



City of Chicago



O2018-6007

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/25/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-L at 5001 W Lawrence Ave - App No. 19755T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 B3-1 Community Shopping District symbols and indications as shown on Map No. 11-L in the area bounded by

West Lawrence Avenue; North Laverne Avenue; The Alley South of and parallel to West Lawrence Avenue; and a line 25 feet west of and parallel to North Laverne Avenue.

to those of a B3-2 Community Shopping District.

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

FINAL FOR PUBLICATION

Common Address of Property: 5001 W LAWRENCE AVE, CHICAGO, IL 60630

NARRATIVE AND PLANS
5001 W LAWRENCE AVE, CHICAGO, IL 60630

1. PROJECT NARRATIVE

Existing two story building with office on ground floor and proposed conversion from two dwelling units to one dwelling unit with duplex to new dormer additions.

2. PROJECT DESCRIPTION

- a. Proposed Land Use: *Commercial Office / 1 Dwelling Unit*
 - i. B3-2
- b. Floor Area Ratio:
 - i. 2.2
- c. Density:
 - i. 1 dwelling; 1,000 sq ft per dwelling unit
- d. Off-street parking:
 - i. 2 parking spaces (garage)
- e. Setbacks:
 - i. Front: 0.0
 - ii. Side: 0.0
 - iii. Rear: 47.6', existing
- f. Building heights:
 - i. 38'

3. SITE PLAN AND DRAWINGS ATTACHED.

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

DATE 06-06-18	SHEET NO A-2
DRAWN BY ALM	SHEET 2 OF 2

③ EXISTING DEMO / EAST ELEVATION
SCALE 3/16" = 1'-0"

[illegible]

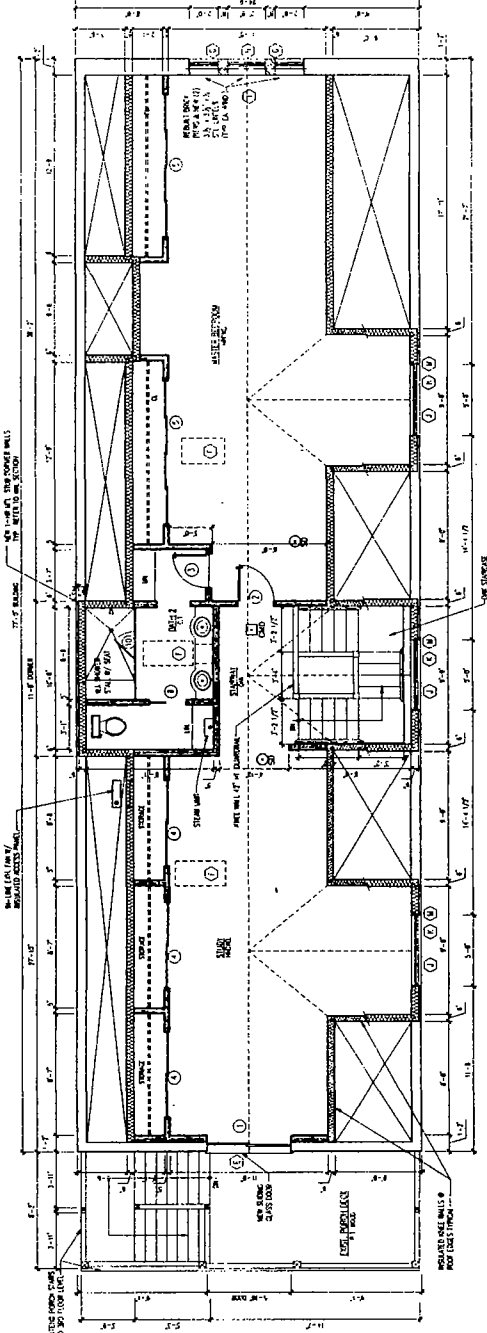
GRANADA RESIDENCE
5001 W. LAWRENCE AVE.
CHICAGO, ILLINOIS

