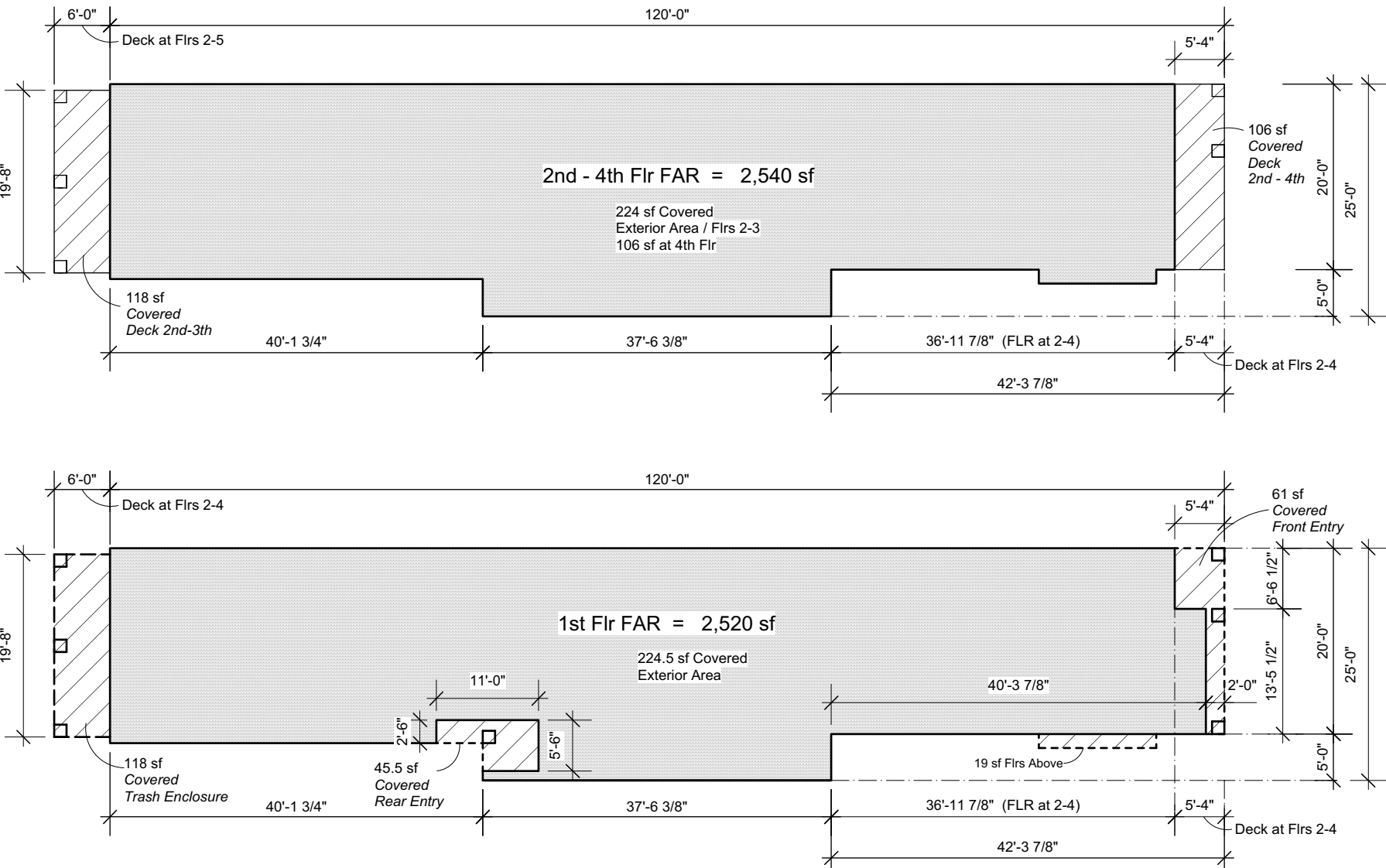


BUILDING DATA			
OCCUPANCY CLASS			
1st - 4th Flr		Residential Group R-2	
CONSTRUCTION TYPE		TYPE 3-A ( Sprinklered)	
602.3			
HEIGHT LIMITATIONS		Proposed	40' - 3 1/2"
Table 504.3		55' max	NS
Table 504.4		70' max	S
		5 Stories	S-13
AREA LIMITATIONS			
Enclosed		10,140.0	
Table 506.2		Covered Exterior Areas	778.5
		S13-R	20,000 sf
Separation of Occupancy		Proposed	1 hour
Table 508.4			



