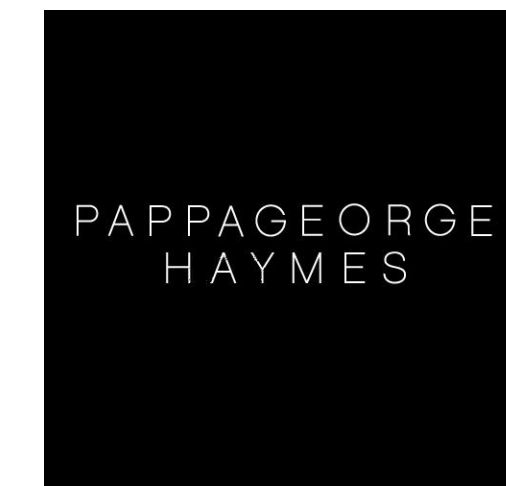


Chicago, IL

Adaptive Reuse and Residential Conversion with New Penthouse Addition

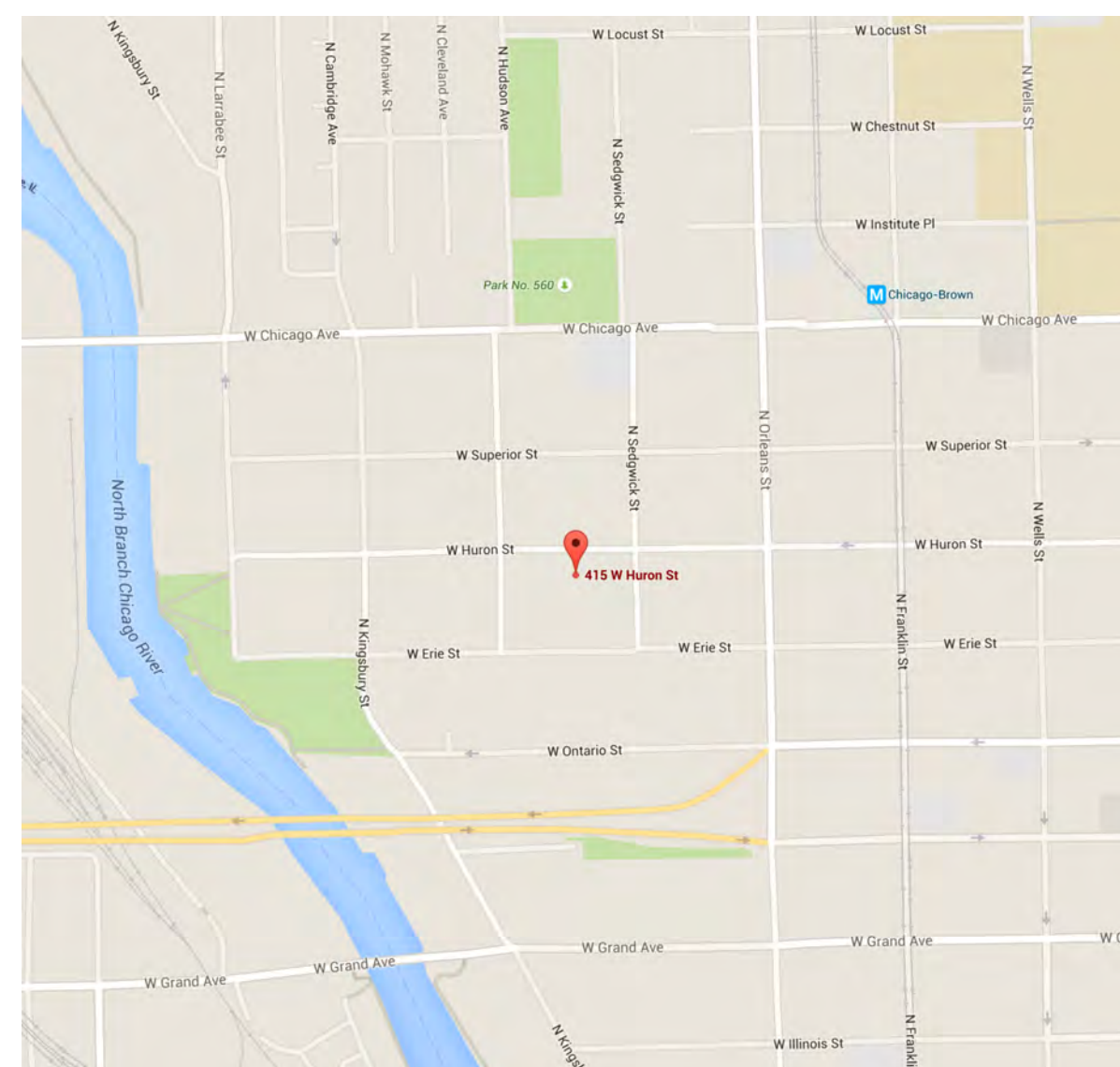
Issue for Zoning Review
2015-07-22



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Location Map



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A401	Elevations
A501	Building Section



415 W. Huron St.
Chicago, IL 60654
Speedwagon Properties
owner

[illegible]

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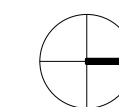
DEVELOPER