PROPOSED FLOOR
PLANS &
SCHEDULES

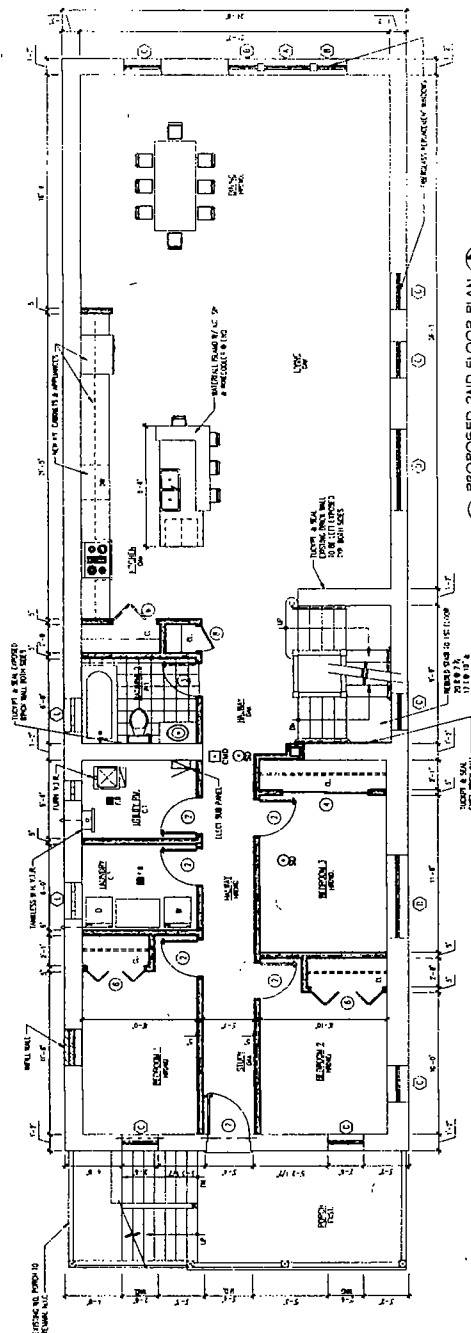


M.A.G.
ARCHITECT & ENGINEERING CONSULTANTS
208 W. WASHINGTON STREET
CHICAGO, ILLINOIS 60601
VOICE 312.477.4075 FAX 704.681.0107

DATE: 06/05/18
SHEET NO: A-3
DRAWN BY: AM
SHEET 3 OF 2



1 PROPOSED 1ST FLOOR PLAN
SCALE 1/4" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"

WALL / PARTITION TYPES

USING MASONRY WALLS & PARTITIONS FOR 1ST FLOOR & 2ND FLOOR

USING MASONRY WALLS & PARTITIONS FOR 1ST FLOOR & 2ND FLOOR

USING MASONRY WALLS & PARTITIONS FOR 1ST FLOOR & 2ND FLOOR

USING MASONRY WALLS & PARTITIONS FOR 1ST FLOOR & 2ND FLOOR

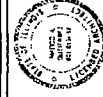
DOOR SCHEDULES

NO.	TYPE	FINISH	REMARKS
1	6'-0" x 2'-0" SWINGING	WOOD	1ST FLOOR
2	6'-0" x 2'-0" SWINGING	WOOD	2ND FLOOR
3	6'-0" x 2'-0" SWINGING	WOOD	3RD FLOOR
4	6'-0" x 2'-0" SWINGING	WOOD	4TH FLOOR
5	6'-0" x 2'-0" SWINGING	WOOD	5TH FLOOR
6	6'-0" x 2'-0" SWINGING	WOOD	6TH FLOOR
7	6'-0" x 2'-0" SWINGING	WOOD	7TH FLOOR
8	6'-0" x 2'-0" SWINGING	WOOD	8TH FLOOR
9	6'-0" x 2'-0" SWINGING	WOOD	9TH FLOOR
10	6'-0" x 2'-0" SWINGING	WOOD	10TH FLOOR

