



City of Chicago



SO2023-1330

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/15/2023
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-G at 2964-2968 S Archer Ave - App No. 22146T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1 Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. 6-G in the area bounded by:

The alley next North of and parallel to South Archer Avenue; South Grady Court; South Archer Avenue; and a line 74.5 feet West of and parallel to South Grady Court

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property:

2964-68 South Archer Avenue

**SUBSTITUTE NARRATIVE AND PLANS
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY COMMONLY KNOWN AS 2964-68 SOUTH ARCHER AVENUE**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current B1-1 District to that of a B2-3 District for the property commonly known as 2964-68 South Archer Avenue. The site is composed of three legal lots. The total lot area of the subject site is approximately 7,450 square feet. Applicant seeks to subdivide the property into three lots and improve the currently vacant site with three, four story (one per lot) buildings. Each of the buildings will provide ground floor commercial space and three residential dwelling units above the ground floor. The property sits in the ARO Community Preservation Area and the ETOD within 2,640 feet of the CTA rail station.

The following is a list of the proposed bulk and density of the three developments:

2964 South Archer Avenue Building

Lot Area: approximately 2,450 square feet (24.50 x 100)
Density: 3 residential dwelling units
Lot Area Per Unit: approximately 816.67 square feet
Off Street Parking: 3 spaces
Height: 50 feet
Floor Area: approximately 6,714.4 square feet
Floor Area Ratio: approximately 2.75
Front (south) Setback: 0 feet
Rear (north) Setback: 30 feet
East Side Setback: 0 feet
West Side Setback: 0 feet

2966 South Archer Avenue Building

Lot Area: approximately 2,500 square feet (25 x 100)
Density: 3 residential dwelling units
Lot Area Per Unit: approximately 833.34 square feet
Off Street Parking: 3 spaces
Height: 50 feet
Floor Area: approximately 6,714.4 square feet
Floor Area Ratio: approximately 2.69
Front (south) Setback: 0 feet
Rear (north) Setback: 30 feet
East Side Setback: 0 feet
West Side Setback: 0 feet

2968 South Archer Avenue Building

Lot Area: approximately 2,500 square feet (25 x 100)
Density: 3 residential dwelling units

4. *Residential building* projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an *administrative adjustment* under the provisions of Section 17-13-1003-EE; and

The proposal is a residential building as contemplated by 17-10-0207. The proposal will comply with the requirements of an Administrative Adjustment, as it provides 100% of the required parking.

5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The City's Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.

The proposal creates residential density and commercial space within walking distance of public transportation. Therefore the project complies with criterion #5

ERECT 4 STORY MIXED USE MASONRY BUILDING 1 RETAIL SPACE AND 3 DWELLING UNITS AT 2964 SOUTH ARCHER AVE CHICAGO ILLINOIS 60608

GENERAL NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE CITY OF CHICAGO.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND EXISTING STRUCTURES.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES.

PERMITS DATA
1. CITY OF CHICAGO PERMIT NO. 123456
2. CITY OF CHICAGO PERMIT NO. 789012
3. CITY OF CHICAGO PERMIT NO. 345678
4. CITY OF CHICAGO PERMIT NO. 901234
5. CITY OF CHICAGO PERMIT NO. 567890
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10. CITY OF CHICAGO PERMIT NO. 567890

PROPOSED DATA
1. PROPOSED RETAIL SPACE
2. PROPOSED DWELLING UNITS
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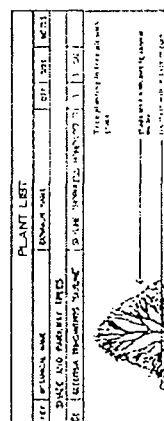
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PLANT LIST

PLANT NAME	QUANTITY	REMARKS
PLANT 1	1	RETAIL SPACE
PLANT 2	3	DWELLING UNITS
PLANT 3	1	MASONRY BUILDING
PLANT 4	1	METAL SPACE
PLANT 5	1	4-STORY MIXED USE MASONRY BUILDING
PLANT 6	1	1 RETAIL SPACE AND 3 DWELLING UNITS
PLANT 7	1	4-STORY MIXED USE MASONRY BUILDING
PLANT 8	1	1 RETAIL SPACE AND 3 DWELLING UNITS
PLANT 9	1	4-STORY MIXED USE MASONRY BUILDING
PLANT 10	1	1 RETAIL SPACE AND 3 DWELLING UNITS

SWORN STATEMENT BY ARCHITECT
I, THE ARCHITECT, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
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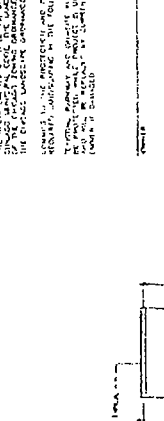
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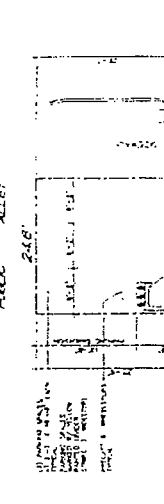
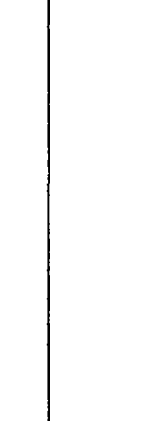
SITE AND LANDSCAPE NOTES
1. THE SITE IS TO BE MAINTAINED AS MUCH AS POSSIBLE.
2. THE LANDSCAPE SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
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IRASH ENCLOSURE ELEVATIONS
1. IRASH ENCLOSURE ELEVATION 1
2. IRASH ENCLOSURE ELEVATION 2
3. IRASH ENCLOSURE ELEVATION 3
4. IRASH ENCLOSURE ELEVATION 4
5. IRASH ENCLOSURE ELEVATION 5
6. IRASH ENCLOSURE ELEVATION 6
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10. IRASH ENCLOSURE ELEVATION 10



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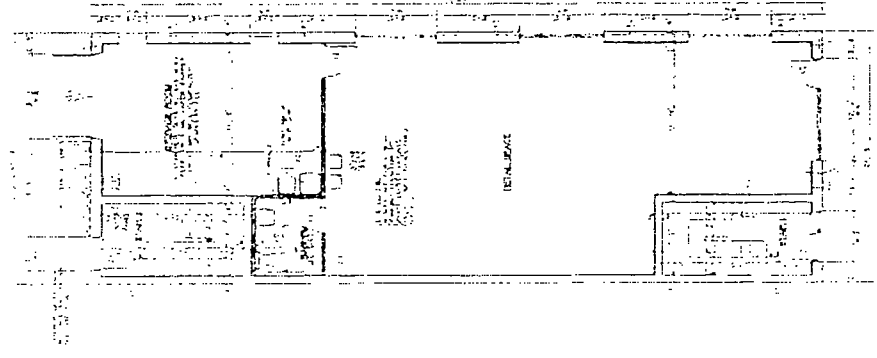
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PLANT LIST