FAR Square Foot Diagrams  
SCALE: 1" = 16.0'

allowable FAR: site = 3,750 x FAR 3.5 = 13,125  
FAR: 1st Flr = 2,520  
2nd-4th = 2,540 sf x 3 flrs = 7,620  
Total = 10,140 sf



Perspective 1

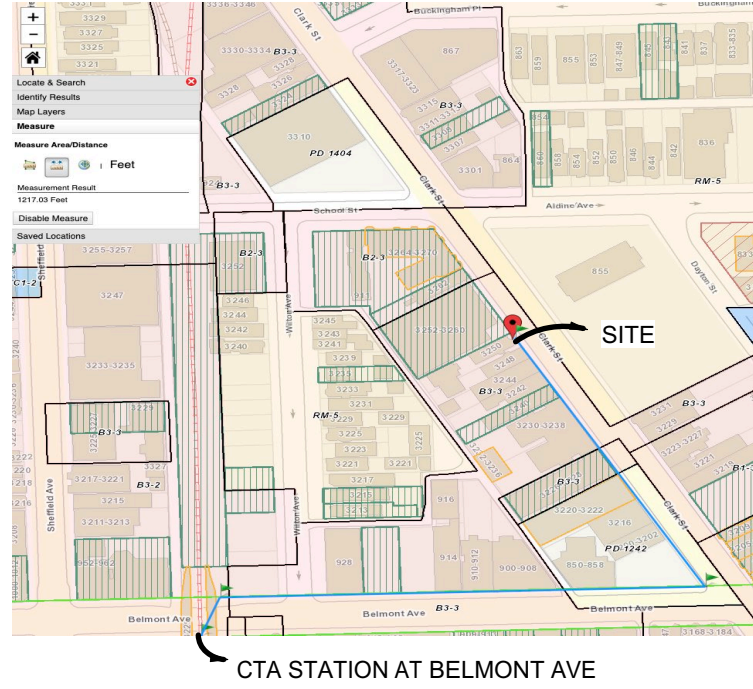


Perspective 2

PROJECT DESCRIPTION:

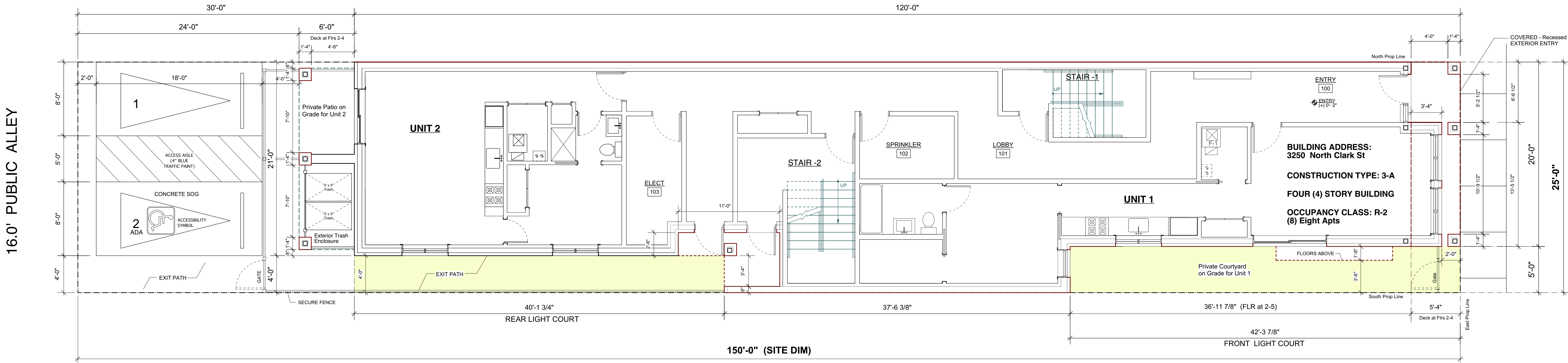
NEW (4) STORY, Eight (8) RESIDENTIAL DWELLING UNIT BUILDING