WINDOW SCHEDULES

NO.	TYPE	FINISH	REMARKS
1	6'-0" x 2'-0" SWINGING	WOOD	1ST FLOOR
2	6'-0" x 2'-0" SWINGING	WOOD	2ND FLOOR
3	6'-0" x 2'-0" SWINGING	WOOD	3RD FLOOR
4	6'-0" x 2'-0" SWINGING	WOOD	4TH FLOOR
5	6'-0" x 2'-0" SWINGING	WOOD	5TH FLOOR
6	6'-0" x 2'-0" SWINGING	WOOD	6TH FLOOR
7	6'-0" x 2'-0" SWINGING	WOOD	7TH FLOOR
8	6'-0" x 2'-0" SWINGING	WOOD	8TH FLOOR
9	6'-0" x 2'-0" SWINGING	WOOD	9TH FLOOR
10	6'-0" x 2'-0" SWINGING	WOOD	10TH FLOOR

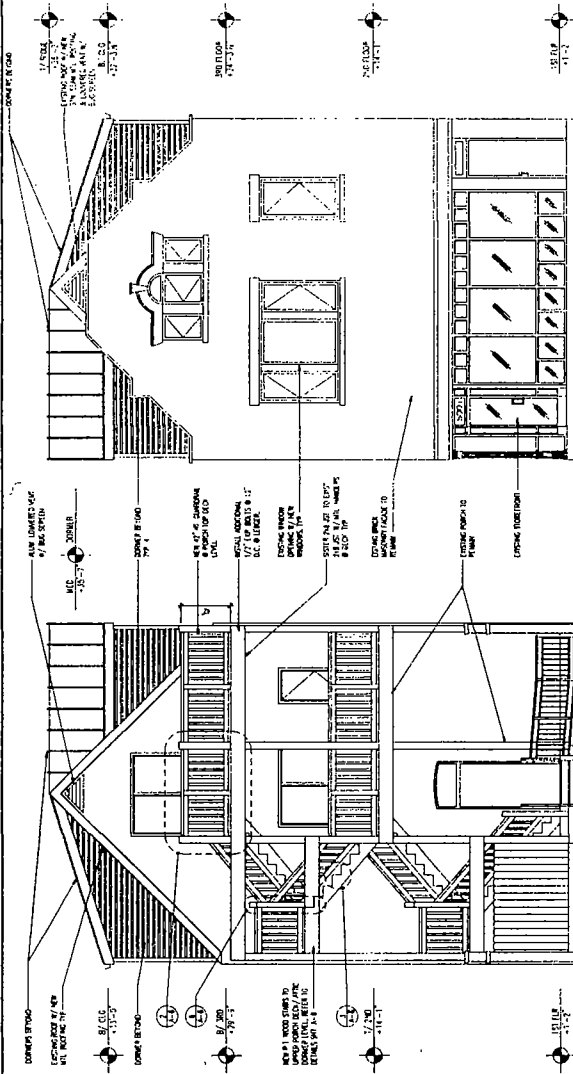
GRANADA RESIDENCE
5001 W. LAWRENCE AVE.
CHICAGO, ILLINOIS

PROPOSED
ELEVATIONS

M. A. G.
ARCHITECT & CODE CONSULTANT
208 W WASHINGTON STREET
UNIT 508
CHICAGO ILLINOIS 60606
PHONE 312-674-0425 FAX 312-668-0107