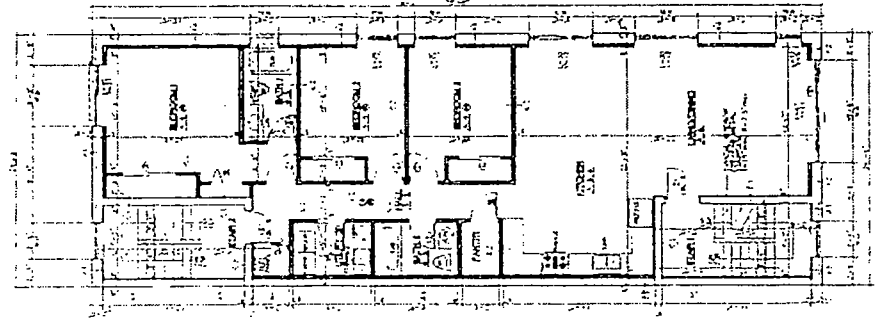
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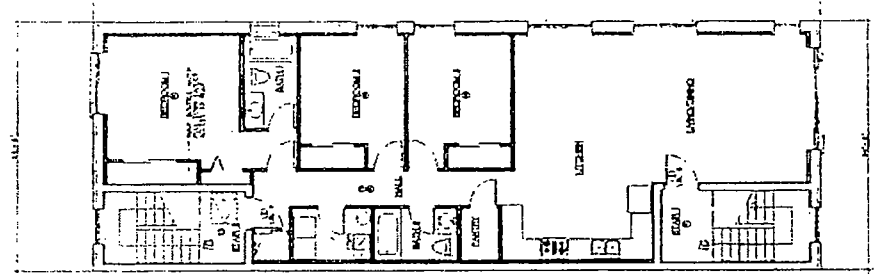
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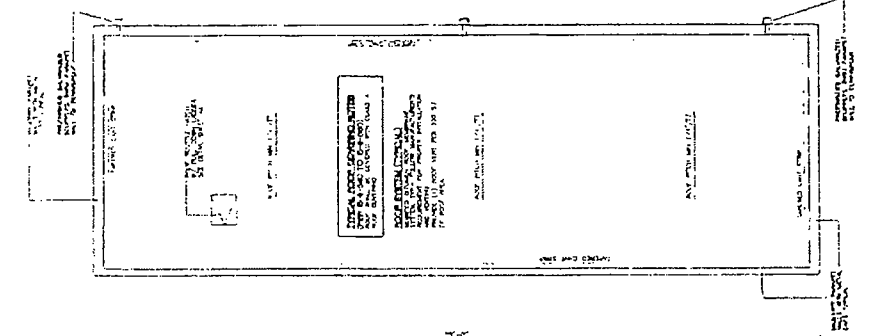
1ST FLOOR PLAN



2ND FLOOR PLAN

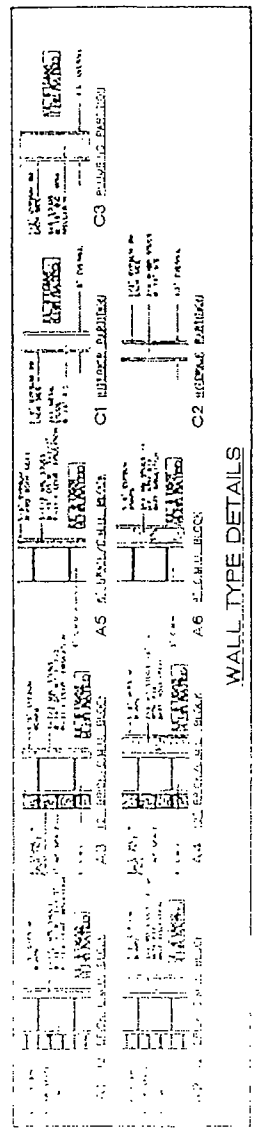


3RD/4TH FLOOR PLAN
IDENTICAL TO 3RD FLOOR PLAN



ROOF PLAN

ROOF FLOOR FINISHES
 1. 2" POLYSTYRENE INSULATION
 2. 1" GYPSUM BOARD
 3. 1" POLYSTYRENE INSULATION
 4. 1" GYPSUM BOARD
 5. 1" POLYSTYRENE INSULATION
 6. 1" GYPSUM BOARD
 7. 1" POLYSTYRENE INSULATION
 8. 1" GYPSUM BOARD



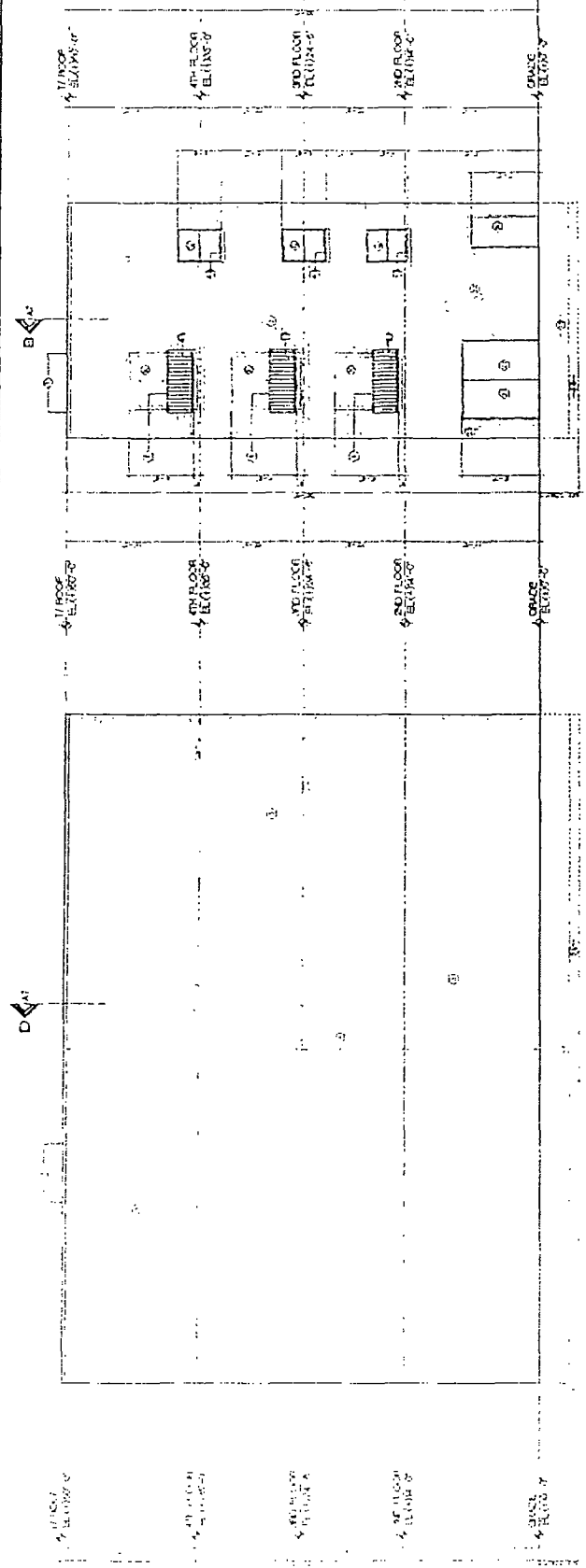
WALL TYPE DETAILS

ARCHITECTURE LEGEND
 1. 2" POLYSTYRENE INSULATION
 2. 1" GYPSUM BOARD
 3. 1" POLYSTYRENE INSULATION
 4. 1" GYPSUM BOARD
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 6. 1" GYPSUM BOARD
 7. 1" POLYSTYRENE INSULATION
 8. 1" GYPSUM BOARD

2964 S ARCHER

A3

CMLAN DESIGN GROUP
 4 BITCHY AVENUE, SUITE 100
 MAISONVILLE, ILLINOIS 60455
 708.438.1111
 WWW.CMLANDESIGN.COM



REAR NORTH ELEVATION

SIDE WEST ELEVATION

WINDOW NOTES

- 1. ALL WINDOWS TO BE INSTALLED WITH LOW EMISSION GLASS UNLESS OTHERWISE NOTED.
- 2. ALL WINDOWS TO BE INSTALLED WITH 1/2" AIR GAP UNLESS OTHERWISE NOTED.
- 3. ALL WINDOWS TO BE INSTALLED WITH 1/2" AIR GAP UNLESS OTHERWISE NOTED.
- 4. ALL WINDOWS TO BE INSTALLED WITH 1/2" AIR GAP UNLESS OTHERWISE NOTED.

