

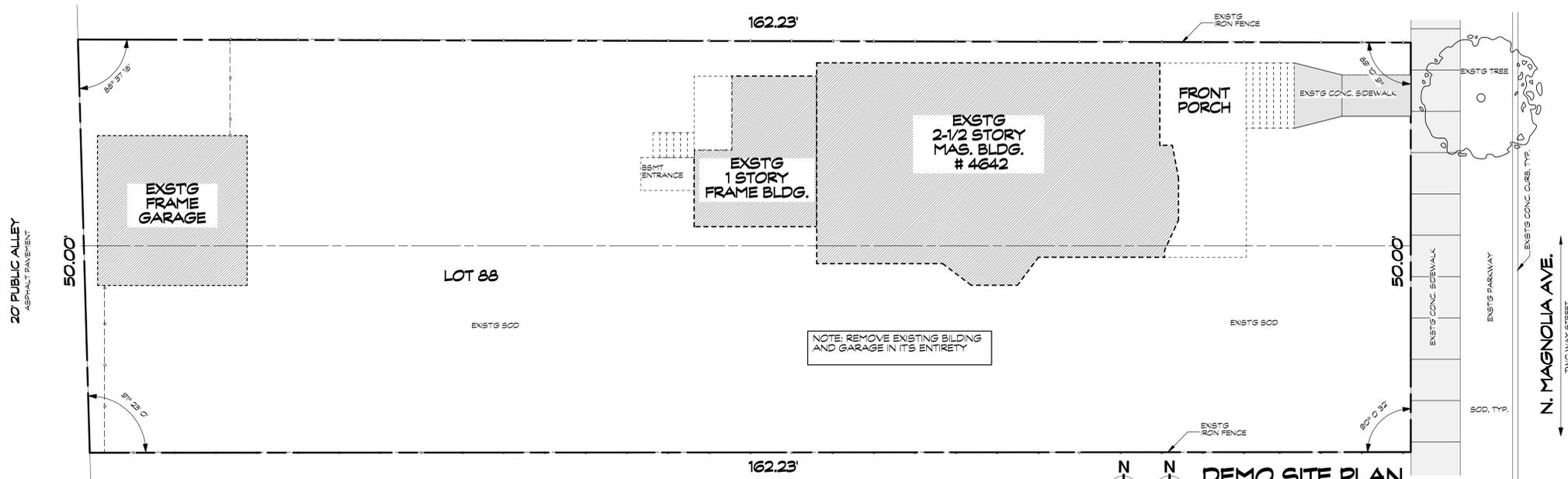
# NEW 3 1/2 STORY MAS 6 D.U. BUILDING w/ ROOF DECK & (6) CAR PARKING GARAGE w/ ROOF DECK & TRASH ENCL.

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

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

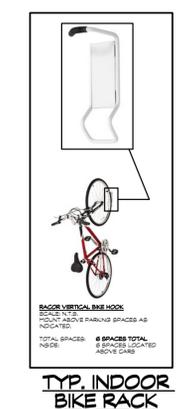
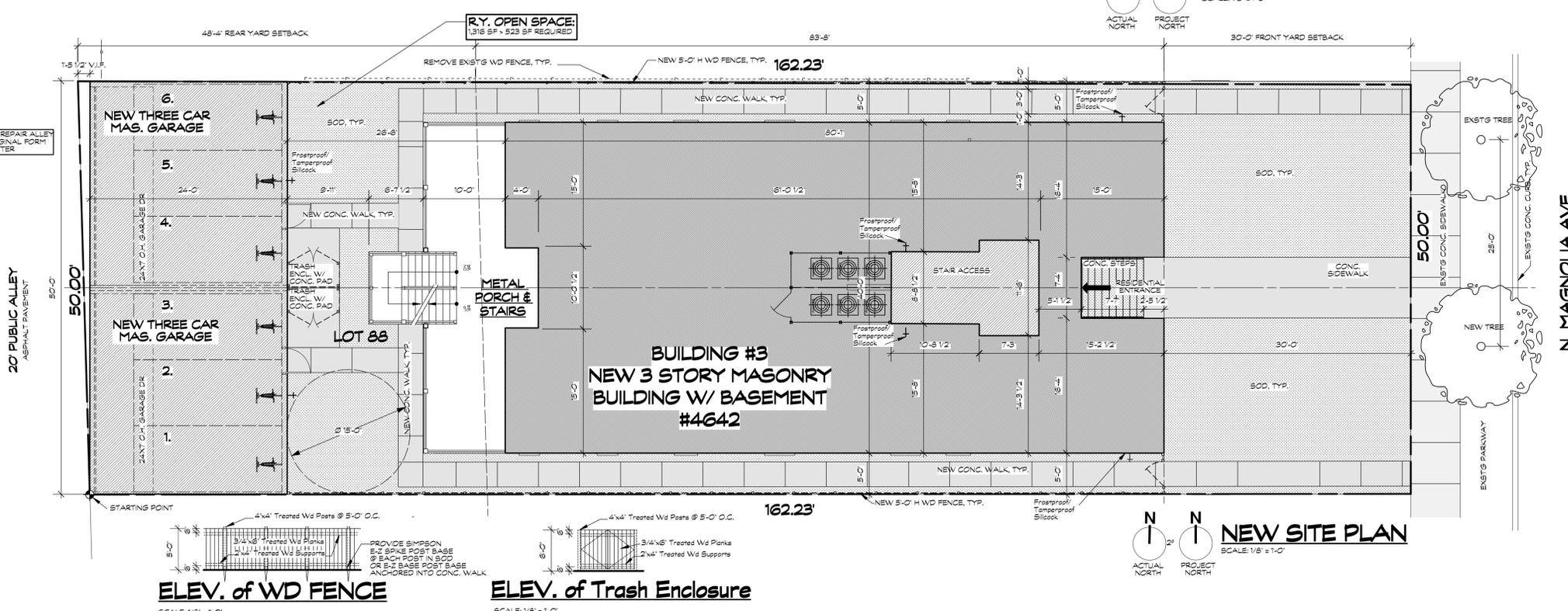
ARCHITECT: LASZLO SIMOVIC, ARCHITECTS, L.L.C.  
6512 N. ARTESIAN AVE  
CHICAGO, IL 60645  
EMAIL: OFFICE@LASZLOARCH.COM