Pappageorge Haymes Partners
ARCHITECT

Stearn-Joglekar, Ltd.
STRUCTURAL

W-T Engineering
Mechanical, Plumbing, Electrical Engineering

Eriksson Engineering
CIVIL

orientation 

project number 15231

scale $1/8" = 1'-0"$

date 7/22/11

sheet title Title Sheet

sheet number

A00

A00

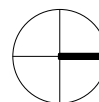
A.C.	AIR CONDITIONING	M.
ACOUS.	ACOUSTICAL	MAINT.
ADJ.	ADJACENT	MAS.
A.F.F.	ABOVE FINISHED FLOOR	MAT.
AL.	ALUMINUM	MAX.
ALT.	ALTERNATE	MDP.
APPROX.	APPROXIMATELY	MECH.
A.R.F.	ABOVE RAISED FLOOR	MFR.
ARCH.	ARCHITECT or ARCHITECTURAL	MH
A.T.	ACOUSTIC TILE	MIN.
BD.	BOARD	MIR.
BLDG.	BUILDING	MISC.
BLK.	BLACK	M.O.
BLKG.	BLOCKING	MTD.
BM.	BEAM	MULL.
BTM.	BOTTOM	MWK.
B.O. or B/	BOTTOM OF	N.
B.P.	BOOSTER PUMP	N.L.
BRG.	BEARING	N/A
BSMT.	BASEMENT	NFBH
BTWN.	BETWEEN	N.I.C.
C.A.	CLEAR ANODIZED	NO. or #
CABT.	CABINET	NOM.
CB	CATCH BASIN	N.T.S.
CEM.	CEMENT	O.A.
CER.	CERAMIC	O.C.
C.I.	CAST IRON	OPN'G.
C.J.	CONTROL JOINT	OPF
CPT.	CARPET	PART. BD.
C. or C/	CENTER LINE	PCF
CLG.	CEILING	PCI
CLOS.	CLOSET	PED.
C.M.U.	CLEAR	PERF.
C.M.U.	CONCRETE MASONRY UNIT	PL.
CO	CARBON MONOXIDE DETECTOR	PLAS.
COL.	COLUMN	PLAM
CONC.	CONCRETE	PLYWD.
CONN.	CONNECTION	PNL.
CONSTR.	CONSTRUCTION	PTD.
CONT.	CONTINUOUS	PRE.
CONTR.	CONTRACTOR	PRFAB.
COR.	CORRIDOR	PSF
CPT.	CARPET	PSI
C.T.	CERAMIC TILE	PT.
CTR.	CENTER	PVT.
C.W.	COLD WATER	Q.T.
C.Y.	CUBIC YARD	R
D	DRYER	R.A.
DBL.	DOUBLE	RAD.
DEPT.	DEPARTMENT	RD
DET.	DETAIL	R.H.
DF	DRINKING FOUNTAIN	REG.
DIA.	DIAMETER	REINFD
DIM.	DIMENSION	REINFG
DIST.	DISTANCE	REQ.
DL	DEAD LOAD	RET.
DN	DOWN	RFL.
DP	DAMP-PROOFING	R.O.
DR.	DOOR	ROW
DS.	DOWNSPOUT	RS
DW	DISHWASHER	S.
DWG.	DRAWING	S4S
DWR.	DRAWER	SAN.
E	EAST	S.B.
E.A.	EAST	S.C.
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	SCHED.
E.J.	EXPANSION JOINT	SD
