



City of Chicago



O2021-2661

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/25/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-H at 2934-2938 N Leavitt St - App No. 20768T1
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 the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 7-H in the area bounded by

a line 70.45 feet north of and parallel to West Oakdale Avenue;
North Leavitt Street; West Oakdale Avenue; and the alley next
west of and parallel to North Leavitt Street,

to those of an RS-3 Residential Single-Unit (Detached House) District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 2934-38 North Leavitt Street

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17-13-0303-C (1) Narrative Zoning Analysis 2934-38 North Leavitt Avenue, Chicago, IL

Proposed Zoning: RS-3 Residential Single-Unit (Detached House) District

Lot Area: 8,805 square feet

Proposed Land Use: The Applicant is seeking to permit the renovation of the existing single-family home located at 2934 North Leavitt Avenue and to permit the construction of two (2) new two-story single-family homes on the vacant lots located at 2936 North Leavitt Avenue and 2938 North Leavitt Avenue. Each new home will measure 24 feet in height and will consist of frame construction with Hardie board siding and brick or/stone accents. A detached garage providing onsite parking for two (2) cars at each home will be located at the rear of each property.

- (A) The Project's Floor Area Ratio:
 - a. 2934 N. Leavitt: 1,954 sf / 2,555.625 sf (0.7646 FAR)
 - b. 2936 N. Leavitt: 2,000 sf / 3,125 sf (0.64 FAR)
 - c. 2938 N. Leavitt: 2,238 sf / 3,125 sf (0.7162 FAR)

- (B) The Project's Density (Minimum Lot Area Per D.U.):
 - a. 2934 N. Leavitt: 2,555.625 sf / D.U.
 - b. 2936 N. Leavitt: 3,125 sf / D.U.
 - c. 2938 N. Leavitt: 3,125 sf / D.U.

- (C) The amount of off-street parking: 2 vehicular garage parking spaces at each property

- (D) Setbacks:
 - a. 2934 N. Leavitt:
 - i. Front Setback: 13 feet-10.8 inches (existing)
 - ii. Rear Setback: 62 feet-9.84 inches (existing)
 - iii. Side Setbacks:
 - North: 0 feet-0 inches (proposed)*
 - South: 0.30 feet (existing)
 - b. 2936 N. Leavitt:
 - i. Front Setback: 12 feet-0 inches
 - ii. Rear Setback: 61 feet-0 inches
 - iii. Side Setbacks:
 - North: 3 feet-0 inches
 - South: 2 feet-0 inches

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- c. 2938 N. Leavitt
 - i. Front Setback: 12 feet-0 inches
 - ii. Rear Setback: 56 feet-6 inches
 - iii. Side Setbacks:
 - North: 3 feet-0 inches
 - South: 2 feet-0 inches

- (E) Building Height:
 - a. 2934 N. Leavitt: 29 feet-5 inches
 - b. 2936 N. Leavitt: 24 feet-0 inches
 - c. 2938 N. Leavitt: 24 feet-0 inches

**2934 North Leavitt Avenue will require a Variation to reduce the north side setback to zero and the combined side setback.*

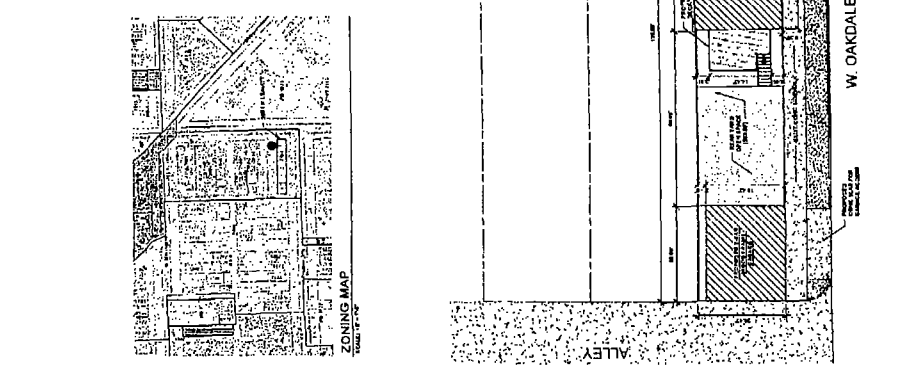
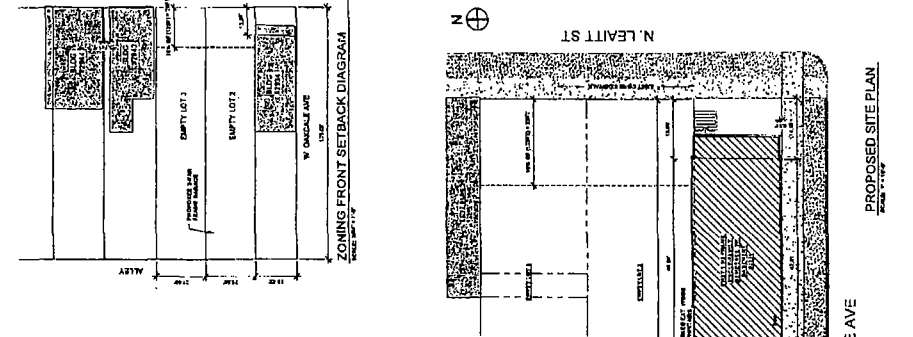
Final for Publication

REHAB OF LEAVITT ST. RESIDENCE
 NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASMENT
 AND TWO CAR FRAME GARAGE
 2014 N. LEAVITT ST., DECATUR, GA 30028

PERMIT RULES
 COVER SHEET

REHAB OF LEAVITT ST. RESIDENCE
 RESIDENTIAL DESIGN CRITERIA
 EXISTING NEIGHBORHOOD CHARACTERISTICS
 EXISTING NEIGHBORHOOD CHARACTERISTICS
 EXISTING NEIGHBORHOOD CHARACTERISTICS

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ZONING MAP
 Scale: 1/8" = 1'-0"

ZONING MAP
 Scale: 1/8" = 1'-0"

Two small maps showing the project location within the neighborhood context.

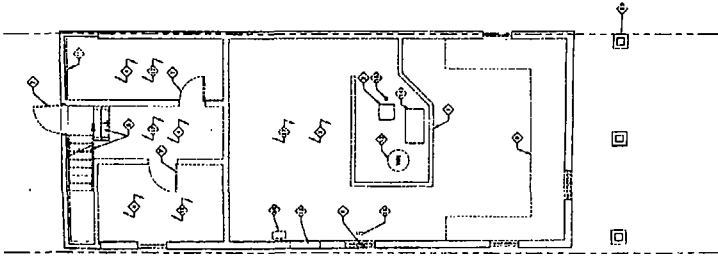
REHAB OF LEAVITT ST. RESIDENCE AND TWO CAR FRAMED GARAGE

PORT CHARLOTTE MANAGEMENT
1751 N. LEAVITT ST., CHARLOTTE, N. CAROLINA

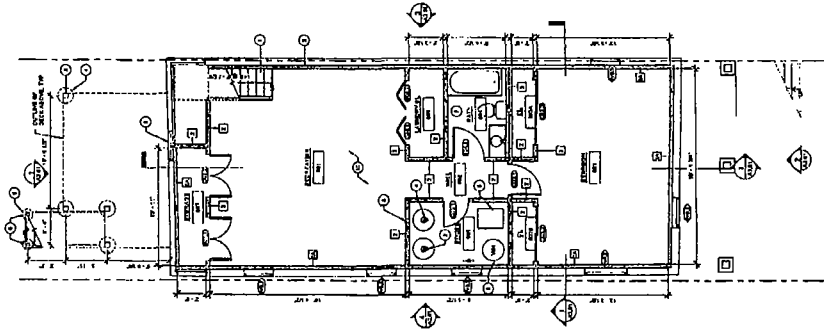
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MEET HERE
BASEMENT
FLOOR PLANS

