

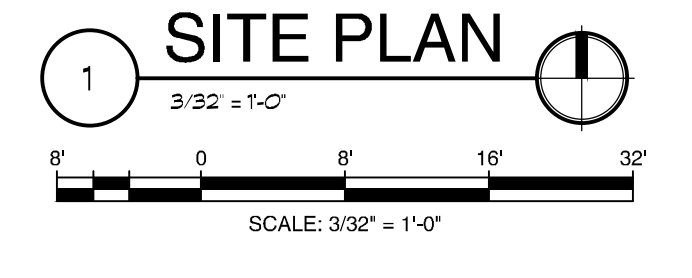
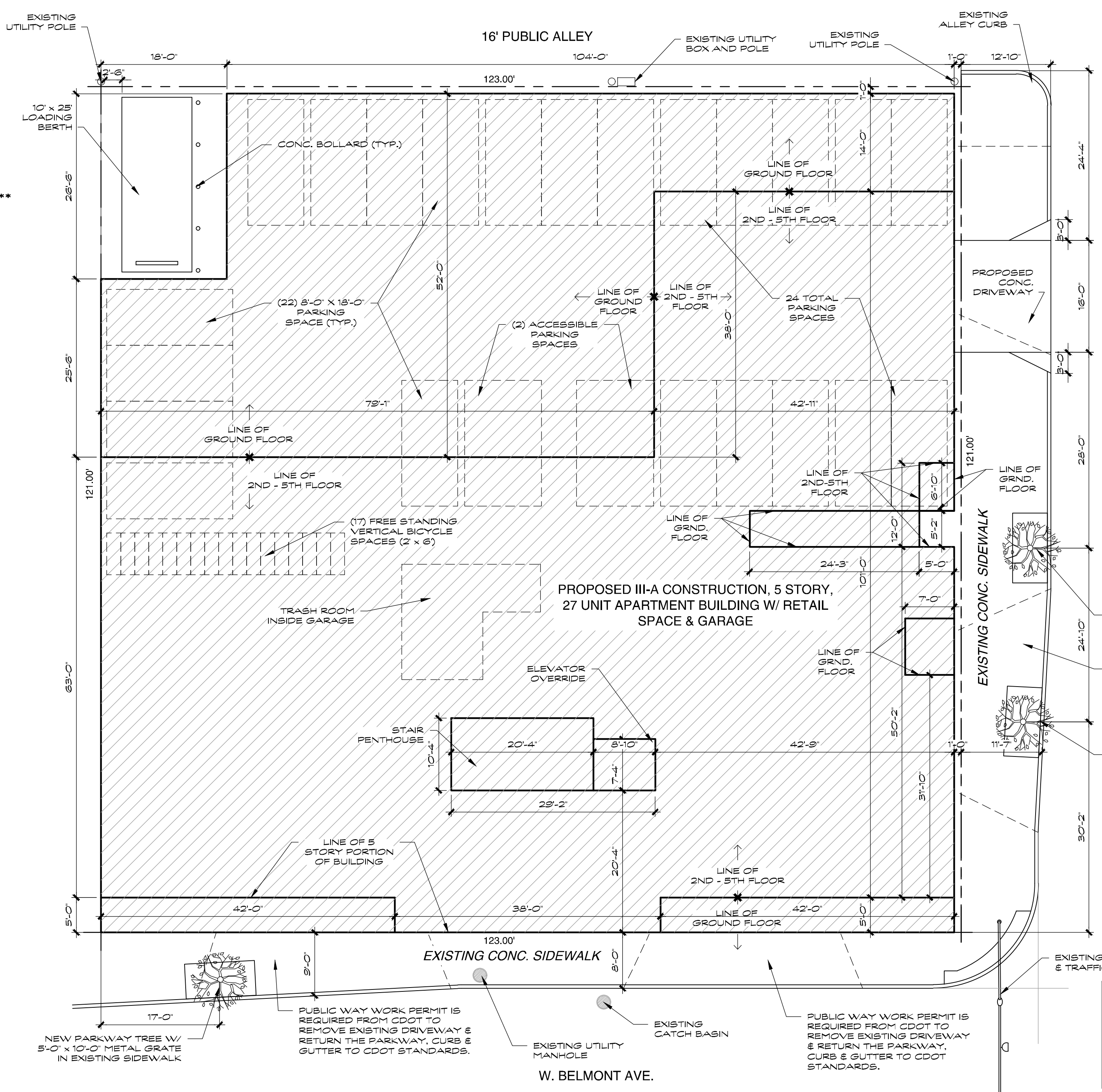
| CITY OF CHICAGO - D.O.B. | | | | |
|---|---|--|--|---------------------|
| GENERAL BUILDING REQUIREMENTS PER CZO (MOST CURRENT EDITION) AND 2019 CHICAGO BUILDING CODE (LATEST AMENDMENTS) | | | | |
| ISSUE | CODE REFERENCE | N/A | REQ. | ACTUAL |
| ZONING ORDINANCE REQUIREMENTS | | | | |
| ZONING DISTRICT | 17-3-0104-A | | B3-3 | B3-3 |
| LOT AREA | 17-3-0402-A | | 10,800 SQ.FT | 14,883 SQ.FT |
| MAXIMUM FLOOR AREA RATIO | 17-3-0403-A | | 3.0 | 2.98 |
| TOTAL BUILDING AREA | 17-3-0403-A | | 44,648 SQ.FT | 44,147.11 SQ.FT. |
| BUILDING HEIGHT | 17-3-0408-A | | 65'-0" | 57'-6" |
| MINIMUM YARD SETBACKS | | | | |
| A. FRONT | 17-3-0404 | | 0'-0" | 0'-0" |
| B. REAR | 17-3-0405-A | | 15'-0" & 1'-0" | 15'-0" & 1'-0" |
| C. LEFT | 17-3-0406 | | 0'-0" | 0'-0" |
| D. RIGHT | 17-3-0406 | | 0'-0" | 1'-0" |
| GRADE ELEVATION | 17-17-0265 | | 0'-0" | 0'-0" |
| OFF STREET PARKING | 17-10-0207-C | | 14 SPACES | 24 SPACES |
| OFF STREET LOADING | 17-10-1101 | | (1) 10'-0" x 25'-0" | (1) 10'-0" x 25'-0" |
| LANDSCAPING | 17-11-0100 | | X | SEE SHT. L |
| REAR YARD OPEN SPACE | | X | | |
| BUILDING CODE REQUIREMENTS | | | | |
| OCCUPANCY CLASSIFICATION | 148-3-309.1 148-3-310.3 148-3-311.3 | R-2, M & S-2 | R-2, M & S-2 | |
| OCCUPANCY R-2 FLOOR AREA | 148-5-506 | 39,700 SQ.FT. / FLOOR | 39,492.41 SQ.FT. TOTAL OVER 4 FLOORS | |
| OCCUPANCY M FLOOR AREA | 148-5-506 | 31,760 SQ.FT. / FLOOR | 5,638.96 SQ.FT. TOTAL OVER 2 FLOORS | |
| OCCUPANCY S-2 FLOOR AREA | 148-5-506 | 89,370 SQ.FT. / FLOOR | 7,310.92 SQ.FT. | |
| TOTAL BUILDING AREA | 148-5-506 | 305,690 SQ.FT. TOTAL | 53,653.14 SQ.FT. TOTAL | |
| HEIGHT AND STORY LIMITATIONS | 148-5-504.3 148-5-504.4 | 5 STORIES / 70'-0" | 5 STORIES / 63'-10" | |
| TYPE OF CONSTRUCTION | 148-5-602 | III - A | III - A | |
| OCCUPANCY SEPARATIONS | 148-5-506.4 | 3 HR (R-2 / S-2) 1 HR (R-2 / M) 3 HR (M / S-2) | SEE SHT. A2 | |
| FIRE RESISTANCE - REQ. HOURS | | | | |
| EXTERIOR BEARING WALLS | 148-6-601 148-6-602 | 2 HR | 4 HR (ULH802) & 2 HR (ULH806) | |
| EXTERIOR NON-BEARING WALLS | 148-6-601 148-6-602 | 2 HR & 1 HR | 4 HR (ULH802) 2 HR (ULH806) & 2 HR (ULH423) | |
| INTERIOR BEARING WALLS | 148-6-601 | 1 HR | 3 HR (ULH804) | |
| INTERIOR NON-BEARING WALLS | 148-7-708 | X | 1 HR (ULH337), 2 HR (ULH301) & 1 HR (ULH333) | |
| COLUMNS | 148-6-601 | 1 HR & 3 HR | 3 HR (ULH795) & 3 HR (ULH523) | |
| BEAMS | 148-6-601 | 1 HR & 3 HR | 3 HR (ULH709) | |
| FLOOR CONSTRUCTION | 148-6-601 | 1 HR & 3 HR | 3 HR (ULH932) 1 HR (ULH529) | |
| ROOF CONSTRUCTION | 148-6-601 | 1 HR | 3 HR (ULH932) 3 HR (ULH0773) 1 HR (ULH933) | |
| PARAPETS | 148-7-705.11 | 2 HR | 4 HR (ULH802) | |
| STAIRWAY ENCLOSURES | 148-7-713 | 2 HR | 2 HR (ULH905) & 3 HR (ULH914) | |
| INTERIOR WALL AND CEILING FINISHES | 148-8-803.13 | CLASS A & CLASS C | CLASS A & CLASS C | |
| EXIT REQUIREMENTS | | | | |
| MINIMUM NUMBER OF EXITS | 148-10-1006 | 2 | 2 | |
| TRAVEL DISTANCE | 148-10-1006.21 148-10-1017.2 | 115'-0" & 250'-0" | 76'-8" & 21'-8" | |
| MINIMUM WIDTH OF EXITS | 148-10-1005 | 32/36' | 36' | |
| SWING OF EXIT DOORS | 148-10-1010.21 | IN | IN | |
| DOOR HARDWARE | 148-10-1010 | KEYLESS | KEYLESS | |
| STAIR HANDRAILS (HEIGHT) | 148-10-1014.2 | 3'-0" | 3'-0" | |
| STAIR CONSTRUCTION | 148-10-1011.7 | NON-COMBUSTIBLE | NON-COMBUSTIBLE | |
| STAIR HEADROOM | 148-10-1011.3 | 7'-0" | 7'-0" MIN. | |

SEEKING ADMINISTRATIVE ADJUSTMENT
 **PER CBZ 17-10-0102-B, PROJECT IS LOCATED ON A PEDESTRIAN RETAIL STREET WITHIN 2,640 FEET OF THE BELMONT BLUE LINE RAIL STATION ENTRANCE, PARKING CAN BE REDUCED BY UP TO 50%.

| Sheet Number | Sheet Title |
|--------------|--|
| T | SITE PLAN, CODE MATRIX & GENERAL NOTES |
| A1 | FOUNDATION & BASEMENT PLAN AND WALL SCHEDULE |
| A2 | GROUND FLOOR PLAN & FIRE PROTECTION DETAILS |
| A2.1 | PARTIAL GROUND FLOOR PLAN, MAILBOX & ELEVATOR ELEVATIONS |
| A2.2 | PARTIAL GROUND FLOOR PLAN & ACCESSIBLE TOILET DETAILS |
| A3 | SECOND FLOOR PLAN & LIGHT AND VENT SCHEDULES |
| A3.1 | SECOND FLOOR PARTIAL PLAN AND ACCESSIBLE UNIT SCHEDULE |
| A3.2 | SECOND FLOOR PARTIAL PLAN & STAIR 1 DETAILS |
| A4 | THIRD-FIFTH FLOOR PLAN & STAIR 1 DETAIL |
| A4.1 | SECOND FLOOR TYPE 'A' UNITS PLAN & STAIR 2 DETAILS |
| A4.2 | THIRD-FIFTH FLOOR TYPE 'B' UNITS PLAN |
| A5 | SIXTH FLOOR PLAN & LIGHT AND VENT SCHEDULES |
| A5.1 | SIXTH FLOOR UNITS PLAN |
| A6 | ROOF PLAN AND STAIR 1 DETAILS AT ROOF |
| A7 | DOOR SCHEDULE AND ACCESSIBILITY ELEVATIONS AND NOTES |
| A8 | EXTERIOR ELEVATIONS AND LINTEL SCHEDULE |
| A9 | BUILDING SECTIONS AND GENERAL DETAILS |

27 UNIT APARTMENT BUILDING OVER PARKING GARAGE & RETAIL SPACE W/ BASEMENT

3202 N. RACINE AVE.



2018 ELECTRICAL CODE

2019 CHICAGO BUILDING CODE

NFPR 13 AUTOMATIC FIRE SPRINKLER SYSTEM IN COMPLIANCE W/ 2019 CHICAGO BUILDING CODE BY OTHERS

GENERAL NOTES

- GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL INSPECT THE CONSTRUCTION SITE IN ITS ENTIRETY AND NOTE ALL SITE RESTRICTIONS AND CONDITIONS.
- GENERAL CONTRACTOR AND SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO ORDERING, FABRICATING, OR COMMENCING WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- DO NOT SCALE DRAWINGS. VERIFY DIMENSIONING. ALL WORK TO BE PERFORMED PER CITY OF CHICAGO BUILDING CODE AS OF NOVEMBER 16, 1994, AND CURRENT REVISIONS OR ADDITIONS.
- ALL FINISHES TO BE CLASS 1 FSR.
- ALL EXIT DOORS TO BE KEYLESS IN THE DIRECTION OF EGRESS.
- STAIRS TO BE MINIMUM OF 36" WIDE.
- MAXIMUM RISER OF 7", MINIMUM TREAD WITHOUT NOSING IS 11".
- TWO RISERS PLUS ONE TREAD MUST BE BETWEEN 24" AND 27".
- HANDRAILS TO BE BETWEEN 34" AND 38" ABOVE NOSING.
- GUARDRAILS AT EDGES OF FLOORS, STAIRS, OR BALCONIES TO BE MINIMUM OF 42" ABOVE FINISHED LEVEL.
- REFER TO CHICAGO BUILDING CODE FOR ALL EXIT REQUIREMENTS.
- SMOKE DETECTORS SHALL BE 5'-0" MAXIMUM FROM ALL BEDROOMS.
- ALL CHIMNEYS MUST EXTEND:
 - 2'-0" ABOVE ROOF WITHIN 10'-0".
 - 3'-0" ABOVE ROOF AT INTERSECTION.
 - 2'-0" ABOVE RIDGE WITH SLOPE GREATER THAN 15'.
- ALL GLASS IN DOORS, SIDELITES, GLAZED PANELS, AND SKYLIGHTS TO BE TEMPERED SAFETY GLAZING.
- PROVIDE GUARDRAIL 3'-0" ABOVE FINISHED FLOOR ON INTERIOR AT WINDOWS WITH SILL LESS THAN 2'-0" ABOVE FLOOR.
- PROVIDE FIRESTOP SEALANT MEETING UL #1478 AROUND ALL PIPE, CHIMNEY, FLUE PENETRATIONS THRU FLOORS AND CEILING.
- FIRESTOP FLOORS UNDER ALL PARTITIONS.
- ALL JOINTS AND PENETRATIONS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE MUST BE CAULKED, GASKETED, WEATHERSTRIPPED, OR BE CALLED OUT GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED IN AN APPROPRIATE MANNER.
- SMOKE DETECTOR (EA. BEDROOM, HARDWIRED)
 - CARBON MONOXIDE DETECTOR

CALCULATIONS FOR ALLOWABLE BUILDING AREA:

AREA FACTOR INCREASE DUE TO FRONTAGE: I

W = (L x w + L x w)/F
 W = (122 x 30 + 120 x 30)/242
 W = 30

I = (F/P)(W/30)(S)
 I = (242/498)(30/30)(2)
 I = 0.97

ALLOWABLE AREA PER FLOOR FOR R-2 OCCUPANCY
 A = [A₁ + (NS x I)]
 A = [30,000 + (10,000 x 0.97)]
 A = 39,700 SQ.FT.