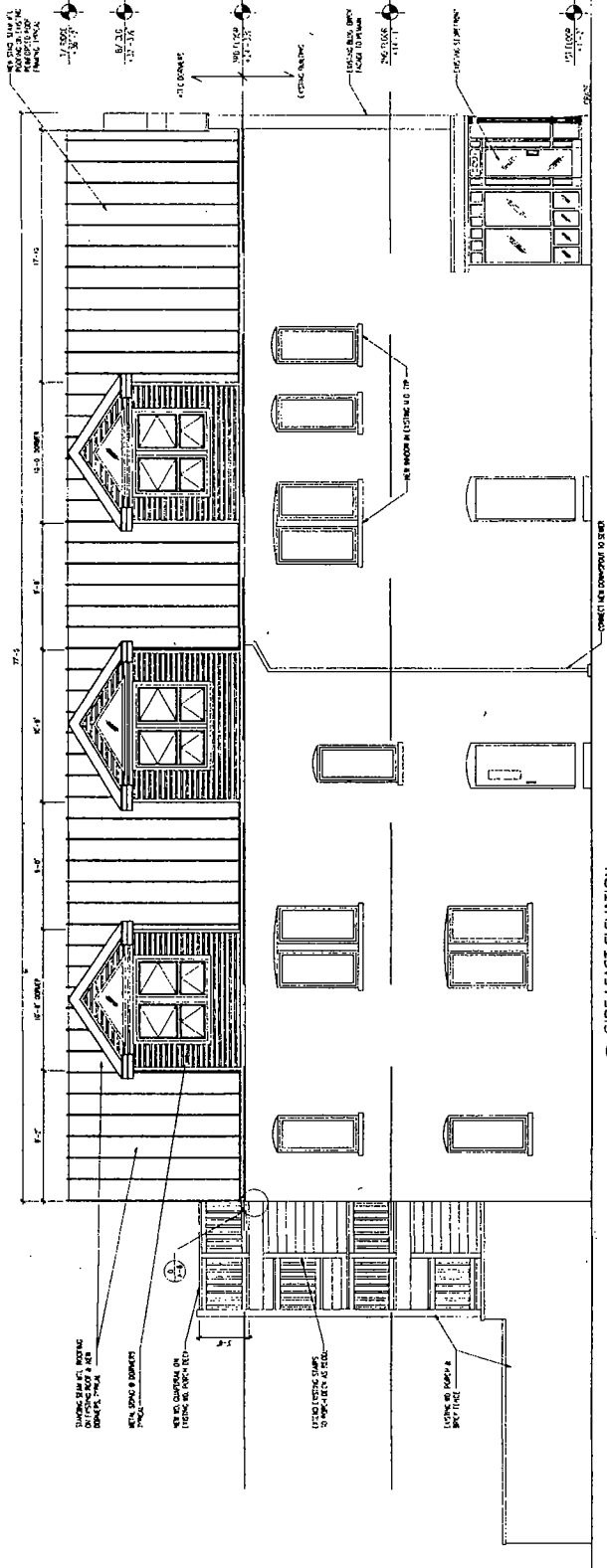
DATE	08-08-12	DRAWN BY	AM
		SHEET NO	A-4
		SHEET 4 OF 2	

FINAL FOR PUBLICATION



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

② FACADE / NORTH ELEVATION
SCALE 1/4" = 1'-0"



② SIDE / EAST ELEVATION
SCALE 1/4" = 1'-0"

[illegible]

GRANADA RESIDENCE
5001 W. LAWRENCE AVE.
CHICAGO, ILLINOIS

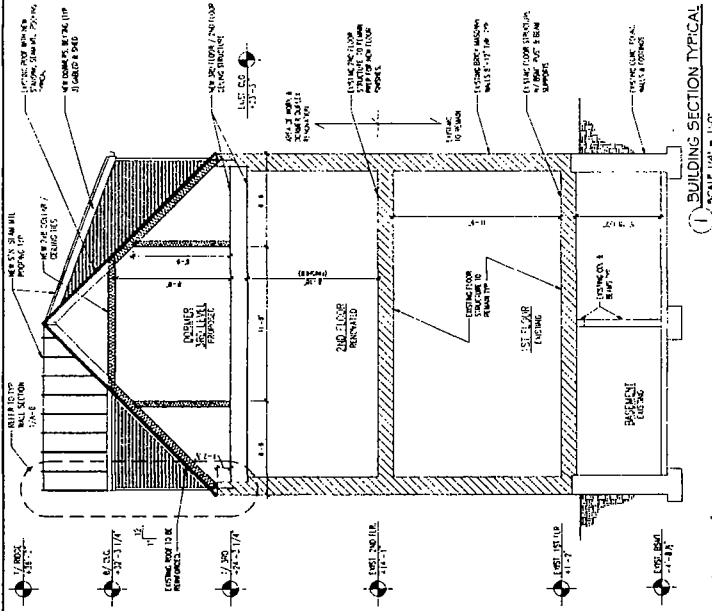
BLDG. SECTION #
WEST ELEVATIONS

M. A. G.
ARCHITECT & CODE CONSULTING INC.
208 W WASHINGTON STREET
UNIT 808
CHICAGO, ILLINOIS 60608
VOICE 312-578-0475 FAX 708-684-0157

