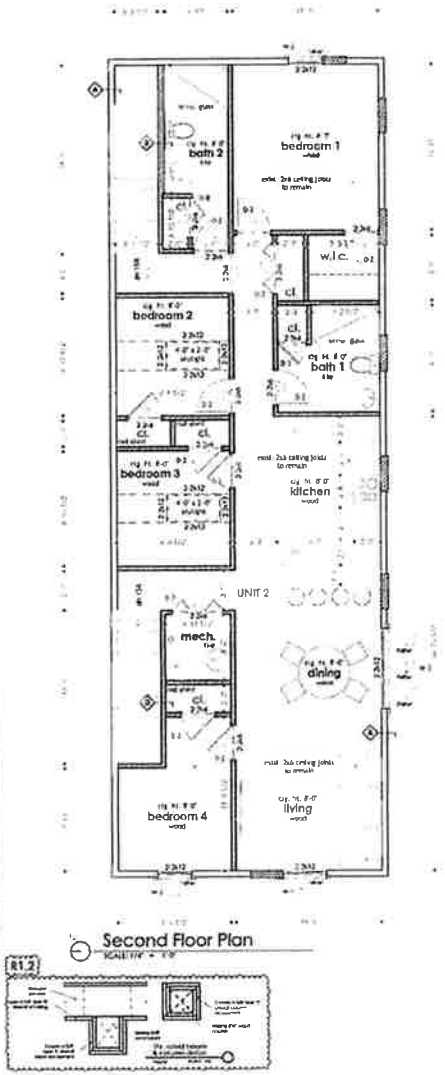
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Demolition plans

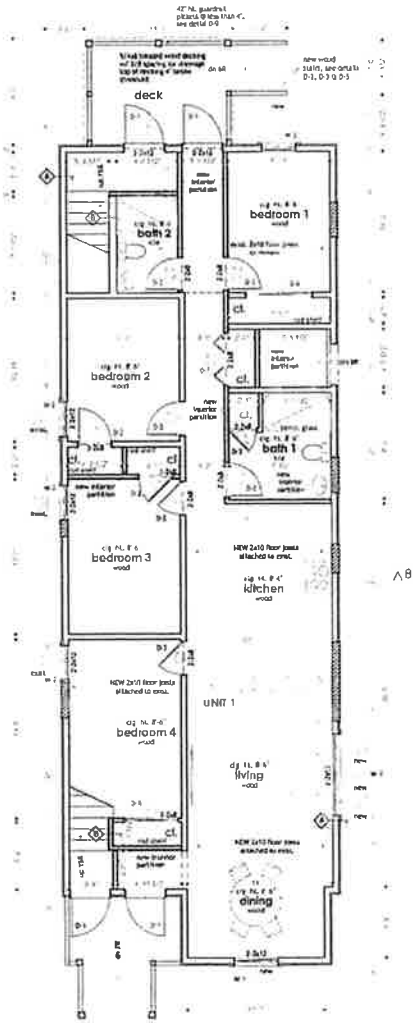
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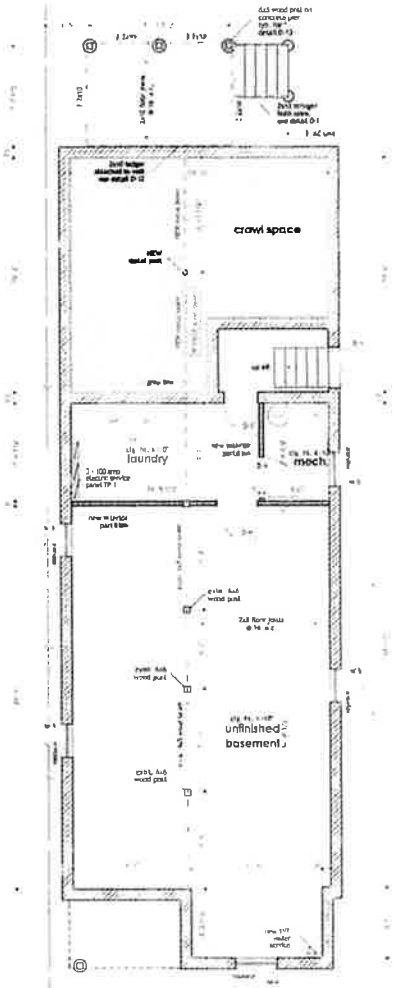




Second Floor Plan



First Floor Plan



Basement Plan

RESIDENCE

HIMANSHU GOYAL

11. 30. 2024

2 DWELLING UNITS

CONVERSION OF A SINGLE FAMILY HOME INTO 2 DWELLING UNITS

6743 S. Honore St.
Chicago, IL.

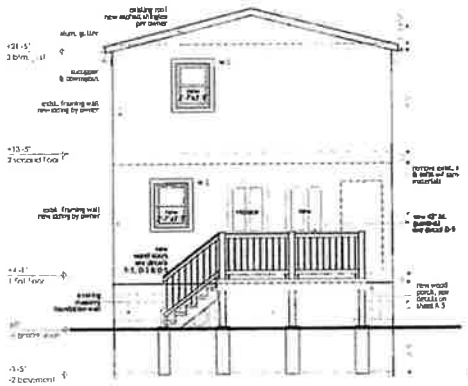
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REV 2 .
REV 3 .