ALLOWABLE AREA PER FLOOR FOR S-2 OCCUPANCY
 A = [A₁ + (NS x I)]
 A = [63,000 + (21,000 x 0.97)]
 A = 83,370 SQ.FT.

ALLOWABLE AREA PER FLOOR FOR M OCCUPANCY
 A = [A₁ + (NS x I)]
 A = [24,000 + (8,000 x 0.97)]
 A = 31,760 SQ.FT.

ACTUAL PROPOSED AREA:

BASEMENT FLOOR:
 M OCCUPANCY: 1,390.81 SQ.FT. + 31,760 SQ.FT. = 0.04
 0.04 < 1

FIRST FLOOR:
 R-2 OCCUPANCY: 1,494.18 SQ.FT. + 39,700 SQ.FT. = 0.04
 S-2 OCCUPANCY: 7,310.92 SQ.FT. + 83,370 SQ.FT. = 0.09
 M OCCUPANCY: 4,248.15 SQ.FT. + 31,760 SQ.FT. = 0.13
 0.04 + 0.09 + 0.13 = 0.26 < 1

SECOND TO FOURTH FLOOR:
 R-2 OCCUPANCY: 9,450.20 SQ.FT. + 39,700 SQ.FT. = 0.24
 0.24 < 1

FIFTH FLOOR INCLUDING PENTHOUSE ABOVE:
 R-2 OCCUPANCY: 9,660.31 SQ.FT. + 39,700 SQ.FT. = 0.24
 0.24 < 1

TOTAL ALLOWABLE AREA RATIO:
 0.04 + 0.26 + (0.24 x 3) + 0.24 = 1.54
 1.54 < 3

| BUILDING OCCUPANT LOAD CALCULATIONS | | | | |
|-------------------------------------|-----------------------|---------------------------------|----------------------|----------------|
| SPACE NAME | SPACE TYPE | FLOOR AREA PER PERSON (SQ. FT.) | SPACE AREA (SQ. FT.) | LOAD (PERSONS) |
| STORAGE (BASEMENT) | MERCANTILE STORAGE | 300 SQ. FT. (920SS) | 1,390.81 SQ. FT. | 5 |
| RETAIL (1ST FLOOR) | PARKING GARAGE | 200 SQ. FT. (920SS) | 7,310.92 SQ. FT. | 36 |
| RETAIL (1ST FLOOR) | MERCANTILE | 80 SQ. FT. NET (920SS) | 4,248.15 SQ. FT. | 7 |
| JOBBY (1ST FLOOR) | RESIDENTIAL (GENERAL) | 128 SQ. FT. (920SS) | 922.75 SQ. FT. | 7 |
| 2ND FLOOR | RESIDENTIAL (GENERAL) | 128 SQ. FT. (920SS) | 9,450.20 SQ. FT. | 78 |
| 3RD FLOOR | RESIDENTIAL (GENERAL) | 128 SQ. FT. (920SS) | 9,450.20 SQ. FT. | 78 |
| 4TH FLOOR | RESIDENTIAL (GENERAL) | 128 SQ. FT. (920SS) | 9,450.20 SQ. FT. | 78 |
| 5TH FLOOR | RESIDENTIAL (GENERAL) | 128 SQ. FT. (920SS) | 9,450.20 SQ. FT. | 78 |

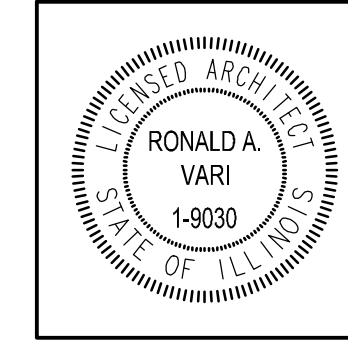
| CALCULATIONS FOR CODE DETERMINATIONS | | | |
|--------------------------------------|----------------------|----------------------------|---|
| CODE | ALLOWED | ACTUAL | CODE REFERENCE |
| HEIGHT | 70'-0" | 63'-10" | CHICAGO BUILDING CODE 2019 TABLE 504.3 |
| # OF STORIES | 5 | 5 | CHICAGO BUILDING CODE 2019 TABLE 504.4 |
| AREA | 305,690 TOTAL SQ.FT. | 53,653.14 SQ.FT. | CHICAGO BUILDING CODE 2019 TABLE 502.3 |
| EGRESS GARAGE | STAR WIDTH 44' | STAR 1: 44' STAR 2: 44' | CHICAGO BUILDING CODE 2019 SECTION 1012 |

| ZONING FAR | | | | | | | |
|--------------|--------------|--------------|--------------|--------------|--------------|------------|---------------|
| BSMNT* | 1ST FLR | 2ND FLR | 3RD FLR | 4TH FLR | 5TH FLR | STAIR* PH | TOTAL |
| 1,390.81 GSF | 6,346.31 GSF | 9,450.20 GSF | 9,450.20 GSF | 9,450.20 GSF | 9,450.20 GSF | 161.89 GSF | 44,147.11 GSF |

*NOT INCLUDED IN FAR

| SUMMARY FOR INSULATION & FENESTRATION COMPLIANCE | |
|--|-------------------------------------|
| VALUES | COMPONENT |
| R-30 RIGID (MIN.) | ROOF (CONT. RIGID INSUL. OVER ROOF) |
| R-17 CAVITY (MIN.) | EXTERIOR MASS WALL |
| R-10 @ 2'-0" DEPTH | UNHEATED SLAB ON GRADE |
| 0.30 U-VALUE (MAX.) | WINDOWS GLAZING |
| 0.30 U-VALUE (MAX.) | DOORS GLAZING |
| NO REQUIREMENT | GLAZED FENESTRATION SHGC |

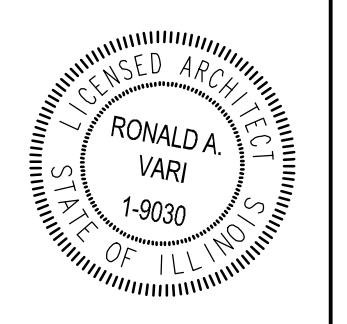
SUMMARY PER COMPLIANCE WITH 2018 IECC



THIS IS TO CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, CONFORM TO THE APPLICABLE CODES OF CHICAGO, ILLINOIS.

Ronald A. Vari
 ARCHITECT LICENSE # 1-9030
 EXPIRES NOVEMBER 30, 2022

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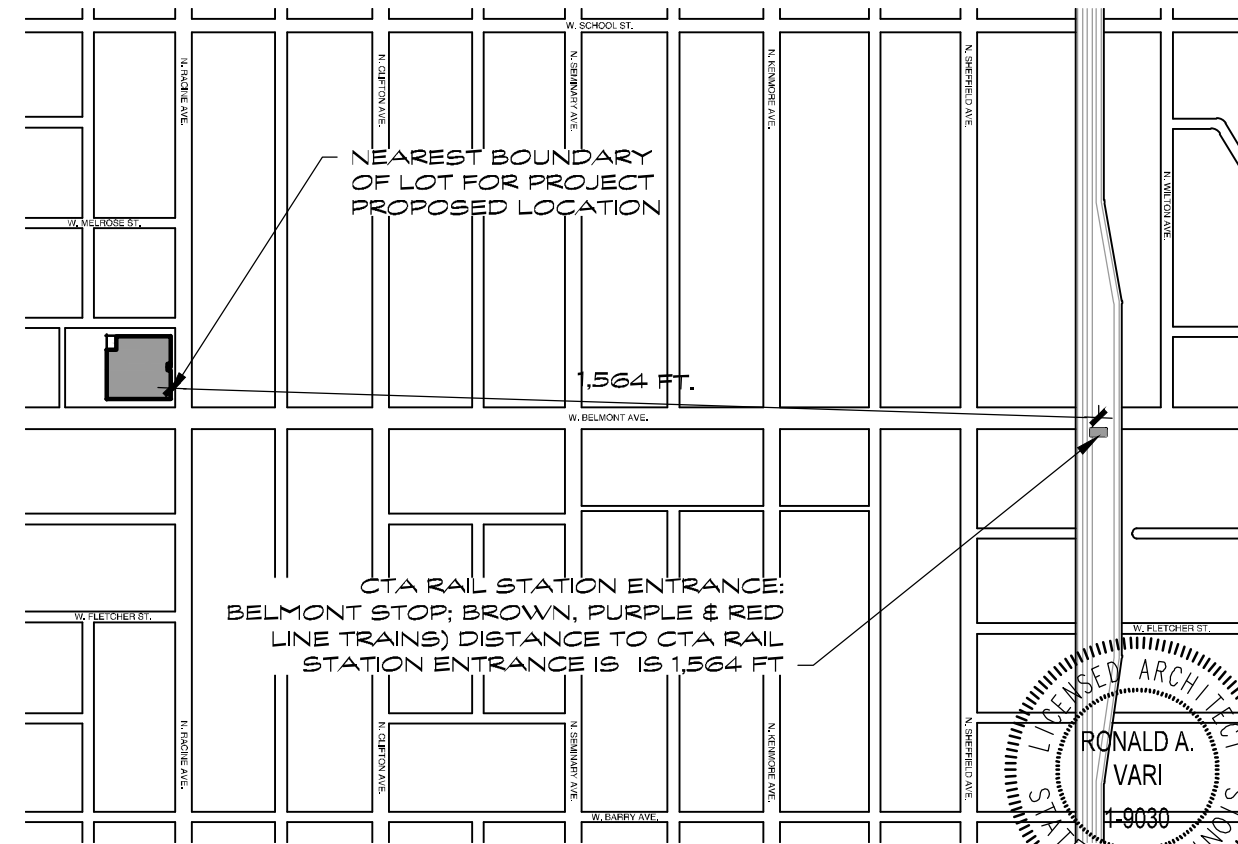
27 APARTMENTS OVER RETAIL SPACE & GARAGE
 3202 N. RACINE AVE.
 CHICAGO, IL.

| REVISIONS |
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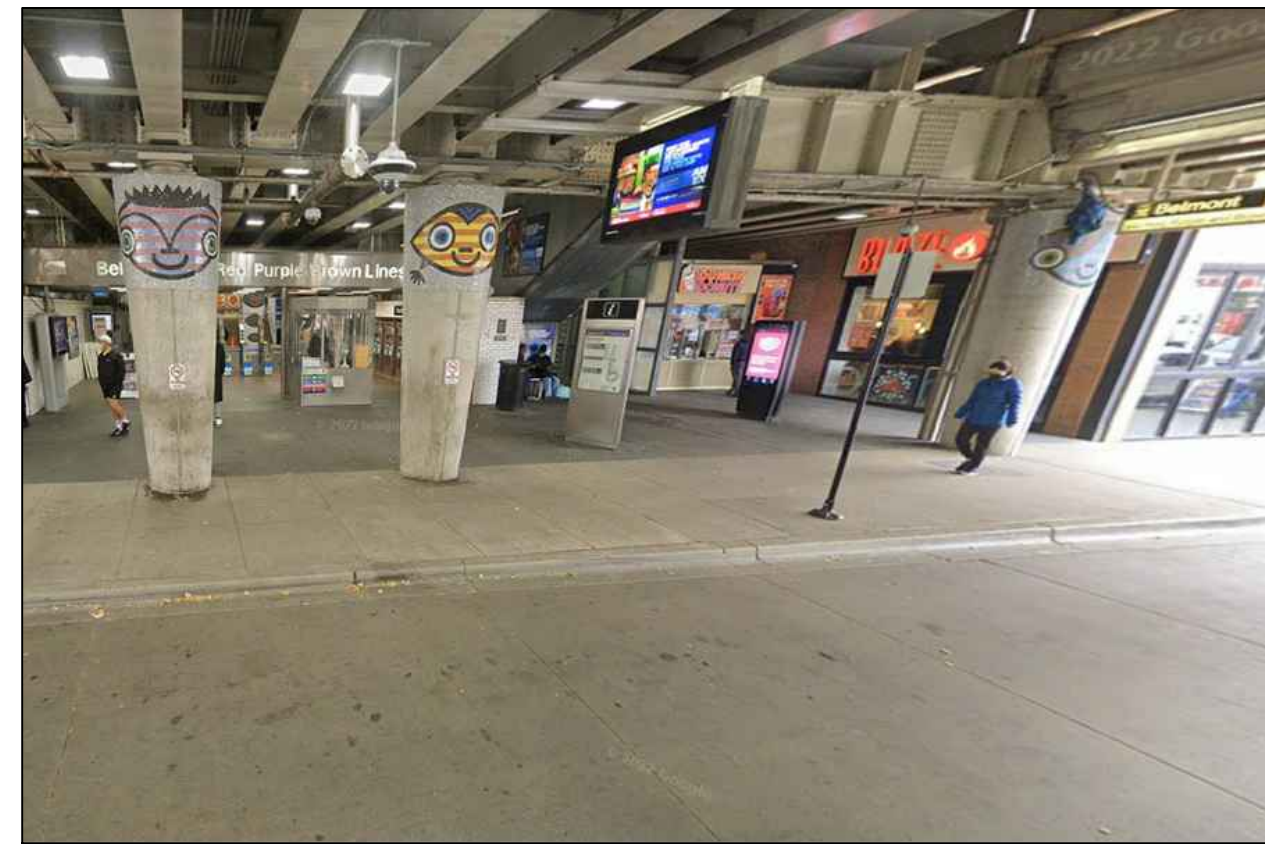
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 SCALE: AS NOTED

