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17-13-0303-C(1) Type 1 Narrative & Plans – 2128 West Eastwood Avenue, Chicago, IL

Proposed Zoning: RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 3,615 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the subject property with a new two-story residential building containing two (2) dwelling units. The proposed building will measure 35 ft. in height. The subject property is a Transit Served Location and will not provide off-street parking. The new building will be supported by four (4) bicycle parking spaces at the rear. 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 off-street parking ratio for a Transit Served Location from 50% (1 parking space) to zero and is seeking all zoning relief, as necessary and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 3,313 square feet (0.92 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 1,807.5 square feet per D.U. (2 residential units)

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

*The subject property is a designated Transit Served Location (Damen CTA Brown line station). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the required number of off-street parking spaces from one (1) parking spaces (50%) to zero parking spaces.

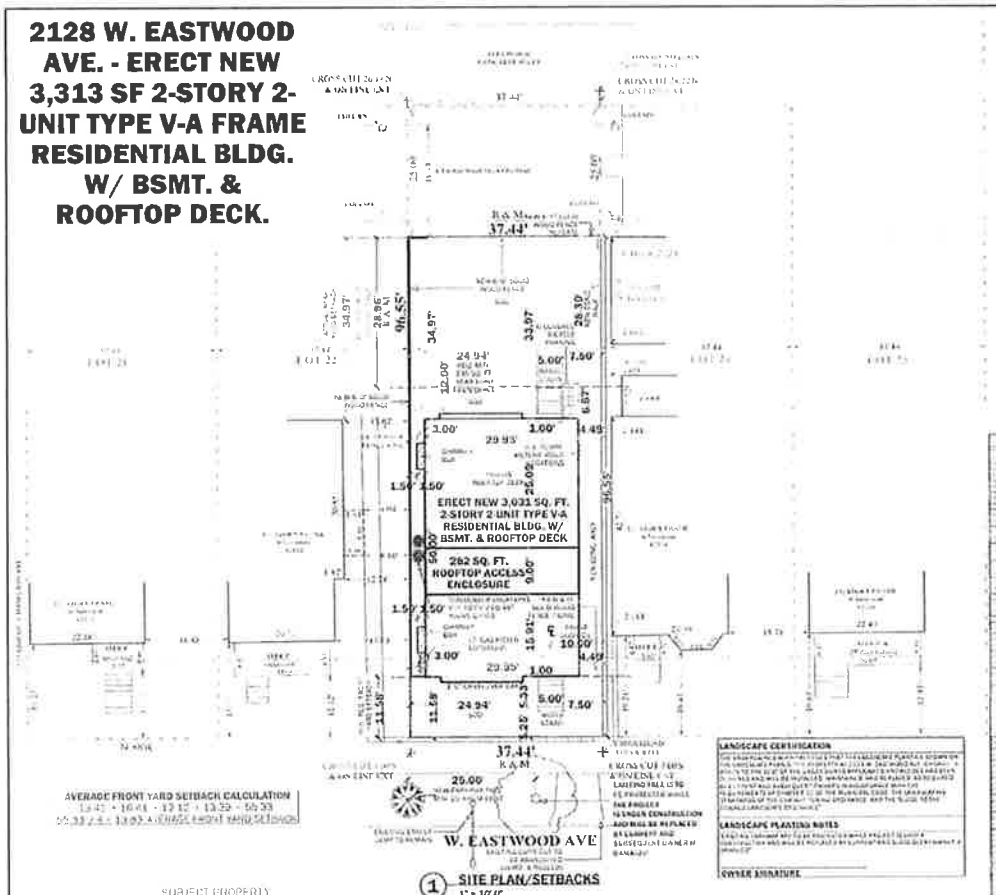
(D) Setbacks:

a.	Front Setback:	11.58 feet
b.	Side Setbacks:	
	East Side:	4.49 feet
	West Side:	3 feet
c.	Rear Setback:	34.97 feet

