

## Project Data Sheet

Proposed projects that are to be reviewed by the GGNA Zoning & Planning Committee must provide the following information:

Project Name: Residential Building with 3 DU

Date: March 3, 2017

Project Address: 2124 North Bingham, Chicago

Proposed Zoning: RM4.5

Developer/Owner: Elena Pach

Current Zoning: RM4.5

Architect: John Hanna

Zoning of Adjacent Area: RS3 and RT4

Proposed Variances: The Owner needs a zoning change from an RM4.5 to an RM4.5 in order to substitute Type 1 plans for a new residential building with 3 dwelling units.

Dwelling Units: 3 DU

Lot Dimensions: 24' x 104'

Lot Area: 2,497 SF

Proposed Floor Area: 3,200 SF

FAR: proposed: 1.5 / max allowed: 1.7 Building area excluded from FAR: na s.f.

Green space (unpaved): 163 SF

Proposed MLA: 832 SF per DU

Allowed MLA: 700 SF per DU

Proposed Parking: 2 car garage

Zoning Required Parking: 3 spaces

Building Height: Proposed: 32'-6" Allowed: 45' At highest point:     ft.

Proposed front yard setback: 8'-6" (existing) Required front yard setback: na ft.

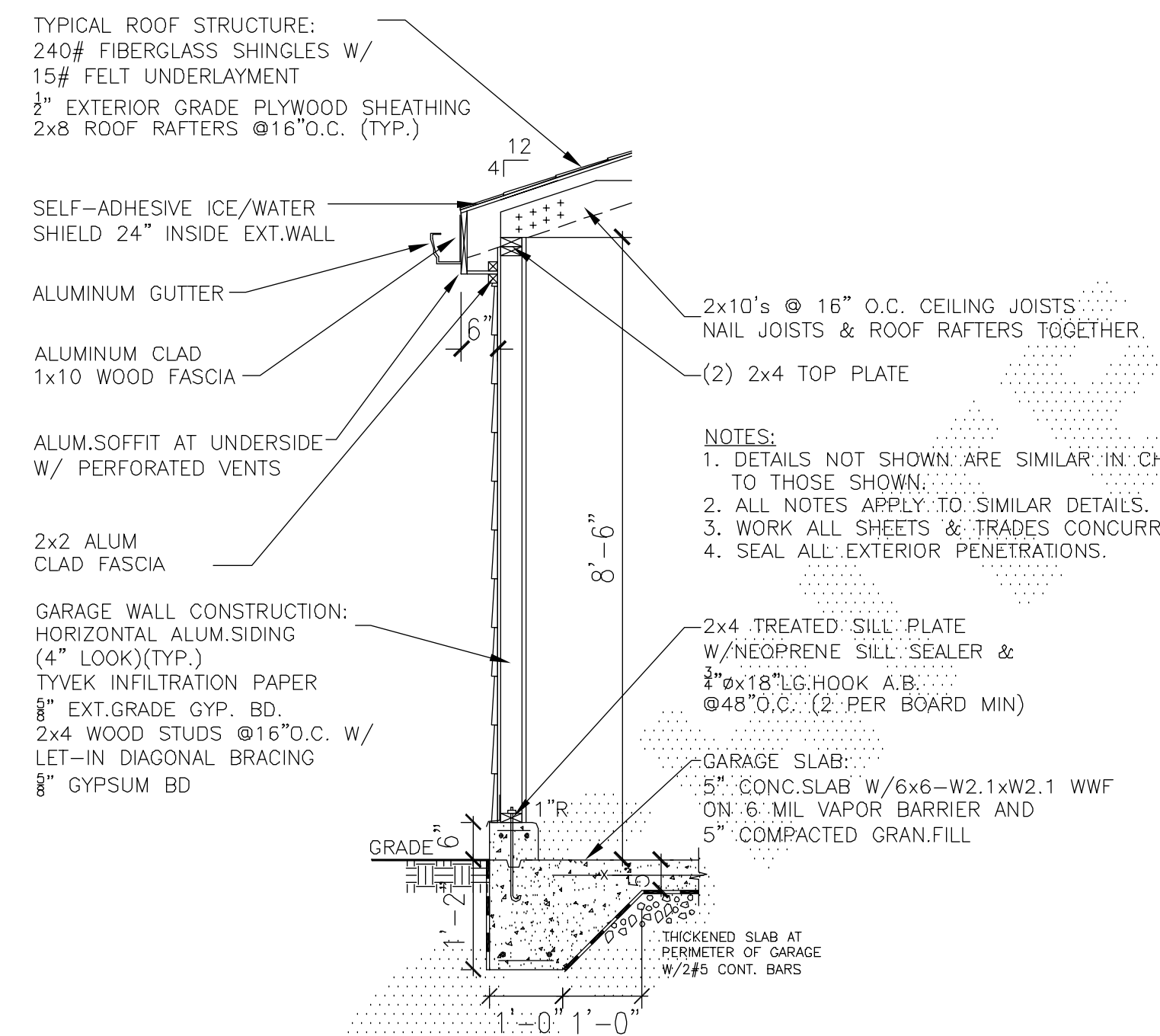
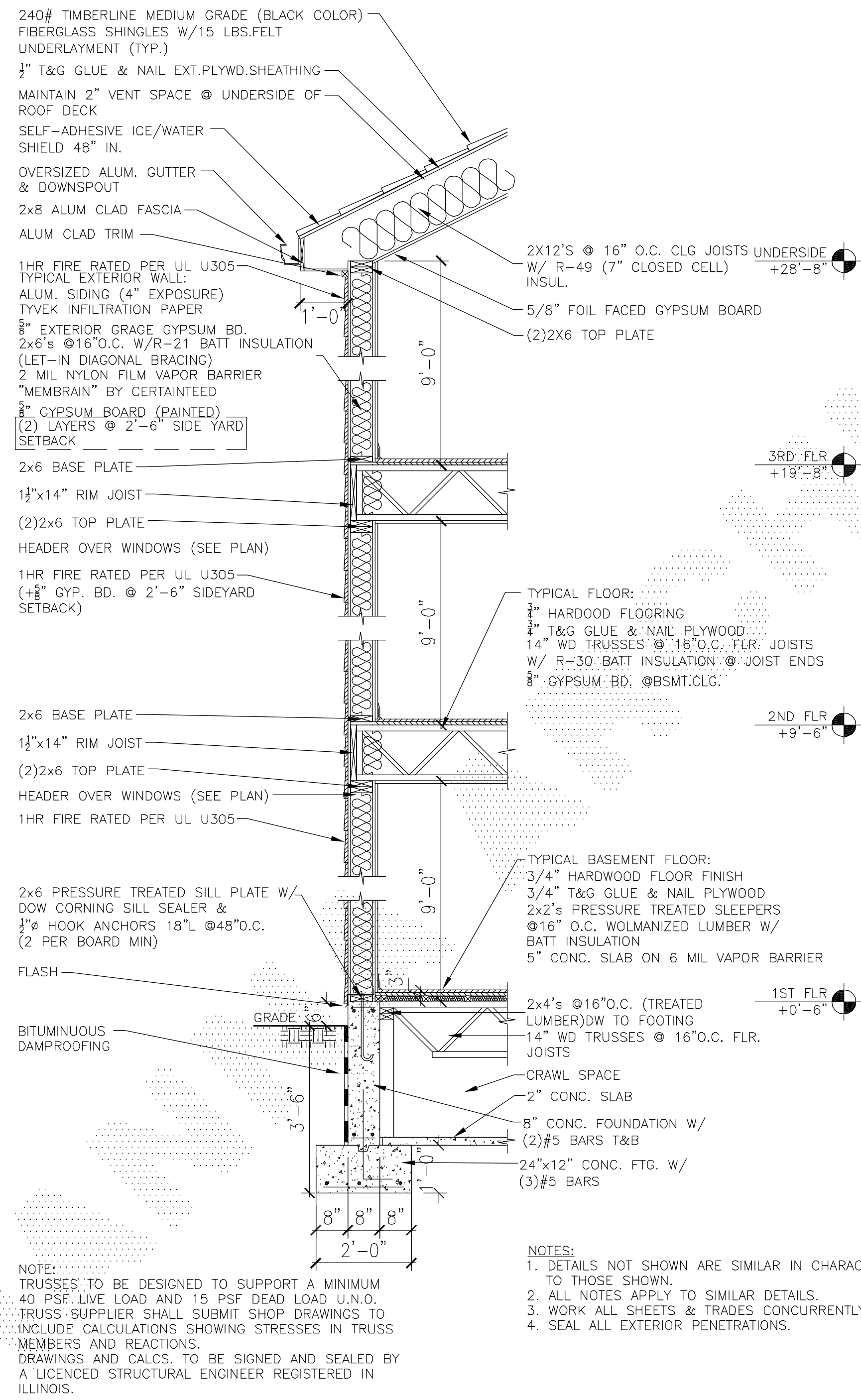
Proposed side yard setback: 7" north and 2'-7" south (existing)

Proposed rear yard setback: 31'-8" Required rear yard setback: 31'

Are there any existing buildings on site? Subject property improved with the existing 3-flat.

