

ZONING NARRATIVE FOR 1757 WEST SCHOOL STREET, CHICAGO, IL 60657 TYPE 1
NARRATIVE AND PLANS

Use:

Project's Floor Area: Project's Density: Parking: Setbacks:

Existing single family residence will remain. The reason for this change is to comply with the density, specifically, the floor area ratio. The existing first floor of the single family residence contains around 1,383 sq. ft. The existing second floor of the single family residence contains around 1,399 sq. ft. and its rear addition will be around 74 sq. ft. The existing third floor of the single family residence contains around 974 sq. ft. and the three dormers will be around 244 sq. ft. When complete, the existing single family residence will contain a total of 4,074 sq. ft.

1.30

1 Dwelling Unit, 3,125 sq. ft.

Two (2) parking spaces. A new 2-car garage has been built.

Front: 7'-9 3/4"

Rear: 35'-0"

Side Setbacks:

East Side Setback: 2'-6" WestSide Setback: 0'

Building Height:

11' 0" @ 1st Floor

code and ZONING SUMMARY

ZONE.	RM-4.5
STE AREA	3,25 Sr (TOTAL)
PAR.	1.70
MAX BUI.DING ARFAALLOWED	5.312.5 SF
MAX BUILDING HEIGHT (ZONING)	15'-0"
PROPOSED (EXISTING) BUILDING HEIGHT	25'-7" AT M DPOINT OF ROOF RAFT hRS (EXISTING TO REMAIN)

EXISTING AREA COUNTING TOWARD F.A.R	
3RD FLOOR	974 SF
2ND FLOOR	1,390 SF

3,756 SF
1ST FLOOR 1,383 SF
TOTAL EXISTING AREA FOR E A.R..

NEW AREA COUNTING TOWARD F.A.R. (AREA OF WORK)
3RD FLOOR 1,218 SF INCLUDES 2 NEW DORMERS
2ND FLOOR 1,473 SE INCLUDES NLVJ ADDITION

4,074 SF
1ST FLOOR L383Sf
TOTAL NEW AREA FOR FAR,:

EXISTING WALL TO BE REMOVED NEW WALL CONSTRUCTION MEW WALL WITH INSULATION EXIST'NG WALL TO REMAIN EX'TING TO REMAIN ■ N.I .C

EXISTING DOOR TO REMAIN

NEW DOOR

CONSTRUCTION TYPE: GARAGE CONSTRUCTION TYPE-OCCUPANCY TYPE: ZONING OCCUPANCY USE.

NO. OF OCCUPANTS: EXT CAPACITY.
MAXIMUM EXIT DISTANCE ALLOWED-MAXIMUM EXIT DISTANCE PROPOSED:

IV-A (EXISTING TO REMAIN) IV-A (EXISTING TO REMAIN)

A-1 - DETACHED SINGLE-FAMILY HOME
(EXISTING TO REMAIN)

A-1 - DETACHED SINGLE-FAMILY HOME
(EXISTING TO REMAIN)

33 PEOPLE
390 PEOPLE
100'-0"
82'-9"

NO. OF FLOORS IN SCOPE OF WORK: TOTAL NO. OF FLOORS IN BU11) KG-

PARKING REQUIRED. PARKING PROVIDED:
3

3 (EXISTING TO REMAIN) 2 SPACES
2 SPACES (EXISTING TO REMAIN)

GENERAL INFO

perspective **POWELL RESIDENCE**

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/EXISTING 3 STORY SINGLE-FAMILY HOME TYPE IV-A CONSTRUCTION
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1755 W. SCHOOL STREET . EXISTING 3-STORY, ^SINGLE-FAMILY HOML\ TYPE IV-A CONSTRUCTION]

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SINGLE-FAMILY HOME -■TYPE IV-A CONSTRUCTION

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16' PUBLIC ALLEY

POWELL RESIDENCE

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SITE PLAN

32'

SCALE: 'li? I '! DATE. 1203.20-9

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FIRST FLOOR PLAN

0' 2'
I' _ 16'

SCALE: 1/8" = 1'-0" DATE: 12.03.2019

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POWELL RESIDENCE

1757 W. SCHOOL CHICAGO, IL 60657
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SECOND FLOOR PLAN

0' 2 8' 16'

SCALE: 1/8" = T-Q" DATE: 12.03.2019

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THIRD FLOOR PLAN

0 ? 8' 16'

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ROOF PLAN

8' 16

SCALE: 1/8 -- T-0' OATE. 12 03 2019

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ROOF MIDPOINT (25'-0" 1/2" '2'-7" ABOVE GRADE)

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THIRD FLOOR 17'-2 3/4' H'SECONJF.OOR CFJUNG

SECOND FLOOR

R CEILING Ja
6'-10 3/4"

W FIRST FLOOR CEILING.

GRADE @ REAR ■FIRST FLOOR-

7'-2 3/4" "VV CFJLING 10-3 V^"

REAR ELEVATION - SOUTH

CEILING PEAK 29'-2"

ROOF MIDPOINT (25' ?' ABOVE GRADE)

THIRD FLOOR 17'-2 3/4" B/SECOND FLOOR CEILING 16'-3"

SECOND FLOOR 8'-0"
B/RRST FLOOR CEILING ■ 6'-10 3/4"

FIRST FLOOR - _J_

GRADE @ FRONT j b ^ -6 1/2- V^"

J point

M perspective inc

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POWELL RESIDENCE

1757 W SCHOOL CHICAGO, IL 60657

ELEVATIONS

8' 16'

SCALE: 78' - 1'-0" DATE: 12 03 2019

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