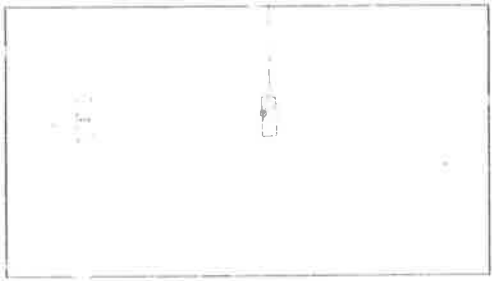
(E) Building Height: 35 feet

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2128 W. EASTWOOD AVE. - ERECT NEW 3,313 SF 2-STORY 2-UNIT TYPE V-A FRAME RESIDENTIAL BLDG. W/ BSMT. & ROOFTOP DECK.



1 SITE PLAN/SETBACKS
1" = 10'-0"



2 ZONING MAP
N.T.S.



3 EXISTING RESIDENCE FOR DEMOLITION
N.T.S.

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

PAVLOVCIK ARCHITECTURE INC

NEW CONSTRUCTION, 2 UNIT RESIDENTIAL BUILDING

GL-888 LLC

2128 W. EASTWOOD AVE
CHICAGO, IL 60625

PLAN APPROVAL

ZONING SET

NOTES

SHEET LEGEND

G-1 1 9

SITE PLAN & ZONING

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PROJECT TITLE & DESCRIPTION

GENERAL REQUIREMENTS & AGREEMENTS

EMERGENCY EXCAPE & STAIRS

ROUGH CARPENTRY

FINISHES - MISC

ABBREVIATIONS

MATERIALS AND WORKMANSHIP

EXCAVATION / SITEWORK

CONCRETE WORK

GENERAL NOTES
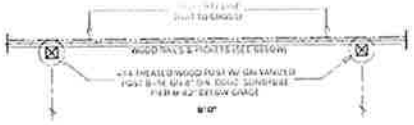
DUMPSTERS

SHEET TAG LEGEND

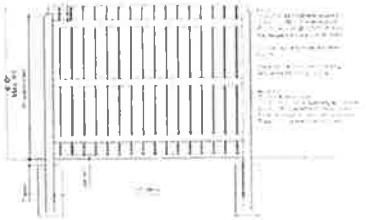
ELECTRICAL LEGEND

WALL TYPE LEGEND

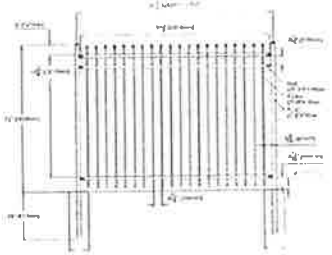
MECHANICAL LEGEND



TYPICAL PROPERTY LINE FENCING PLAN
3/4" = 1'-0"



SOLID WOOD FENCE DIAGRAM



OPEN METAL FENCE DIAGRAM

PAVLOVICH ARCHITECTURE INC
T. 312-909-2547 WWW.PAVLOVICHARCH.COM
213 W. INSTITUTE PL. SUITE 101
CHICAGO, IL 60610
DESIGN FIRM REGISTRATION # EDP.007931