ZONING DATA	
	ORDINANCE REQUIREMENTS
LOT DIMENSIONS	25.0' x 150.0' = 3,750.0 sq. ft.
ZONING CLASSIFICATION	Current B3-3 Proposed B2-3
MAXIMUM FLOOR AREA RATIO	B2-3 (Transit Served Location) = 3.5 Max Proposed = 10,140 / 3,750 = 2.7
MINIMUM LOT AREA Per DWELLING UNIT	400 sf PER DWELLING UNIT 300 sf (Transit Served Location)
PROPOSED NUMBER OF RES. UNITS	(8) Eight Dwelling Units (8) - 2 Bed + 2 Bath (2) - 1 Bed + 1 Bath
PROPOSED FLOOR AREA	1st Flr. = 2,520.00 sq. ft. 2nd - 4th Flrs = 7,620.00 sq. ft. TOTAL FAR sq. ft. = 10,140.00 sq. ft.
BUILDING HEIGHT (Zoning)	PROPOSED = 40' - 3 1/2"
FRONT YARD setback	PROPOSED = 0.00'
REAR YARD setback	30' 24" to Enclosed Dwelling Units to Open Porch
SIDE YARD setback- south	5'-0" at Front Light Court 4'-0" at Rear Light Court
SIDE YARD setback - north	0'-0"
OFF STREET PARKING	2 TOTAL CAR SPACES



DISTANCE FROM SITE TO CTA STATION = 1,217 LF

Site Location Diagram



MEANS AND / OR METHODS OF WORK

STONEBERG + GROSS ARCHITECTS AND THE ARCHITECT OF RECORD HAVE NOT BEEN RETAINED FOR ANY PROFESSIONAL SERVICES BEYOND THE ISSUANCE OF THESE DOCUMENTS AND ARE NOT IN CHARGE OF THE WORK. BY USE OF THESE DOCUMENTS, THE CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS STONEBERG + GROSS ARCHITECTS AND THE ARCHITECT OF RECORD FROM ANY CLAIMS OR LIABILITY FOR INJURY OR LOSS ARISING FROM PROBLEMS DURING CONSTRUCTION THAT ALLEGEDLY RESULT FROM THE CONTRACTORS MISINTERPRETATION OF FINDINGS, CONCLUSIONS, RECOMMENDATIONS, PLANS OR SPECIFICATIONS DEVELOPED BY STONEBERG + GROSS ARCHITECTS AND THE ARCHITECT OF RECORD OR FOR CLAIMS RELATING TO THE MEANS AND OR METHODS OF WORK PERFORMANCE. SUPERINTENDENCE, SEQUENCING OF CONSTRUCTION OR SAFETY IN, ON OR ABOUT THE JOBSITE. THE CLIENT ALSO AGREES TO COMPENSATE STONEBERG + GROSS ARCHITECTS AND THE ARCHITECT OF RECORD FOR ANY TIME SPENT AND EXPENSES INCURRED IN DEFENSE OF ANY SUCH CLAIM.

3250 North CLARK ST

Nine (9) Residential Dwelling Unit Bldg,  
CHICAGO , Illinois

STONEBERG + GROSS ARCHITECTS

3320 NORTH RAVENSWOOD AVE.  
CHICAGO, ILLINOIS 60657  
ph. 773-281-1878 stoneberggross@sbcglobal.net

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION ARE IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE CHICAGO BUILDING CODE AS OF THE DATE OF THE PLANS.  
LIC. EXPIRES 11/30/2020