SITE PLAN, CODE MATRIX & GENERAL NOTES

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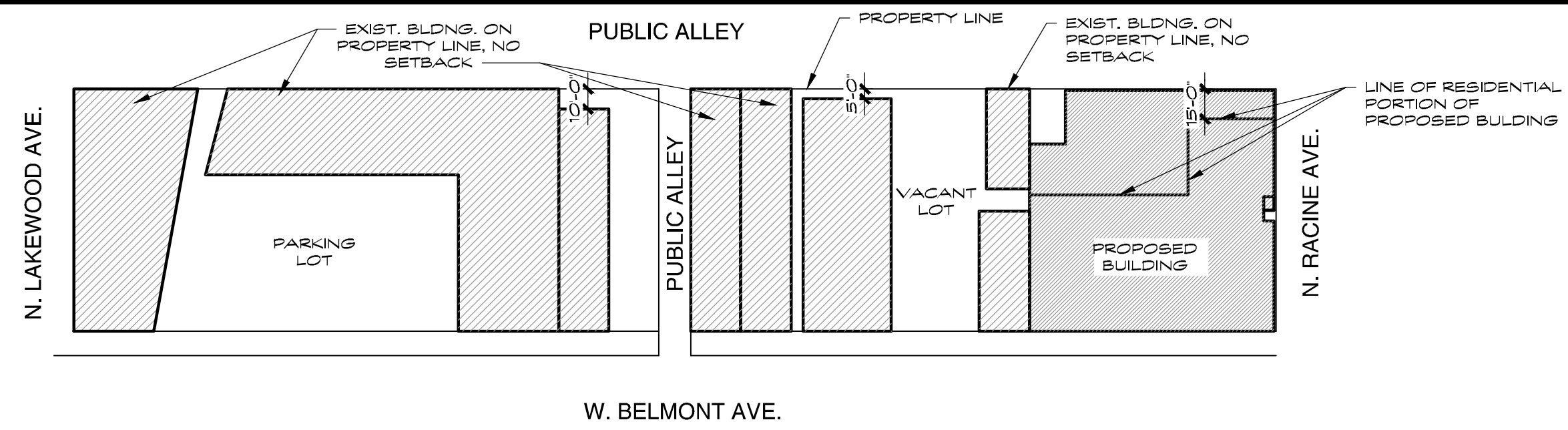


2 LOCATION MAP
1/8" = 1'-0"

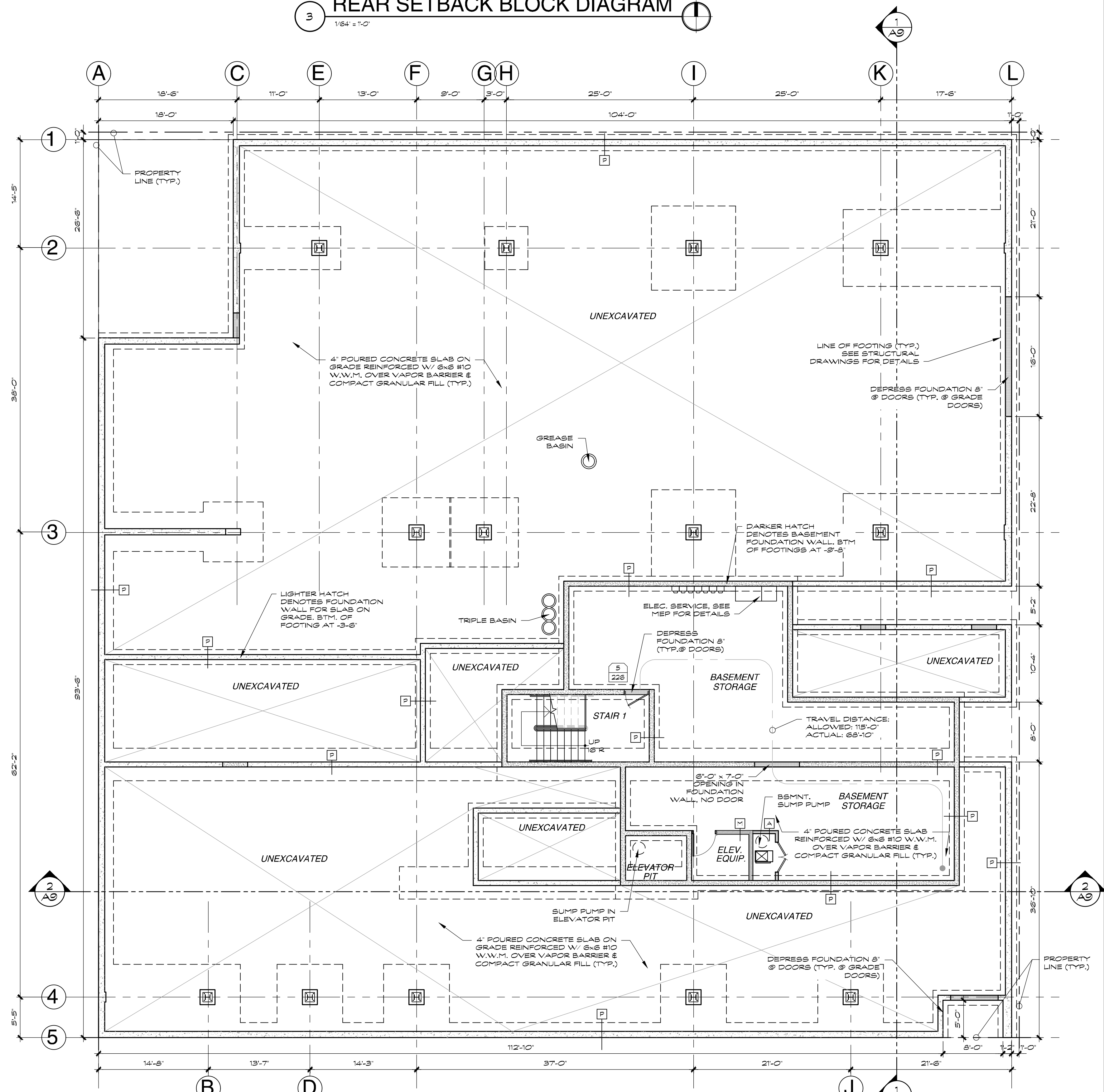


CTA BROWN, PURPLE & RED LINE STOP (W. BELMONT AVE.)

| WALL/PARTITION SCHEDULE | | | |
|-------------------------|--------|---|--|
| MARK | SYMBOL | DESCRIPTION | |
| A | | 2x4 WD. STUDS @ 16" O.C. W/ 1/2" GYP. BD. TYPE 'X' ON EA. SIDE; 1 HR. FIRE RATING WALL; NON BEARING WALL; ULH423 | |
| B | | 2x4 WD. STUDS @ 16" O.C. W/ 3" BATT INSULATION TYPE 'SAFB' @ CAVITY & W/ 1/2" GYP. BD. TYPE 'C' ON EA. SIDE; 1 HR. FIRE RATING; NON BEARING WALL; ULH423 | |
| C | | UTILITY FACE BRICK & 6" CMU (D-2) REINFORCED W/ DUROWALL @ 16" O.C. VERTICALLY; 1 THK. CONT. INSULATION (R-5) & 1/2" GYP. BD. OVER 2x4 WD. FRUING @ 16" O.C. W/ VAPOR BARRIER & R-15 INSULATION; 4 HR. FIRE RATING, BEARING & NONBEARING WALL; ULH423 | |
| D | | UTILITY FACE BRICK & 6" CMU (D-2) REINFORCED W/ DUROWALL @ 16" O.C. VERTICALLY; 4 HR. FIRE RATING, BEARING & NONBEARING WALL; ULH423 | |
| E | | UTILITY FACE BRICK ON BOTH SIDES OF 6" CMU (D-2) REINFORCED W/ DUROWALL @ 16" O.C. VERTICALLY; 1/2" GYP. BD. OVER 2x4 WD. FRUING @ 16" O.C. VAPOR BARRIER & R-7.5 INSULATION (FLAME SPREAD INDEX 0-25 / SMOKE DEVELOPED INDEX 0-450) ON ONE SIDE; 3 HR. FIRE RATING BEARING & NONBEARING WALL; ULH423 | |
| F | | 6" CMU (C-3) REINFORCED W/ DUROWALL @ 16" O.C. VERTICALLY; 3 HR. FIRE RATING BEARING WALL; ULH423 | |
| G | | 6" CMU (C-3) REINFORCED W/ DUROWALL @ 16" O.C. VERTICALLY & 1/2" GYP. BD. OVER 2x4 WD. FRUING @ 16" O.C. VAPOR BARRIER & R-7.5 INSULATION (FLAME SPREAD INDEX 0-25 / SMOKE DEVELOPED INDEX 0-450) ON ONE SIDE; 3 HR. FIRE RATING BEARING & NONBEARING WALL; ULH423 | |
| H | | 6" OR 12" CMU (D-2) REINFORCED W/ DUROWALL @ 16" O.C. VERTICALLY; 2 HR. FIRE RATING BEARING & NONBEARING WALL; ULH423 | |
| I | | 6" CMU (D-2) REINFORCED W/ DUROWALL @ 16" O.C. VERTICALLY & 1/2" GYP. BD. OVER 2x4 WD. FRUING @ 16" O.C. VAPOR BARRIER & R-7.5 INSULATION (FLAME SPREAD INDEX 0-25 / SMOKE DEVELOPED INDEX 0-450) ON ONE SIDE; 2 HR. FIRE RATING BEARING & NONBEARING WALL; ULH423 | |
| J | | 6" OR 10" CMU (D-2) REINFORCED W/ DUROWALL @ 16" O.C. VERTICALLY & 1/2" GYP. BD. OVER 2x4 WD. FRUING @ 16" O.C. VAPOR BARRIER & R-7.5 INSULATION (FLAME SPREAD INDEX 0-25 / SMOKE DEVELOPED INDEX 0-450) ON BOTH SIDES; 2 HR. FIRE RATING BEARING & NONBEARING WALL; ULH423 | |
| K | | 6" CMU REINFORCED W/ DUROWALL @ 16" O.C. VERTICALLY; 1 THK. CONT. INSULATION (R-5) & 1/2" GYP. BD. W/ ALUM. PANEL SYSTEM ON EXT. & 2x4 WD. FRUING @ 16" O.C. W/ R-15 BATT INSUL.; 2 HR. FIRE RATING, BEARING WALL; ULH423 | |
| L | | 3 1/2" 20 GA. MIN. MTL. STUD @ 16" O.C. W/ (2) LYRS. 1/2" GYP. BD. ULTRACODE TYPE 'X' ON INTERIOR SIDE, 3/8" BATT INSULATION @ CAVITY, (2) LYRS. 1/2" GYP. BOARD, GLASS MAT FIRECODE CORE TYPE 'X' EXT. SHEATHING & 1 1/2" STONE WOOL INSULATION BD. (R-6) OVER EXT. GYP. BD. SHEATHING, EXT. AIR & MOISTURE BARRIER MEMBRANE & FIBER CEMENT SIDING BOARD; 2 HR. FIRE RATING, NONBEARING WALL; ULH423 | |
| M | | 2x4 WD. STUDS @ 16" O.C. W/ (2) LYRS. 1/2" GYP. BD. TYPE 'X' ON EA. SIDE & 3" SAFB BATT INSUL. IN STUD CAVITY; 2 HR. FIRE RATING, NON BEARING WALL; ULH423 | |
| N | | POURED IN PLACE CONCRETE FOUNDATION WALL | |
| O | | 6" CMU (C-3) REINFORCED W/ DUROWALL @ 16" O.C. VERTICALLY & 1/2" GYP. BD. OVER 2x4 WD. FRUING @ 16" O.C. VAPOR BARRIER & R-7.5 INSULATION (FLAME SPREAD INDEX 0-25 / SMOKE DEVELOPED INDEX 0-450) ON BOTH SIDES; 3 HR. FIRE RATING BEARING & NONBEARING WALL; ULH423 | |



3 REAR SETBACK BLOCK DIAGRAM
1/8" = 1'-0"

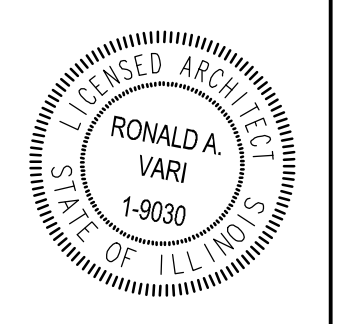


1 FOUNDATION/BASEMENT PLAN
1/8" = 1'-0"



SEE STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS

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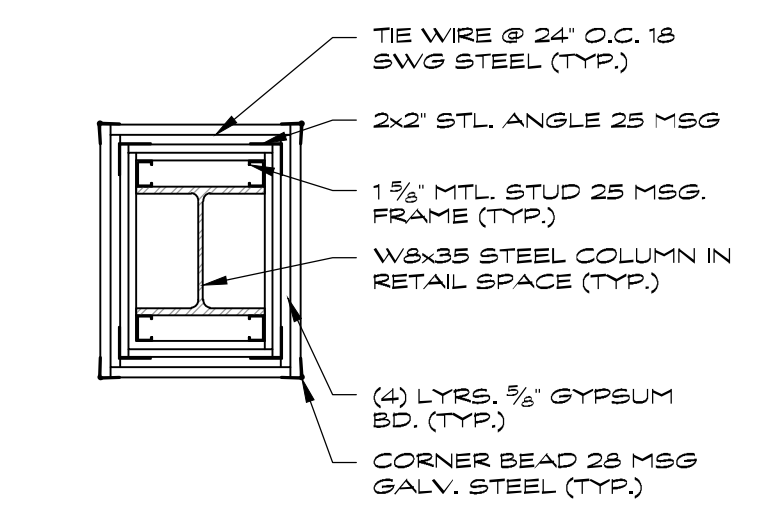
27 APARTMENTS OVER RETAIL SPACE & GARAGE
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| NO. | DATE | DESCRIPTION |
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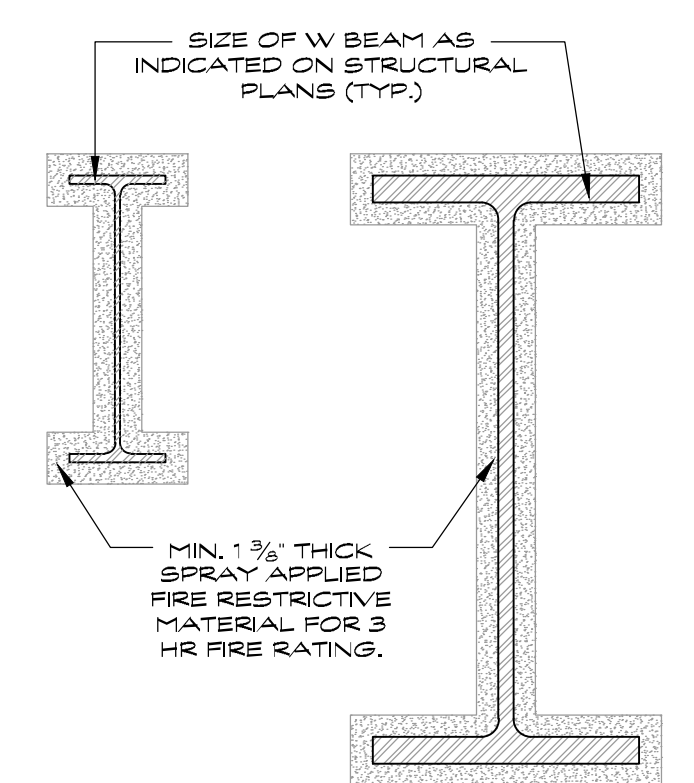
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SCALE: AS NOTED