ELECT.	ELECTRICAL	SECT.
ELEV.	ELEVATOR	S.F.
EL.	ELEVATION	SHT.
E.P.	EPOXY PAINT	SHGC
E.Q.	EQUAL	SIM.
EQUIP.	EQUIPMENT	S.M.
EST	ESTIMATE	SPEC.
EW	ELECTRIC WATER COOLER	SPKR.
EXIST.	EXISTING	SQ.
EXP.	EXPOSED	S.S.
EXT.	EXTERIOR	STD.
F.D.	FLOOR DRAIN	STL.
F.E.C.	FIRE EXTINGUISHER CABINET	STOR.
F.H.C.	FIRE HOSE CABINET	STRUCT.
FIN.	FINISH	SUSP.
FLR.	FLOOR	SW.
FLUOR.	FLUORESCENT	S.Y.
FP	FIRE PROTECTION	SYM.
FR	FRAME	THK
FT	FOOT or FEET	TEMP'D.
FTG.	FOOTING	TRANS.
FURN.	FURNACE	T
FUR'G	FURRING	T.O. or T/
GA.	GAUGE	TAN.
GALV.	GALVANIZED	TELE.
G.B.	GYPNUM BOARD	TELEP
GC	GENERAL CONTRACTOR	TEMP.
GFI	GROUND FAULT INTERRUPTER	TER
GL.	GLASS	T & G
GPM	GALLONS PER MINUTE	THK.
GYP.	GYPNUM	TV
GYP. BD.	GYPNUM BOARD	U.L.
HC	HOLLOW CORE	U.NF
HDWD.	HARDWOOD	U.N.O.
HDWR.	HARDWARE	V.
HT.	HEIGHT	VAR.
HM	HOLLOW METAL	VB
HOR	HORIZONTAL	VCT
HP	HORSEPOWER	VERT.
HR.	HOUR	V.F.
HVAC	HEATING/VENTILATION/AIR CONDITIONING	VST.
H.W.H.	HOT WATER HEATER	V.T.
I.L.O.	IN LIEU OF	VTR
ID	INSIDE DIAMETER	W
INCL.	INCH	W/
INSUL. or INS.	INSULATION	WC
INT.	INTERIOR	WD.
INV.	INVERT(ED)	WDW.
JST.	JOIST	WH
JT.	JOINT	W.I.C.
KIT	KITCHEN	W/O
K.D.	KNOCKED DOWN	WP
K.O.	KNOCKED OUT	WT.
LAB	LABORATORY	W.W.F.
LAM.	LAMINATED	
LAV.	LAVATORY	
L.C.	LIGHTWEIGHT CONCRETE	H
L.F.	LINEAR FEET	W
L.H.	LEFT HAND	D
LL	LIVE LOAD	L
LT	LIGHT	

	COLUMN CENTERLINE
	ROOM DESIGNATION
	DOOR TAG
	WINDOW TAG
	PARTITION TAG
	REVISION
	MATCH LINE
	BUILDING SECTION
	SECTION
	INTERIOR ELEVATION
	EXTERIOR ELEVATION
	DETAIL
	ELEVATION MARKING
	TOP OF CURB/TOP OF WALL PLAN ELEVATION MARKING
	GRADE ELEVATION MARKING
	WALL- New Construction, Partial Height
	WALL- New Construction, Full Height
	CONSTRUCTION TO REMAIN
	CONSTRUCTION TO BE REMOVED
	CENTERLINE
	HIDDEN LINE
	PROPERTY LINE
	BREAK LINE