DESIGN REVIEW: JULY 13, 2022  
REVISED JULY 16, 2022  
SUBMITTED TO ALDERMAN AUGUST 9, 2022



**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/ Test No.	RE-MARKS
<b>PART 1 - ZONING REQUIREMENTS</b>								
1.01	Zoning District	CZO Title 17	RT-4	RT-4				
1.02	Existing Zoning Use(s)	17-17-0200	-	RESIDENTIAL				
1.03	Proposed Zoning Use(s)	17-17-0200	-	RESIDENTIAL				
1.04	Chicago Landmark Designation	Resisting Deed Restriction	-	-				
1.05	Landmark Protection District	Zoning map, Ch. 18-4	-	-				
1.06	Zoning Overlay District	Zoning map, Ch. 17-7	-	-				
1.07	Preservation District	Zoning map, 17-3-0500	-	-				
1.08	Lot Area	17-17-0202	-	8,091 Sq. Ft.				
1.09	Floor Area Ratio (FAR)	Varies by district	1.20	9,276.2 Sq. Ft.				
1.10	Total Floor Area	17-17-0205, varies by district	-	38'-0"				
1.11	Building Height	17-17-0201, varies by district	30'-0"	30'-0"				
1.12	Front Setback	17-17-0205, varies by district	30'-0"	30'-0"				
1.13	Combined Side Setback	17-17-0205, varies by district	20% (or 50'-0" if 20% is less than 50'-0")	50'-0"				
1.14	Rear Setback	17-17-0207, varies by district	30% (or 50'-0" if 30% is less than 50'-0")	48'-8"				
1.15	Rear Yard Open Space	17-2-0207, 17-4-0410	68.6.5% (20% of 17-2-0207)	52'-0"				
1.16	Number of Dwelling Units	Varies by district	1,000 or 8 D.U.	8 D.U.				
1.17	Number of Off-street Parking Spaces	17-10-0200	1 D.U. / 1	6				
1.18	Number of Off-street Loading Spaces	17-10-101 (pt. 17-120)	-	-				
1.19	Landscaping Ordinance Compliance	Ch. 17-1	-	-				
1.20	Townhouse Development Standards	17-2-0500	-	-				
1.21	Planned Development Standards	Ch. 17-8	-	-				
1.22	Open Space Impact Fee Worksheet	Ch. 24-4	-	-				
1.23	Affordable Requirements Ordinance (ARC)	Ch. 24-4	-	-				
1.24	Final Survey	17-3-1022.8	-	-				
<b>PART 2 - 2019 CHICAGO BUILDING CODE REQUIREMENTS</b>								
2.01	Proposed Occupancy Classification(s)	148-3-302.1	-	-				
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	Groce Plane	148-2-203.2	0'-0"	0'-0"				
2.05	Building Height in Feet Above Groce Plane	148-2-203.3, 148-5-504.3	38'-0"	38'-0"				
2.06	Number of Stories Above Groce Plane	148-2-202, 148-5-504.4	-	3				
2.07	Massing / Equipment Platform	148-5-505	-	-				
2.08	Building Area	148-2-203.4, 148-5-505	-	12,368 Sq. Ft.				
2.09	Number of Basements Excluded from Area	148-5-506.1.3	-	-				
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	Roof - Primary Structural Frame	Table 148-8-801, 148-11-104	1 HR	1 HR				
2.16	Roof - Exterior Bearing Walls	Table 148-8-801, 148-8-802	2 HR	2 HR				
2.17	Roof - Interior Bearing Walls	Table 148-8-801	1 HR	1 HR				
2.18	Roof - Exterior Nonbearing Walls	Table 148-8-802	1 HR	1 HR				
2.19	Roof - Floor Construction	Table 148-8-801	1 HR	1 HR				
2.20	Roof - 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-4-404.2.1, 14A-4-404.12.1, 14A-4-404.21	-	X				
3.07	Mechanical Ventilation / Exhaust Schedules	18-23-423.4	-	X				
3.08	Energy Conservation Code Compliance Data	14A-4-413.1.3	-	X				
3.09	Plumbing Fixture Schedule	18-28-403.1	-	X				
3.10	Stormwater Management Ordinance Plan	Ch. 11-8	-	X				

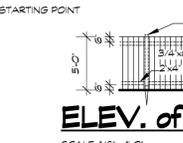


BACKL VERTICAL BICYCLES  
BICYCLE REAR WHEEL SPACES AS INDICATED  
TOTAL SPACES: 6 SPACES TOTAL  
NS&S: 6 SPACES LOCATED FRONT LANE

TYP. INDOOR BIKE RACK



ELEV. of WD FENCE  
SCALE: 1/8" = 1'-0"



ELEV. of Trash Enclosure  
SCALE: 1/8" = 1'-0"

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 PERMITS 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: *[Signature]* DATE: JULY 13, 2022  
ILLINOIS LICENSE # 001275

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.

*[Signature]*  
REGISTERED ARCHITECT  
001275  
7/20/22

PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006791  
EXPIRES 4/30/2023

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