FOUNDATION & BASEMENT PLAN AND WALL SCHEDULE

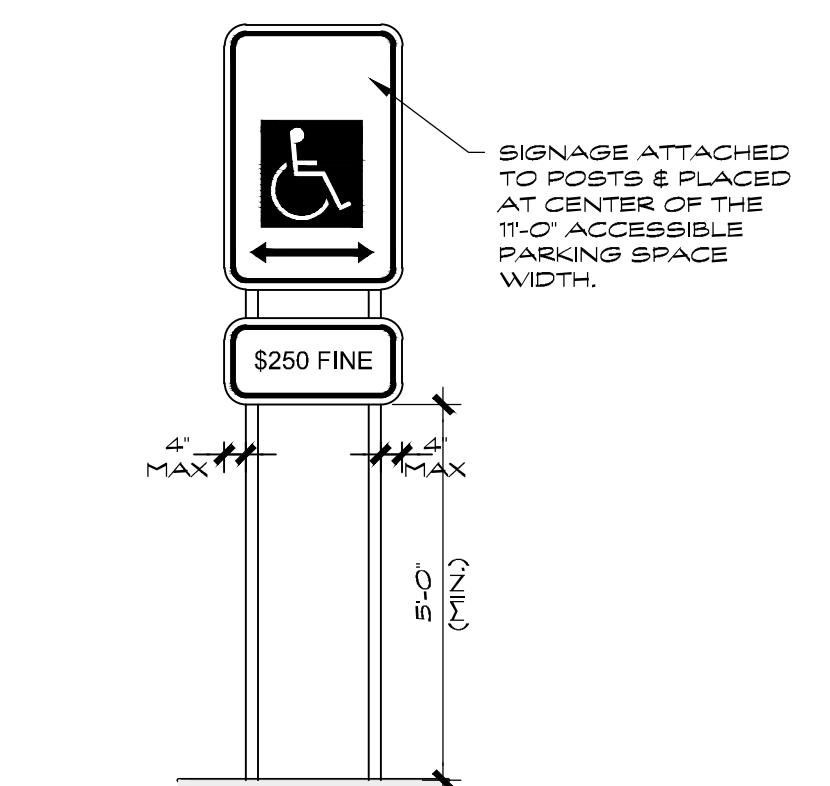
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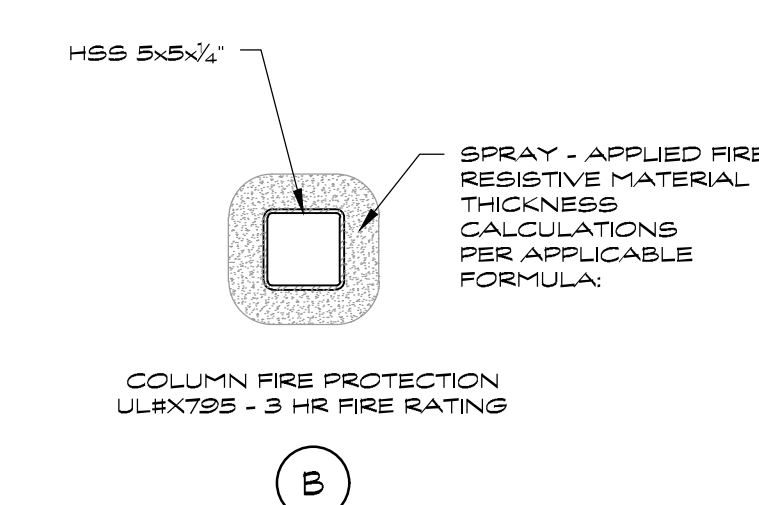
3
COLUMN FIRE PROTECTION
ULRX528 - 3 HR FIRE RATING
SCALE: 1" = 1'-0"



4
BEAM FIRE PROTECTION
ULIN709 - 3 HR FIRE RATING
SCALE: 1" = 1'-0"



5
PARKING SPACE SIGN
SCALE: N.T.S.



A
COLUMN FIRE PROTECTION
ULHX795 - 3 HR FIRE RATING

2
DETAIL
SCALE: 1" = 1'-0"

$$H = \frac{R - 0.2}{4.43 (A/P)}$$

WHERE:
H = THICKNESS OF SPRAY-APPLIED FIRE RESISTIVE MATERIAL
R = FIRE HOURS RATING
$$A/P = \frac{t(a+b-2t)}{a+b}$$

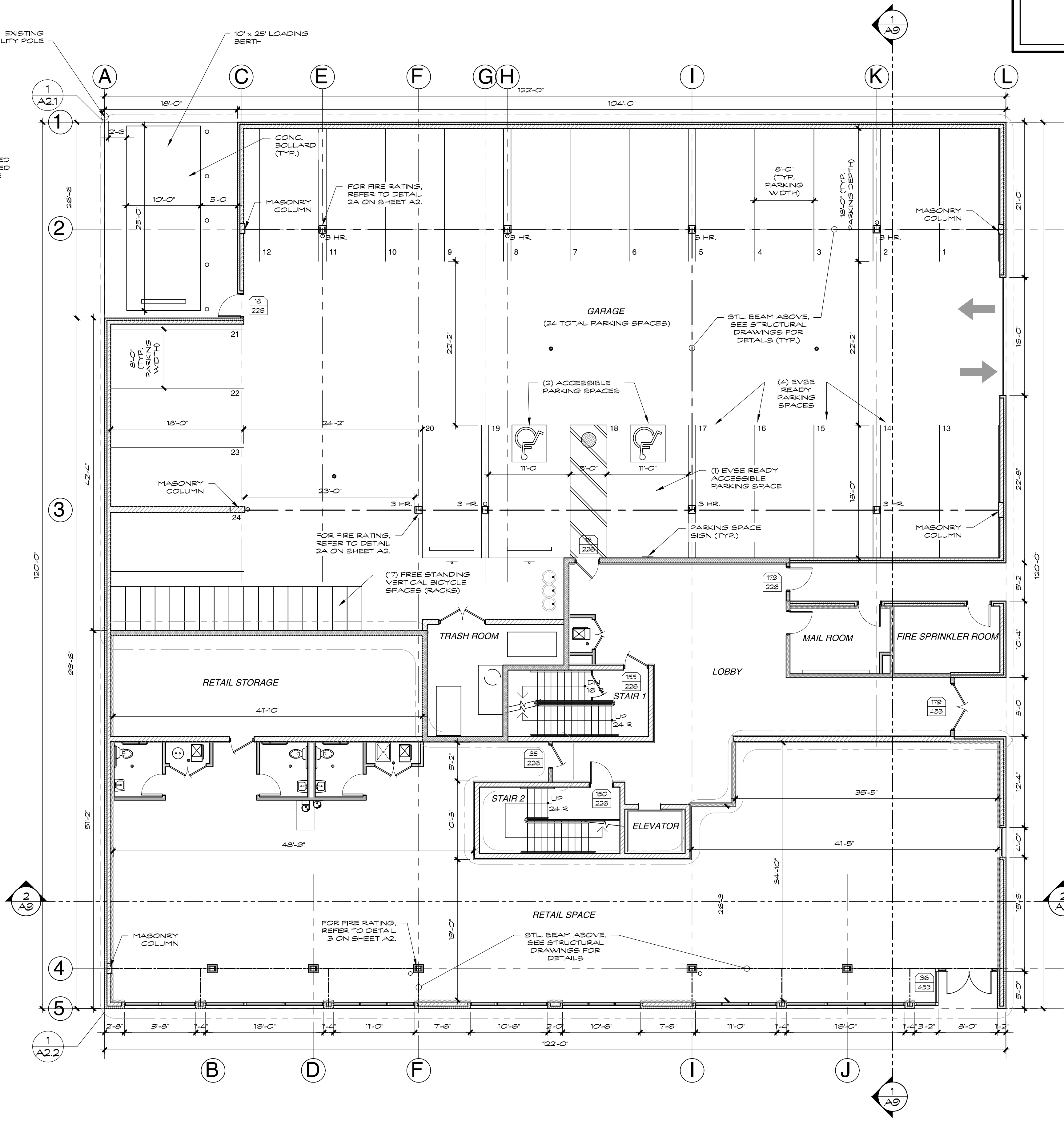
WHERE:
a = OUTER WIDTH OF TUBE (IN INCHES)
b = OUTER LENGTH OF TUBE (IN INCHES)
t = WALL THICKNESS OF TUBE (IN INCHES)

$$H = \frac{R}{1.05 (W/D) + 0.61}$$

WHERE:
H = THICKNESS OF SPRAY-APPLIED FIRE RESISTIVE MATERIAL
R = FIRE HOURS RATING
D = HEATED PERIMETER OF STEEL COLUMN IN INCHES
W = WEIGHT OF STEEL COLUMN IN LBS PER FOOT

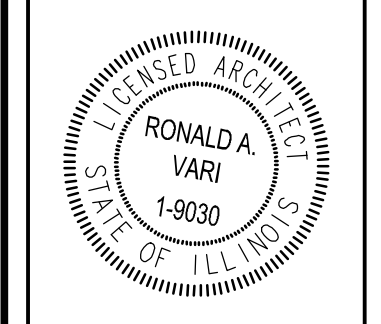
| STEEL TUBE SIZE | THICKNESS SPRAY-APPLIED FIRE RESISTIVE MATERIAL | FIRE RATING | LOCATION |
|-----------------|---|-------------|-----------------|
| HSS 5x5x1/4" | 2.83" = 2 7/8" | 3 HR. | GROUND / GARAGE |

| W COLUMN SIZE | THICKNESS SPRAY-APPLIED FIRE RESISTIVE MATERIAL | FIRE RATING | LOCATION |
|---------------|---|-------------|-----------------|
| W 8 x 35 | 2.14" = 2 1/8" | 3 HR. | GROUND / GARAGE |
| W 8 x 40 | 1.99" = 2" | 3 HR. | GROUND / GARAGE |
| W 8 x 48 | 1.81" = 1 7/8" | 3 HR. | GROUND / GARAGE |
| W 8 x 58 | 1.60" = 1 5/8" | 3 HR. | GROUND / GARAGE |
| W 10 x 88 | 1.41" = 1 1/2" | 3 HR. | GROUND / GARAGE |



1
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
SEE STRUCTURAL DRAWINGS FOR STRUCTURAL DETAILS.

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27 APARTMENTS OVER RETAIL SPACE & GARAGE
3202 N. RACINE AVE.
CHICAGO, IL.

REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |
| | |

DATE: 08/12/2022
DRAWN BY: MM
CHECKED BY: RAV
SCALE: AS NOTED

GROUND FLOOR PLAN & FIRE PROTECTION DETAILS

A2

UNIT 201, 301, 401 & 501

| LIGHT & VENT SCHEDULE | | | | | |
|------------------------------|----------------|-------|-------|---------|---------|
| ROOM NAME | AREA (SQ. FT.) | LIGHT | | VENT | |
| | | REQ. | ACT. | REQ. | ACT. |
| KITCHEN/ DINING/ LIVING ROOM | 522 | 41.76 | 57.24 | 20.88 | 35.66 |
| M. BEDROOM | 200 | 16.00 | 24.09 | 8.00 | 26.51 |
| BEDROOM 2 | 138 | 11.04 | 24.09 | 5.52 | 26.51 |
| M. BATH | 98 | NR | 0.00 | 144 CFM | 144 CFM |
| BATH 2 | 54 | NR | 0.00 | 81 CFM | 81 CFM |

UNIT 204

| LIGHT & VENT SCHEDULE | | | | | |
|------------------------------|----------------|-------|-------|---------|---------|
| ROOM NAME | AREA (SQ. FT.) | LIGHT | | VENT | |
| | | REQ. | ACT. | REQ. | ACT. |
| KITCHEN/ DINING/ LIVING ROOM | 487 | 38.96 | 19.27 | 19.48 | 61.03 |
| M. BEDROOM | 163 | 13.04 | 25.84 | 6.52 | 13.48 |
| BEDROOM 2 | 132 | 10.56 | 48.18 | 5.28 | 11.90 |
| M. BATH | 98 | NR | 0.00 | 142 CFM | 142 CFM |
| BATH 2 | 54 | NR | 0.00 | 81 CFM | 81 CFM |

UNIT 202, 302, 402 & 502

| LIGHT & VENT SCHEDULE | | | | | |
|------------------------------|----------------|-------|-------|---------|---------|
| ROOM NAME | AREA (SQ. FT.) | LIGHT | | VENT | |
| | | REQ. | ACT. | REQ. | ACT. |
| KITCHEN/ DINING/ LIVING ROOM | 522 | 41.76 | 57.24 | 20.88 | 35.66 |
| M. BEDROOM | 200 | 16.00 | 48.18 | 8.00 | 11.90 |
| BEDROOM 2 | 138 | 11.04 | 48.18 | 5.52 | 11.90 |
| M. BATH | 98 | NR | 0.00 | 144 CFM | 144 CFM |
| BATH 2 | 54 | NR | 0.00 | 81 CFM | 81 CFM |

