

# NEW 3 1/2 STORY MAS 6 D.U. BUILDING w/ ROOF DECK & (6) CAR PARKING GARAGE w/ ROOF DECK & TRASH ENCL.

LOCATION: 4642 N. MAGNOLIA AVE.,  
CHICAGO, IL 60640

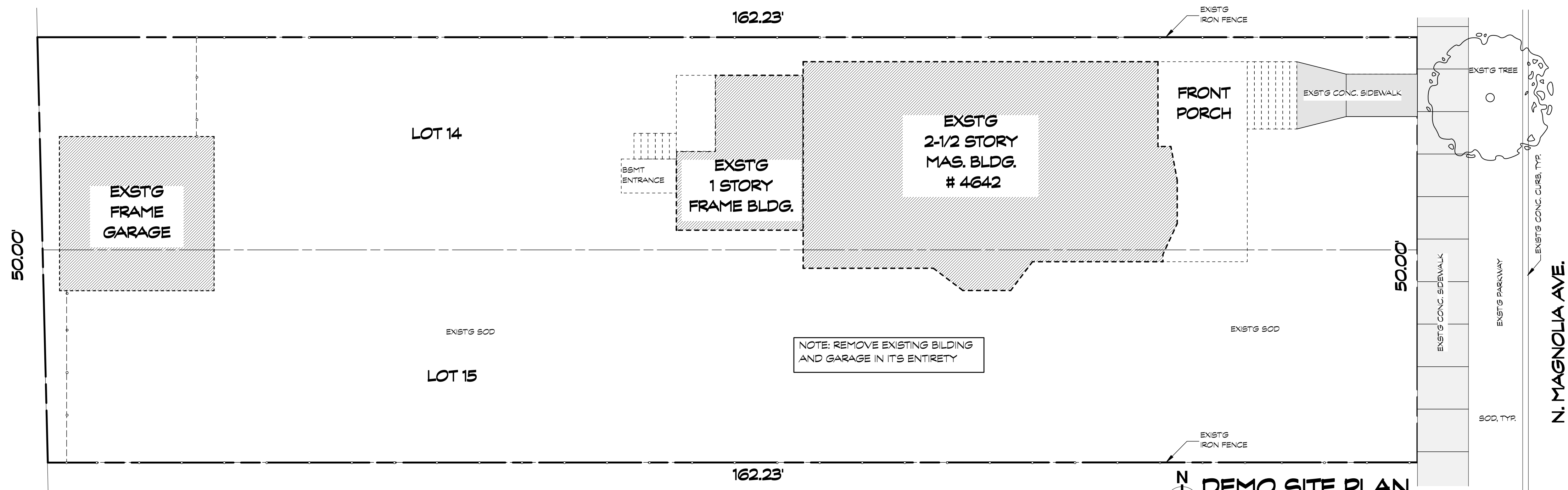
OWNER: 4642 N. MAGNOLIA AVE. LLC

ARCHITECT: LASZLO SIMOVIC, ARCHITECTS, L.L.C.