	WOOD-Framing
	WOOD-Blocking/Discontinuous
	WOOD-Finish
	PLYWOOD
	RIGID INSULATION
	BATT INSULATION
	PLASTIC
	STEEL
	ALUMINUM
	BRONZE/BRASS
	EARTH
	GRANULAR FILL
	SAND
	CONCRETE
	CONCRETE MASONRY- C.M.U.
	BRICK
	LIMESTONE
	MARBLE
	GRANITE
	TERRAZZO
	CONCRETE WITH ARCHITECTURAL FINISH
	CERAMIC TILE
	Elevation
	MASONRY
	Elevation
	CERAMIC TILE
	Elevation
	PLASTER, STUCCO, E.I.F.S., etc.

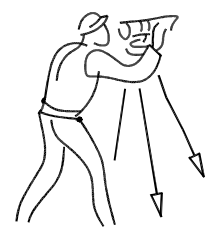


415 W. Huron St.
Chicago, IL 60654
Speedwagon Properties
owner

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A004

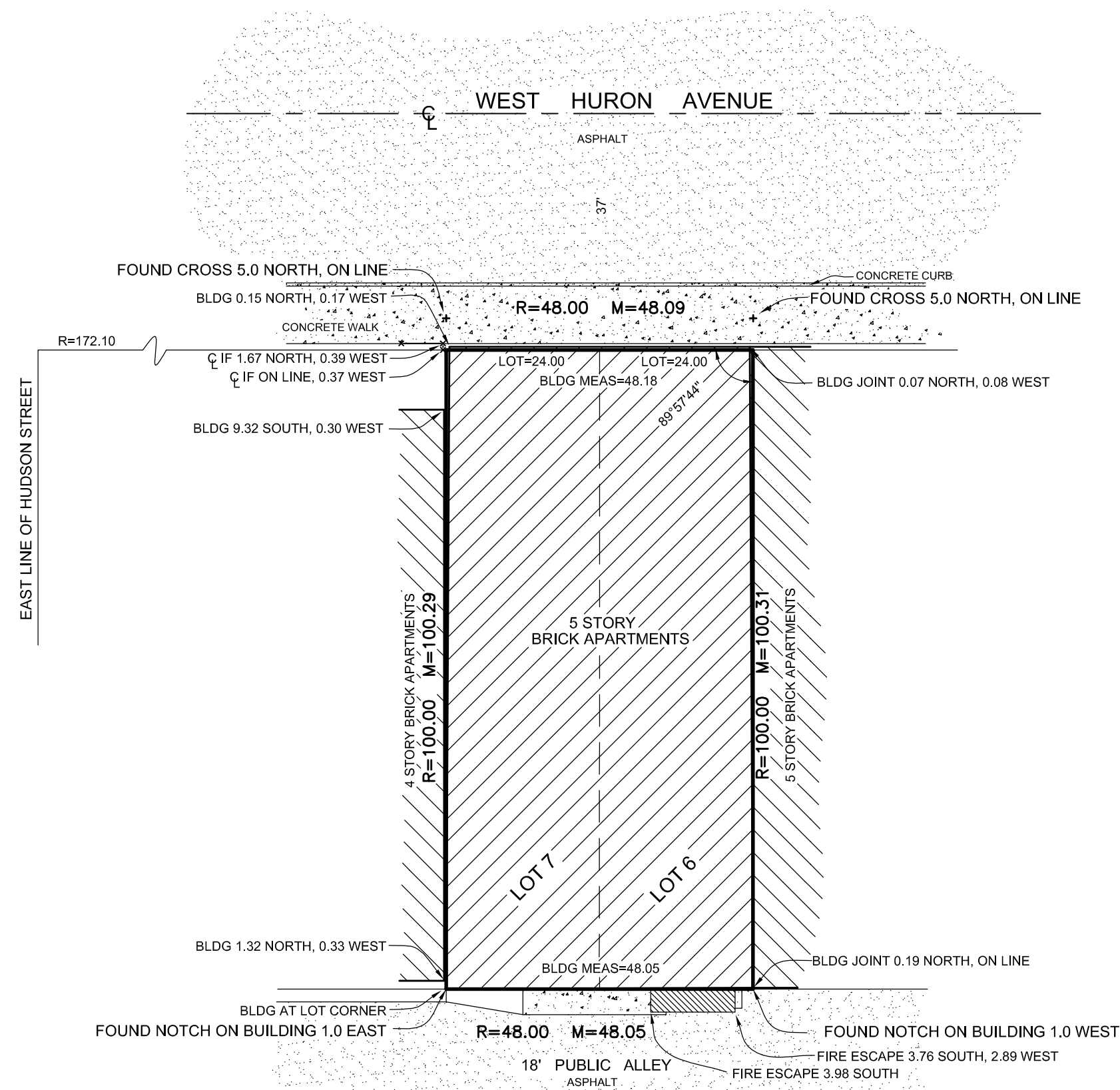
		415 W. Huron	Totals	Remarks
	Allowable	Existing	Proposed	
Net Site Area SF	48.05x 100.29' Nom.	4,821	4,821	Per SLS Ltd. Survey 101129-2 dated 07.11.2015
Zoning District	DX-5	DX-5	DX-5	No Change
PD or Lake Front Protection District	No	No	No	
Maximum Permitted FAR	5	4.30	6.00	Affordable Housing Bonus applicable up to Maximum of 1 Additional FAR
Maximum Permitted FAR SF	24,105	20,717	28,925	4,820 SF of Additional FAR Required via Affordable Housing Bonus
Maximum Permitted FAR SF Data By Floor	Basement	N/A	N/A	N/A >50% Below Grade
	1st Floor	4,748 SF	2,923	New Parking Not Included in FAR
	2nd Floor	4,748 SF	4,748	New Residential Use Within Existing Building Envelope
	3rd Floor	4,748 SF	4,748	New Residential Use Within Existing Building Envelope
	4th Floor	4,748 SF	4,748	New Residential Use Within Existing Building Envelope