DATE: 08.24.17
SCALE: AS SHOWN
SHEET NO.: A1.01



1 BASEMENT LEVEL DEMO PLAN
SCALE: 1/8" = 1'-0"

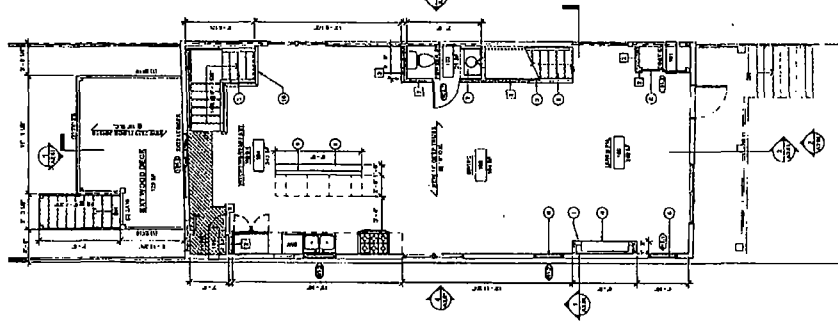


2 PROPOSED BASEMENT PLAN
SCALE: 1/8" = 1'-0"

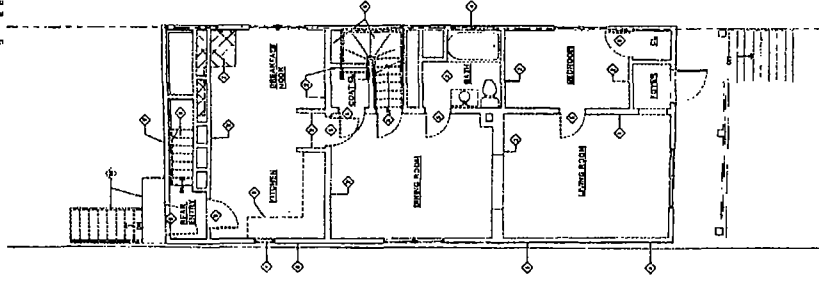
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Final for Publication

REVISED 12.01.11 PM



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR DEMO PLAN
SCALE: 1/8" = 1'-0"

- ◇ REVISIONS
- 1. REVISION 1: ADDITION OF NEW KITCHEN AND DINING ROOMS
- 2. REVISION 2: ADDITION OF NEW BATHROOM AND BEDROOMS
- 3. REVISION 3: ADDITION OF NEW STAIRS AND HALLWAYS
- 4. REVISION 4: ADDITION OF NEW WALLS AND PARTIAL CEILING
- 5. REVISION 5: ADDITION OF NEW FLOORING
- 6. REVISION 6: ADDITION OF NEW LIGHTING AND FIXTURES
- 7. REVISION 7: ADDITION OF NEW PAINT AND WALLPAPER
- 8. REVISION 8: ADDITION OF NEW LANDSCAPING AND EXTERIOR FINISHES
- 9. REVISION 9: ADDITION OF NEW MECHANICAL AND ELECTRICAL SYSTEMS
- 10. REVISION 10: ADDITION OF NEW ROOFING AND INSULATION
- 11. REVISION 11: ADDITION OF NEW FOUNDATION AND RETENTION WALLS
- 12. REVISION 12: ADDITION OF NEW DRIVEWAY AND GARAGE
- 13. REVISION 13: ADDITION OF NEW PORCH AND DECK
- 14. REVISION 14: ADDITION OF NEW FENCE AND GATES
- 15. REVISION 15: ADDITION OF NEW UTILITY ROOMS
- 16. REVISION 16: ADDITION OF NEW STORAGE AND CLOSET AREAS
- 17. REVISION 17: ADDITION OF NEW EXTERIOR LIGHTING
- 18. REVISION 18: ADDITION OF NEW SECURITY SYSTEMS
- 19. REVISION 19: ADDITION OF NEW SMART HOME TECHNOLOGY
- 20. REVISION 20: ADDITION OF NEW SUSTAINABLE MATERIALS

LEGEND

○	EXISTING WALLS
□	NEW WALLS
▭	EXISTING FLOORING
▭	NEW FLOORING
▭	EXISTING CEILING
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▭	EXISTING ROOFING
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▭	NEW FENCE
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▭	EXISTING SECURITY SYSTEM
▭	NEW SECURITY SYSTEM
▭	EXISTING SMART HOME TECHNOLOGY
▭	NEW SMART HOME TECHNOLOGY
▭	EXISTING SUSTAINABLE MATERIALS
▭	NEW SUSTAINABLE MATERIALS

REHAB OF LEAVITT ST. RESIDENCE
 NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASMENT
 AND TWO CAR FRAMED GARAGE
 FRONT REAR PORCH
 222 N LEAVITT ST. CHICAGO, IL 60610

PROJECT:
FIRST LEVEL & GARAGE FLOOR PLANS
DATE: 12/01/11
SCALE: 1/8" = 1'-0"
PROJECT NO.: A1.02

REHAB OF LEAVITT ST. RESIDENCE
 NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE
 AND TWO CAR FRAMED W/ASEMENT
 3874 N. LEAVITT ST., CHICAGO, IL 60618

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 CHECKED BY: [Name]
 PROJECT NO.: [Number]

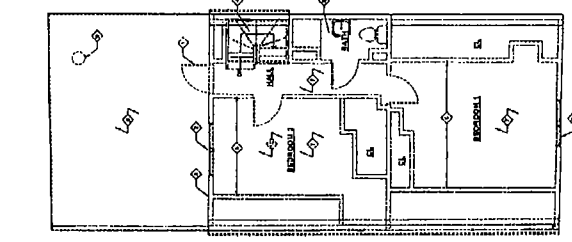
SECOND LEVEL DEMO PLAN
 SCALE: 1/8" = 1'-0"

- LEGEND**
- 1. DEMO EXISTING WALLS
 - 2. DEMO EXISTING FLOOR
 - 3. DEMO EXISTING CEILING
 - 4. DEMO EXISTING PARTITION WALLS
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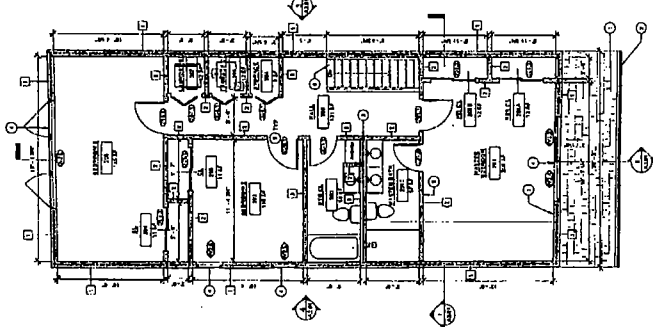
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LEGEND

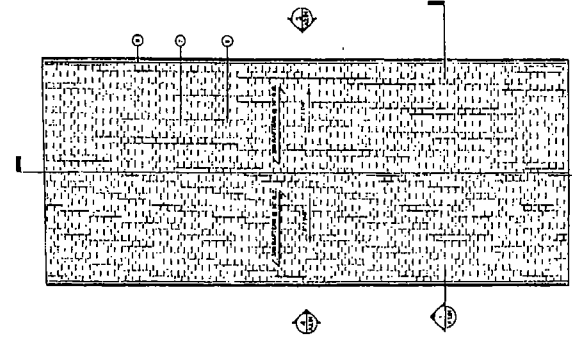
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10	MECHANICAL/ELECTRICAL/PLUMBING



1. ROOF PLAN
SCALE: 1/8" = 1'-0"

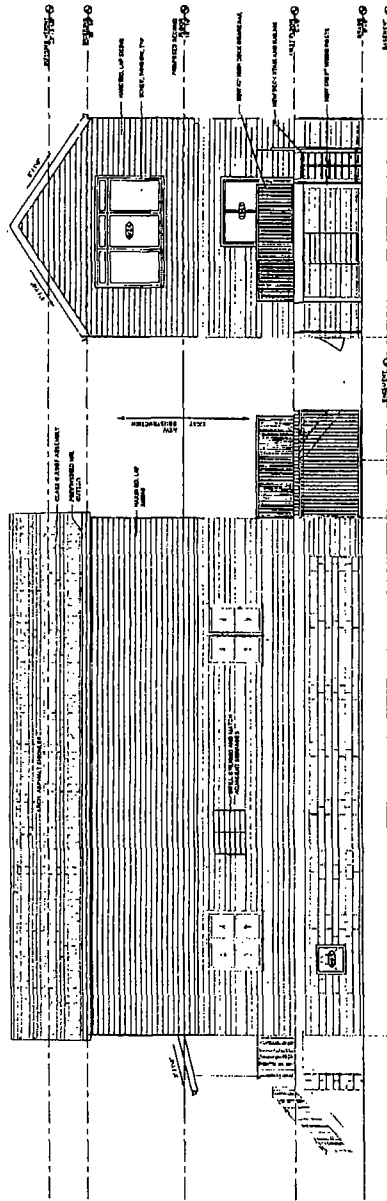


1. SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



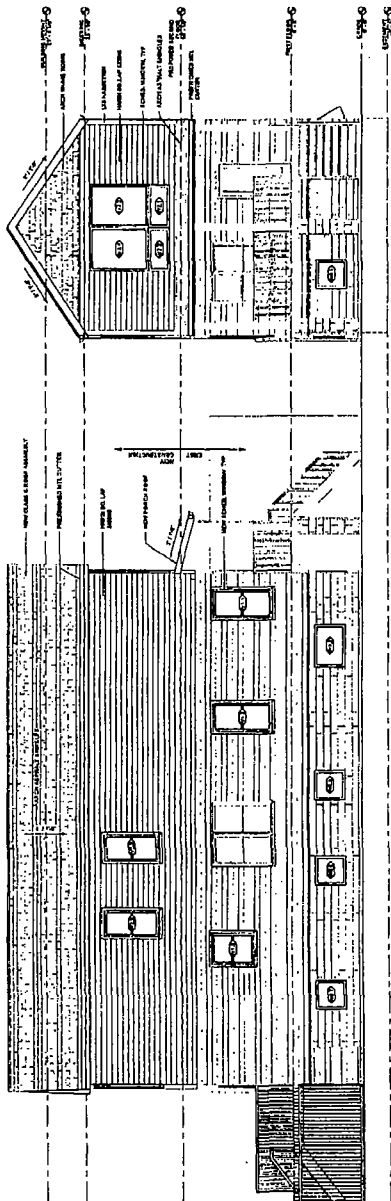
1. SECOND LEVEL DEMO PLAN
SCALE: 1/8" = 1'-0"