NEW CONSTRUCTION 3 UNIT RESIDENTIAL BUILDING

GL-888 LLC

2128 W EASTWOOD AVE
CHICAGO, IL 60625

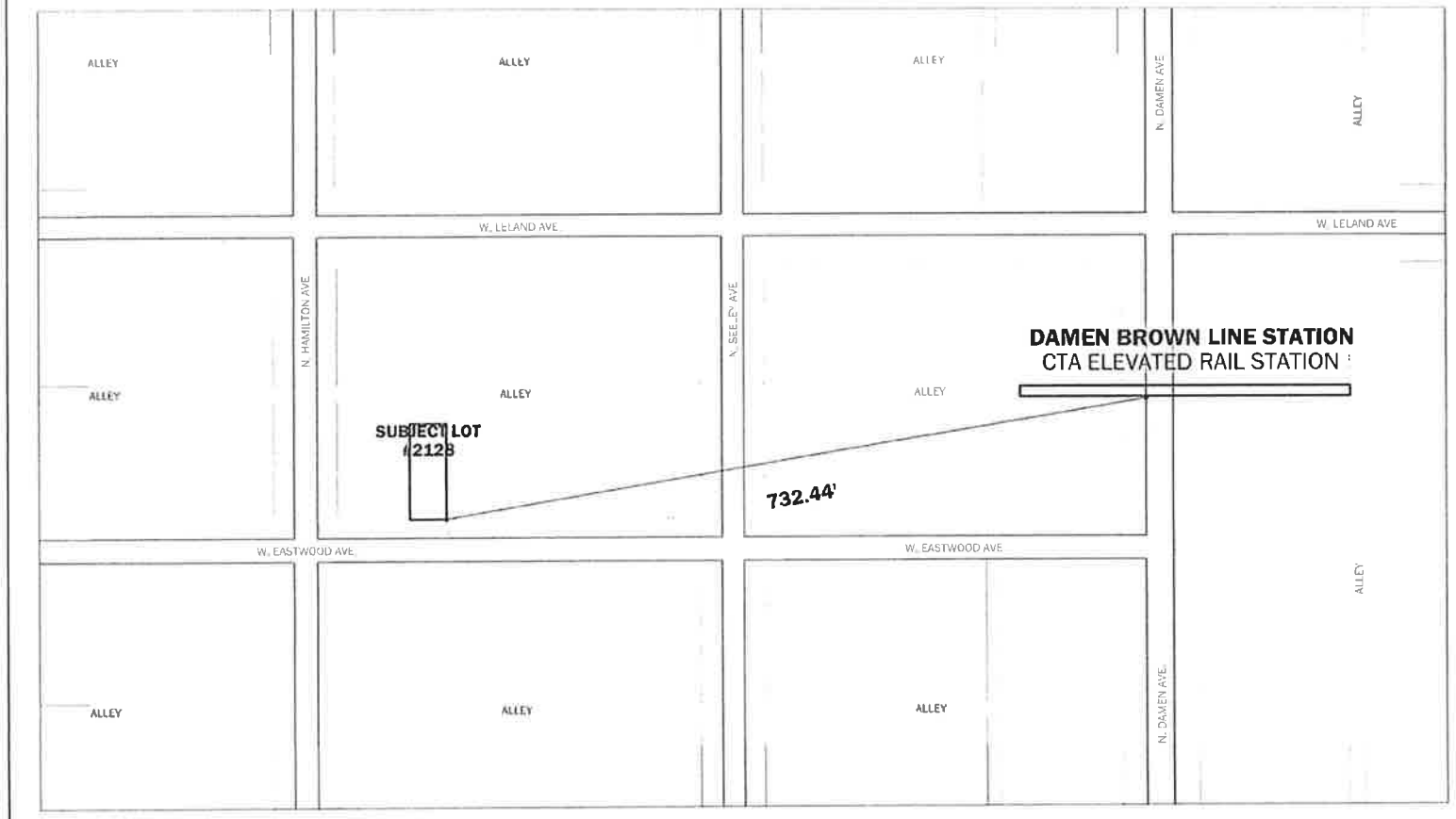
PLAN APPROVAL

ZONING SET

NOTES

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	GENERAL NOTES & LEGENDS

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1 TSL SITE MAP
1" = 50'-0"