1ST FLOOR WINDOW SCHEDULE (ALL UNITS UNLESS OTHERWISE NOTED)

KEY NO.	SIZE	TYPE	FINISH	REMARKS
1	10'-0" x 7'-0"	DOUBLE HUNG	WOOD	1ST FLOOR
2	10'-0" x 7'-0"	DOUBLE HUNG	WOOD	2ND FLOOR
3	10'-0" x 7'-0"	DOUBLE HUNG	WOOD	3RD FLOOR
4	10'-0" x 7'-0"	DOUBLE HUNG	WOOD	4TH FLOOR
5	10'-0" x 7'-0"	DOUBLE HUNG	WOOD	5TH FLOOR

2ND/3RD/4TH FLOOR WINDOW SCHEDULE (ALL UNITS UNLESS OTHERWISE NOTED)

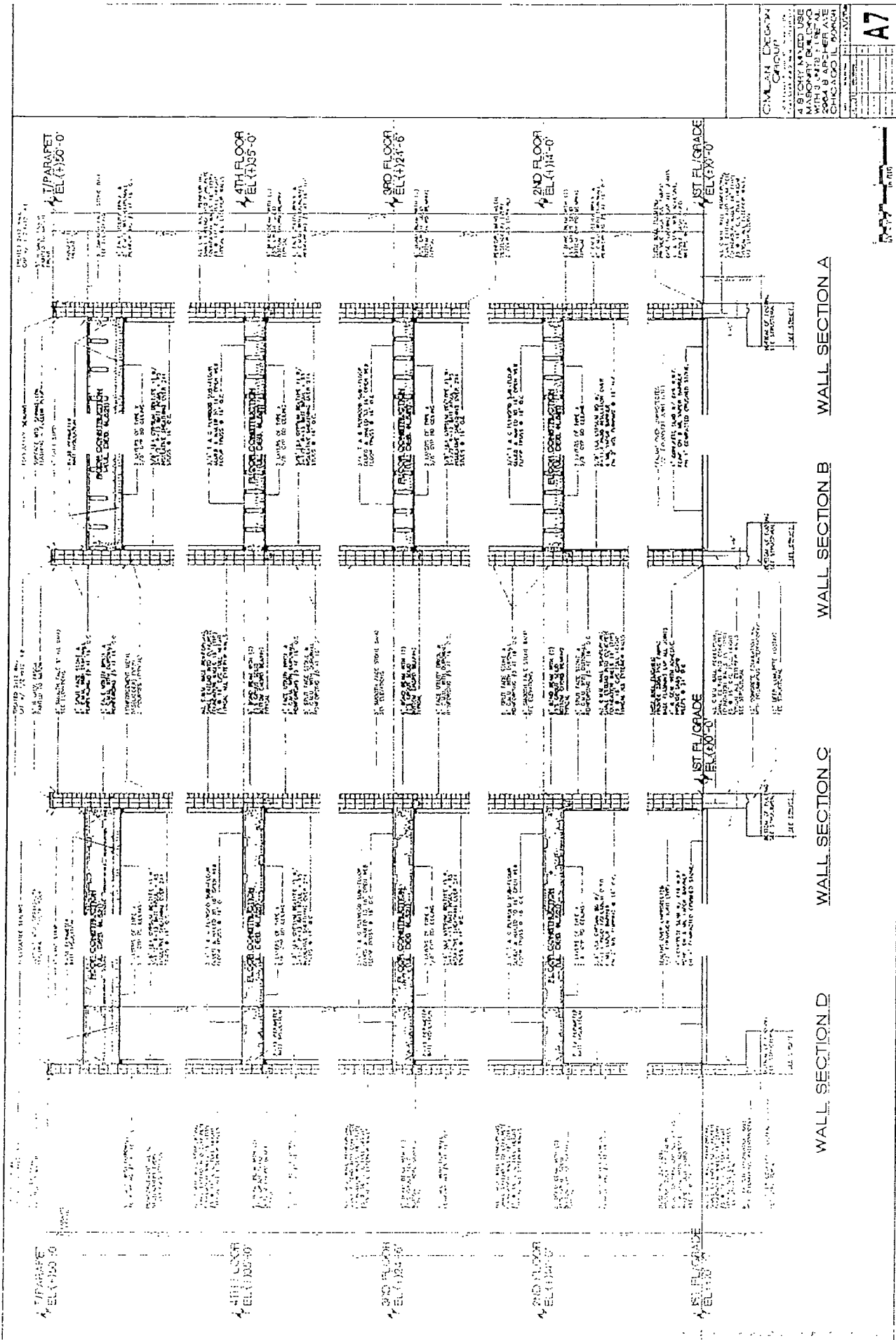
KEY NO.	SIZE	TYPE	FINISH	REMARKS
6	10'-0" x 7'-0"	DOUBLE HUNG	WOOD	2ND FLOOR
7	10'-0" x 7'-0"	DOUBLE HUNG	WOOD	3RD FLOOR
8	10'-0" x 7'-0"	DOUBLE HUNG	WOOD	4TH FLOOR
9	10'-0" x 7'-0"	DOUBLE HUNG	WOOD	5TH FLOOR

KEY NOTES

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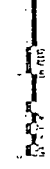
CIMLAN DESIGN GROUP
 4 BITCOY MIXED USE
 MASSACHUSETTS
 2004 B ARCHER AVE
 CHICAGO IL 60608
 TEL: 312.224.1111
 FAX: 312.224.1112

Final Publication



CONCRETE DESIGN	
4.18047 (MIXED USE)	CONCRETE DESIGN
WITH 4.1713 (LIFE)	CONCRETE DESIGN
2004 B APP-ER A/E	CONCRETE DESIGN
CHICAGO I.L. 09003	CONCRETE DESIGN

A7



ERECT 4 STORY MIXED USE MASONRY BUILDING 1 RETAIL SPACE AND 3 DWELLING UNITS AT 2966 SOUTH ARCHER AVE CHICAGO ILLINOIS 60608

ARCHITECTURAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO BUILDING CODE AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF PLANNING AND DEVELOPMENT.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF PLANNING AND DEVELOPMENT.