Final for Publication



NORTH ELEVATION
SCALE 1/8" = 1'-0"

WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

EAST ELEVATION
SCALE 1/8" = 1'-0"

REHAB OF LEAVITT ST. RESIDENCE
NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASEMENT
AND TWO CAR FRAMED GARAGE
FORT GRABER WILKOWITZ
1724 N. LEAVITT ST., CHICAGO, IL 60618

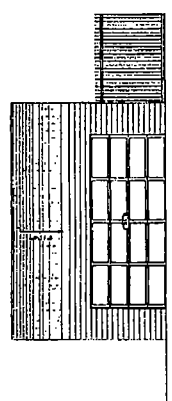
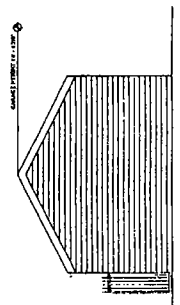
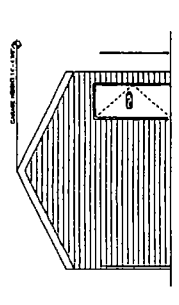
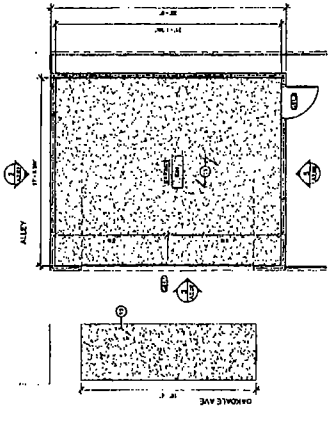
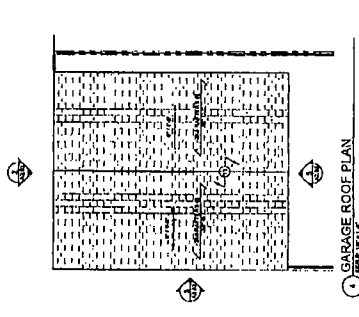
BUILDING ELEVATIONS
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A2.01

Final for Publication

REHAB OF LEAVITT ST. RESIDENCE
NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASEMENT
AND TWO CAR FRAMED GARAGE
FONT PEARSON MANAGEMENT
1818 N. LEAVITT ST., CHICAGO, IL 60618

NO.	DESCRIPTION
1	FOUNDATION
2	CONCRETE
3	BRICK
4	WOOD
5	GLASS
6	STEEL
7	ROOFING
8	MECHANICAL
9	ELECTRICAL
10	PLUMBING
11	PAINT
12	FINISH

PROJECT
GARAGE
ELEVATIONS
DATE: 01/14/19
SCALE: AS SHOWN
A2.02

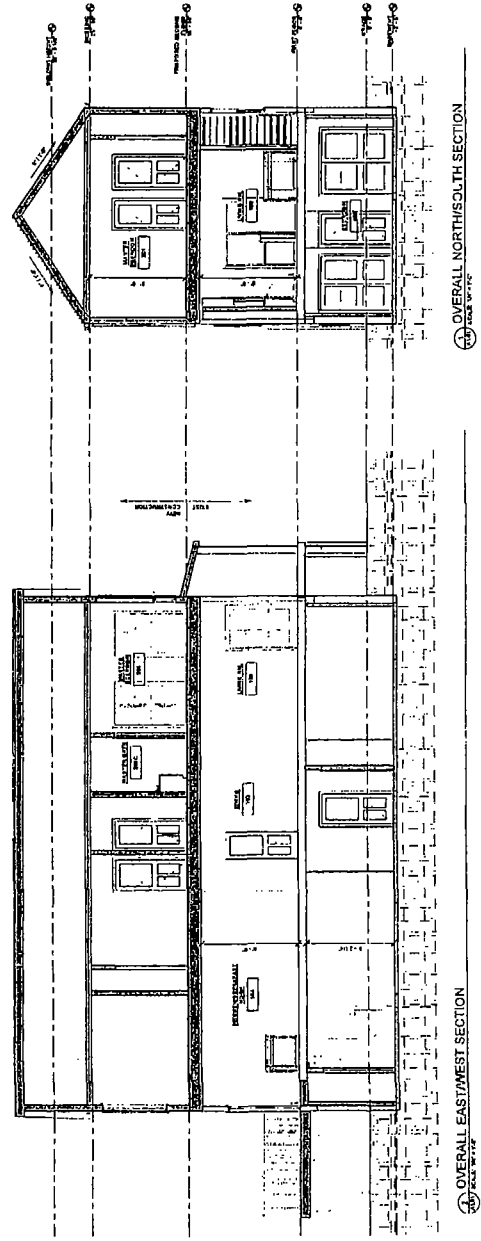


Final for Publication

17-43-10229

REHAB OF LEAVITT ST. RESIDENCE
NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/ADJACENT
AND TWO CAR FRAMED GARAGE
PORT DEARBORN MANAGER
2814 N. LEAVITT ST., CHICAGO, IL 60618

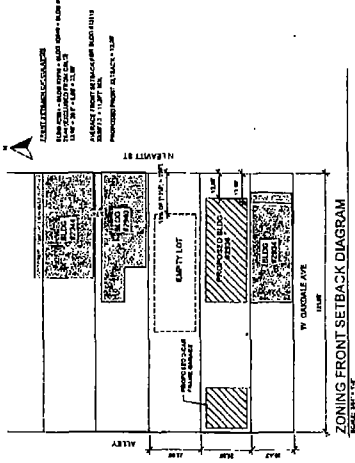
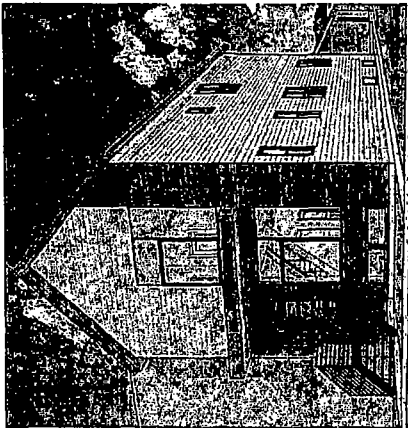
PROJECT NO. 17-43-10229
DATE: 08/14/18
SCALE: AS SHOWN
SHEET NO. A3.01



OVERALL NORTH/SOUTH SECTION
SCALE: 1/8" = 1'-0"

OVERALL EASTWEST SECTION
SCALE: 1/8" = 1'-0"

17-43-10229



PERMITS AND REGULATIONS

1. ALL PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.

2. THE PERMIT HOLDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

3. THE PERMIT HOLDER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE PERMIT HOLDER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.

5. THE PERMIT HOLDER SHALL MAINTAIN ALL EXISTING CURBS AND SIDEWALKS UNLESS OTHERWISE SPECIFIED.

6. THE PERMIT HOLDER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE UNLESS OTHERWISE SPECIFIED.

7. THE PERMIT HOLDER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND PATHS UNLESS OTHERWISE SPECIFIED.

8. THE PERMIT HOLDER SHALL MAINTAIN ALL EXISTING FENCES AND BARRIERS UNLESS OTHERWISE SPECIFIED.

9. THE PERMIT HOLDER SHALL MAINTAIN ALL EXISTING SIGNAGE UNLESS OTHERWISE SPECIFIED.

10. THE PERMIT HOLDER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.

GENERAL DESIGN CRITERIA

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN INSTITUTE OF ARCHITECTS (AIA) STANDARDS.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) STANDARDS.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF ELECTRICAL ENGINEERS (IEEE) STANDARDS.

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARDS.

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) STANDARDS.

8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF ELECTRICAL ENGINEERS (IEEE) STANDARDS.

9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARDS.