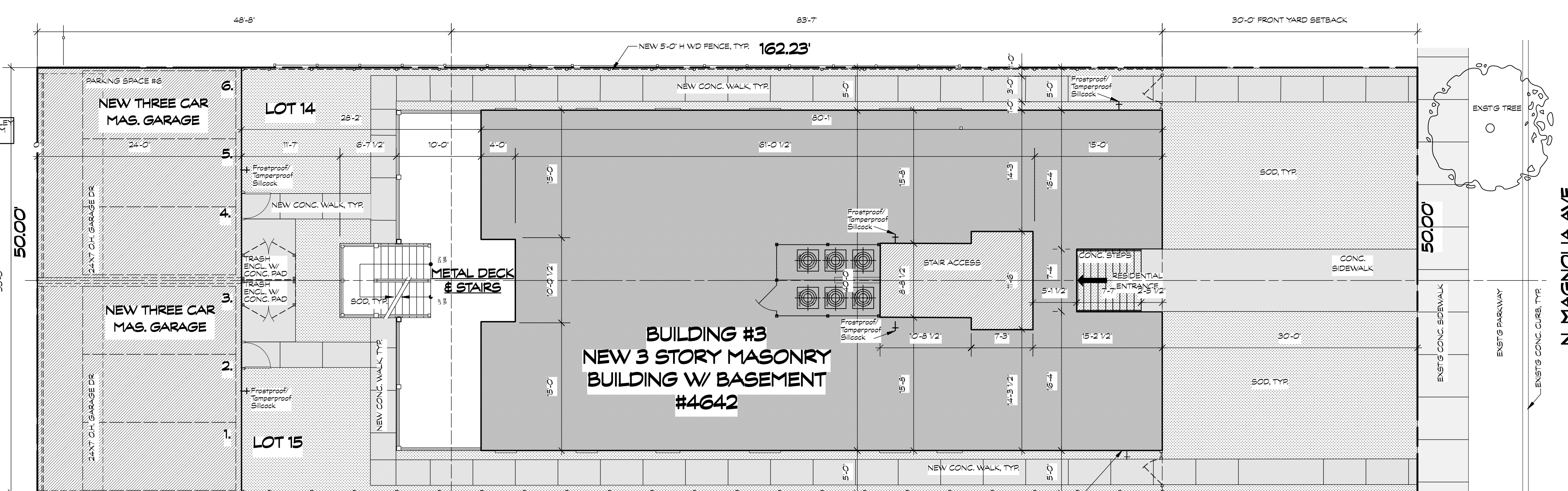
6512 N. ARTESIAN AVE  
CHICAGO, IL 60645

EMAIL: OFFICE@LASZLOARCH.COM

DESIGN REVIEW: JULY 13, 2022  
REVISED JULY 16, 2022



**DEMO SITE PLAN**  
SCALE: 1/8" = 1'-0"



**NEW SITE PLAN**  
SCALE: 1/8" = 1'-0"

## RT-4

CITY OF CHICAGO DEPARTMENT OF CONSTRUCTION AND PERMITS  
GENERAL BUILDING REQUIREMENTS Per Chicago Zoning Ordinance (CZO) and the Chicago Building Code (CBC) 2019 Edition