RECORD		
DESCRIPTION	DATE	NO.
ZONING	10-29-20	
PERMIT - BID		

SCALE:  
3/16" = 1'-0"  
DRAWN BY: JS  
PROJECT NUMBER:  
20-29

Site Plan

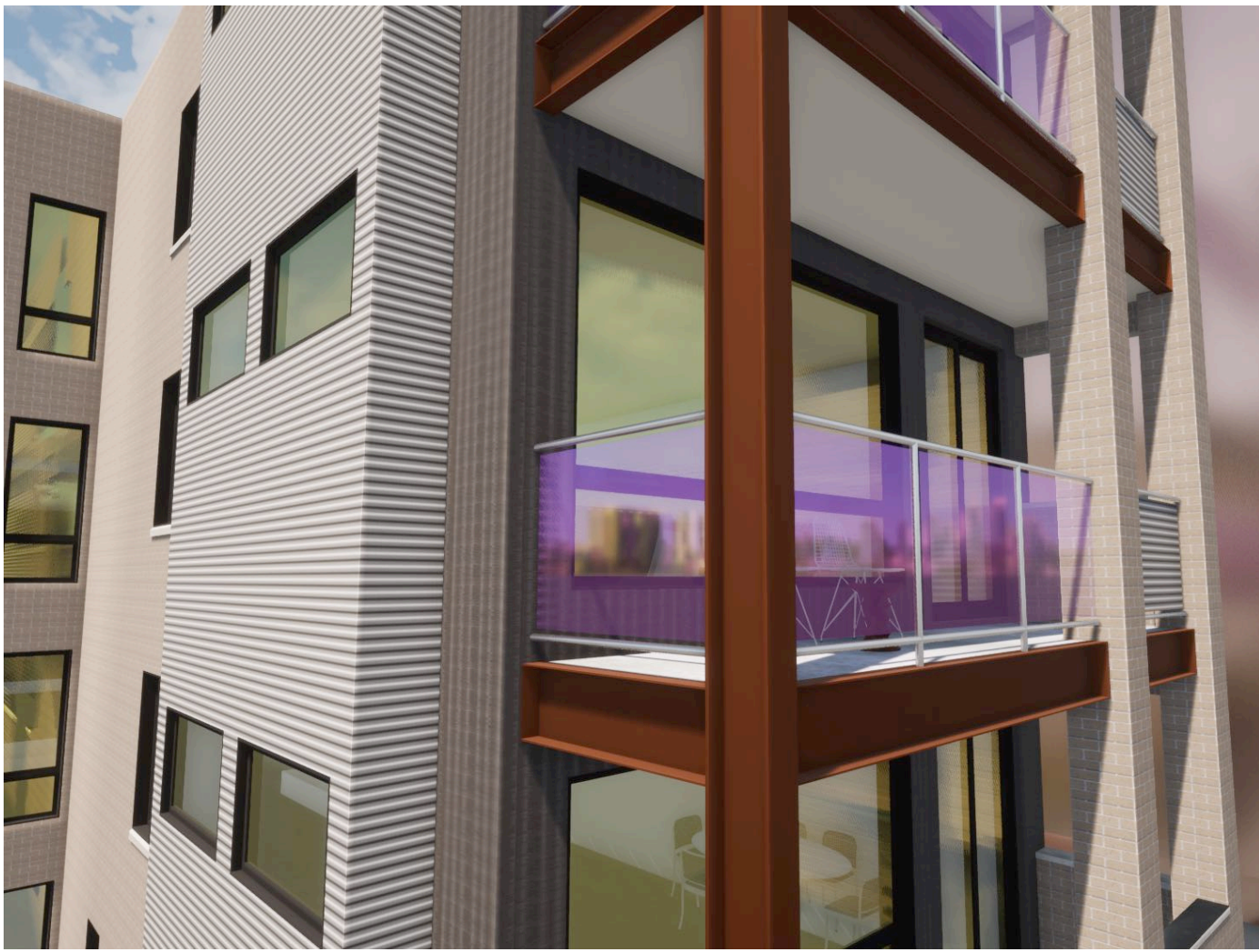
SHEET NUMBER:

SP.1





Balcony Detail



Balcony Detail



Front Facade with South Light Court



Front Facade



Front Facade

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RECORD		
DESCRIPTION	DATE	NO.
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PERMIT - BID		