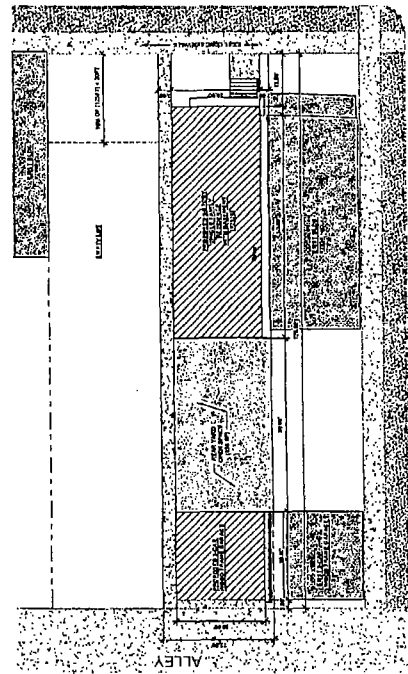
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) STANDARDS.

NEW LEAVITT RESIDENCE (#2936)

2534 N. LEAVITT ST., OKLAHOMA CITY, OKLAHOMA 73104

NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE WITH GARAGE

FIRST FLOOR FINISHES: 3/4\"/>



CREATION NOTES

1. THIS SET OF PLANS IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.

2. NO PART OF THESE PLANS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

3. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS, WHETHER OR NOT SUCH DAMAGE IS CAUSED BY NEGLIGENCE OR OTHERWISE.

4. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY OBSTACLES, UTILITIES, OR OTHER CONDITIONS THAT MAY AFFECT THE PROJECT.

5. THE ARCHITECT HAS NOT CONDUCTED A GEOTECHNICAL SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY UNUSUAL SOIL CONDITIONS THAT MAY AFFECT THE PROJECT.

6. THE ARCHITECT HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OF THE PROPOSED STRUCTURE AND HAS NOT BEEN ADVISED OF ANY UNUSUAL LOADS OR CONDITIONS THAT MAY AFFECT THE PROJECT.

7. THE ARCHITECT HAS NOT CONDUCTED A MECHANICAL, ELECTRICAL, OR PLUMBING ANALYSIS OF THE PROPOSED STRUCTURE AND HAS NOT BEEN ADVISED OF ANY UNUSUAL REQUIREMENTS THAT MAY AFFECT THE PROJECT.

8. THE ARCHITECT HAS NOT CONDUCTED A LANDSCAPE ANALYSIS OF THE PROPOSED STRUCTURE AND HAS NOT BEEN ADVISED OF ANY UNUSUAL CONDITIONS THAT MAY AFFECT THE PROJECT.

9. THE ARCHITECT HAS NOT CONDUCTED A SIGNAGE ANALYSIS OF THE PROPOSED STRUCTURE AND HAS NOT BEEN ADVISED OF ANY UNUSUAL REQUIREMENTS THAT MAY AFFECT THE PROJECT.

10. THE ARCHITECT HAS NOT CONDUCTED A UTILITIES ANALYSIS OF THE PROPOSED STRUCTURE AND HAS NOT BEEN ADVISED OF ANY UNUSUAL CONDITIONS THAT MAY AFFECT THE PROJECT.

COVER SHEET

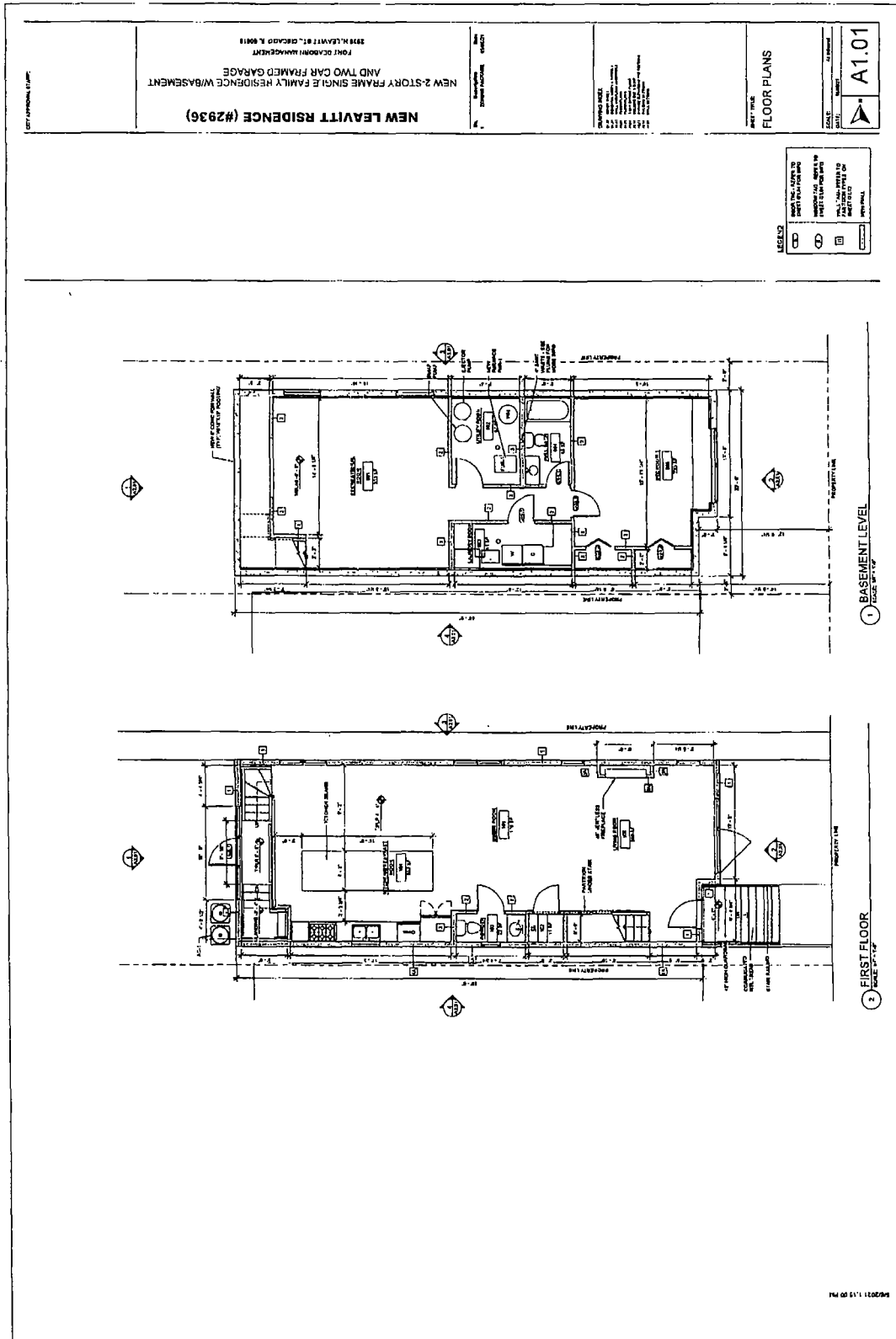
PROJECT NO. 2534 N. LEAVITT ST. OKLAHOMA CITY, OKLAHOMA 73104

DATE: 01/15/2024

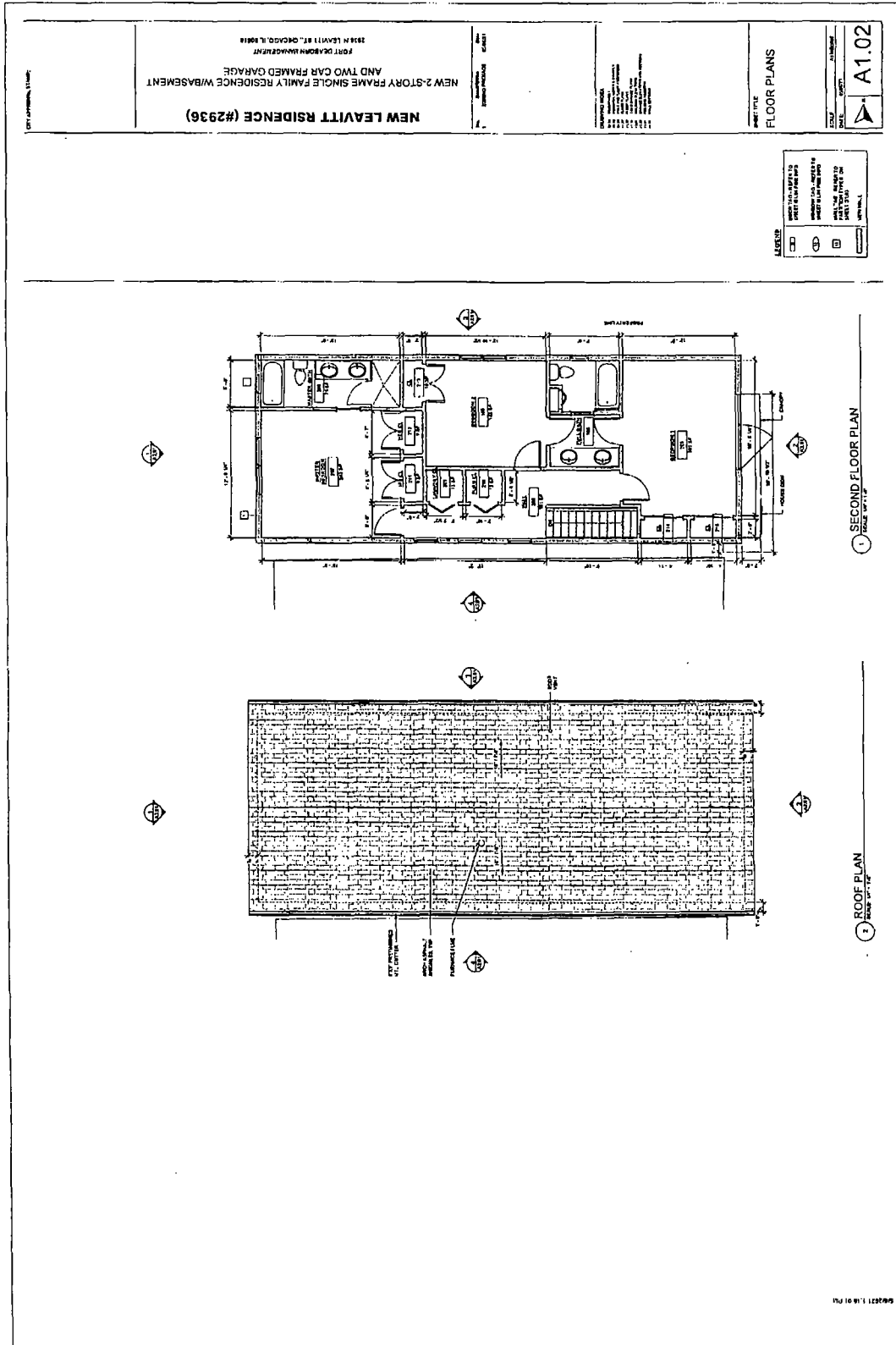
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G1.00