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GENERAL NOTES

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PROJECT DATA

PROJECT NAME: 4 STORY MIXED USE MASONRY BUILDING
 PROJECT ADDRESS: 2966 SOUTH ARCHER AVE, CHICAGO, IL 60608
 PROJECT OWNER: [REDACTED]
 PROJECT ARCHITECT: [REDACTED]
 PROJECT ENGINEER: [REDACTED]
 PROJECT DATE: [REDACTED]

DRAWING CHECKLIST

- 1. [] SITE PLAN
- 2. [] FLOOR PLAN
- 3. [] SECTION
- 4. [] ELEVATION
- 5. [] FOUNDATION
- 6. [] STRUCTURE
- 7. [] MECHANICAL
- 8. [] ELECTRICAL
- 9. [] PLUMBING
- 10. [] FINISHES

PLANT LIST

NO.	PLANT NAME	LENGTH	SIZE	NOTE
1	PLANT 1	100'	12"	PLANT 1
2	PLANT 2	100'	12"	PLANT 2
3	PLANT 3	100'	12"	PLANT 3
4	PLANT 4	100'	12"	PLANT 4
5	PLANT 5	100'	12"	PLANT 5

SWORN STATEMENT BY ARCHITECT

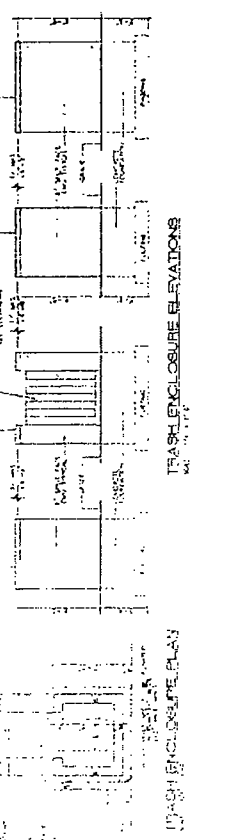
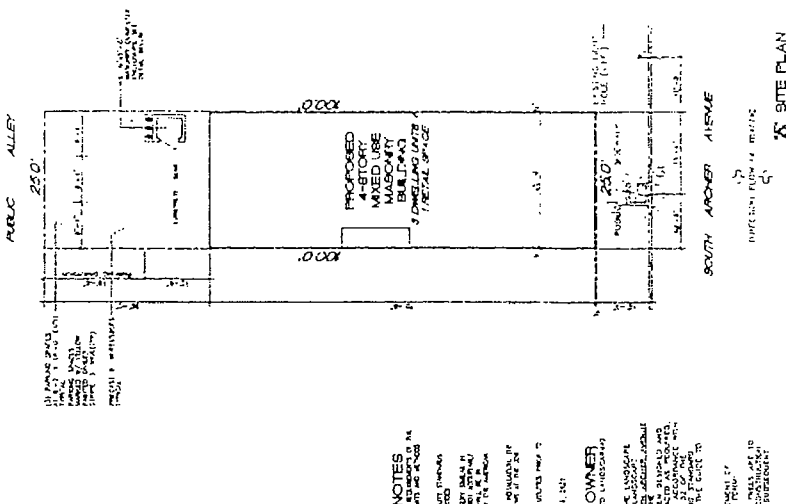
I, the undersigned, being a duly licensed Architect in the State of Illinois, do hereby certify that the plans and specifications herein are true and correct to the best of my knowledge and belief, and that I am a duly licensed Architect in the State of Illinois.

SWORN STATEMENT BY OWNER

I, the undersigned, being the duly authorized owner of the above described premises, do hereby certify that the plans and specifications herein are true and correct to the best of my knowledge and belief, and that I am a duly licensed Architect in the State of Illinois.

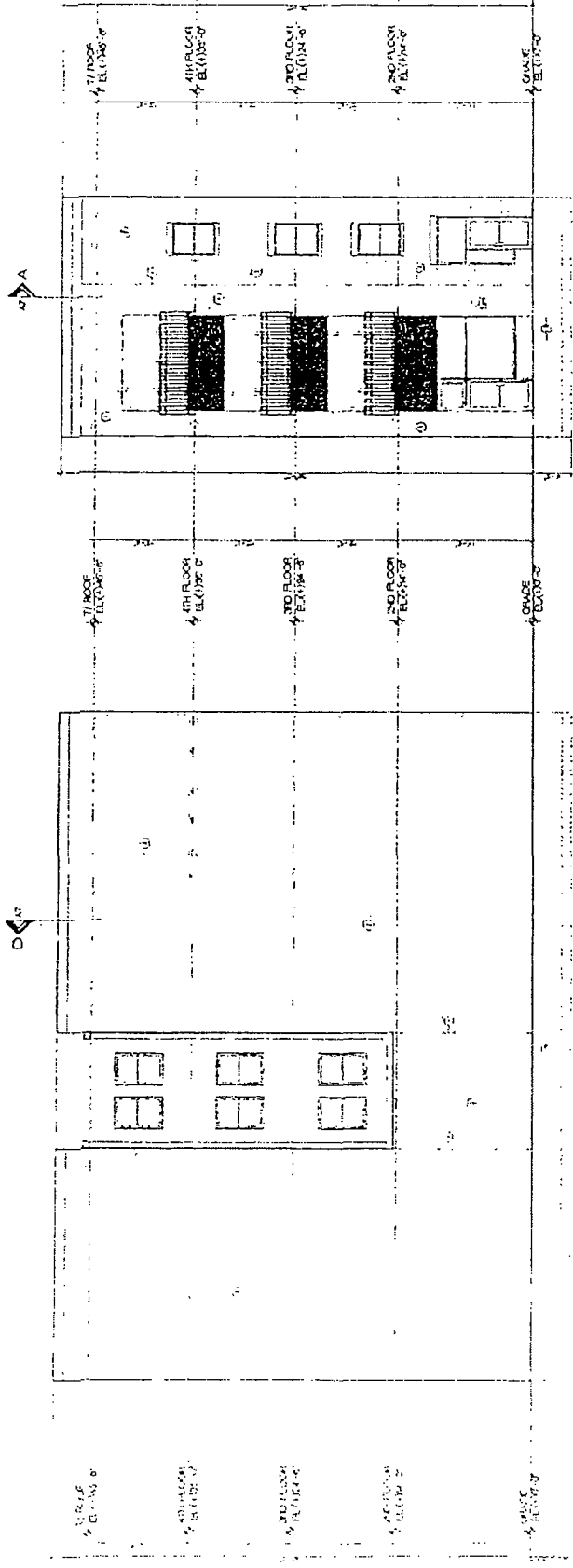
SWORN STATEMENT BY ENGINEER

I, the undersigned, being a duly licensed Professional Engineer in the State of Illinois, do hereby certify that the plans and specifications herein are true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of Illinois.



CMLAN DESIGN GROUP
 4 STORY MIXED USE MASONRY BUILDING
 2966 SOUTH ARCHER AVE
 CHICAGO, IL 60608
 PROJECT NO. 2020-001
 DATE: 11/15/2020

A1



FRONT SOUTH ELEVATION

SIDE WEST ELEVATION

WINDOW NOTES

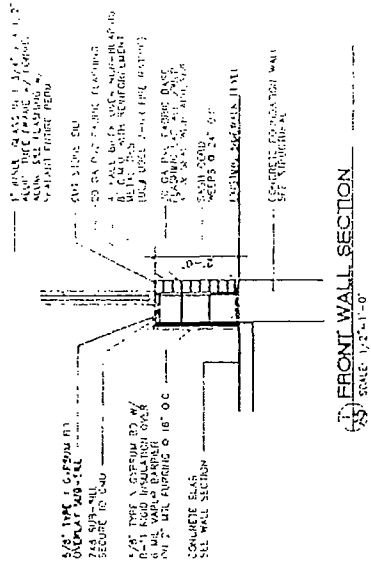
- 1. ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH THE WINDOW SCHEDULE.
- 2. ALL WINDOWS TO BE INSTALLED WITH THE GLAZING SYSTEMS AS SHOWN ON THE WINDOW SCHEDULE.
- 3. ALL WINDOWS TO BE INSTALLED WITH THE OPERATING SYSTEMS AS SHOWN ON THE WINDOW SCHEDULE.
- 4. ALL WINDOWS TO BE INSTALLED WITH THE FINISHES AS SHOWN ON THE WINDOW SCHEDULE.