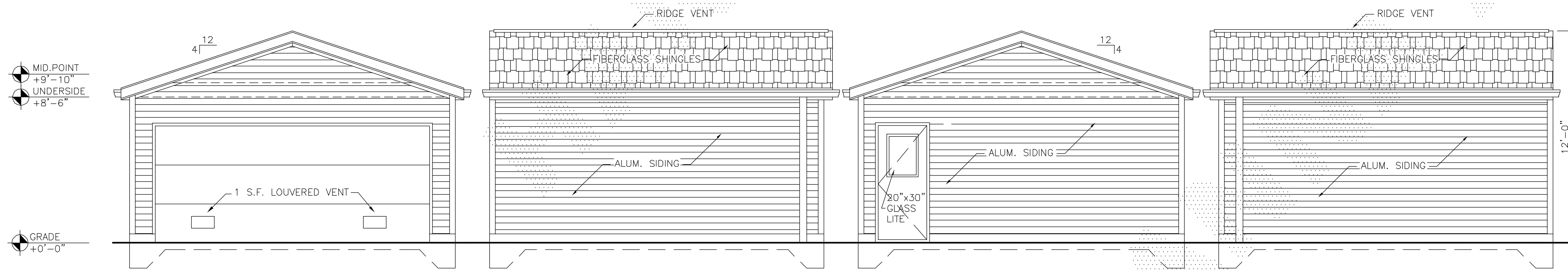
Will any (or all) be demolished? No

Other Remarks: \_\_\_\_\_



**GARAGE WALL SECTION**  
SCALE: 1/2" = 1'-0"

**WALL SECTION**  
SCALE: 1/2" = 1'-0"  
1 HR U.L. U305

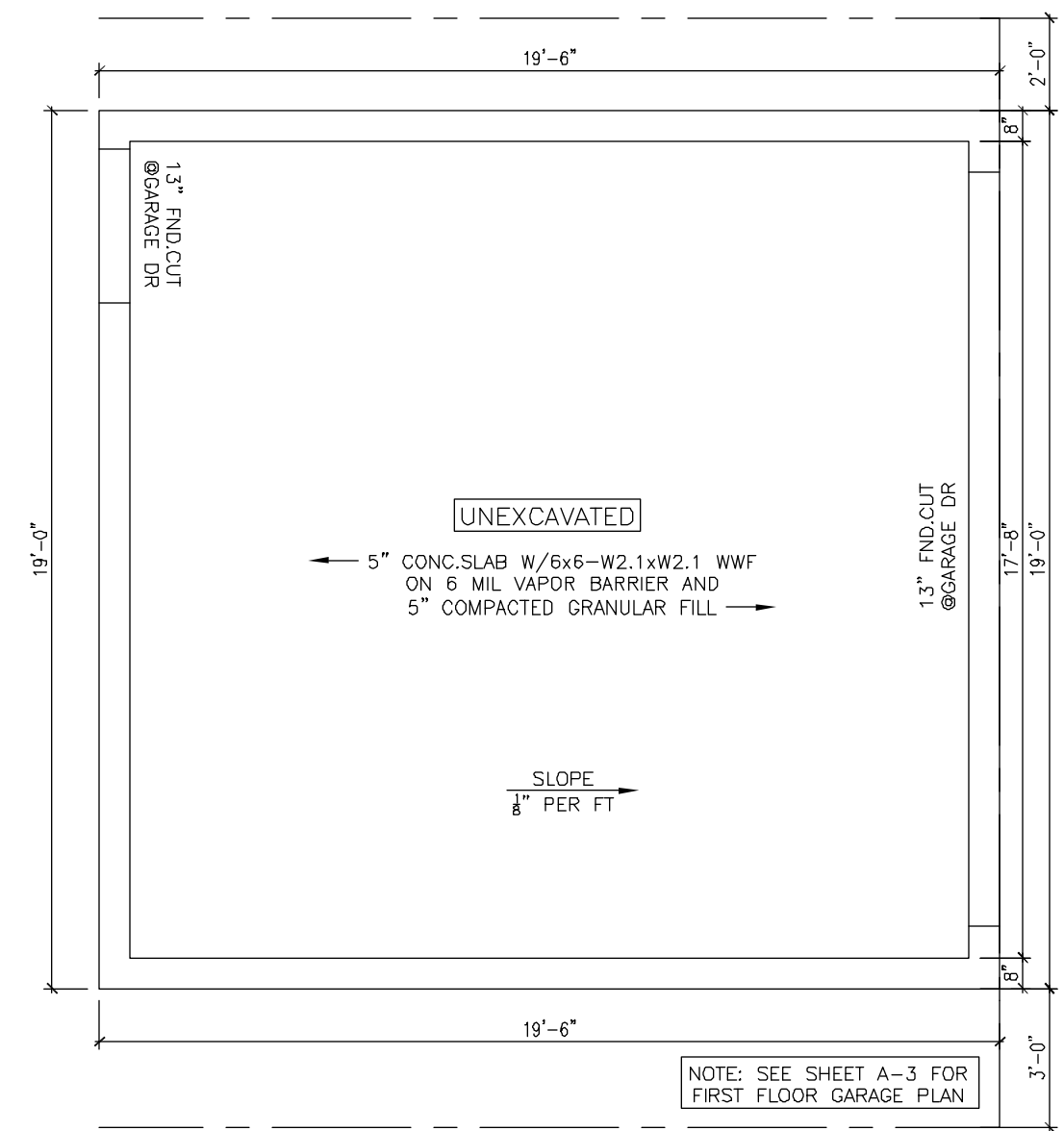


**GARAGE SOUTH ELEV.**  
SCALE: 1/4" = 1'-0"

**GARAGE EAST ELEV.**  
SCALE: 1/4" = 1'-0"

**GARAGE NORTH ELEV.**  
SCALE: 1/4" = 1'-0"

**GARAGE WEST ELEV.**  
SCALE: 1/4" = 1'-0"



**GARAGE FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



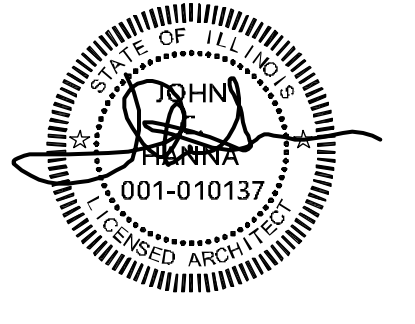
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ISSUED FOR PERMIT MARCH 01, 2017  
ISSUED FOR BID  
ISSUED FOR CONSTN