PAVLOVICK ARCHITECTURE INC

NEW CONSTRUCTION, 3 UNIT RESIDENTIAL BUILDING

GL-888 LLC

2128 W. EASTWOOD AVE.
CHICAGO, IL 60625

PLAN APPROVAL

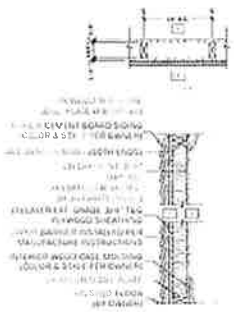
ZONING SET

NOTES

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TSL SITE MAP

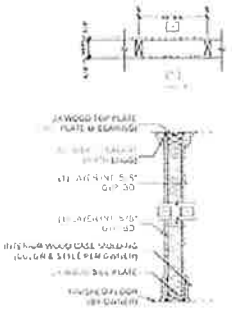
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WT-1

NON-RATED EXT. WALL (UL-U305)

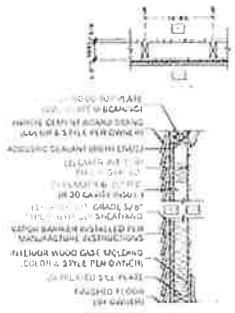
SCALE: 1" = 1'-0"



WT-4

TYPICAL NON-RATED INT. PARTITION WALL

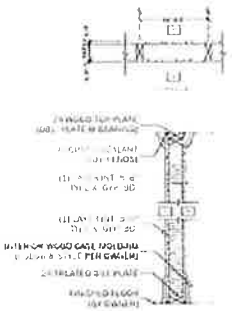
SCALE: 1" = 1'-0"



WT-2

1HR-RATED EXT. WALL (UL-U305)

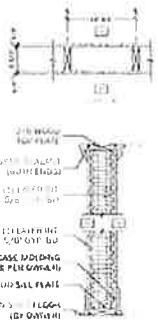
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WT-5

1HR-RATED INT. PARTITION (UL-U305)

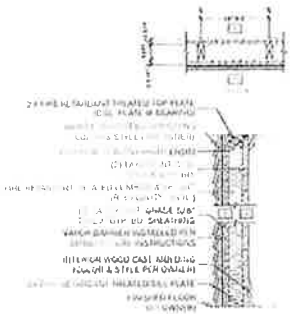
SCALE: 1" = 1'-0"



WT-7

NON-RATED INT. PLUMBING PARTITION

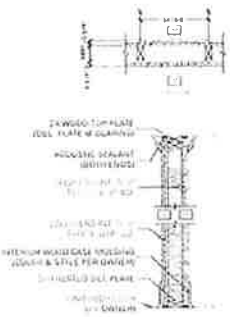
SCALE: 1" = 1'-0"



WT-3

2HR-RATED EXT. WALL (UL-U301)

SCALE: 1" = 1'-0"



WT-6

2HR-RATED INT. PARTITION (UL-U301)

SCALE: 1" = 1'-0"

PAVLOVICH ARCHITECTURE INC.