PLAT NO. 18-01-00



Final for Publication



Final for Publication

NEW LEAVITT RESIDENCE (#2936)
 PORT LAMOR MANAGEMENT
 2224 N LEAVITT ST, CHICAGO IL 60618

PROJECT: NEW LEAVITT RESIDENCE (#2936)
 SHEET TITLE: 2 CAR GARAGE PLANS
 DATE: 11/11/14
 SCALE: 1/4" = 1'-0"

1 GARAGE ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"

2 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

3 3D GARAGE VIEW
 SCALE: 1/4" = 1'-0"

4 T/S LAB
 SCALE: 1/4" = 1'-0"

5 T/ROOF
 SCALE: 1/4" = 1'-0"

6 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

Final for Publication

NEW LEAVITT RESIDENCE (#2936)

NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASEMENT AND TWO CAR FRAMED GARAGE

FORT DEARDEN MANAGEMENT
1808 N LEAVITT ST., CHICAGO, IL 60618

BUILDING ELEVATIONS

DATE: 07/17/17
SCALE: 1/8" = 1'-0"

A2.01

NORTH ELEVATION
SCALE: 1/8" = 1'-0"

WEST ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"

NEW LEAVITT RESIDENCE (#2936)

PORT CRAWFORD MANAGEMENT
1208 N LEAVITT ST, CHICAGO, IL 60618

NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASMENT
AND TWO CAR FRAMED GARAGE

CITY OF CHICAGO

A2.02

GARAGE ELEVATIONS AND SECTIONS

SCALE: 1/8" = 1'-0"

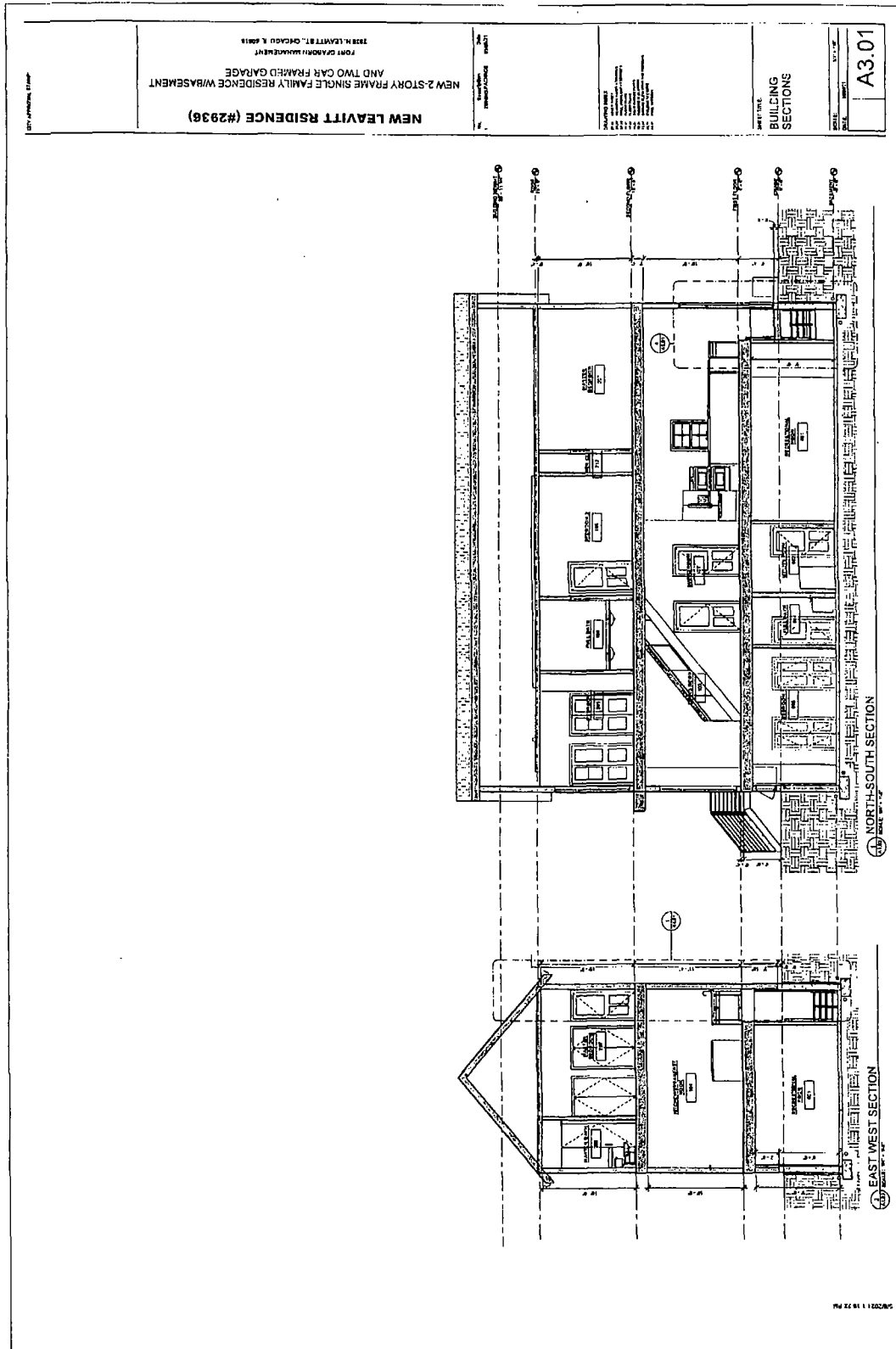
GARAGE ELEVATION - WEST
SCALE: 1/8" = 1'-0"

GARAGE SECTION
SCALE: 1/8" = 1'-0"