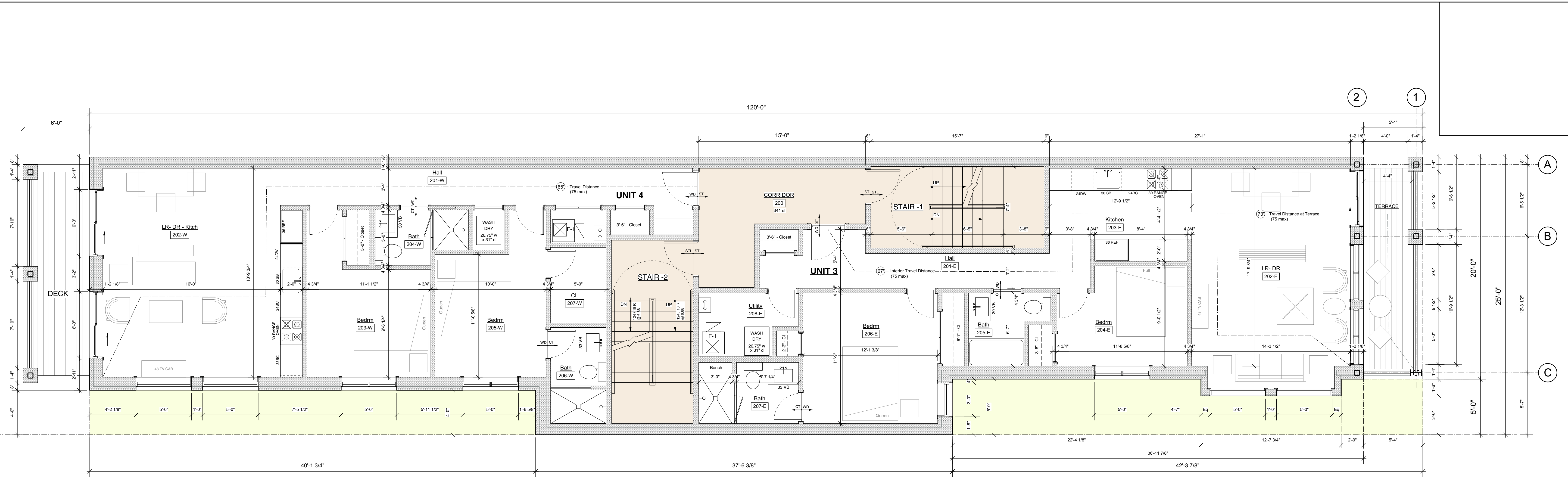
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3/16" = 1'-0"  
DRAWN BY: JS  
PROJECT NUMBER:  
20-29

Perspective Views

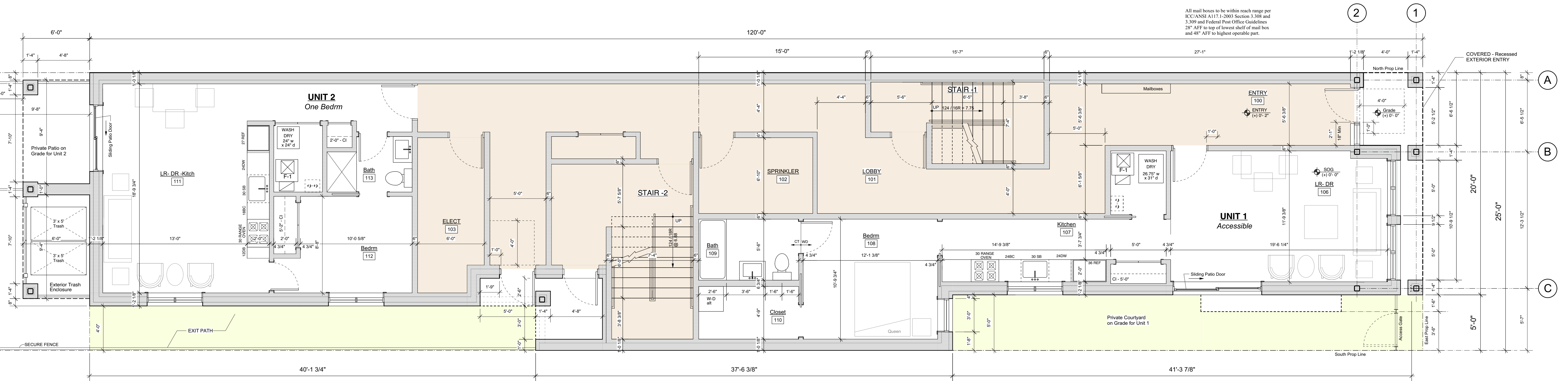
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SP.2