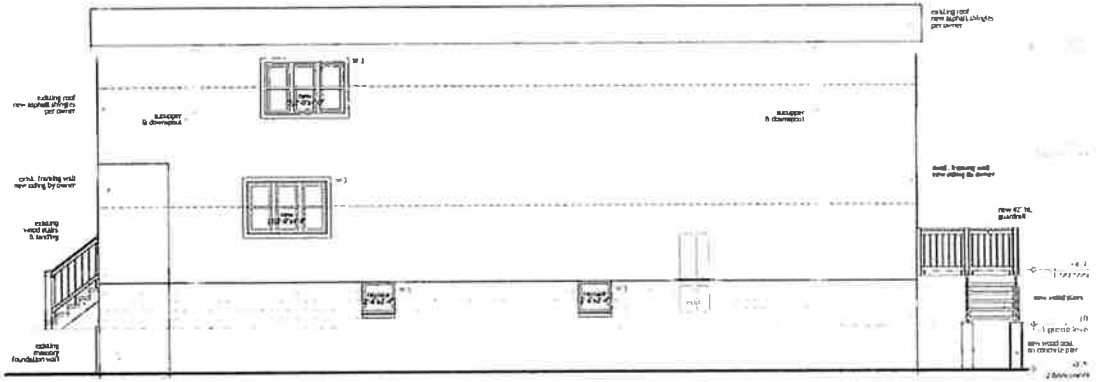
24 - 045

Floor plans

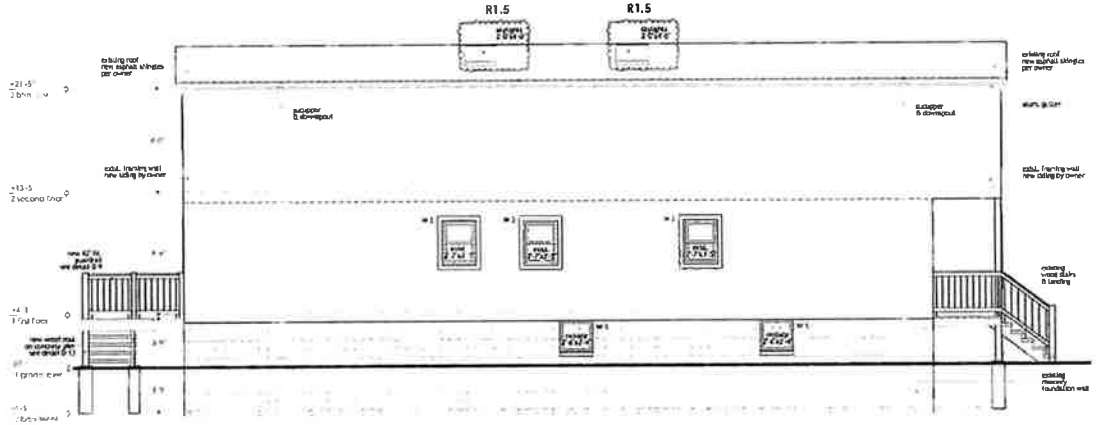
A-4



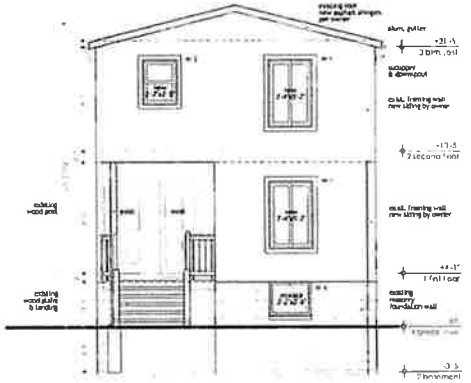
East Elevation



South Elevation



North Elevation



West Elevation

BLK

RESIDENCE

HIMANSHU GOYAL

11. 20. 2014

2 DWELLING UNITS

CONVERSION OF A SINGLE FAMILY HOME INTO 2 DWELLING UNITS

6743 S. Honore St.
Chicago, IL.

ISSUE DATE:
02.03.2015

REVISION:
REV 1 05-02-2015
REV 2.
REV 3.

PROJECT #
14-065

Elevations

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