NEW CONSTRUCTION 2 UNIT RESIDENTIAL BUILDING

GL-888 LLC

2128 W. EASTWOOD AVE.
CHICAGO, IL 60625

PLAN APPROVAL

ZONING SET

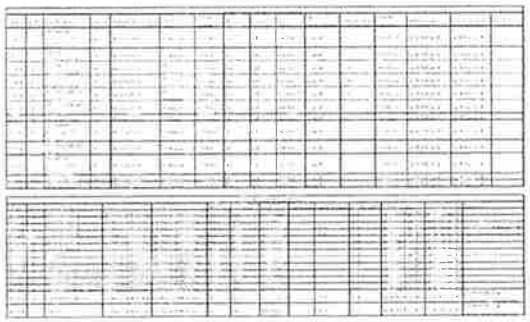
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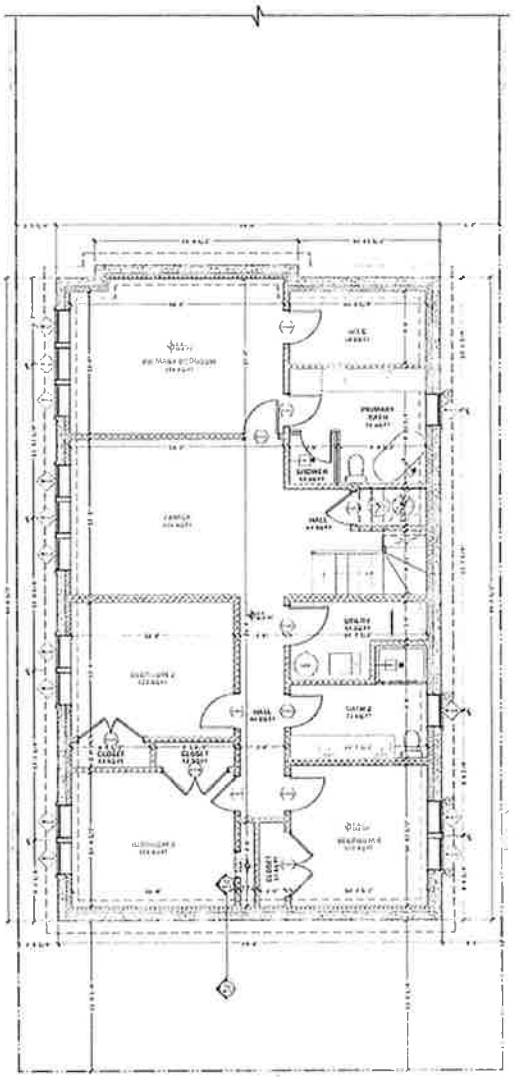
TAG	#	TITLE
	1	SITE PLAN & ZONING
	2	GENERAL NOTES & LEGENDS
	3	ISI SITE GAP

AP-1 4 9

WALL SECTION DETAILS

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

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INFO@PAVLOVIK.COM
213 W. INSTITUTE PL. SUITE 801
CHICAGO, IL 60610
DESIGN & ARCHITECTURAL SERVICES

NEW CONSTRUCTION 2-UNIT RESIDENTIAL BUILDING

GL-888 LLC

2128 W. EASTWOOD AVE
CHICAGO, IL 60639

PLAN APPROVAL

ZONING SET

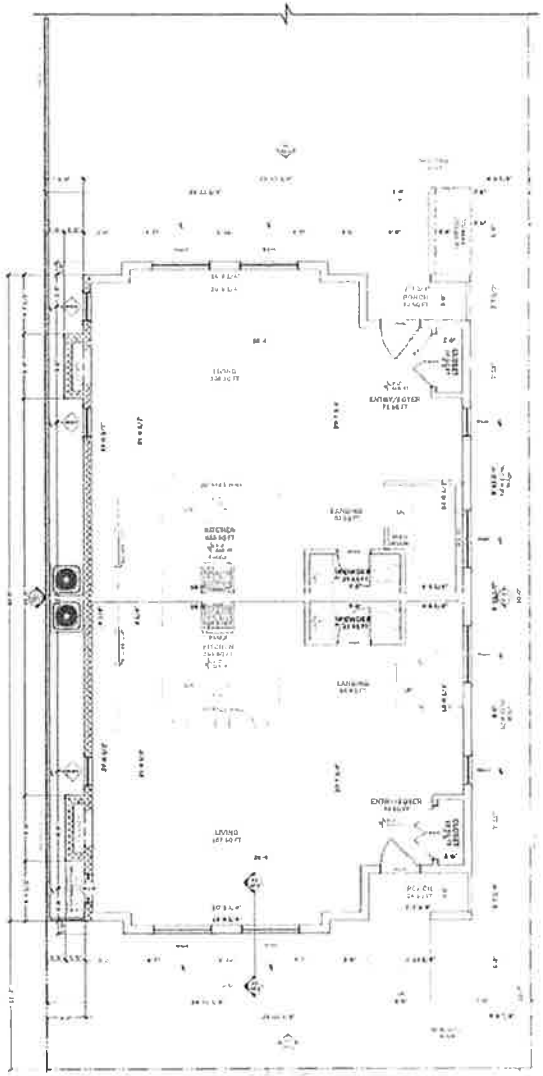
NOTES

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PROPOSED BSMT. ARCH. PLAN

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

PAVLOVCIK ARCHITECTURE INC

NEW CONSTRUCTION 2 UNIT RESIDENTIAL BUILDING

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3138 W EASTWOOD AVE
CHICAGO, IL 60625