	5th Floor	4,748 SF	4,748	New Residential Use Within Existing Building Envelope
	New 6th Floor	0	4,010	New Residential in Penthouse Addition Lower Level
	New 7th Floor	0	3,000	New Residential in Penthouse Addition Upper Level
		28,925	Total Proposed FAR	
Maximum Permitted Ht FT	No Limit By Zoning Ord.	5 Stories Existing, Approx. 72ft to Exist Roof	Proposed 2 Story Addition, Total of 7 Stories, Approx. 102ft to New Roof	CZO PD reqs17-8-0500 states that buildings 130 ft or higher are governed by the Planned Development requirements. Height to underside of Existing Elev PH roof estimated to be 80ft.
MLA	200sf/DU		No Change	
Dwelling Qty	24 Max	None	5 Proposed	
Parking CZO17-10-0208	1:1	0	1:1	Bike Parking 1 per two auto spaces. 1 HC parking space required.
Side Yard Setback	None	None	None	
Rear Yard Setback	30% Lot Depth = 17.8'	0	No Change	Existing Building Abuts Alley at Rear Property Line. New addition lower level (6th Floor) to follow rear yard setback of Existing Building below. New addition upper level (7th Floor) to have 21' setback.
Open Space Req'd	36sf/DU For New Construction	None	None	
Minimum Off-Str Loading CZO 17-10-1100	0	0	No Change	



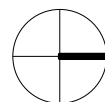
SCHOMIG LAND SURVEYORS, LTD.
PLAT OF SURVEY

909 EAST 31ST STREET
LA GRANGE PARK, ILLINOIS 60526
SCHOMIG-SURVEY@SBCGLOBAL.NET
WWW.LAND-SURVEY-NOW.COM
PHONE: 708-352-1452
FAX: 708-352-1454

COMMON ADDRESS: 415 WEST HURON AVENUE, CHICAGO.