KEY NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS.
2. ALL MATERIALS TO BE USED SHALL BE OF THE HIGHEST QUALITY AVAILABLE.
3. ALL WORKMANSHIP TO BE NEAT AND CAREFUL.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL CODES AND REGULATIONS.
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE PROJECT PROGRAM.
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ARCHITECT'S INTENT.
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE OWNER'S REQUIREMENTS.
9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BIDDING DOCUMENTS.
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CONSTRUCTION SCHEDULE.

WINDOW SCHEDULE

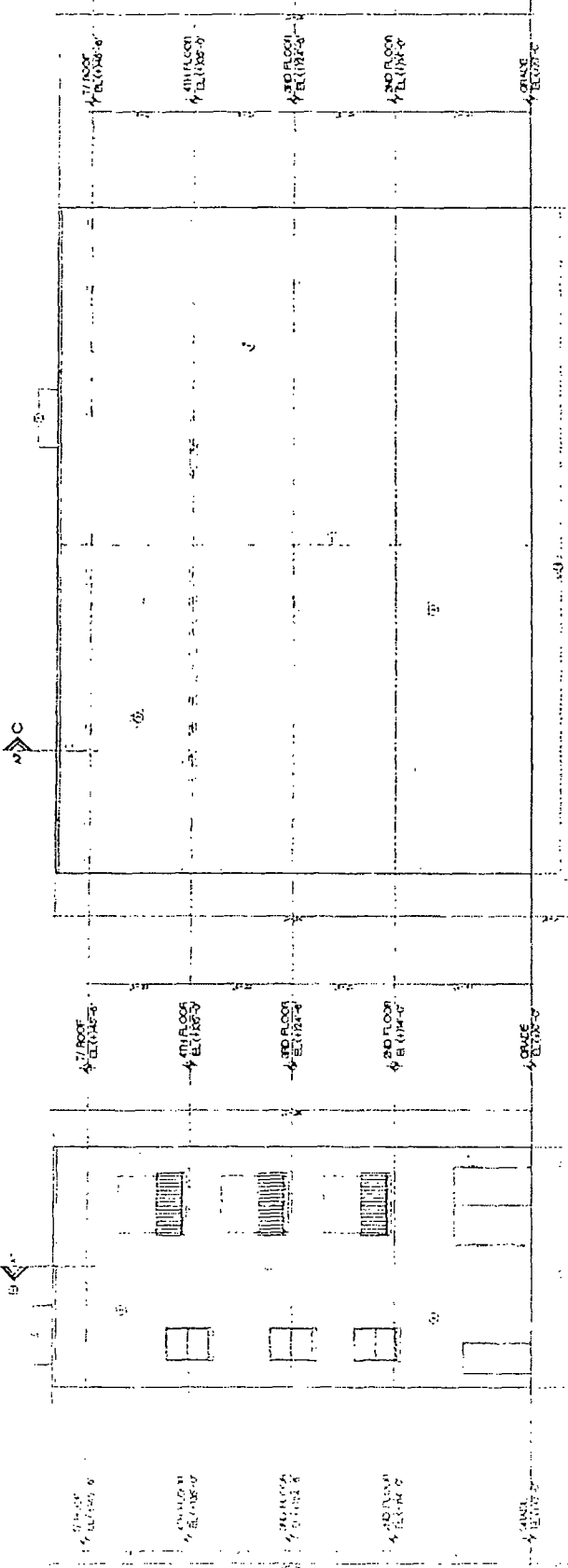
FLOOR	NO.	SIZE (W x H)	TYPE	OPERATING SYSTEM	FINISH	GLAZING SYSTEM
1ST FLOOR	1	12'0" x 6'0"	DOUBLE GLAZED	SLIP DOOR	WOOD GRIP	1/2" CLEAR GLASS
	2	12'0" x 6'0"	DOUBLE GLAZED	SLIP DOOR	WOOD GRIP	1/2" CLEAR GLASS
	3	12'0" x 6'0"	DOUBLE GLAZED	SLIP DOOR	WOOD GRIP	1/2" CLEAR GLASS
	4	12'0" x 6'0"	DOUBLE GLAZED	SLIP DOOR	WOOD GRIP	1/2" CLEAR GLASS
2ND / 3RD / 4TH FLOOR	5	12'0" x 6'0"	DOUBLE GLAZED	SLIP DOOR	WOOD GRIP	1/2" CLEAR GLASS
	6	12'0" x 6'0"	DOUBLE GLAZED	SLIP DOOR	WOOD GRIP	1/2" CLEAR GLASS
	7	12'0" x 6'0"	DOUBLE GLAZED	SLIP DOOR	WOOD GRIP	1/2" CLEAR GLASS
	8	12'0" x 6'0"	DOUBLE GLAZED	SLIP DOOR	WOOD GRIP	1/2" CLEAR GLASS



FRONT WALL SECTION

FRONT WALL SECTION

Final for Publication



REAR NORTH ELEVATION

SIDE WEST ELEVATION

WINDOW NOTES

1. ALL WINDOW UNITS SHALL BE INSTALLED WITH THE OPERATING PARTS TO THE EXTERIOR.
2. ALL WINDOW UNITS SHALL BE INSTALLED WITH THE OPERATING PARTS TO THE EXTERIOR.
3. ALL WINDOW UNITS SHALL BE INSTALLED WITH THE OPERATING PARTS TO THE EXTERIOR.
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KEY NOTES

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9. ALL WINDOW UNITS SHALL BE INSTALLED WITH THE OPERATING PARTS TO THE EXTERIOR.
10. ALL WINDOW UNITS SHALL BE INSTALLED WITH THE OPERATING PARTS TO THE EXTERIOR.

1ST FLOOR WINDOW SCHEDULE (ALL WINDOW UNITS ARE APPROX. 60" H)

NO.	SIZE	MANUFACTURER	TYPE	FINISH	MARKING
1	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO
2	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO
3	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO
4	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO
5	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO
6	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO
7	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO
8	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO
9	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO
10	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO

2ND/3RD/4TH FLOOR WINDOW SCHEDULE (ALL WINDOW UNITS ARE APPROX. 60" H)

NO.	SIZE	MANUFACTURER	TYPE	FINISH	MARKING
1	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO
2	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO
3	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO
4	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO
5	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO
6	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO
7	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO
8	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO
9	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO
10	12'0" x 8'0"	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO	ALUM. THERMO

ERECT 4 STORY MIXED USE MASONRY BUILDING 1 RETAIL SPACE AND 3 DWELLING UNITS AT 2968 SOUTH ARCHER AVE CHICAGO ILLINOIS 60608

ARCHITECTURAL NOTES

1. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.

2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT BEFORE INSTALLATION.

3. ALL CONCRETE TO BE PLACED AND FINISHED ACCORDING TO THE DETAIL DRAWINGS.

4. ALL MASONRY TO BE PLACED AND FINISHED ACCORDING TO THE DETAIL DRAWINGS.

5. ALL MECHANICAL, ELECTRICAL AND PLUMBING TO BE INSTALLED ACCORDING TO THE TRADE PRACTICES AND THE LATEST EDITIONS OF THE CODES AND SPECIFICATIONS.