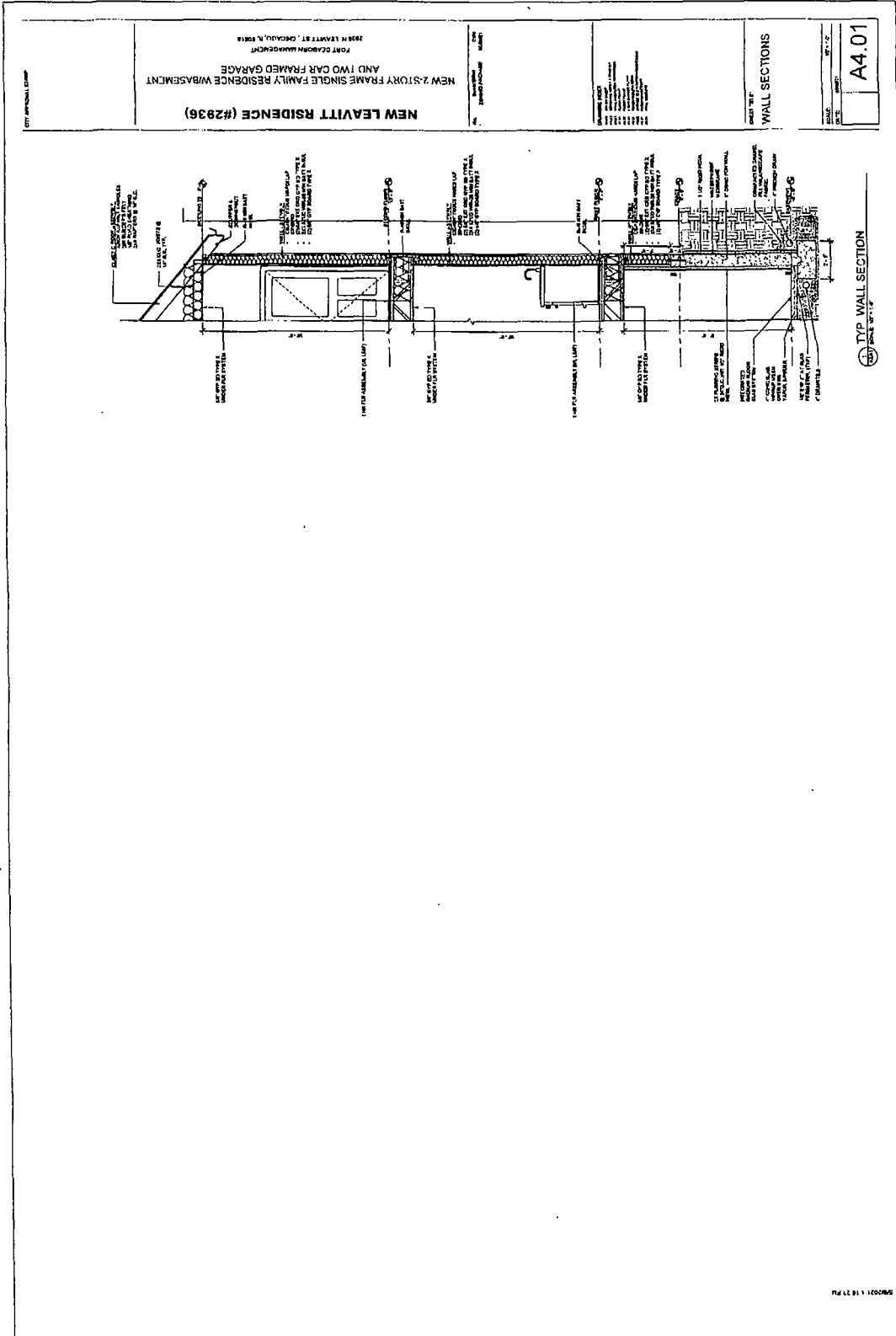
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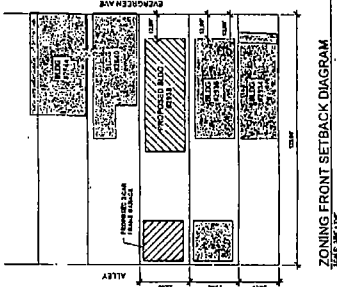
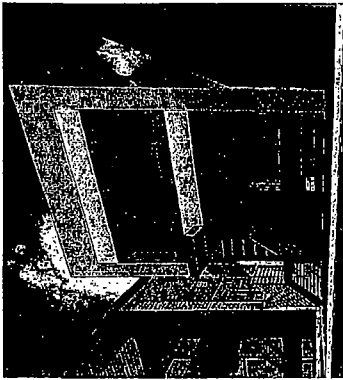
GARAGE ELEVATION - EAST
SCALE: 1/8" = 1'-0"

GARAGE ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



Final for Publication





CHALLENGE COMMENTS

REVISION 1: 10/15/2024 - 10/15/2024 - 10/15/2024

REVISION 2: 10/15/2024 - 10/15/2024 - 10/15/2024

REVISION 3: 10/15/2024 - 10/15/2024 - 10/15/2024

REVISION 4: 10/15/2024 - 10/15/2024 - 10/15/2024

REVISION 5: 10/15/2024 - 10/15/2024 - 10/15/2024

ESSENTIAL DESIGN CRITERIA

NO. 1	NO. 1	NO. 1	NO. 1	NO. 1
NO. 2	NO. 2	NO. 2	NO. 2	NO. 2
NO. 3	NO. 3	NO. 3	NO. 3	NO. 3
NO. 4	NO. 4	NO. 4	NO. 4	NO. 4
NO. 5	NO. 5	NO. 5	NO. 5	NO. 5

EXTENSION STRUCTURAL

PERMANENT LUMBER

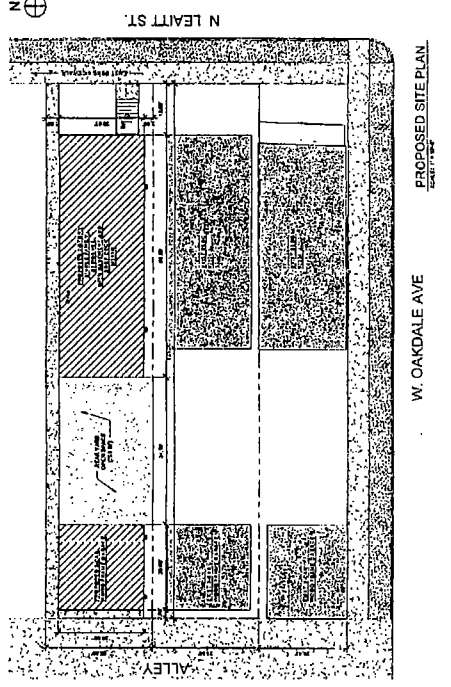
PROPERTY INFORMATION

2024 N LEAVITT ST., CHICAGO, IL 60614

NEW LEAVITT RESIDENCE (#2938)

NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE AND TWO CAR FRAMED GARAGE

FOR DESIGN/MANAGEMENT



CONTRACTOR NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND LOCAL USE ORDINANCES AND MINIMUM CODES OF CHICAGO (MCC) AND THE ILLINOIS BUILDING CODE (IBC).

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF CHICAGO DEPARTMENT OF BUILDING CONTROL.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO EXCAVATION.

6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

9. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED LOCATION.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

COVER SHEET

PROJECT: NEW LEAVITT RESIDENCE (#2938)

DATE: 10/15/2024

SCALE: AS SHOWN

PRICE: \$1,000.00

Final for Publication

1/17/2014

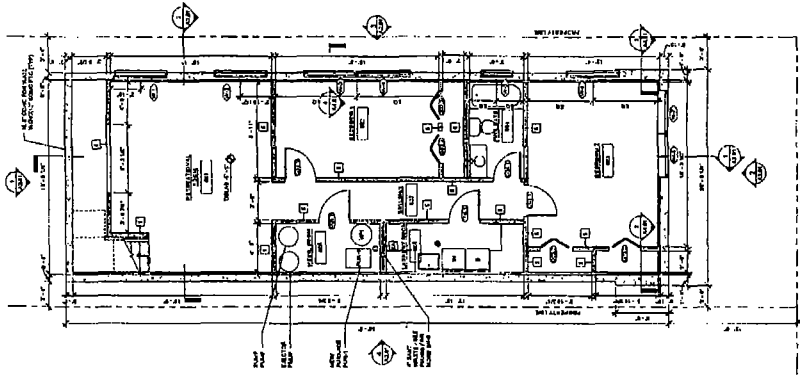
NEW LEAVITT RESIDENCE (#2938)
NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASMENT
AND TWO CAR FRAMED GARAGE
FORT GEORGE WARDEN
188 N LEAVITT ST, CHICAGO, IL 60618

PROJECT NO. 2938
DATE: 1/17/14
SCALE: AS SHOWN
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]
APPROVED BY: [Redacted]

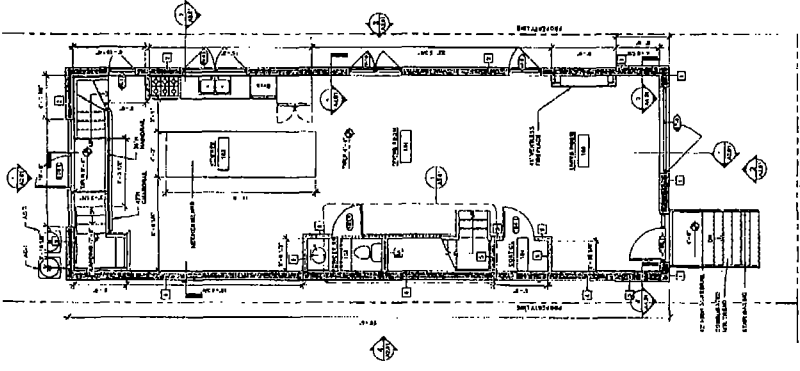
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SHEET TITLE
SCALE: AS SHOWN
DATE: 1/17/14
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]
APPROVED BY: [Redacted]