UNIT 205

| LIGHT & VENT SCHEDULE | | | | | |
|------------------------------|----------------|-------|-------|---------|---------|
| ROOM NAME | AREA (SQ. FT.) | LIGHT | | VENT | |
| | | REQ. | ACT. | REQ. | ACT. |
| KITCHEN/ DINING/ LIVING ROOM | 515 | 41.20 | 44.83 | 20.60 | 31.82 |
| M. BEDROOM | 186 | 14.88 | 18.04 | 7.44 | 13.48 |
| BEDROOM 2 | 146 | 11.68 | 12.03 | 5.84 | 6.74 |
| M. BATH | 94 | NR | 0.00 | 141 CFM | 141 CFM |
| BATH 2 | 56 | NR | 0.00 | 84 CFM | 84 CFM |

UNIT 203, 303, 403 & 503

| LIGHT & VENT SCHEDULE | | | | | |
|------------------------------|----------------|-------|-------|--------|--------|
| ROOM NAME | AREA (SQ. FT.) | LIGHT | | VENT | |
| | | REQ. | ACT. | REQ. | ACT. |
| KITCHEN/ DINING/ LIVING ROOM | 310 | 24.80 | 44.83 | 12.40 | 31.82 |
| BEDROOM 1 | 170 | 13.80 | 48.18 | 6.80 | 11.90 |
| BATH 1 | 54 | NR | 0.00 | 81 CFM | 81 CFM |

UNIT 206

| LIGHT & VENT SCHEDULE | | | | | |
|------------------------------|----------------|-------|-------|---------|---------|
| ROOM NAME | AREA (SQ. FT.) | LIGHT | | VENT | |
| | | REQ. | ACT. | REQ. | ACT. |
| KITCHEN/ DINING/ LIVING ROOM | 528 | 42.24 | 75.56 | 21.12 | 48.13 |
| M. BEDROOM | 175 | 14.00 | 24.09 | 7.00 | 26.51 |
| BEDROOM 2 | 114 | 9.12 | 24.09 | 4.56 | 26.51 |
| BEDROOM 3 | 115 | 9.20 | 12.03 | 4.60 | 6.74 |
| M. BATH | 88 | NR | 0.00 | 132 CFM | 132 CFM |
| BATH 2 | 55 | NR | 0.00 | 82 CFM | 82 CFM |

UNIT 304, 404 & 504

| LIGHT & VENT SCHEDULE | | | | | |
|------------------------------|----------------|-------|--------|---------|---------|
| ROOM NAME | AREA (SQ. FT.) | LIGHT | | VENT | |
| | | REQ. | ACT. | REQ. | ACT. |
| KITCHEN/ DINING/ LIVING ROOM | 487 | 38.96 | 147.87 | 19.48 | 59.45 |
| M. BEDROOM | 163 | 13.04 | 48.18 | 6.52 | 11.90 |
| BEDROOM 2 | 132 | 10.56 | 48.18 | 5.28 | 11.90 |
| M. BATH | 98 | NR | 0.00 | 142 CFM | 142 CFM |
| BATH 2 | 54 | NR | 0.00 | 81 CFM | 81 CFM |

UNIT 307, 407 & 507

| LIGHT & VENT SCHEDULE | | | | | |
|------------------------------|----------------|-------|-------|--------|--------|
| ROOM NAME | AREA (SQ. FT.) | LIGHT | | VENT | |
| | | REQ. | ACT. | REQ. | ACT. |
| KITCHEN/ DINING/ LIVING ROOM | 328 | 26.24 | 44.83 | 13.12 | 31.82 |
| BEDROOM 1 | 185 | 14.80 | 24.09 | 7.40 | 26.51 |
| BATH 1 | 55 | NR | 0.00 | 82 CFM | 82 CFM |

UNIT 305-505

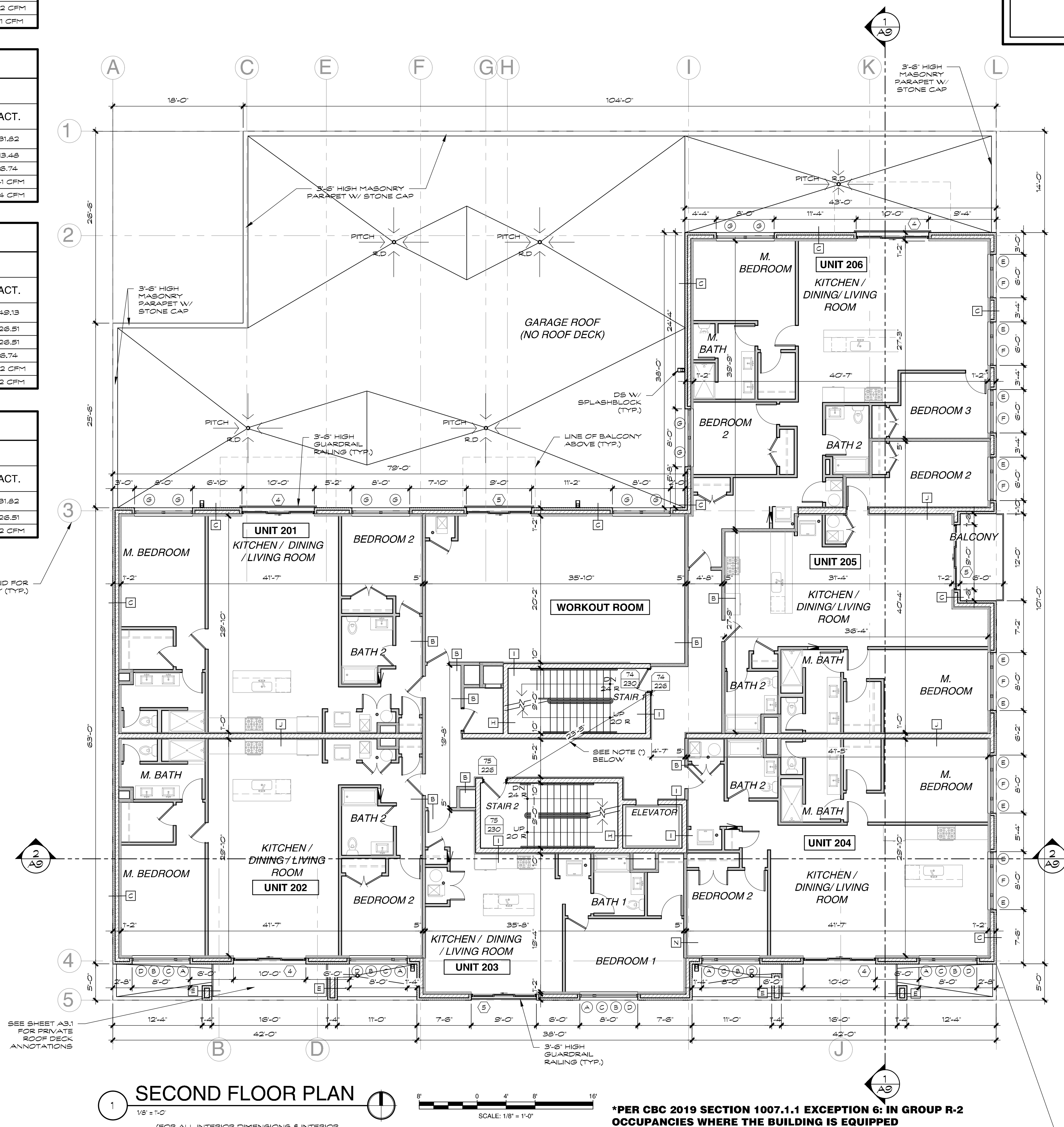
| LIGHT & VENT SCHEDULE | | | | | |
|------------------------------|----------------|-------|-------|---------|---------|
| ROOM NAME | AREA (SQ. FT.) | LIGHT | | VENT | |
| | | REQ. | ACT. | REQ. | ACT. |
| KITCHEN/ DINING/ LIVING ROOM | 515 | 41.20 | 44.83 | 20.60 | 31.82 |
| M. BEDROOM | 186 | 14.88 | 48.18 | 7.44 | 11.90 |
| BEDROOM 2 | 146 | 11.68 | 34.58 | 5.84 | 11.90 |
| M. BATH | 94 | NR | 0.00 | 141 CFM | 141 CFM |
| BATH 2 | 56 | NR | 0.00 | 84 CFM | 84 CFM |

UNIT 306-506

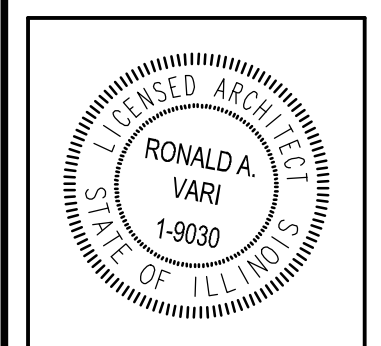
| LIGHT & VENT SCHEDULE | | | | | |
|------------------------------|----------------|-------|-------|---------|---------|
| ROOM NAME | AREA (SQ. FT.) | LIGHT | | VENT | |
| | | REQ. | ACT. | REQ. | ACT. |
| KITCHEN/ DINING/ LIVING ROOM | 528 | 42.24 | 86.08 | 21.12 | 47.56 |
| M. BEDROOM | 175 | 14.00 | 24.09 | 7.00 | 26.51 |
| BEDROOM 2 | 114 | 9.12 | 24.09 | 4.56 | 26.51 |
| BEDROOM 3 | 115 | 9.20 | 34.58 | 4.60 | 11.90 |
| M. BATH | 88 | NR | 0.00 | 132 CFM | 132 CFM |
| BATH 2 | 55 | NR | 0.00 | 82 CFM | 82 CFM |

| WINDOW SCHEDULE | | | | | | | | | |
|-----------------|-------|---|--------|--|------------|------------|-------|-------------------|------------------|
| TAG | SIZE | | | GLAZING | FRAME | VENT FIXED | LITES | GLASS AREA (S.F.) | VENT AREA (S.F.) |
| | WIDTH | X | HEIGHT | | | | | | |
| A | 2'-0" | X | 6'-0" | INSUL. LOW E II | ALUM. CLAD | VENT | 1 | 8.33 | 9.21 |
| B | 6'-0" | X | 6'-0" | INSUL. LOW E II SAFETY GLAZING CATEGORY CLASS 'A' PER CBC 149-24-2406.2(2) | ALUM. CLAD | FIXED | 1 | 29.93 | - |
| C | 2'-0" | X | 2'-0" | INSUL. LOW E II | ALUM. CLAD | VENT | 1 | 2.16 | 2.69 |
| D | 6'-0" | X | 2'-0" | INSUL. LOW E II | ALUM. CLAD | FIXED | 1 | 7.76 | - |
| E | 2'-0" | X | 4'-6" | INSUL. LOW E II | ALUM. CLAD | VENT | 1 | 6.01 | 6.74 |
| F | 4'-0" | X | 4'-6" | INSUL. LOW E II | ALUM. CLAD | FIXED | 1 | 13.82 | - |
| G | 4'-0" | X | 4'-0" | INSUL. LOW E II | ALUM. CLAD | VENT | 1 | 12.05 | 13.26 |
| H | 4'-0" | X | 6'-0" | INSUL. LOW E II SAFETY GLAZING CATEGORY CLASS 'A' PER CBC 149-24-2406.2(2) | ALUM. CLAD | FIXED | 1 | 19.13 | - |
| I | 4'-0" | X | 2'-0" | INSUL. LOW E II | ALUM. CLAD | FIXED | 1 | 4.96 | - |

U-FACTOR FOR WINDOWS GLAZING 0.30 MAX.



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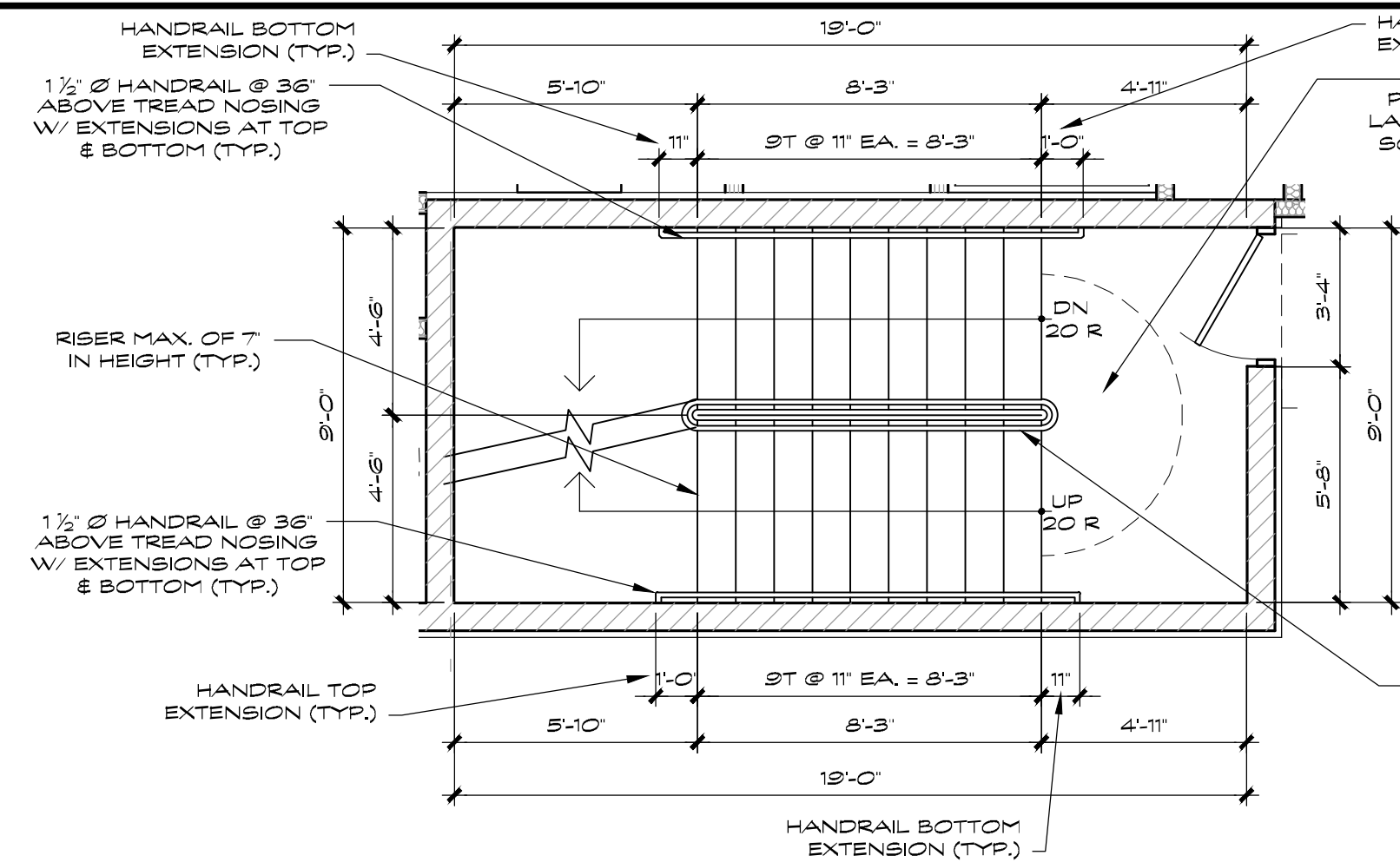
27 APARTMENTS OVER RETAIL SPACE & GARAGE
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CHICAGO, IL.