GENERAL NOTES

1. THE OWNER HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO A TAX MAP AMENDMENT AND THE PROPERTY WILL BE REZONED TO AN OFFICE AND BUSINESS ZONE.

2. THE OWNER HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO A TAX MAP AMENDMENT AND THE PROPERTY WILL BE REZONED TO AN OFFICE AND BUSINESS ZONE.

3. THE OWNER HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO A TAX MAP AMENDMENT AND THE PROPERTY WILL BE REZONED TO AN OFFICE AND BUSINESS ZONE.

PROJECT DATA

PROJECT NO. 2968 SOUTH ARCHER AVE
OWNER: [Redacted]
ARCHITECT: [Redacted]
DATE: 10/15/11
SCALE: AS SHOWN
SHEET NO. 0000

FINISH SCHEDULE

1. INTERIOR FINISH: 10/15/11
2. EXTERIOR FINISH: 10/15/11
3. MECHANICAL, ELECTRICAL AND PLUMBING: 10/15/11

GENERAL NOTES

1. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.

2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT BEFORE INSTALLATION.

3. ALL CONCRETE TO BE PLACED AND FINISHED ACCORDING TO THE DETAIL DRAWINGS.

4. ALL MASONRY TO BE PLACED AND FINISHED ACCORDING TO THE DETAIL DRAWINGS.

5. ALL MECHANICAL, ELECTRICAL AND PLUMBING TO BE INSTALLED ACCORDING TO THE TRADE PRACTICES AND THE LATEST EDITIONS OF THE CODES AND SPECIFICATIONS.

PROJECT DATA

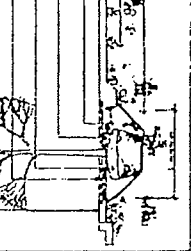
PROJECT NO. 2968 SOUTH ARCHER AVE
OWNER: [Redacted]
ARCHITECT: [Redacted]
DATE: 10/15/11
SCALE: AS SHOWN
SHEET NO. 0000

FINISH SCHEDULE

1. INTERIOR FINISH: 10/15/11
2. EXTERIOR FINISH: 10/15/11
3. MECHANICAL, ELECTRICAL AND PLUMBING: 10/15/11

PLANT LIST

PLANT SPECIES	QUANTITY	LOCATION	REMARKS
ASH	1	FRONT YARD	1' DIA.
HAWTHORN	1	FRONT YARD	1' DIA.
DOGWOOD	1	FRONT YARD	1' DIA.
DOGWOOD	1	FRONT YARD	1' DIA.
DOGWOOD	1	FRONT YARD	1' DIA.



SITE AND LANDSCAPE NOTES

1. ALL PLANTING TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

2. ALL PLANTING TO BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT BEFORE INSTALLATION.

3. ALL PLANTING TO BE PLACED AND FINISHED ACCORDING TO THE DETAIL DRAWINGS.

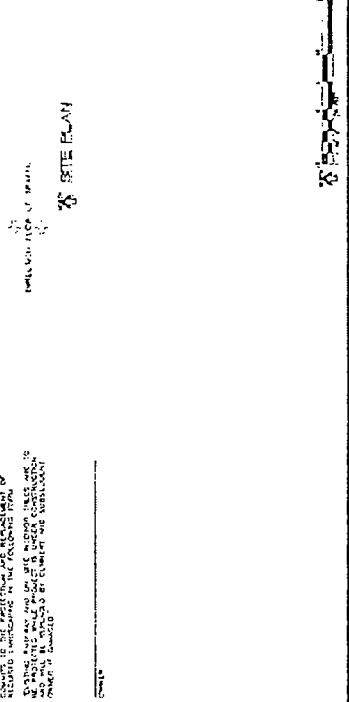
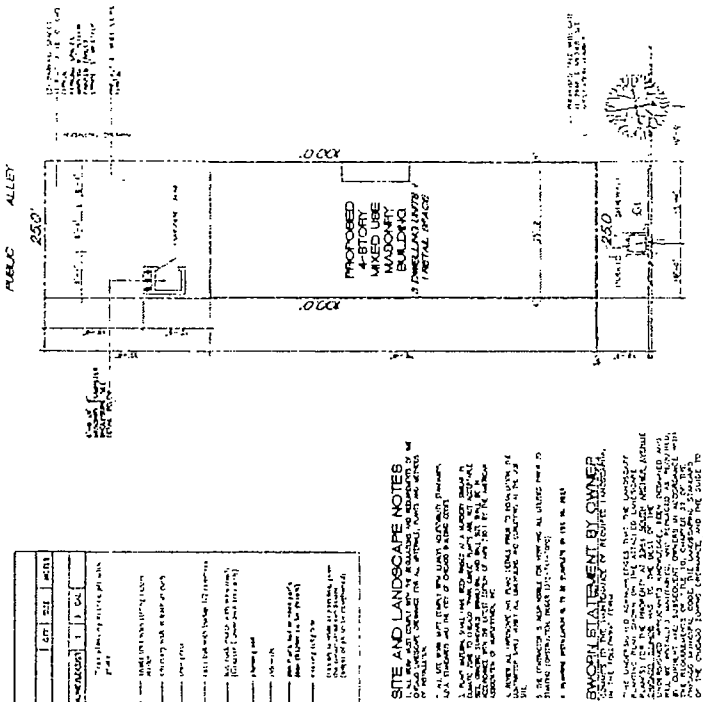
4. ALL PLANTING TO BE MAINTAINED ACCORDING TO THE TRADE PRACTICES AND THE LATEST EDITIONS OF THE CODES AND SPECIFICATIONS.