ITEM	ISSUE	CHAPTER/ARTICLE	Ordinance Requirement	Actual	Requirement N/A	Location/Sheet No.	Agency/Text No.	RE-MARKS
<b>PART 1 - ZONING REQUIREMENTS</b>								
1.01	Zoning District	CZO Title 17	RT-4	RT-4				
1.02	Existing Zoning Line(s)	17-17-0100	-	RESIDENTIAL				
1.03	Proposed Zoning Line(s)	17-17-0100	-	RESIDENTIAL				
1.04	Chicago Landmark Designation	Resisting Deed Restriction	-	-				
1.05	Lot/Block Protection District	Zoning map, Ch. 18-4	-	-				
1.06	Zoning District	Zoning map, Ch. 17-7	-	-				
1.07	Resistant Street	Zoning map, 17-3-0500	-	-				
1.08	Lot Area	17-17-0302	-	8,051 Sq. Ft.				
1.09	Floor Area Ratio (FAR)	Varies by district	1.20	0.6612 Sq. Ft.				
1.10	Total Floor Area	17-17-0305, varies by district	38'-0"	9,276 Sq. Ft.				
1.11	Building Height	17-17-0301, varies by district	38'-0"	38'-0"				
1.12	Front Setback	17-17-0305, varies by district	30'-0"	30'-0"				
1.13	Combed Side Setback	17-17-0305, varies by district	20% lot width	30'-0" (MIN)				
1.14	Rear Setback	17-17-0301, varies by district	30% of 50'-0"	48'-8"				
1.15	Rear Yard/On-site Open Space	17-2-0301, 17-4-0410	65% of 50'	29'-11"				
1.16	Number of Dwelling Units	Varies by district	1,000 or 3 DU	6 DU				
1.17	Number of Off-street Parking Spaces (include above)	Varies by district	1,000 or 3 DU	6				
1.18	Number of Off-street Parking Spaces (include above)	17-10-101 (4/1/20)	1 DU	6				
1.19	Number of Off-street Loading Spaces	17-10-100	-	-				
1.20	Landscape Ordinance Compliance	Ch. 17-11	-	-				
1.21	Townhouse Development Standards	17-2-0500	-	-				
1.22	Planned Development Standards	Ch. 17-8	-	-				
1.23	Open Space Impact Fee Worksheet	Ch. 18-18	-	-				
1.24	Affordable Requirements Ordinance (ARO)	Ch. 24-44	-	-				
1.25	Special Survey	17-3-1002-B	-	-				
<b>PART 2 - 2019 CHICAGO BUILDING CODE REQUIREMENTS</b>								
2.01	Proposed Occupancy Classification(s)	148-3-3021	-	-				
2.02	Existing Occupancy Classification(s)	148-3-302.8, Ch. 148-3	R-2	R-2				
2.03	Special Occupancy Conditions	Ch. 148-4	-	-				
2.04	Grade Plane	148-2-203.2	0'-0"	0'-0"				
2.05	Building Height in Feet Above Grade Plane	148-2-203.3, 148-5-504.3	38'-0"	38'-0"				
2.06	Number of Stories Above Grade Plane	148-2-202, 148-5-504.4	-	3				
2.07	Fire Alarm/Equipment Platform	148-5-505	-	-				
2.08	Building Area	148-2-203.4, 148-5-506	-	12,368 Sq. Ft.				
2.09	Number of Basements Excluded from Area	148-5-506.13	-	-				
2.10	Frontage Increase	148-5-506.3	-	-				
2.11	Mixed Occupancy Strategy	148-5-506	-	-				
2.12	Accessory Occupancies	148-5-506.2	-	-				
2.13	Incidental Uses	148-5-509	-	-				
2.14	Construction Classification	148-8-802	-	Type IIIA				
2.15	Rating - Primary Structural Frame	Table 148-8-801, 148-7-704	1 HR	1 HR				
2.16	Rating - Exterior Bearing Walls	Table 148-8-801, 148-8-802	2 HR	2 HR				
2.17	Rating - Interior Bearing Walls	Table 148-8-801	1 HR	1 HR				
2.18	Rating - Exterior Nonbearing Walls	Table 148-8-802	1 HR	1 HR				
2.19	Rating - Floor Construction	Table 148-8-801	1 HR	1 HR				
2.20	Rating - Roof Construction	Table 148-8-801	1 HR	1 HR				
<b>PART 3 - OTHER REQUIRED DATA</b>								
3.01	Excavation Certification (Form 402)	14A-4-408	-	X				
3.02	Accessibility Compliance Data	Mayor's Office for People with Disabilities (MOPD) Project Data Form	-	X				
3.03	Structural Design Data	148-18-1803	-	X				
3.04	Geotechnical Report	148-18-1803.1, 148-18-1803.6	-	X				
3.05	Electrical Drawings	148-2-205	-	X				
3.06	Mechanical Equipment Schedules / Specs	14A-4-404.21, 14A-4-404.121, 14A-4-404.21	-	X				
3.07	Mechanical Ventilation / Exhaust Schedules	148-23-423.4	-	X				
3.08	Energy Conservation Code Compliance Data	14A-4-413.13	-	X				
3.09	Plumbing Fixture Schedule	148-28-403.1	-	X				
3.10	Stormwater Management Ordinance Plan	Ch. 11-8	-	X				

I CERTIFY THAT I AM THE REGISTERED ENERGY PROFESSIONAL FOR THIS PROJECT. I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR: 4642 N. MAGNOLIA AVE., CHICAGO, IL 60640 DOES COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13, ENERGY CONSERVATION, OF THE MUNICIPAL CODE OF CHICAGO AS OF APRIL 22, 2009.

SIGNED: \_\_\_\_\_ DATE: JULY 13, 2022  
(ARCHITECT)  
ILLINOIS LICENSE NUMBER: 001-012275

THESE DRAWINGS ARE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE & BELIEF, ARE IN COMPLIANCE WITH THE CITY OF CHICAGO BUILDING CODE.

EXPIRES 11/30/22