| NO. | DATE | DESCRIPTION |
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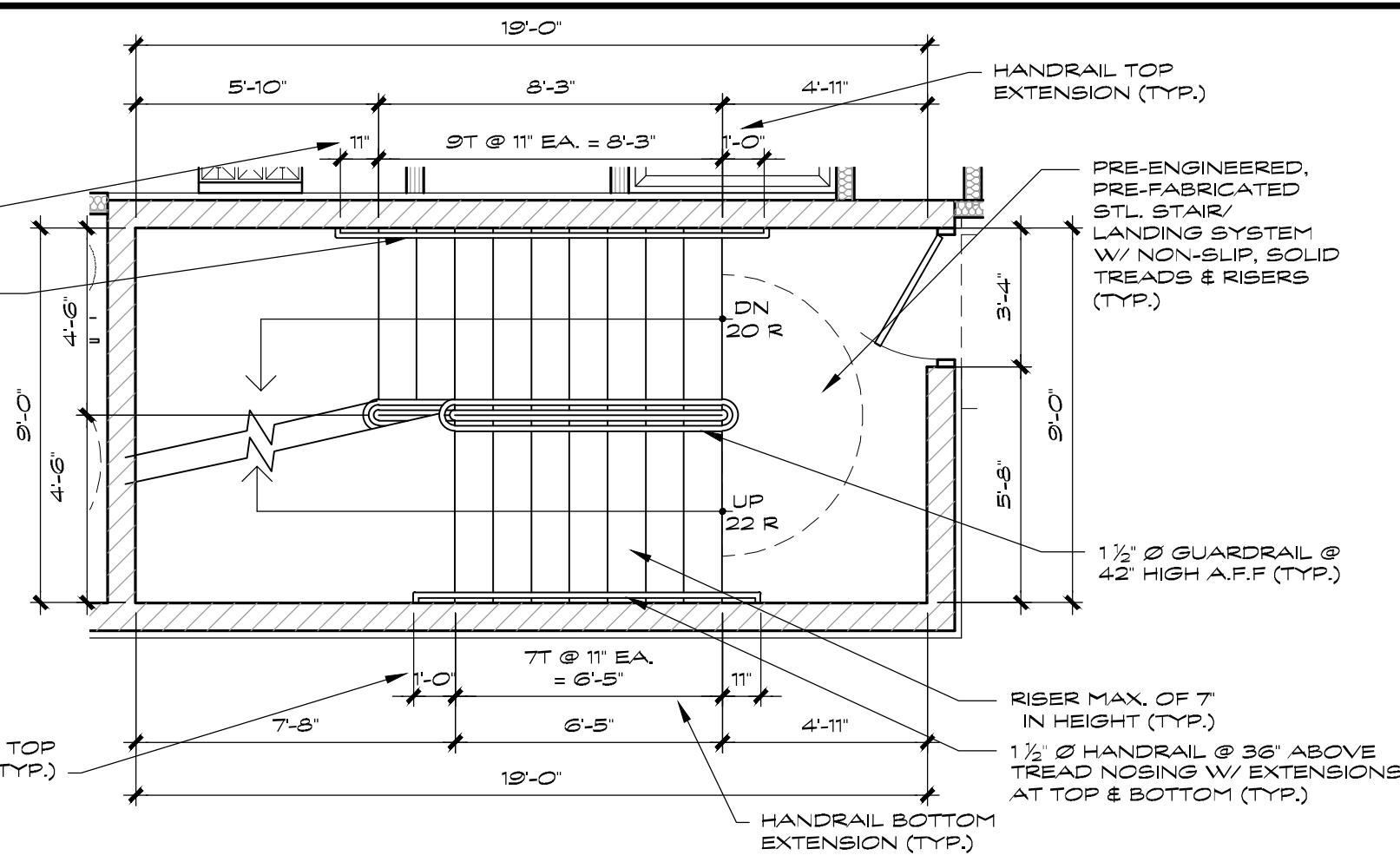
DATE: 08/12/2022
DRAWN BY: MM
CHECKED BY: RAV
SCALE: AS NOTED

SECOND FLOOR PLAN & LIGHT AND VENT SCHEDULES

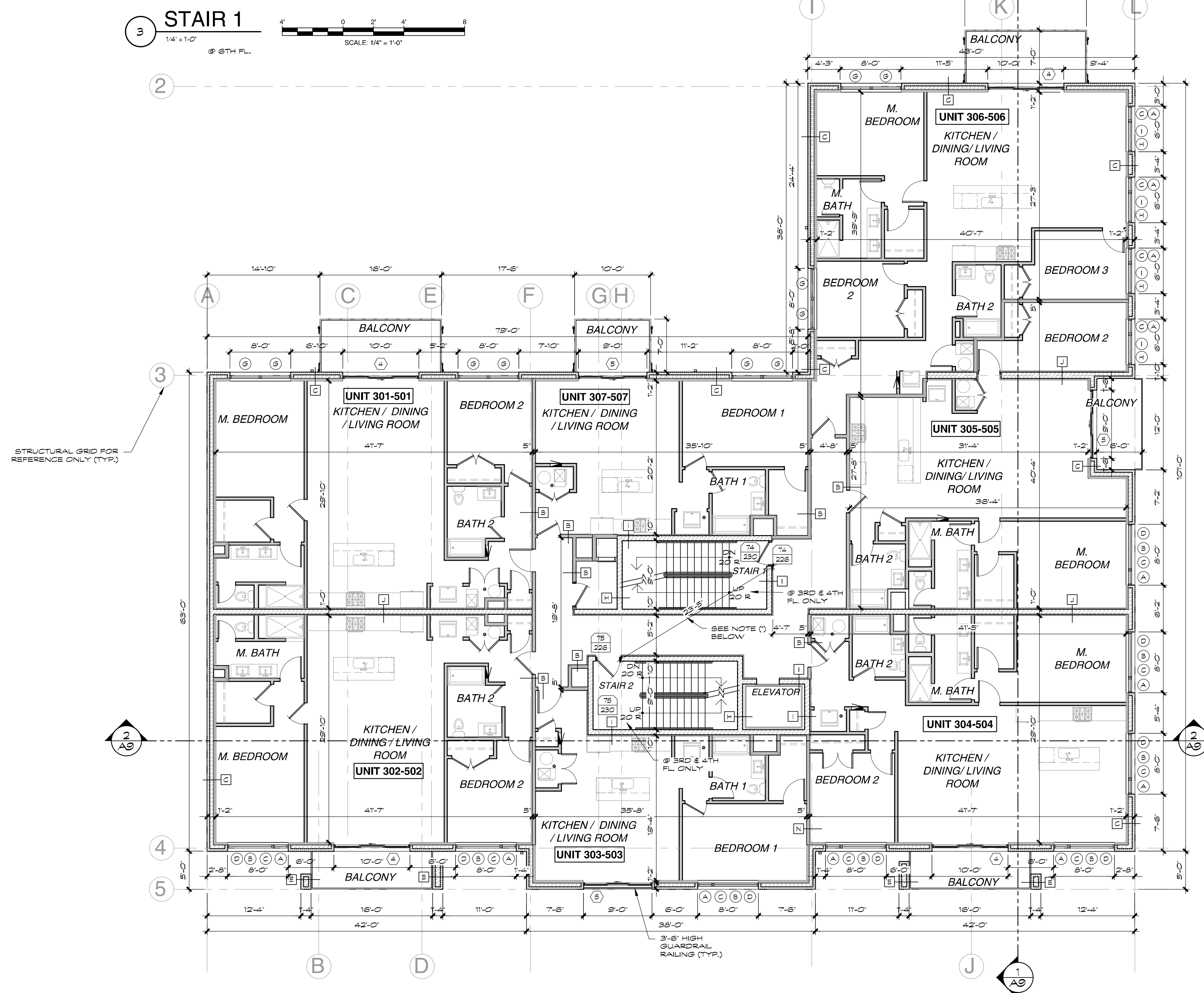
A3



2 STAIR 1
 1/4" = 1'-0"
 (3RD - 4TH FLOOR)
 SCALE: 1/4" = 1'-0"



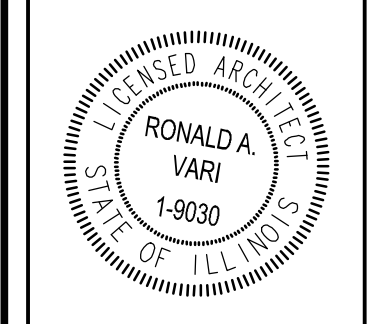
3 STAIR 1
 1/4" = 1'-0"
 @ 6TH FL.
 SCALE: 1/4" = 1'-0"



1 THIRD-FIFTH FLOOR PLAN
 1/8" = 1'-0"
 (FOR ALL INTERIOR DIMENSIONS & INTERIOR ANNOTATIONS REFER TO SHEETS A3.1 & A3.2)
 SCALE: 1/8" = 1'-0"

***PER CBC 2019 SECTION 1007.1.1 EXCEPTION 6: IN GROUP R-2 OCCUPANCIES WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM...AND DEAD END CORRIDORS DO NOT EXCEED 20 FT., THE SEPARATION DISTANCE SHALL NOT BE LESS THAN 15 FT.**

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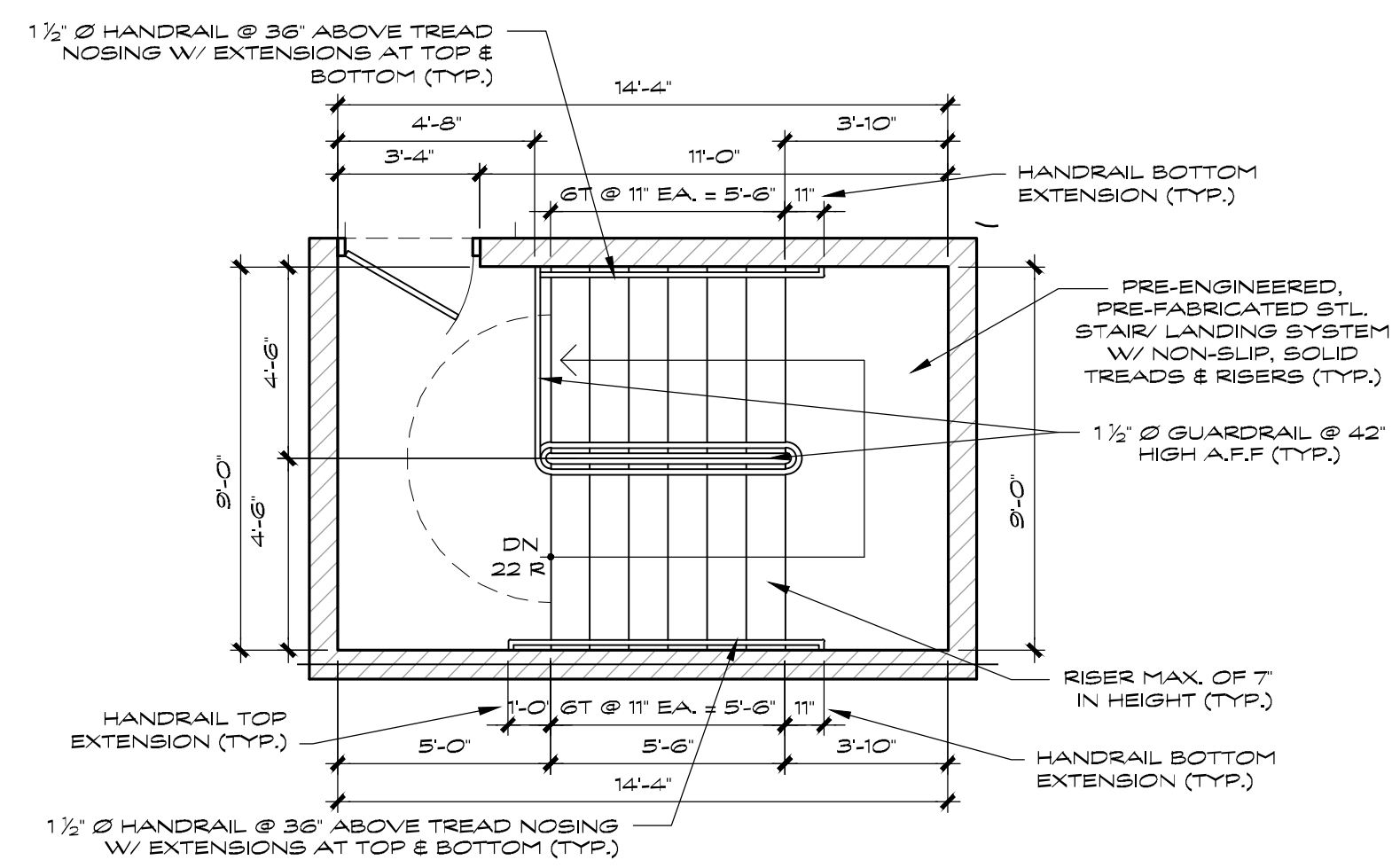
REVISIONS