A1.01

LEGEND
1. WALLS TO REMAIN
2. WALLS TO BE REMOVED
3. WALLS TO BE ADDED
4. DOORS TO REMAIN
5. DOORS TO BE REMOVED
6. DOORS TO BE ADDED
7. WINDOWS TO REMAIN
8. WINDOWS TO BE REMOVED
9. WINDOWS TO BE ADDED
10. CEILING TO REMAIN
11. CEILING TO BE REMOVED
12. CEILING TO BE ADDED
13. FLOOR TO REMAIN
14. FLOOR TO BE REMOVED
15. FLOOR TO BE ADDED



1 BASEMENT LEVEL



2 FIRST FLOOR

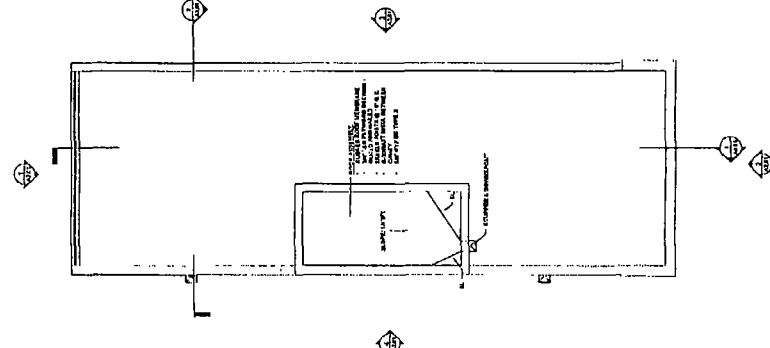
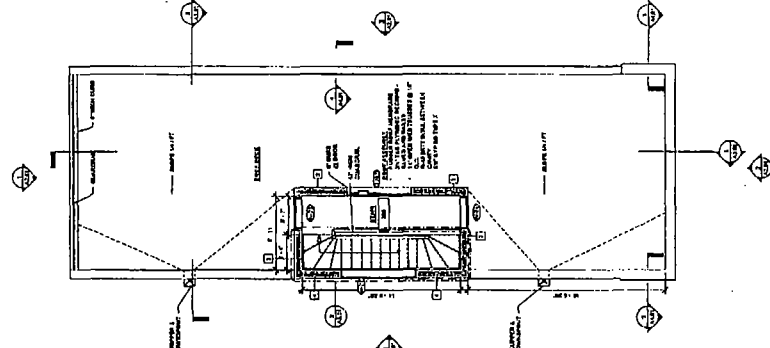
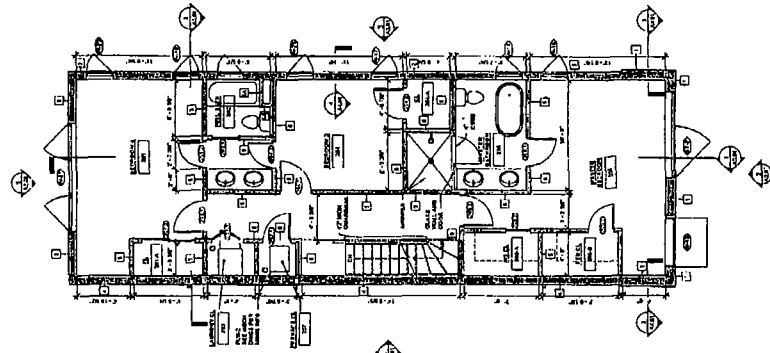
NEW LEAVITT RESIDENCE (#2938)
 NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASEMENT
 AND TWO CAR FINISHED GARAGE
 FOR DESIGN MANAGEMENT
 TIM H. LEAVITT ET. AL. CHICAGO, IL 60611

DATE: 08/11/11
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]
 PROJECT NO.: [unintelligible]
 SHEET NO.: [unintelligible]

FLOOR PLANS

- LEGEND
- ROOM TO BE REMOVED
 - ROOM TO BE ADDED
 - ROOM TO BE RELOCATED
 - ROOM TO BE ENLARGED
 - ROOM TO BE REDUCED
 - ROOM TO BE FINISHED
 - ROOM TO BE OPENED UP
 - ROOM TO BE CLOSED UP
 - ROOM TO BE REFINISHED
 - ROOM TO BE REPAIRED
 - ROOM TO BE DEMOLISHED
 - ROOM TO BE RECONSTRUCTED
 - ROOM TO BE REFINISHED
 - ROOM TO BE REPAIRED
 - ROOM TO BE DEMOLISHED
 - ROOM TO BE RECONSTRUCTED

A1.02



11/11/11 1:48 PM 11/11/11

Final for Publication

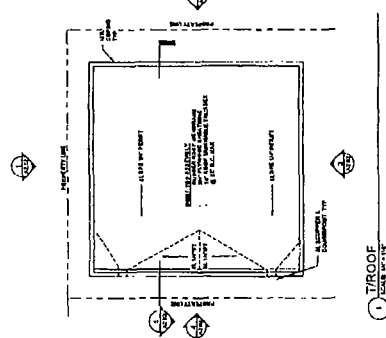
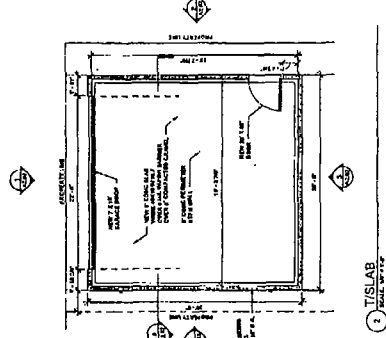
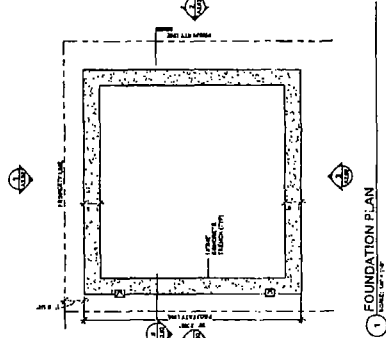
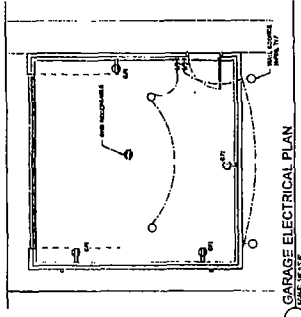
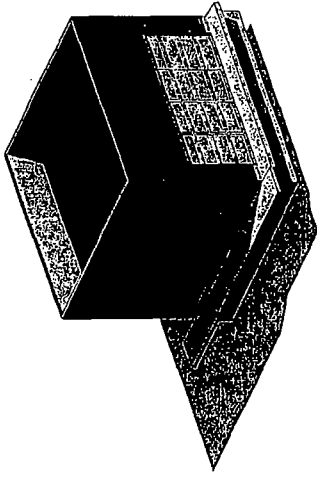
10/1/2018 10:00 AM

NEW LEAVITT RESIDENCE (#2938)
 NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASMENT
 AND TWO CAR FRAMED GARAGE
 FORT KADNER ARCHITECT
 3733 N LEAVITT ST., CHICAGO, IL 60641