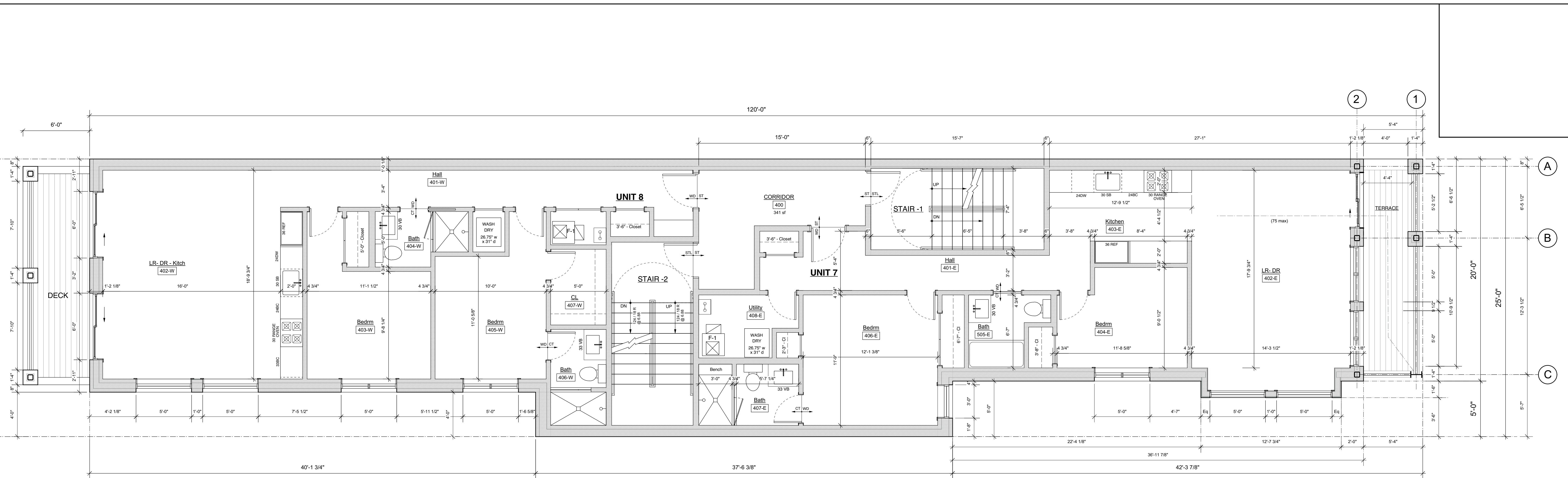
2 Second Flr Plan 2,540 sf  
SCALE: 1/4" = 1' - 0"



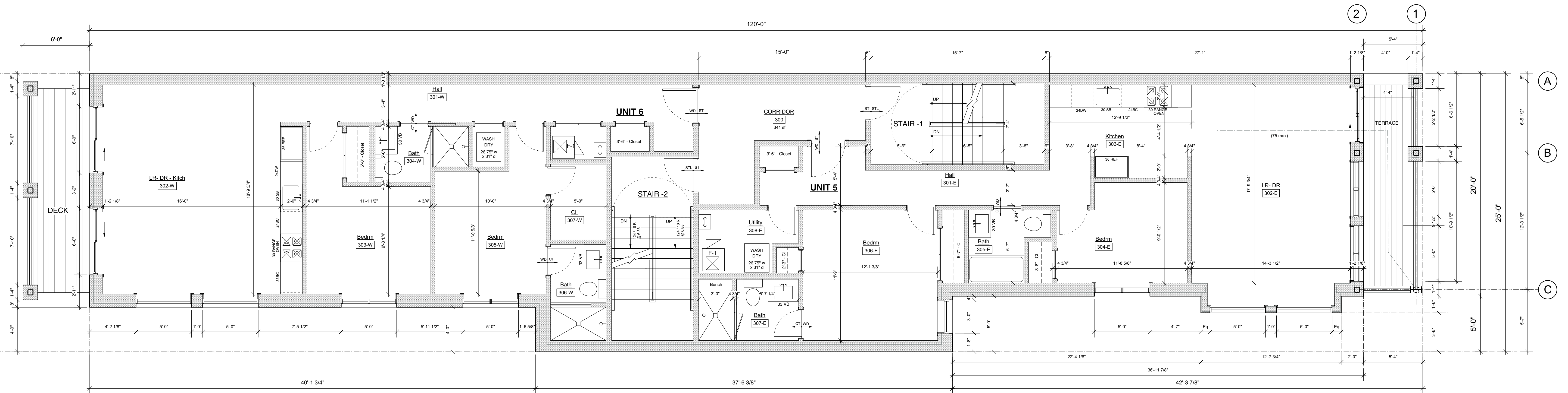
1 First Flr Plan 2,520 sf  
SCALE: 1/4" = 1' - 0"

allowable FAR: site = 3,750 x FAR 3.5 = 13,125  
proposed FAR: 1st Flr = 2,520  
2nd-4th = 2,540 sf x 3 flrs = 7,620  
Total = 10,140 sf