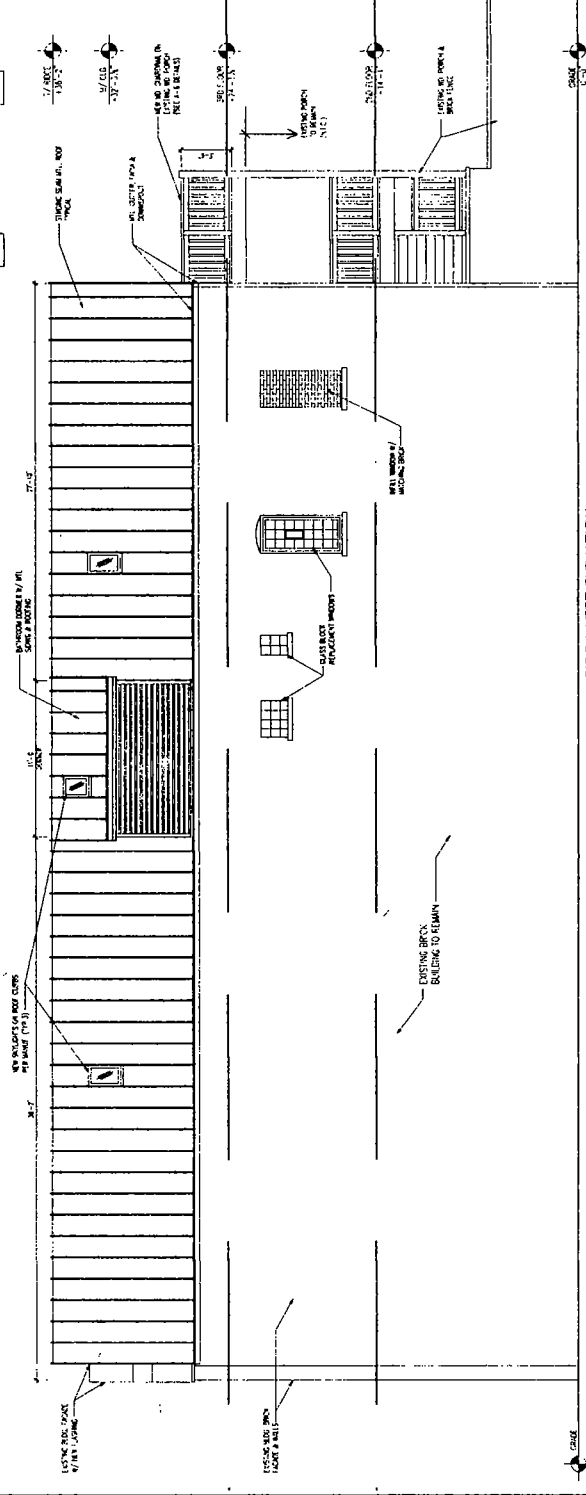
DATE	
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DRAWN BY AM A-5 SHEET NO	SHEET 5 OF 9
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FINAL FOR PUBLICATION



① BUILDING SECTION TYPICAL
SCALE 1/4" = 1'-0"



② SIDE / WEST ELEVATION
SCALE 1/4" = 1'-0"

10

GENERAL NOTES

1. REFER TO ALL SHEETS FOR NOTES.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. ALL MATERIALS SHALL BE AS SHOWN OR APPROVED BY THE ARCHITECT.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
5. ALL CONNECTIONS SHALL BE SHOWN OR APPROVED BY THE ARCHITECT.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/10	ISSUED FOR PERMIT
2	10/10/10	REVISIONS
3	10/10/10	REVISIONS
4	10/10/10	REVISIONS
5	10/10/10	REVISIONS
6	10/10/10	REVISIONS
7	10/10/10	REVISIONS
8	10/10/10	REVISIONS
9	10/10/10	REVISIONS
10	10/10/10	REVISIONS

TABLE A: MATERIAL CONNECTIONS

CONNECTION	MEMBER	SIZE	GRADE	SPACING	WELD	WELD SIZE	WELD TYPE
1. JOIST TO BEAM	JOIST	2x10	SPC	12"	1/4"	1/4"	FLAT
	BEAM	12x16	SPC	12"	1/4"	1/4"	FLAT
	PLATE	1/4"	SPC	12"	1/4"	1/4"	FLAT
	WELD	1/4"	SPC	12"	1/4"	1/4"	FLAT
2. COLUMN TO FOOTING	COLUMN	12x16	SPC	12"	1/4"	1/4"	FLAT
	FOOTING	24x24	SPC	12"	1/4"	1/4"	FLAT
	PLATE	1/4"	SPC	12"	1/4"	1/4"	FLAT
	WELD	1/4"	SPC	12"	1/4"	1/4"	FLAT