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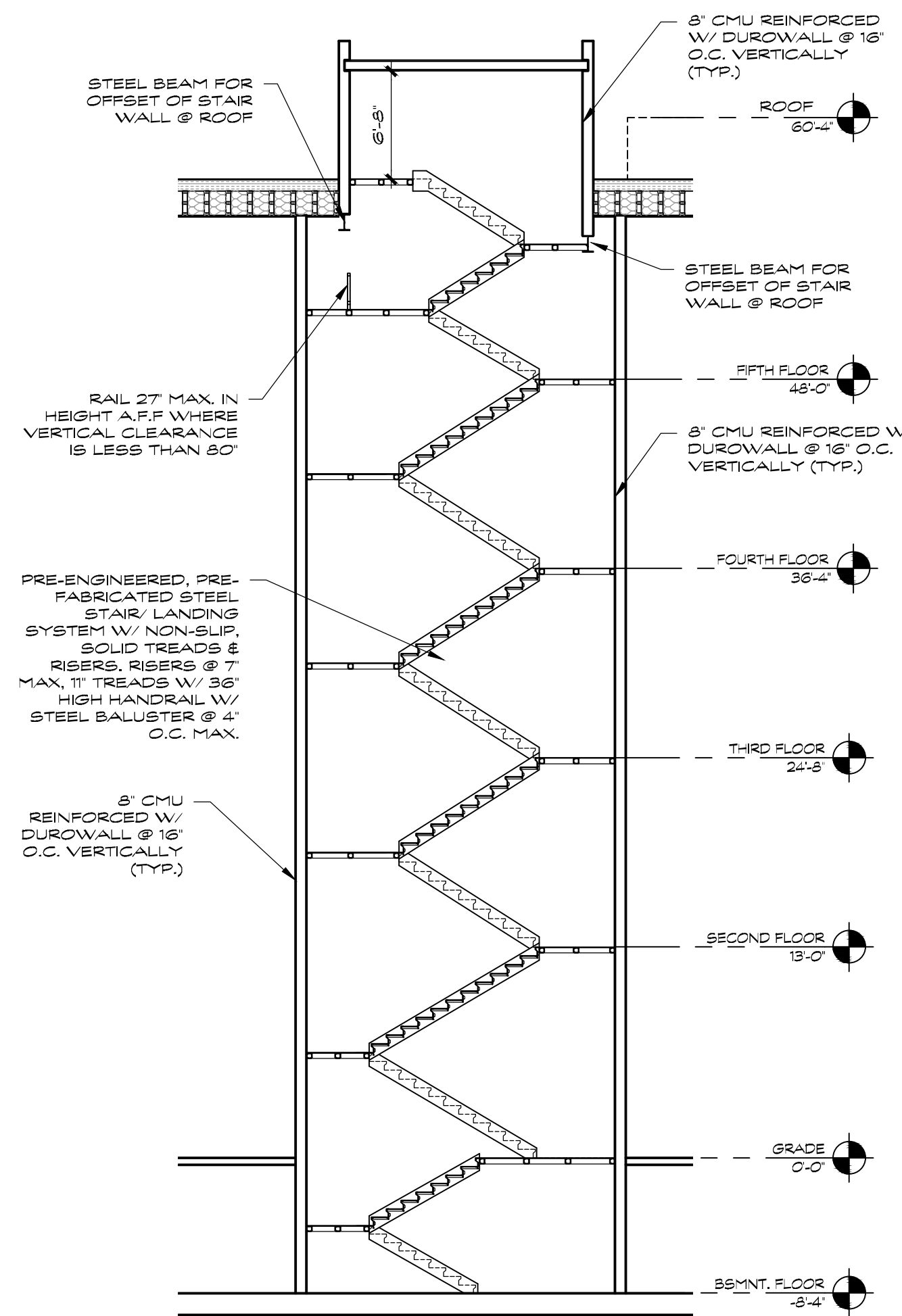
DATE: 08/12/2022
 DRAWN BY: MM
 CHECKED BY: RAV
 SCALE: AS NOTED

THIRD-FIFTH FLOOR PLAN & STAIR 1 DETAIL

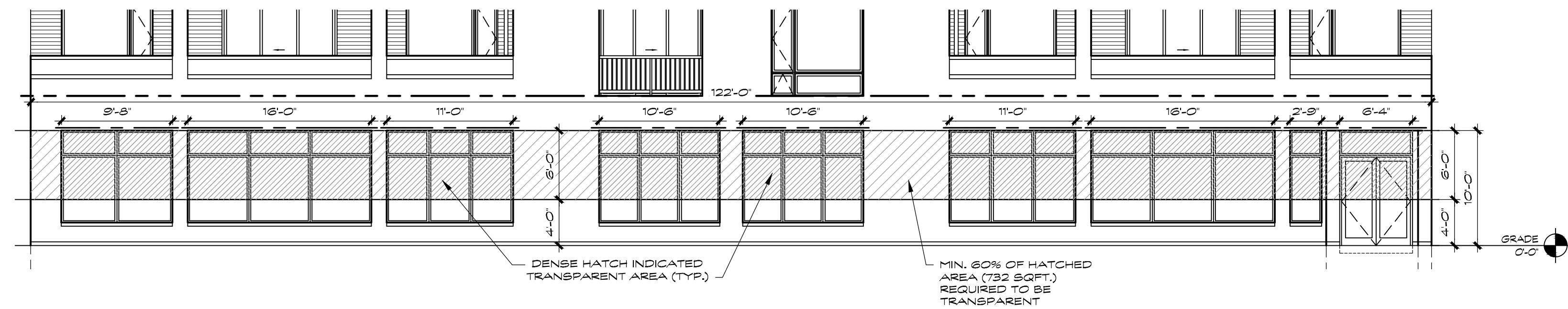
A4



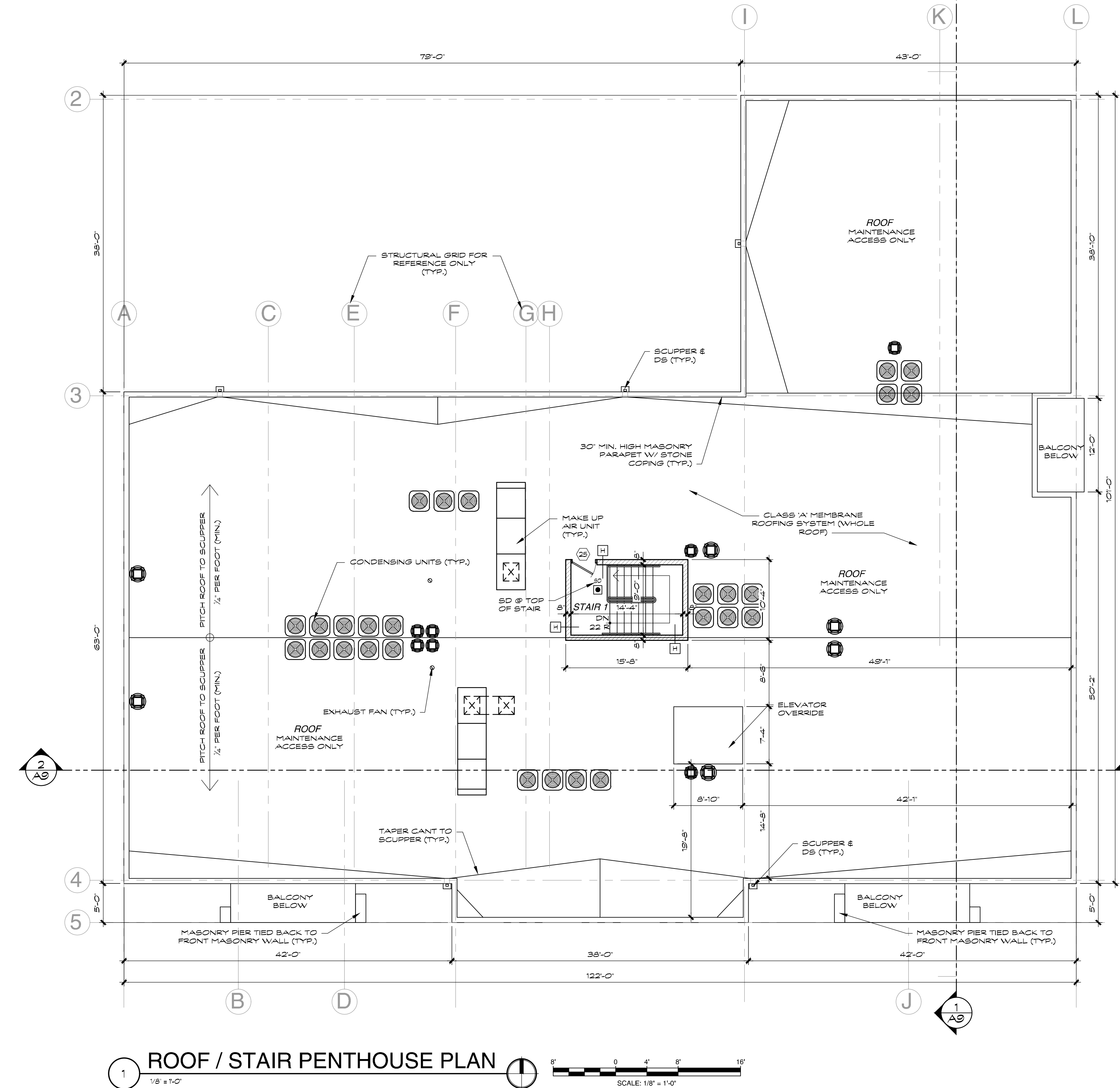
3 STAIR 1
 1/4" = 1'-0"
 @ ROOF
 SCALE: 1/4" = 1'-0"



2 PARTIAL BUILDING SECTION
 1/8" = 1'-0"
 SCALE: 1/8" = 1'-0"

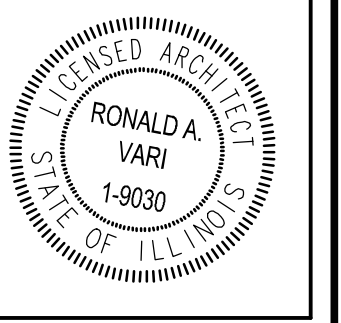


4 PEDESTRIAN STREET TRANSPERENCY DIAGRAM
 1/8" = 1'-0"
 SCALE: 1/4" = 1'-0"
TOTAL AREA BETWEEN 4 FEET & 10 FEET IN HEIGHT = 732 SQFT.
REQUIRED AREA TO BE TRANSPARENT = 439.2 SQFT.
PROPOSED TRANSPARENT AREA = 565 SQFT.



1 ROOF / STAIR PENTHOUSE PLAN
 1/8" = 1'-0"
 SCALE: 1/8" = 1'-0"

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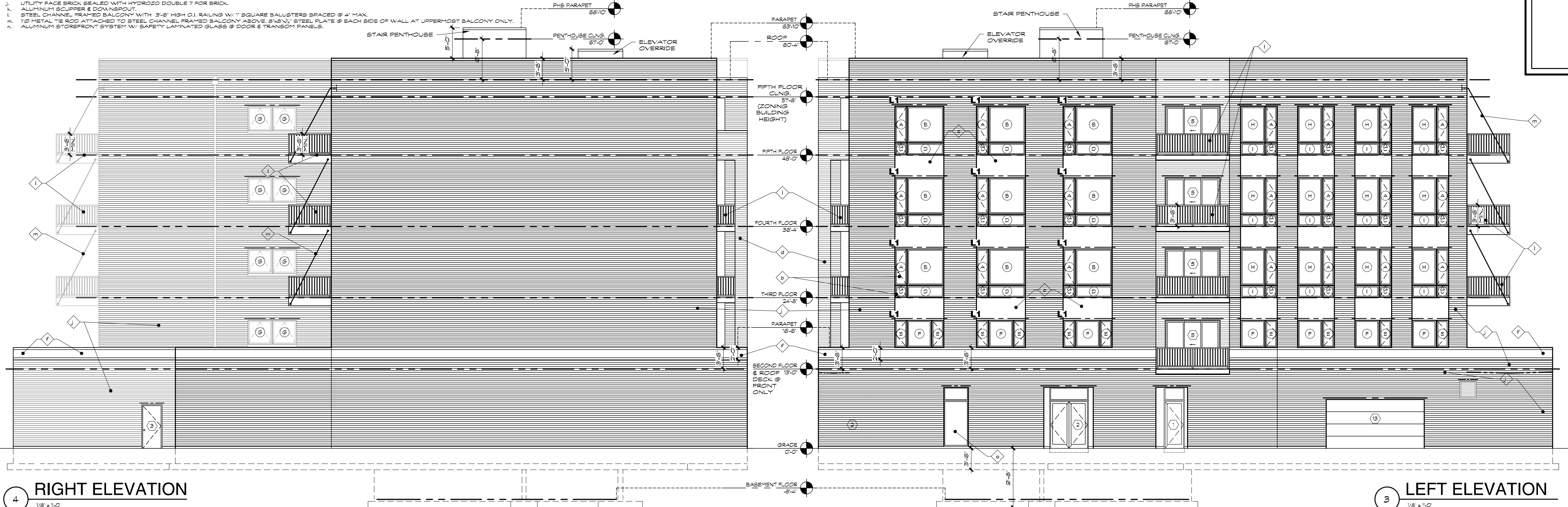
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ROOF PLAN AND STAIR 1 DETAILS AT ROOF

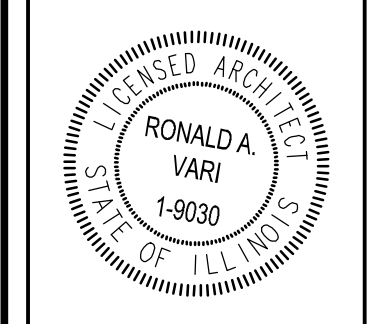
A6

ELEVATION NOTES

- a. ALUMINUM STOREFRONT SYSTEM WITH SAFETY LAMINATED GLASS.
- b. FOR TYPE A UNITS, WINDOWS MARKED WITH * ARE TO COMPLY WITH FOLLOWING (TYP.):
 - 1. ACCESSIBLE ROUTE TO BE PROVIDED TO, AT LEAST, ONE WINDOW IN EACH SLEEPING, LIVING OR DINING SPACE.
 - 2. CONTROL OPERATING MECHANISMS & HARDWARE TO BE IN A REACH RANGE OF 15" MIN. TO 48" MAX. ABOVE FINISH FLOOR.
 - 3. REQUIRED FORCE FOR ACTIVATION OF WINDOWS OPERABLE PARTS TO BE 5# MAX.
- c. BENT ANODIZED ALUM. PANEL ATTACHED TO 6" CMU WALL.
- d. CMU PIER WITH UTILITY FACE BRICK FOR BALCONY SUPPORT WITH 4" STONE CAP TOP.
- e. 3'-6" HIGH MASONRY PARAPET W/ 4" STONE CAP.
- f. 3'-6" HIGH MASONRY PARAPET W/ 20" LIMESTONE BAND AND STONE CAP. (TYP. @ FIRST FLOOR ROOF AREA)
- g. METAL PRIVACY FENCE W/ SLIDING GATE.
- h. PAINTED STEEL STAIR LANDING & RAILING SYSTEM WITH 3'-0" HIGH HANDRAIL AND 3'-6" HIGH GUARDRAIL @ LANDINGS.
- i. 5'-6" HIGH GUARDRAIL FOR SLIDING GLASS DOOR.
- j. UTILITY FACE BRICK, SEALED WITH HYDROZO DOUBLE 7 FOR BRICK.
- k. ALUMINUM SCUPPER & DOWNSPOUT.
- l. STEEL CHANNEL FRAMED BALCONY WITH 3'-6" HIGH O.I. RAILING W/ 1" SQUARE BALLUSTERS SPACED @ 4" MAX.
- m. 1/2" METAL TIE ROD ATTACHED TO STEEL CHANNEL FRAMED BALCONY ABOVE. 6x6x1/2" STEEL PLATE @ EACH SIDE OF WALL AT UPPERMOST BALCONY ONLY.
- n. ALUMINUM STOREFRONT SYSTEM W/ SAFETY LAMINATED GLASS @ DOOR & TRANSOM PANELS.