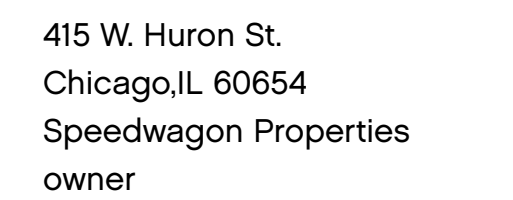
SCHOMIG LAND SURVEYORS
 DESIGN FIRM
 909 E. 31st ST.
 LA GRANGE PARK, IL
 60526
 RUSSELL W. SCHOMIG
 035-002446
 PROFESSIONAL
 LAND SURVEYOR
 STATE OF ILLINOIS
 LICENSE EXPIRATION
 11-30-2016

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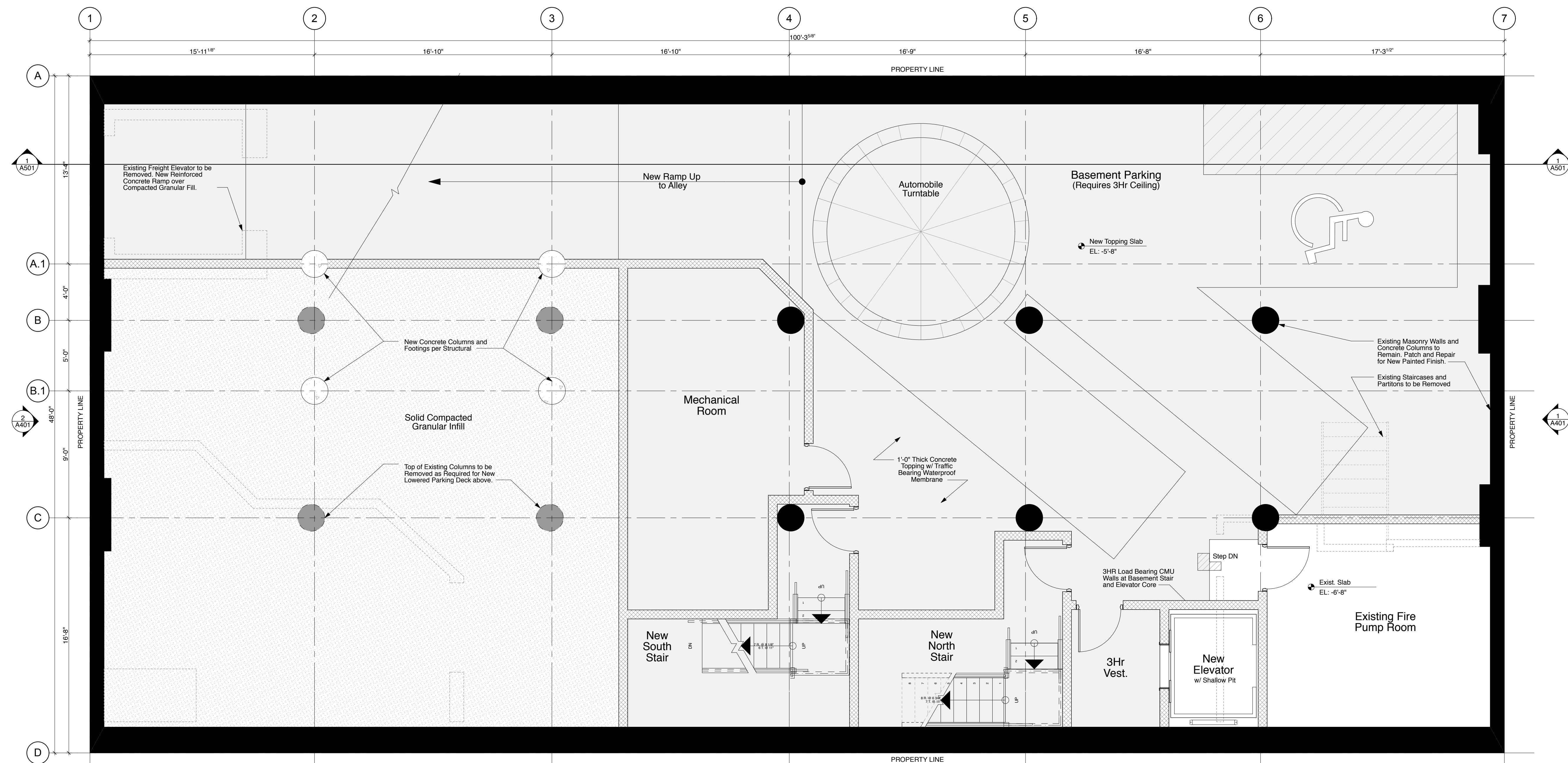
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date 7/22/15