TABLE B: MATERIAL CONNECTIONS

CONNECTION	MEMBER	SIZE	GRADE	SPACING	WELD	WELD SIZE	WELD TYPE
3. DECK TO JOIST	DECK	2x10	SPC	12"	1/4"	1/4"	FLAT
	JOIST	2x10	SPC	12"	1/4"	1/4"	FLAT
	PLATE	1/4"	SPC	12"	1/4"	1/4"	FLAT
	WELD	1/4"	SPC	12"	1/4"	1/4"	FLAT
4. DECK TO BEAM	DECK	2x10	SPC	12"	1/4"	1/4"	FLAT
	BEAM	12x16	SPC	12"	1/4"	1/4"	FLAT
	PLATE	1/4"	SPC	12"	1/4"	1/4"	FLAT
	WELD	1/4"	SPC	12"	1/4"	1/4"	FLAT

TABLE C: MATERIAL CONNECTIONS

CONNECTION	MEMBER	SIZE	GRADE	SPACING	WELD	WELD SIZE	WELD TYPE
5. LOWER STAIR BEAM / STRINGER CONNECTION	BEAM	12x16	SPC	12"	1/4"	1/4"	FLAT
	STRINGER	12x16	SPC	12"	1/4"	1/4"	FLAT
	PLATE	1/4"	SPC	12"	1/4"	1/4"	FLAT
	WELD	1/4"	SPC	12"	1/4"	1/4"	FLAT
6. UPPER STAIR / STRINGER CONNECTION	BEAM	12x16	SPC	12"	1/4"	1/4"	FLAT
	STRINGER	12x16	SPC	12"	1/4"	1/4"	FLAT
	PLATE	1/4"	SPC	12"	1/4"	1/4"	FLAT
	WELD	1/4"	SPC	12"	1/4"	1/4"	FLAT

TABLE D: MATERIAL CONNECTIONS

CONNECTION	MEMBER	SIZE	GRADE	SPACING	WELD	WELD SIZE	WELD TYPE
7. STEPS TO WALL CONNECTION	STEP	2x10	SPC	12"	1/4"	1/4"	FLAT
	WALL	12x16	SPC	12"	1/4"	1/4"	FLAT
	PLATE	1/4"	SPC	12"	1/4"	1/4"	FLAT
	WELD	1/4"	SPC	12"	1/4"	1/4"	FLAT

TABLE E: MATERIAL CONNECTIONS

CONNECTION	MEMBER	SIZE	GRADE	SPACING	WELD	WELD SIZE	WELD TYPE
8. COLUMN / BEAM CONNECTION	COLUMN	12x16	SPC	12"	1/4"	1/4"	FLAT
	BEAM	12x16	SPC	12"	1/4"	1/4"	FLAT
	PLATE	1/4"	SPC	12"	1/4"	1/4"	FLAT
	WELD	1/4"	SPC	12"	1/4"	1/4"	FLAT

TABLE F: MATERIAL CONNECTIONS

CONNECTION	MEMBER	SIZE	GRADE	SPACING	WELD	WELD SIZE	WELD TYPE
9. DECK / JOIST CONNECTION	DECK	2x10	SPC	12"	1/4"	1/4"	FLAT
	JOIST	2x10	SPC	12"	1/4"	1/4"	FLAT
	PLATE	1/4"	SPC	12"	1/4"	1/4"	FLAT
	WELD	1/4"	SPC	12"	1/4"	1/4"	FLAT