PLAN APPROVAL

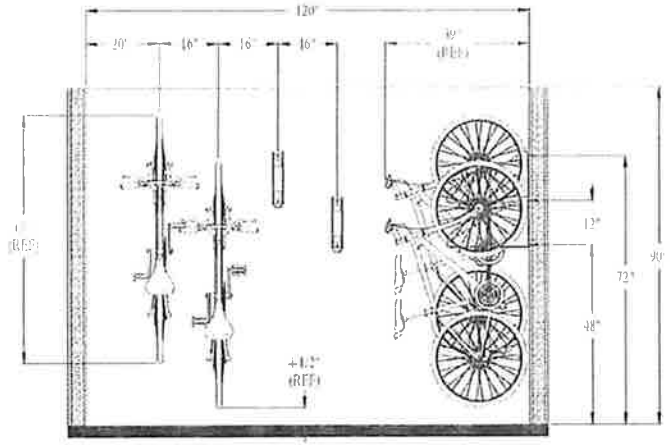
ZONING SET

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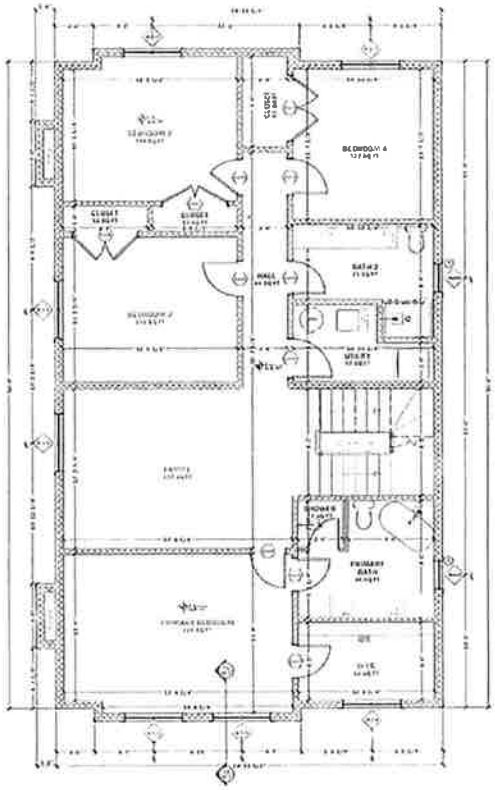
PROPOSED 1ST. FL. ARCH. PLAN

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WALL MOUNTED BICYCLE PARKING
NTS





① PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

PAVLOVCIK ARCHITECTURE, INC
NEW CONSTRUCTION 2 UNIT RESIDENTIAL BUILDING

GL-888 LLC

2178 W EASTWOOD AVE
CHICAGO, IL 60625

PLAN APPROVAL

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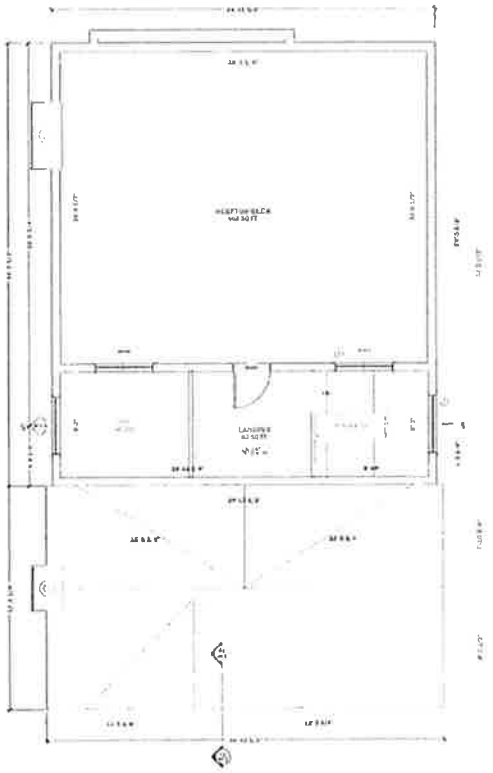
AP-1	1	SITE PLAN & ZONING
AP-2	2	GENERAL NOTES & LEGENDS
AP-3	3	FIRE SAFETY PLAN
AP-3.1	4	BASEMENT PLAN & BLDG. SECTION
AP-3.2	5	FIRST FLOOR PLAN
AP-3.3	6	SECOND FLOOR PLAN & BLDG. SECTION
AP-3.4	7	THIRD FLOOR PLAN
AP-3.5	8	ROOFTOP PLAN & BLDG. SECTION
AP-4	9	PROPOSED ELEVATIONS

AP-4 7 9

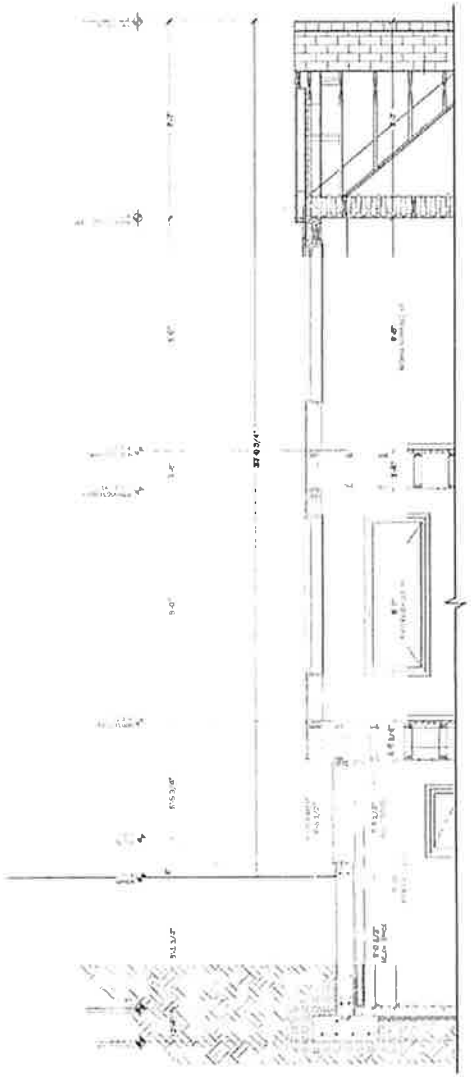
2ND FL. ARCH PLAN & BLDG. SECTION

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1 PROPOSED ROOFTOP/ACCESS PLAN
1/4" = 1'-0"



S1 FRONT BUILDING SECTION
1/2" = 1'-0"

PAVLOVIC ARCHITECTURE INC

NEW CONSTRUCTION, 2 UNIT RESIDENTIAL BUILDING

GL-888 LLC

2128 W. EASTWOOD AVE.
CHICAGO, IL 60625

PLAN APPROVAL

ZONING SET

NOTES

8 ROOFTOP PLAN & BLDG. SECTION

AP-5 8 9

ROOFTOP PLAN & BLDG. SECTION

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PAVLOVCIK ARCHITECTURE INC

NEW CONSTRUCTION 3 UNIT RESIDENTIAL BUILDING

GL-888
LLC

PLAN APPROVAL

ZONING SET

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SHEET LEGEND

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D 2	2	
D 3	3	
AP-1	4	
AP 2	5	
AP 3	6	
AP 4	7	SECTION
AP 5	8	ROOFTOP PLAN & BLDG. SECTION
AE 1	9	PROPOSED ELEVATIONS

AE-1 9 9

PROPOSED ELEVATIONS