DATE: 10/1/2018
 TIME: 10:00 AM

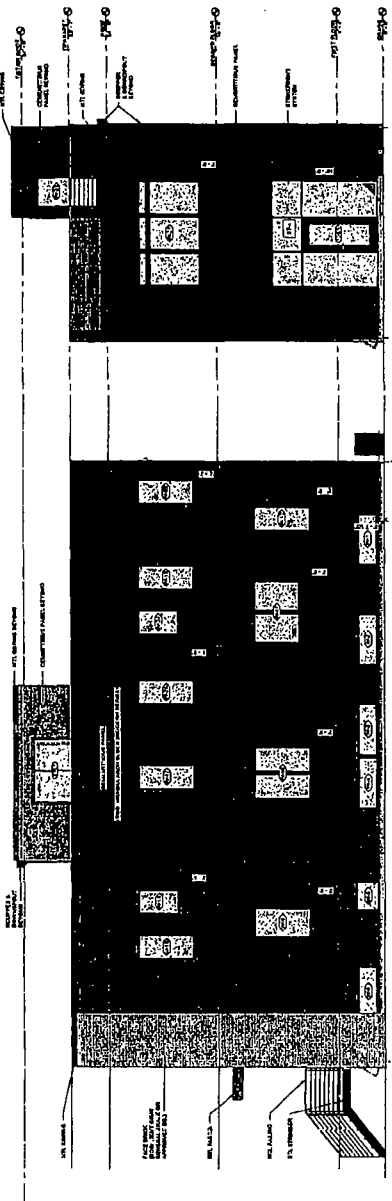
2 CAR GARAGE PLANS

A1.04

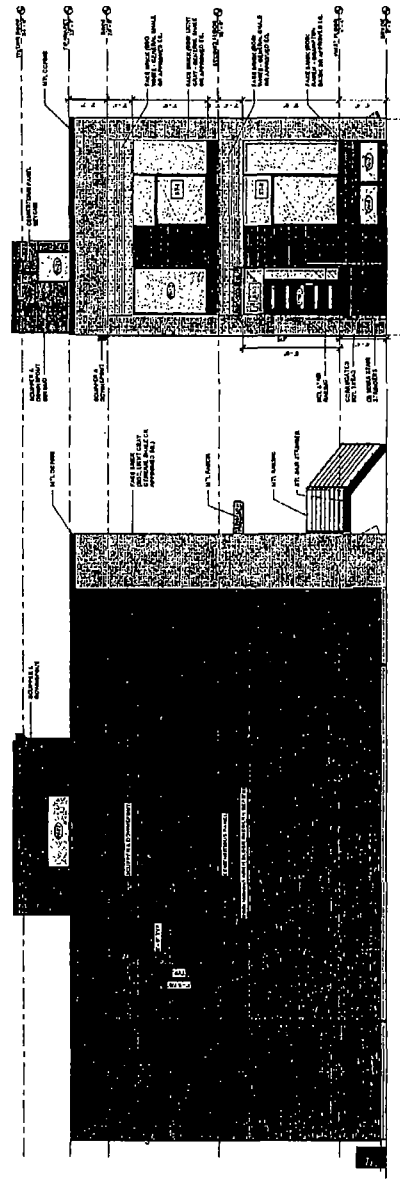


DATE: 10/1/2018

Final for Publication



NORTH ELEVATION 1
SCALE 1/4" = 1'-0"



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

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

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

NEW LEAVITT RESIDENCE (#2938)
 NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASEMENT
 AND TWO CAR FRAMED GARAGE
 PORT DESIGN MANAGEMENT
 3838 N. LEAVITT ST., CHICAGO, IL 60618

DATE: 08/11/14
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO.: 2938
 SHEET NO.: 01 OF 01

BUILDING ELEVATIONS
 A2.01

Final for Publication

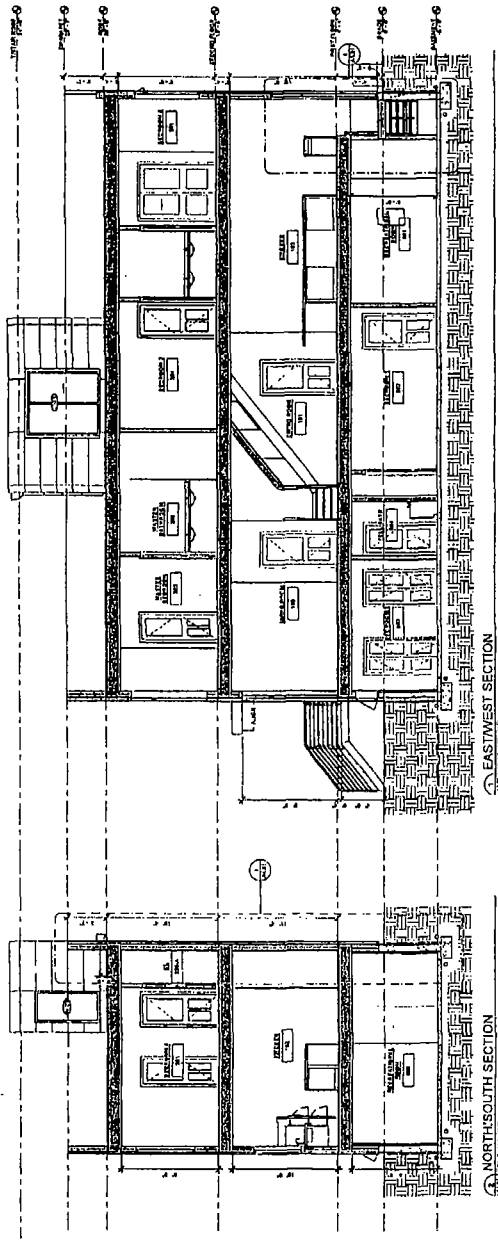
1000 ARCHITECTS, LLC

NEW LEAVITT RESIDENCE (#2938)
NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASEMENT
AND TWO CAR FRAMED GARAGE
FORT DEARBORN MANOR, ILL.
7128 N. LEAVITT ST., CHICAGO, IL 60631

NO.	DESCRIPTION	DATE
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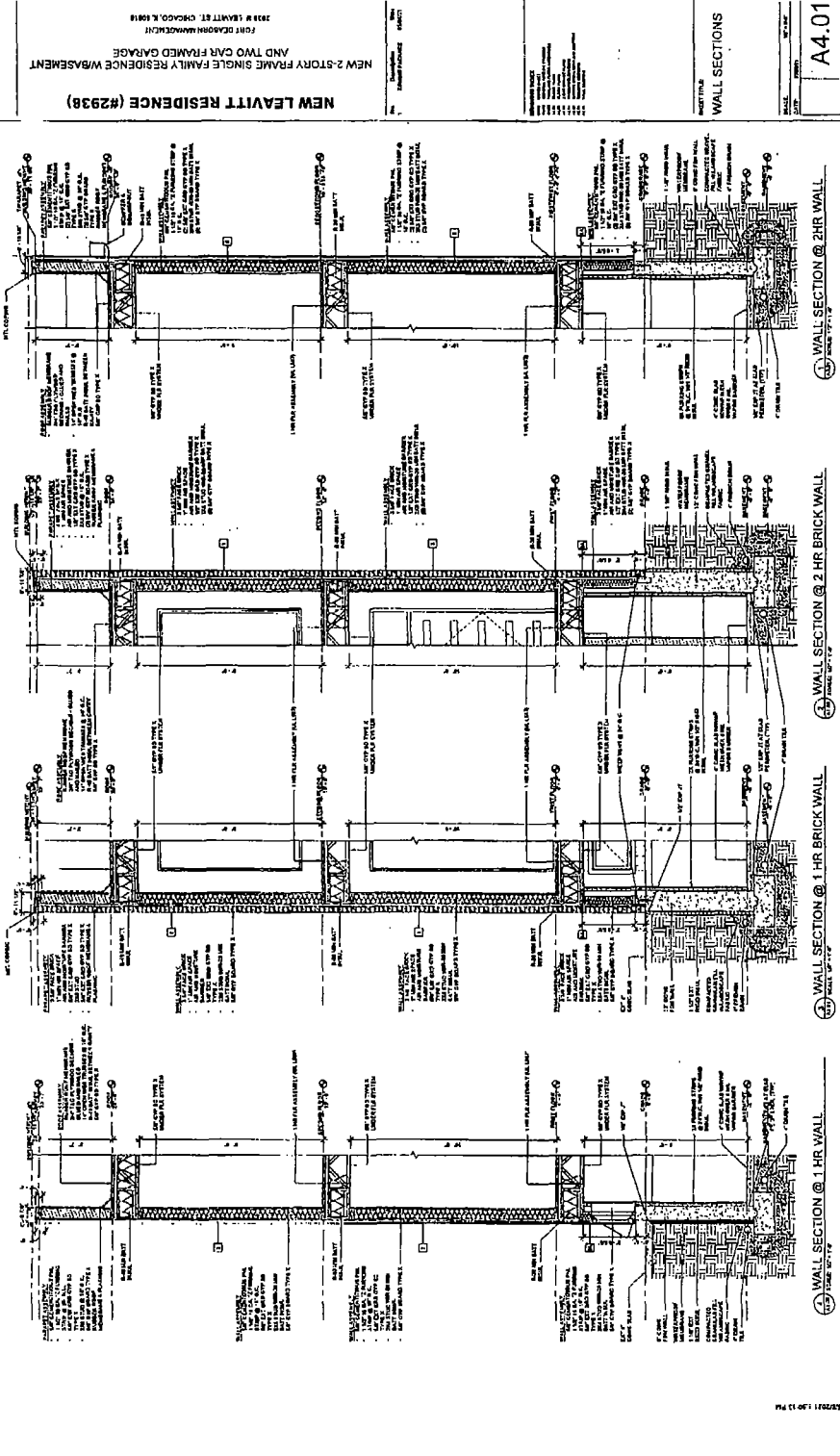
BUILDING SECTIONS
SHEET TITLE
SCALE: 1/8" = 1'-0"
DATE: 08/11/14

A3.01



08/11/14 1:50:11 PM

Final for Publication



NEW LEAVITT RESIDENCE (#2938)
AND TWO CAR FRAMED GARAGE
FORT CARSON MANAGEMENT
2938 W LEAVITT ST. CHICAGO, IL 60618

PROJECT NO. 2938
DATE 10/15/18
SCALE 1/4\"

DESIGNED BY	ARCHITECT
DRAWN BY	ARCHITECT
CHECKED BY	ARCHITECT
DATE	10/15/18

WALL SECTIONS
A4.01