TABLE G: MATERIAL CONNECTIONS

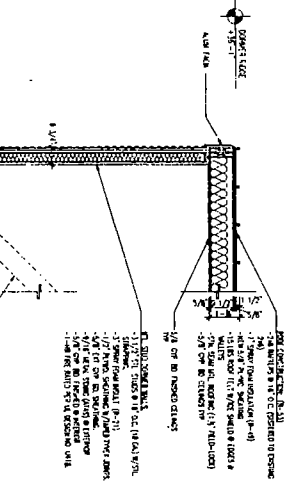
CONNECTION	MEMBER	SIZE	GRADE	SPACING	WELD	WELD SIZE	WELD TYPE
10. DECK / JOIST CONNECTION	DECK	2x10	SPC	12"	1/4"	1/4"	FLAT
	JOIST	2x10	SPC	12"	1/4"	1/4"	FLAT
	PLATE	1/4"	SPC	12"	1/4"	1/4"	FLAT
	WELD	1/4"	SPC	12"	1/4"	1/4"	FLAT

TABLE H: MATERIAL CONNECTIONS

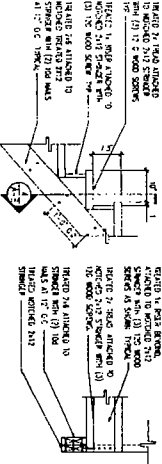
CONNECTION	MEMBER	SIZE	GRADE	SPACING	WELD	WELD SIZE	WELD TYPE
11. LEDGER CONNECTION DETAIL	LEDGER	2x10	SPC	12"	1/4"	1/4"	FLAT
	BEAM	12x16	SPC	12"	1/4"	1/4"	FLAT
	PLATE	1/4"	SPC	12"	1/4"	1/4"	FLAT
	WELD	1/4"	SPC	12"	1/4"	1/4"	FLAT

TABLE I: MATERIAL CONNECTIONS

CONNECTION	MEMBER	SIZE	GRADE	SPACING	WELD	WELD SIZE	WELD TYPE
12. COLUMN / BEAM CONNECTION	COLUMN	12x16	SPC	12"	1/4"	1/4"	FLAT
	BEAM	12x16	SPC	12"	1/4"	1/4"	FLAT
	PLATE	1/4"	SPC	12"	1/4"	1/4"	FLAT
	WELD	1/4"	SPC	12"	1/4"	1/4"	FLAT

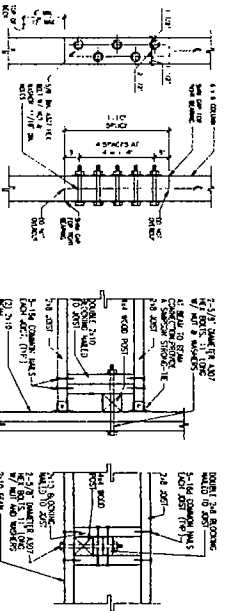


1 TYP WALL DOWNER SECTION
SCALE 1/8" = 1'-0"



2 STAIR DETAIL
SCALE 3/4" = 1'-0"

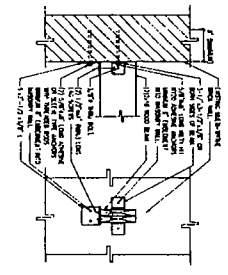
3 STAIR DETAIL
SCALE 3/4" = 1'-0"



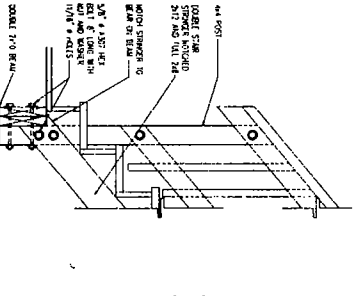
3 COLUMN SPICE DETAIL
SCALE 1" = 1'-0"

4 DECK / JOIST CONNECTION
SCALE 1" = 1'-0"

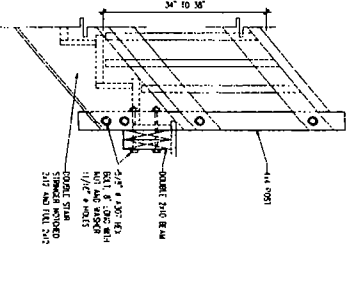
5 DECK / JOIST CONNECTION
SCALE 1" = 1'-0"