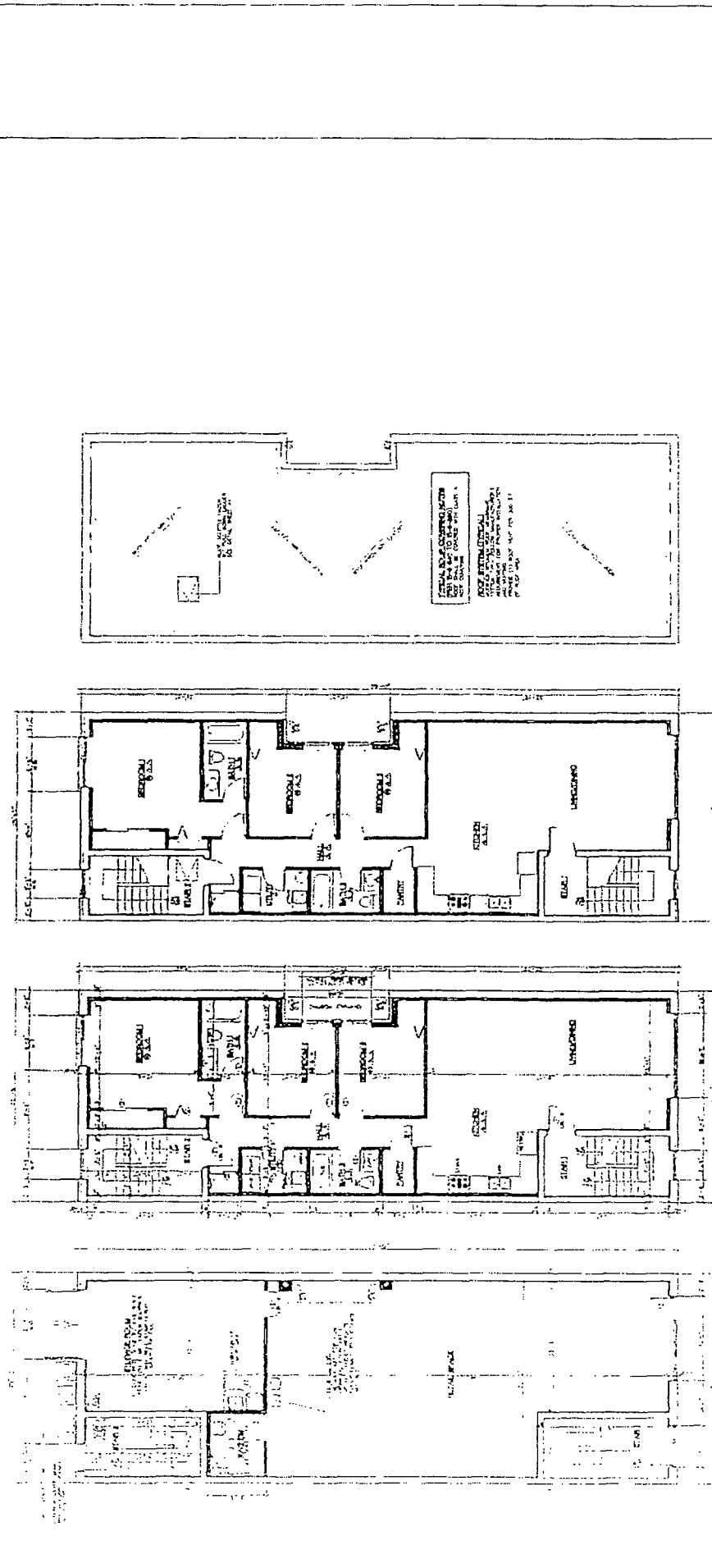
SWORN STATEMENT BY OWNER

I, the undersigned, being duly sworn, depose and say that I am the owner of the above described property and that the information furnished to the architect and the local building department is true and correct.

SWORN STATEMENT BY ARCHITECT

I, the undersigned, being duly sworn, depose and say that I am an architect and that the information furnished to me by the owner is true and correct.





1st FLOOR PLAN 2nd FLOOR PLAN 3rd/4th FL TYP PLAN ROOF PLAN

ARCHITECTURE
LEGEND

- 1. WALL
- 2. DOOR
- 3. WINDOW
- 4. STAIR
- 5. ELEVATOR
- 6. MECHANICAL
- 7. ELECTRICAL
- 8. PLUMBING
- 9. FINISH
- 10. FURNITURE
- 11. EQUIPMENT
- 12. OTHER

WALL-TYPE DETAILS

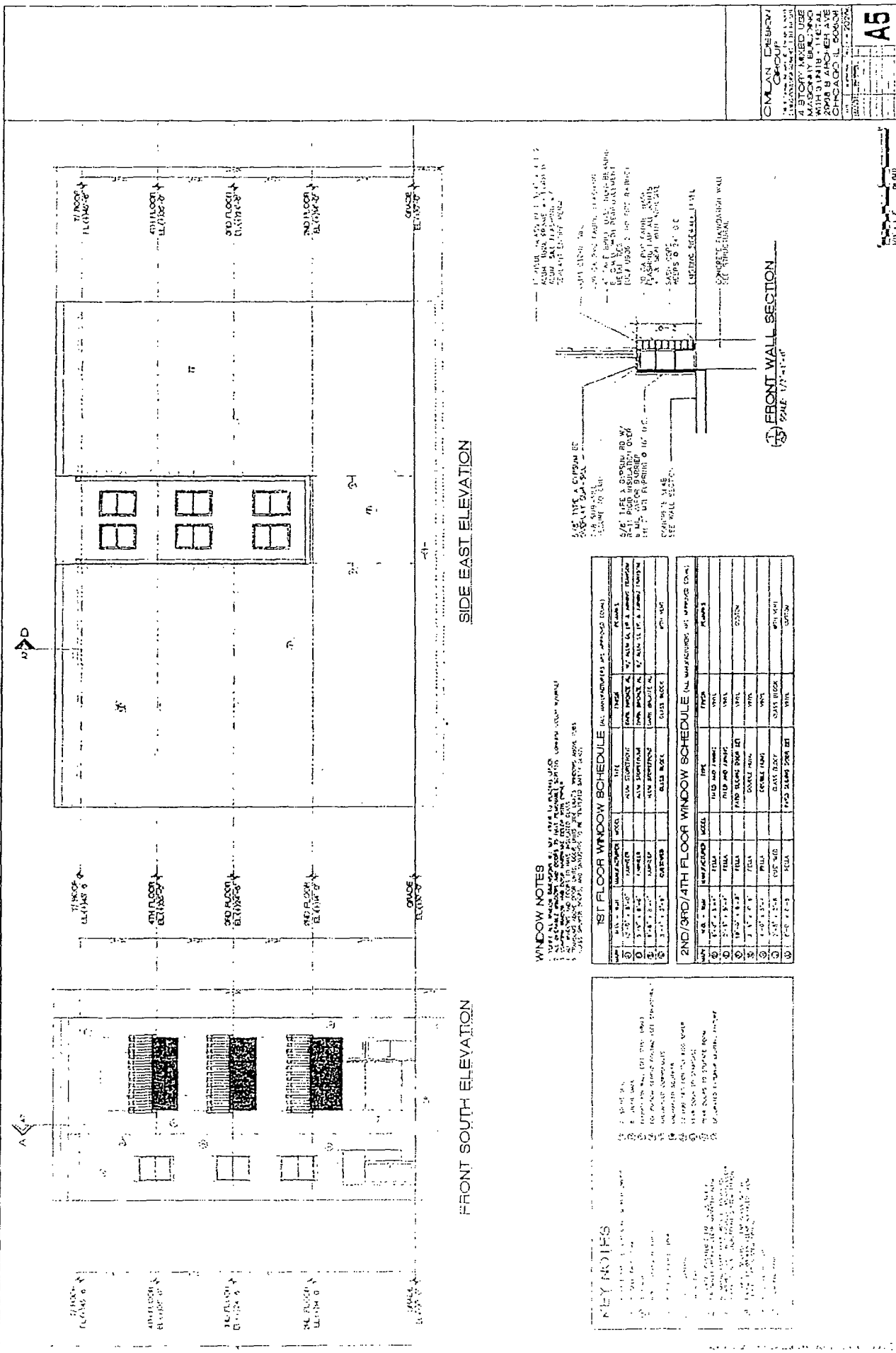
A1 1/2" BRICK VENEER
A2 1/2" BRICK VENEER
A3 1/2" BRICK VENEER
A4 1/2" BRICK VENEER
A5 1/2" BRICK VENEER
A6 1/2" BRICK VENEER

C1 INTERIOR PARTITION
C2 INTERIOR PARTITION
C3 EXTERIOR PARTITION

2968 S ARCHER

A3

CMLAN DESIGN
ARCHITECTURE
1100 N. LAKE ST. SUITE 1100
CHICAGO, IL 60610
TEL: 312.467.1100
FAX: 312.467.1101
WWW.CMLANDESIGN.COM



FRONT SOUTH ELEVATION

SIDE EAST ELEVATION

WINDOW NOTES

- 1. ALL WINDOWS TO BE 1/2" MIN. CLEARANCE TO FINISH SURFACE.
- 2. ALL WINDOWS TO BE 1/2" MIN. CLEARANCE TO FINISH SURFACE.
- 3. ALL WINDOWS TO BE 1/2" MIN. CLEARANCE TO FINISH SURFACE.
- 4. ALL WINDOWS TO BE 1/2" MIN. CLEARANCE TO FINISH SURFACE.
- 5. ALL WINDOWS TO BE 1/2" MIN. CLEARANCE TO FINISH SURFACE.
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- 7. ALL WINDOWS TO BE 1/2" MIN. CLEARANCE TO FINISH SURFACE.
- 8. ALL WINDOWS TO BE 1/2" MIN. CLEARANCE TO FINISH SURFACE.
- 9. ALL WINDOWS TO BE 1/2" MIN. CLEARANCE TO FINISH SURFACE.
- 10. ALL WINDOWS TO BE 1/2" MIN. CLEARANCE TO FINISH SURFACE.