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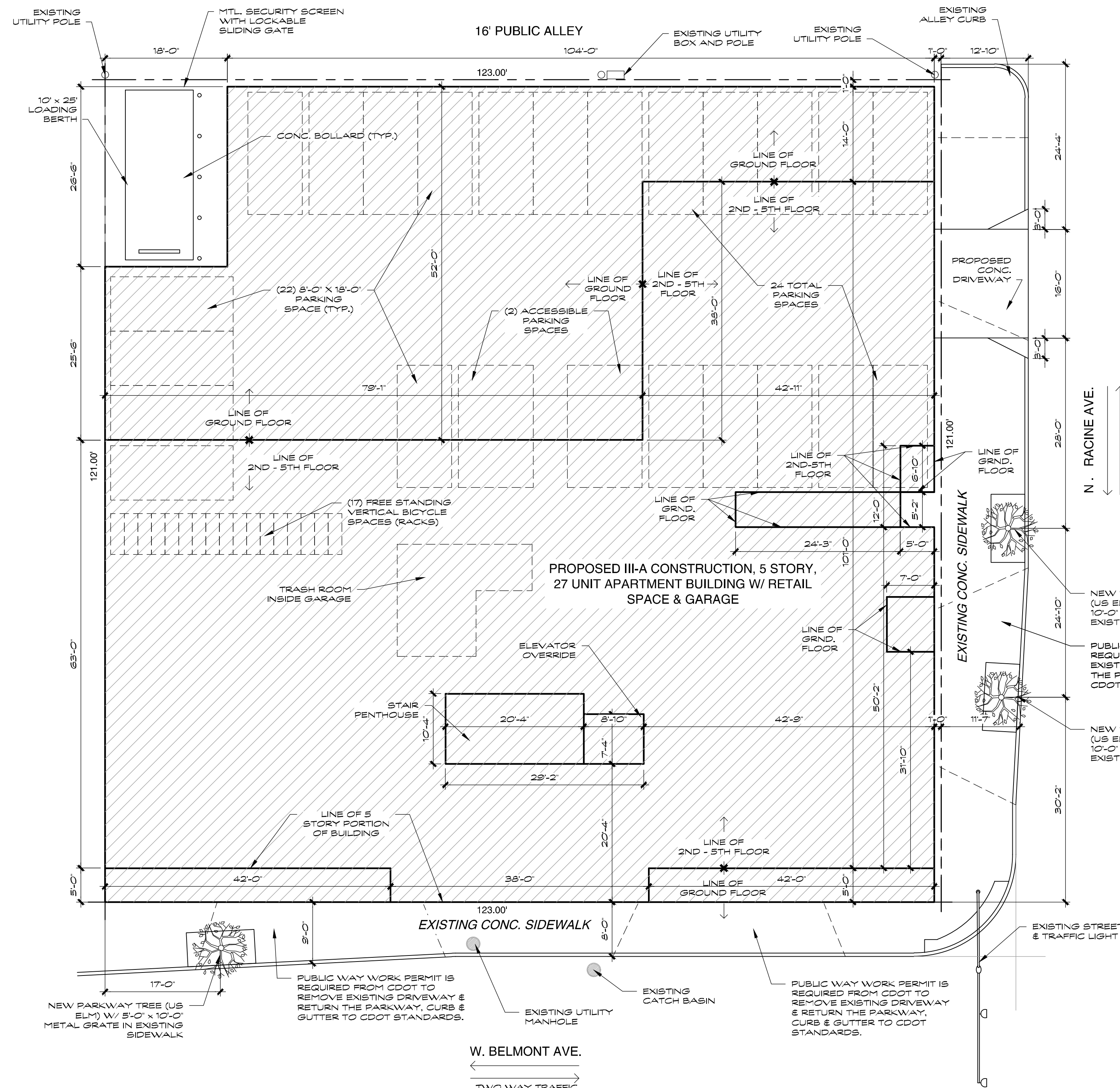
DATE: 08/12/2022
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 CHECKED BY: RAV
 SCALE: AS NOTED

EXTERIOR ELEVATIONS AND LINTEL SCHEDULE

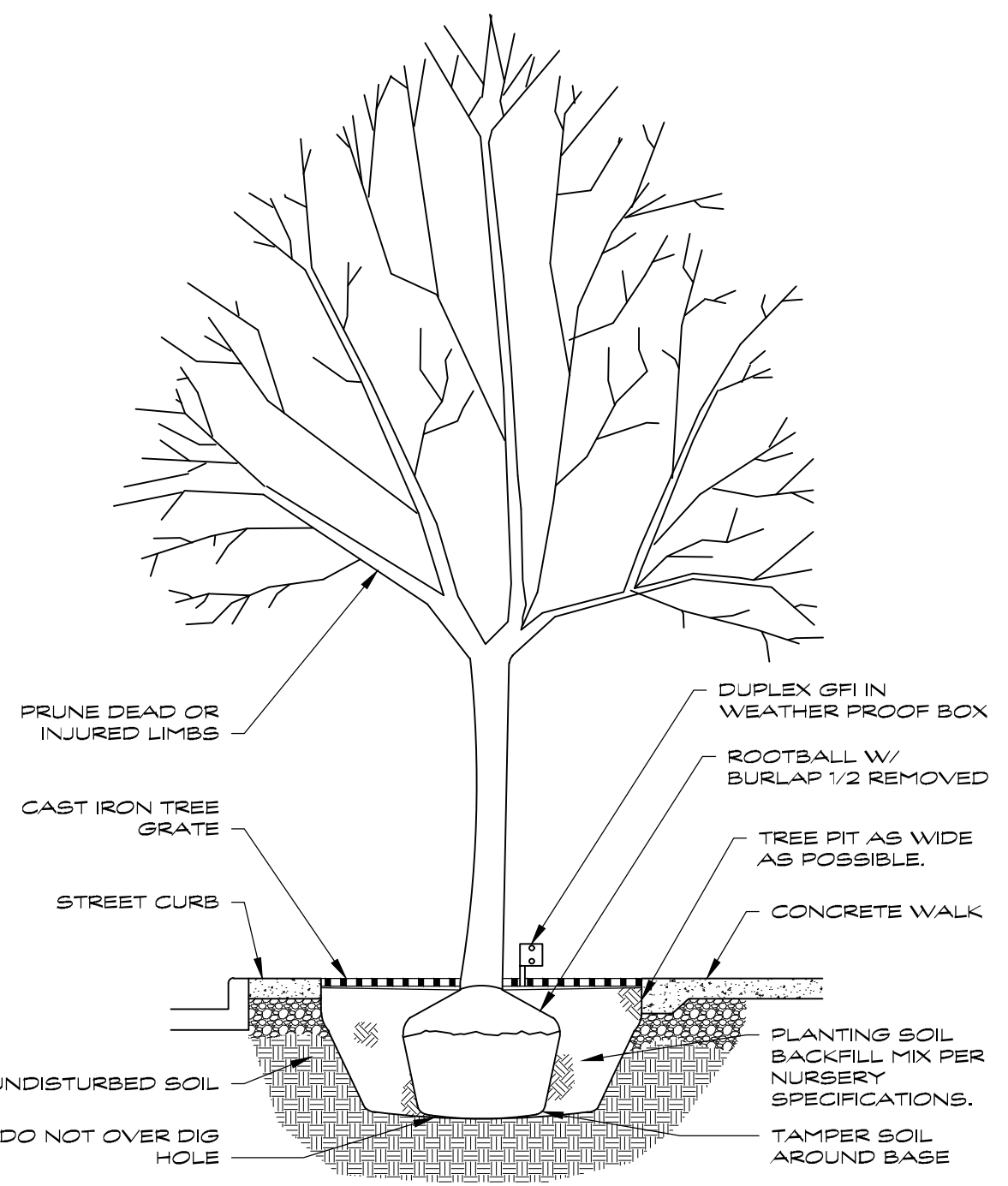
A8

LANDSCAPE NOTES

- PLANTS SHALL MEET THE STANDARDS OF "AMERICAN STANDARD FOR NURSERY STOCK," ANSI Z60.1 - LATEST EDITION, AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS SHALL MEET ALL REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAW WITH RESPECT TO PLANT TYPE, LABELING, NURSERY OR PLANT INSPECTION, DISEASE, INSECT, AND OTHER PEST INFESTATION, AND ANY OTHER REQUIREMENTS.
- PLANTS SHALL BE HIGH QUALITY NURSERY-GROWN STOCK.
- SUBSTANDARD "B-GRADE" OR "PARK GRADE" PLANTS ARE NOT ACCEPTABLE.
- FIELD-COLLECTED PLANTS ARE NOT ACCEPTABLE, EVEN IF THEY HAVE BEEN SUBSEQUENTLY PLANTED IN THE GROUND IN A NURSERY OR PLANTED IN A CONTAINER.
- PLANTS SHALL HAVE BEEN GROWN IN A CLIMATE ZONE SIMILAR TO CHICAGO'S, I.E. UNITED STATES DEPARTMENT OF AGRICULTURE ZONE 4 OR 5. PLANTS FOR ZONE 6B OR MORE, I.E., WARMER CLIMATE ZONES, ARE NOT ACCEPTABLE.
- PLANTS SHALL BE IN A HEALTHY, VIGOROUS CONDITION, FREE OF DEAD OR BROKEN BRANCHES, SCARS THAT ARE NOT COMPLETELY HEALED, FROST CRACKS, DISFIGURING KNOTS, BROKEN OR ABRASION BARK, REDUNDANT LEADERS OR BRANCHES, RUBBING BRANCHES, OR ABERATIONS OF ANY KIND. PLANTS SHALL NOT HAVE MULTIPLE LEADERS, UNLESS THIS IS THE NATURAL FORM; MULTI-STEM TREES ARE NOT ACCEPTABLE FOR REQUIRED PLANTING IN PARKWAYS.
- PLANTS SHALL HAVE FULL, EVEN, WELL DEVELOPED BRANCHING AND A DENSE, FIBROUS, AND VIGOROUS ROOT SYSTEM.
- BALLED-AND-BURLAPPED PLANTS SHALL BE HANDLED ONLY BY THE ROOTBALL, NOT BY THE TRUNK OR BRANCHES, AS THIS MAY BREAK OR LOOSEN THE ROOTBALL AND DAMAGE THE ROOT SYSTEM.
- BARE-ROOT SHRUBS AND GROUNDCOVER PLANTS ARE ACCEPTABLE, IF THEY ARE DUG AND INSTALLED AT THE APPROPRIATE SEASON AND HANDLED IN THE APPROPRIATE MANNER.
- BARE-ROOT TREES ARE NOT ACCEPTABLE.
- PLANTS SHALL BE PROTECTED FROM DRYING-OUT DURING SHIPPING WITH TARPULINS OR OTHER COVERINGS.
- PLANTS SHALL BE PROTECTED FROM DRYING-OUT AFTER DELIVERY BY PLANTING IMMEDIATELY; IF THIS IS NOT POSSIBLE THE ROOTBALL SHALL BE COVERED WITH PEAT MOSS OR EARTH, AND WATERED FREQUENTLY TO KEEP IT MOIST UNTIL PLANTING.
- DO NOT HANDLE, MOVE, BIND, TIE OR OTHERWISE TREAT PLANTS SO AS TO DAMAGE THE ROOTBALL, ROOTS, TRUNK, OR BRANCHES IN ANY WAY.



1 LANDSCAPE PLAN
3/32" = 1'-0"
SCALE: 3/32" = 1'-0"



2 TREE PIT DIAGRAM
N.T.S.

PLANT LIST

| CODE | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | TOTAL | NOTES |
|--------|----------------|-------------|--------|-------|-------|----------------|
| US ELM | ULMUS SPP | ALL ELM | 4' CAL | B & B | 3 | BRANCHED UP 6' |

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING SHOWN ON THE LANDSCAPE PLAN FOR THE PROPERTY AT 3202 N. RACINE AVE., TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE HAS BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE GUIDE TO THE CHICAGO LANDSCAPING ORDINANCE.

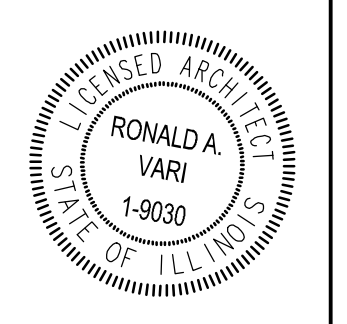
NOTE: ALL PLANTING TO OCCUR BY: DECEMBER 5, 2023

OWNER: *[Signature]* DATE: 7/12/22

THE UNDERSIGNED ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN(S) FOR THE PROPERTY AT 3202 N. RACINE AVE. HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE GUIDE TO THE CHICAGO LANDSCAPING ORDINANCE.

[Signature]
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DATE: 08/12/2022
DRAWN BY: MM
CHECKED BY: RAV
SCALE: AS NOTED

LANDSCAPE PLAN, SCHEDULES AND NOTES