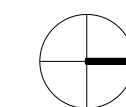
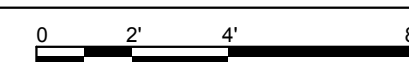
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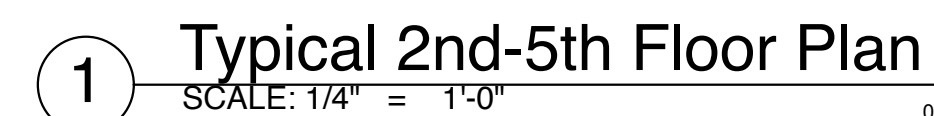
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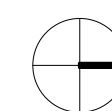


1 Basement Floor Plan
SCALE: 1/4" = 1'-0"

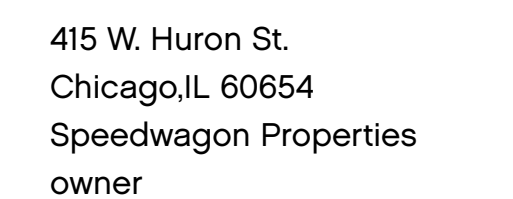




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A204

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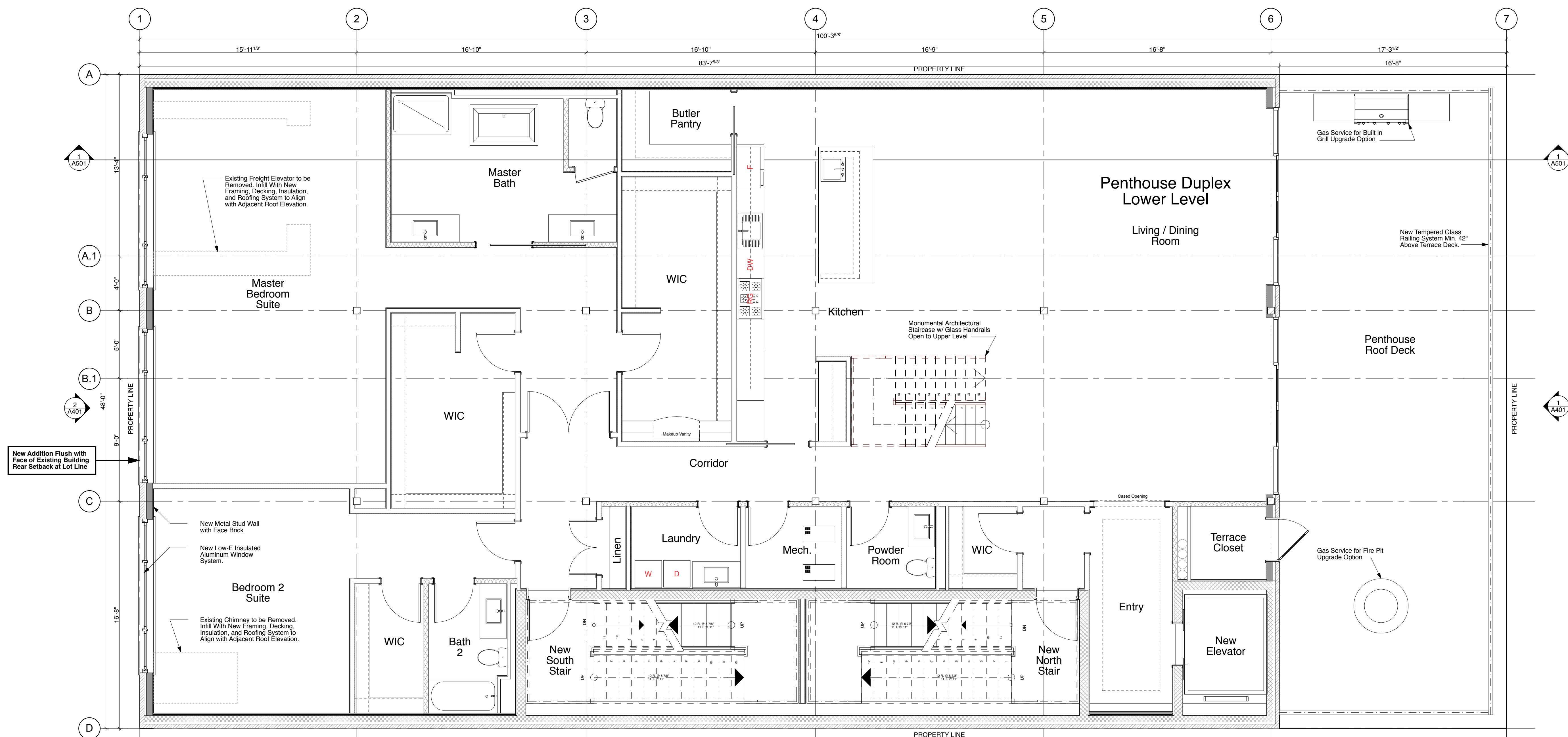
scale $1/8" = 1'-0"$

date 7/22/11