3250 North CLARK ST Nine (9) Residential Dwelling Unit Bldg. CHICAGO, Illinois	STONEBERG + GROSS ARCHITECTS 3320 NORTH RAVENSWOOD AVE. CHICAGO, ILLINOIS 60657 ph. 773-281-1878 stoneberggross@sbcglobal.net	I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION ARE IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE CHICAGO BUILDING CODE AS OF THE DATE OF THE PLANS.  LIC. EXPIRES 11/30/2020	RECORD	SCALE: 1/4" = 1'-0"	1st Flr Plan 2nd Flr Plan	SHEET NUMBER: <b>A1.1</b>
			DESCRIPTION ZONING PERMIT - BID	DATE 10-29-20		



2 Fourth Flr Plan  
SCALE: 1/4" = 1' - 0"



1 Third Flr Plan  
SCALE: 1/4" = 1' - 0"

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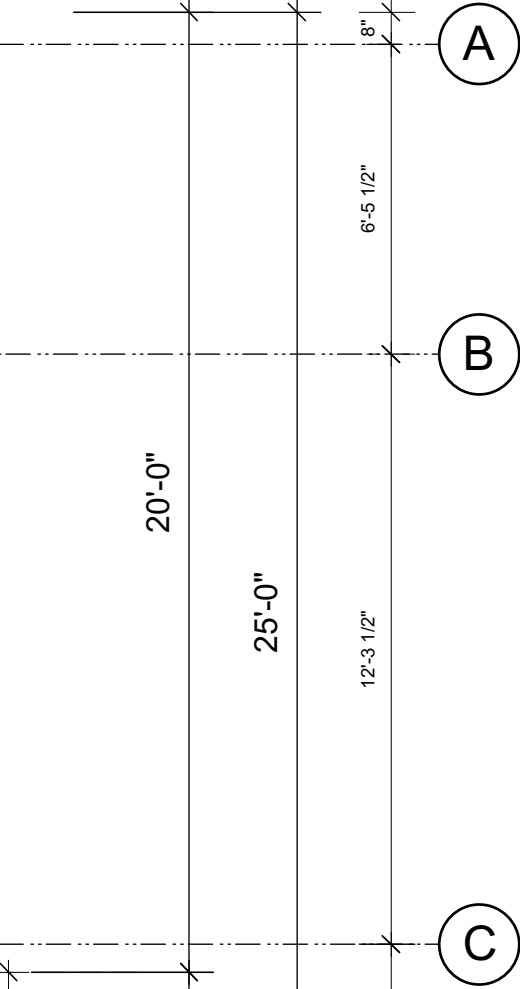
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DESCRIPTION	DATE	NO.
ZONING	10-29-20	
PERMIT - BID		

SCALE:  
1/4" = 1'-0"  
DRAWN BY: JS  
PROJECT NUMBER:  
20-29

3rd Flr Plan  
4th Flr Plan

SHEET NUMBER:  
A1.2





SCALE: 1/4" = 1' - 0"



**3250** North CLARK ST  
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DESCRIPTION	DATE	NO.	
ZONING	10-29-20		DRAWN BY: JS
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			20-29

Elevation

SHEET NUMBER:

**A2.1**

2020 J. STONEBERG





STL STAIR FABRICATOR TO PROVIDE  
SHOP DRAWINGS INDICATING FRAMING,  
LANDINGS, AND STRINGER CONNECTIONS  
TO ALL WALLS

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BUILDING CODE AS OF THE DATE OF THE  
PLANS  
LIC. EXPIRES 11/30/2020

RECORD		
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PERMIT - BID		

SCALE:  
1/4" = 1'-0"  
DRAWN BY: JS  
PROJECT NUMBER:  
20-29

Elevation

SHEET NUMBER:

**A2.2**