6 LEDGER CONNECTION DETAIL
SCALE 1" = 1'-0"

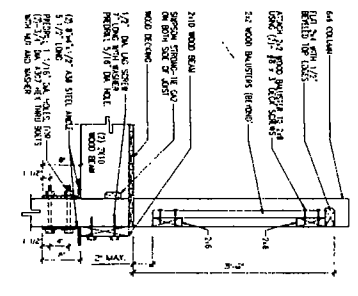


7 LOWER STAIR BEAM / STRINGER CONNECTION
SCALE 1" = 1'-0"



8 UPPER STAIR / STRINGER CONNECTION
SCALE 1" = 1'-0"

9 GUARDRAIL DETAIL
SCALE 3/4" = 1'-0"



10 COLUMN / BEAM CONNECTION
SCALE 1" = 1'-0"

GRANADA RESIDENCE
5001 W. LAWRENCE AVE.
CHICAGO, ILLINOIS

DORMER SECTION, PORCH DETAILS AND NOTES



J.A.G.
ARCHITECT & INTERIOR DESIGNER
200 W. WASHINGTON STREET
CHICAGO, ILLINOIS 60601
VOICE 312-555-1234 FAX 312-555-1234

DATE
10/10/10

PROJECT NO.
A-6

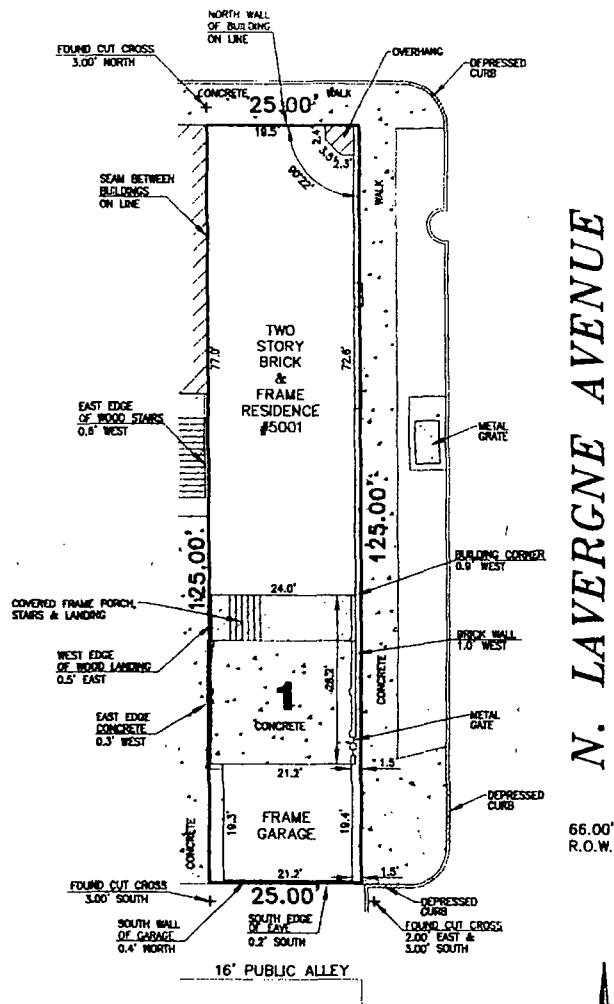
SHEET NO.
1 OF 2

PLAT OF SURVEY

LOT 1 IN PAPANEK KOVAC & CO.'S SUBDIVISION OF BLOCK 9 OF SILVERMAN'S ADDITION TO IRVING PARK, MONTROSE & JEFFERSON, IN THE WEST HALF OF NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

66.00'
R.O.W.

W. LAWRENCE AVENUE



SUBJECT PROPERTY AREA
3,125 SQ. FT. (more or less)

PREPARED FOR: JOHN GRANADA

LANDMARK

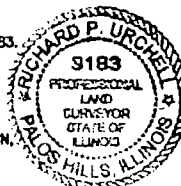
ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 184-005077

7809 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 569-3737

BEARINGS SHOWN HEREON (IF ANY) ARE BASED ON I.L. S.P.C. EAST ZONE, NAD83. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, DOCUMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



FIELD WORK COMPLETED: 7/2/18

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

DATED: 7/8/18

Richard P. Urchell

RICHARD P. URCHELL I.P.L.S. No. 3183
LICENSE RENEWAL DATE: NOVEMBER 30, 2018
SURVEY NO. 18-06-136