1ST FLOOR WINDOW SCHEDULE (ALL UNLESS OTHERWISE NOTED)

NO.	SIZE	TYPE	FINISH	GLASS	OPERATION	REMARKS
1	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT
2	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT
3	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT
4	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT
5	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT
6	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT
7	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT
8	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT
9	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT
10	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT

2ND/3RD/4TH FLOOR WINDOW SCHEDULE (ALL UNLESS OTHERWISE NOTED)

NO.	SIZE	TYPE	FINISH	GLASS	OPERATION	REMARKS
1	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT
2	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT
3	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT
4	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT
5	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT
6	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT
7	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT
8	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT
9	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT
10	3'-0" x 4'-0"	DOUBLE HUNG	W/HT	1/2" CLEAR	W/HT	W/HT

KEY NOTES

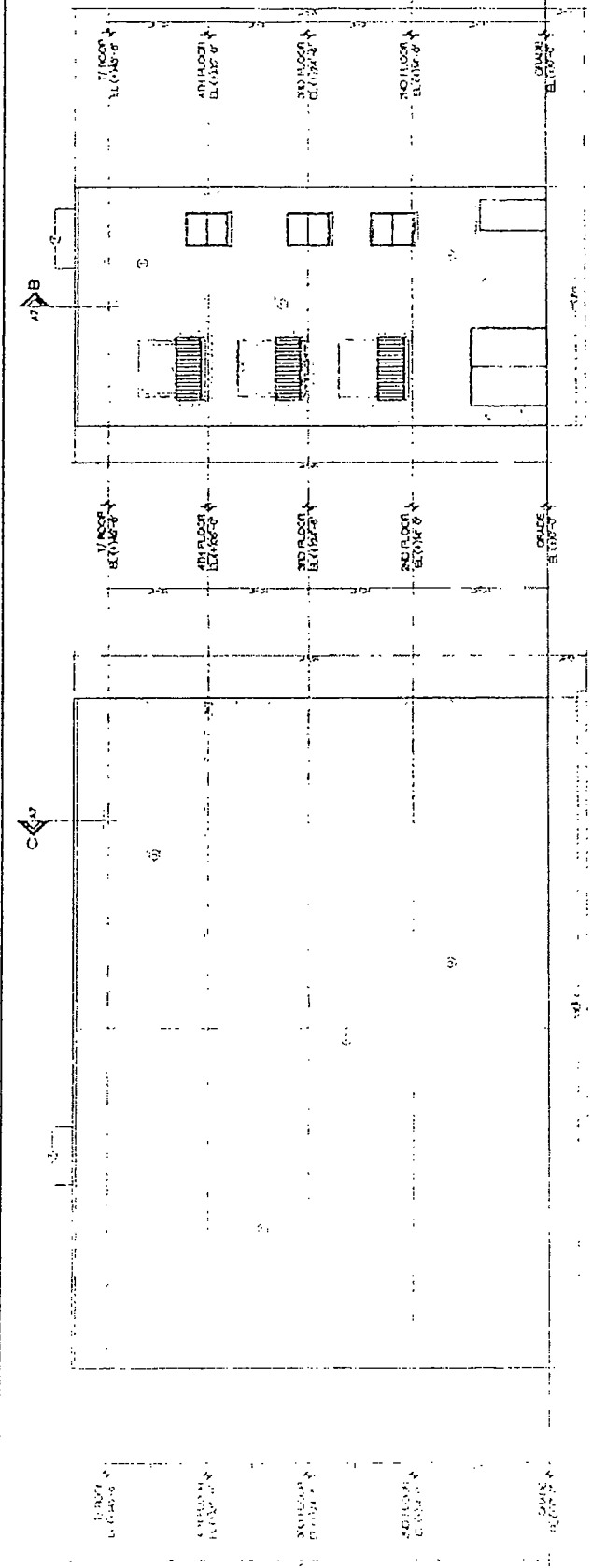
- 1. ALL WALLS TO BE 1/2" MIN. CLEARANCE TO FINISH SURFACE.
- 2. ALL WALLS TO BE 1/2" MIN. CLEARANCE TO FINISH SURFACE.
- 3. ALL WALLS TO BE 1/2" MIN. CLEARANCE TO FINISH SURFACE.
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- 9. ALL WALLS TO BE 1/2" MIN. CLEARANCE TO FINISH SURFACE.
- 10. ALL WALLS TO BE 1/2" MIN. CLEARANCE TO FINISH SURFACE.

FRONT WALL SECTION

SCALE 1/2" = 1'-0"



CMAN DESIGN GROUP
 4 STORY MIXED USE
 MASSACHUSETTS
 WITH 3 UNIT - TYPICAL
 CMAN DESIGN GROUP
 1000 STATE STREET
 BOSTON, MA 02118
 TEL: 617-552-1234
 FAX: 617-552-1234



SIDE EAST ELEVATION

REAR NORTH ELEVATION

WINDOW NOTES

1. ALL WINDOW UNITS TO BE MANUFACTURED BY ANSERI.
2. ALL WINDOW UNITS TO BE 1/2" INSULATION GLAZED UNITS.
3. ALL WINDOW UNITS TO BE 1/2" INSULATION GLAZED UNITS.
4. ALL WINDOW UNITS TO BE 1/2" INSULATION GLAZED UNITS.
5. ALL WINDOW UNITS TO BE 1/2" INSULATION GLAZED UNITS.

KEY NOTES

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10. ALL WINDOW UNITS TO BE 1/2" INSULATION GLAZED UNITS.

1ST FLOOR WINDOW SCHEDULE (ALL MANUFACTURED BY ANSERI UNLESS NOTED OTHERWISE)

NO.	SIZE	TYPE	FINISH	REMARKS
1	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT
2	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT
3	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT
4	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT
5	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT
6	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT
7	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT
8	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT
9	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT
10	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT

2ND/3RD/4TH FLOOR WINDOW SCHEDULE (ALL MANUFACTURED BY ANSERI UNLESS NOTED OTHERWISE)

NO.	SIZE	TYPE	FINISH	REMARKS
1	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT
2	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT
3	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT
4	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT
5	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT
6	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT
7	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT
8	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT
9	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT
10	12'-0" x 8'-0"	FIXED WINDOW	W/VA	2" INSULATION GLAZED UNIT

CM LAM DESIGN
 4800 N. LAKE DRIVE
 CHICAGO, IL 60630
 (773) 424-1100
 WWW.CMLAMDESIGN.COM

4 STORY MIXED USE
 2000 S. LAKE DRIVE
 CHICAGO, IL 60601

DATE: 11/15/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]

A6