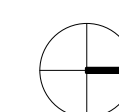
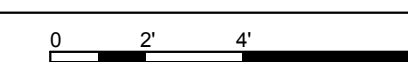
Floor Duplex Addition Lower Level Plan

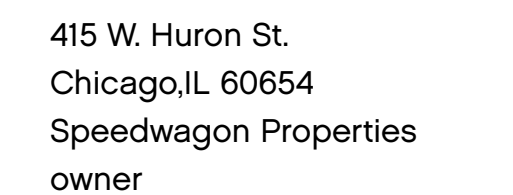
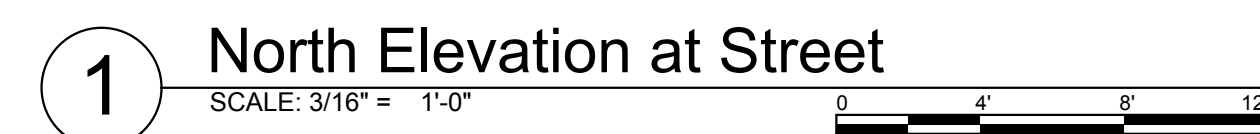
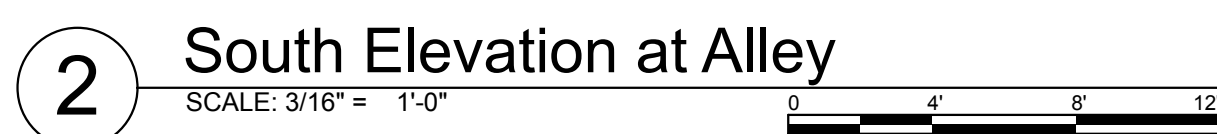
sheet number

A205



1 Penthouse Duplex Lower Level
SCALE: 1/4" = 1'-0"



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Chicago, IL 60654
Speedwagon Properties
owner

[illegible]

orientation

project number 15231

scale $1/8" = 1'-0"$

date 7/22/1

sheet title Building Section

sheet number

sheet number A501