PROJECT NAME & ADDRESS  
2124 NORTH BINGHAM AVE.  
PROPOSED 3 STORY/ 3 UNIT BUILDING  
CHICAGO, ILLINOIS

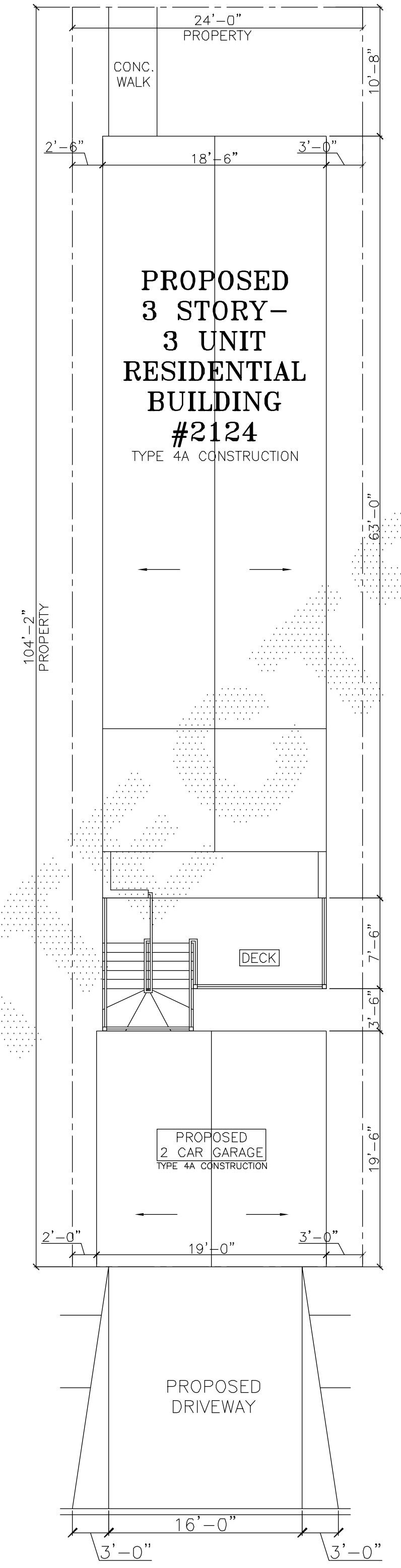
SHEET TITLE  
WALL SECTION & GARAGE

FILENAME

SHEET NUMBER  
A-1.1

HANNA ARCHITECTS

N. BINGHAM ST.



**PROPOSED  
3 STORY-  
3 UNIT  
RESIDENTIAL  
BUILDING  
#2124**  
TYPE 4A CONSTRUCTION

PROPOSED  
2 CAR GARAGE  
TYPE 4A CONSTRUCTION

DECK

N. STAVE ST.

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

ZONING DATA:	RS-4.5
LOT AREA:	2,498 SQ.FT.
FAR	1.7
MAX. AREA	4,246 SQ.FT.
FIRST FLOOR	1,165 SQ.FT.
SECOND FLOOR	1,165 SQ.FT.
THIRD FLOOR	1,070 SQ.FT.
TOTAL	3,200 SQ.FT.



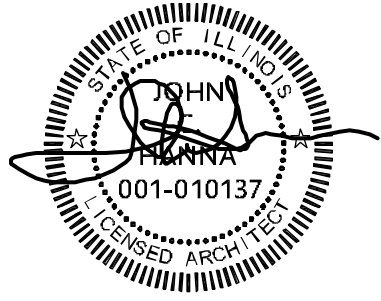
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ISSUED FOR CONSTN \_\_\_\_\_



PROJECT NAME & ADDRESS  
2124 NORTH  
BINGHAM AVE.  
PROPOSED 3  
STORY/ 3 STORY/  
BUILDING  
CHICAGO, ILLINOIS

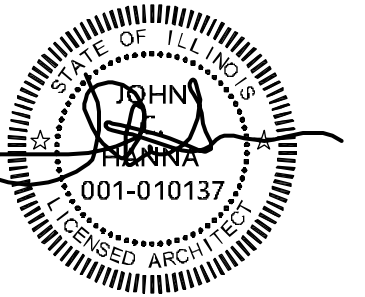
SHEET TITLE  
**SITE PLAN**

FILENAME

SHEET NUMBER  
A-1

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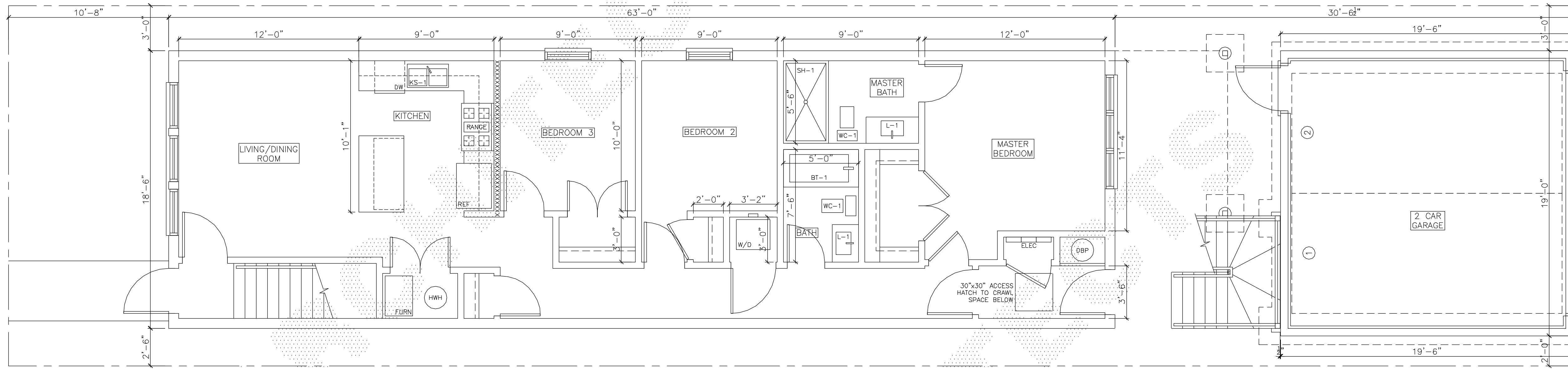


PROJECT NAME & ADDRESS  
2124 NORTH  
BINGHAM AVE.  
PROPOSED 3  
STORY/ 3 UNIT  
BUILDING  
CHICAGO, ILLINOIS

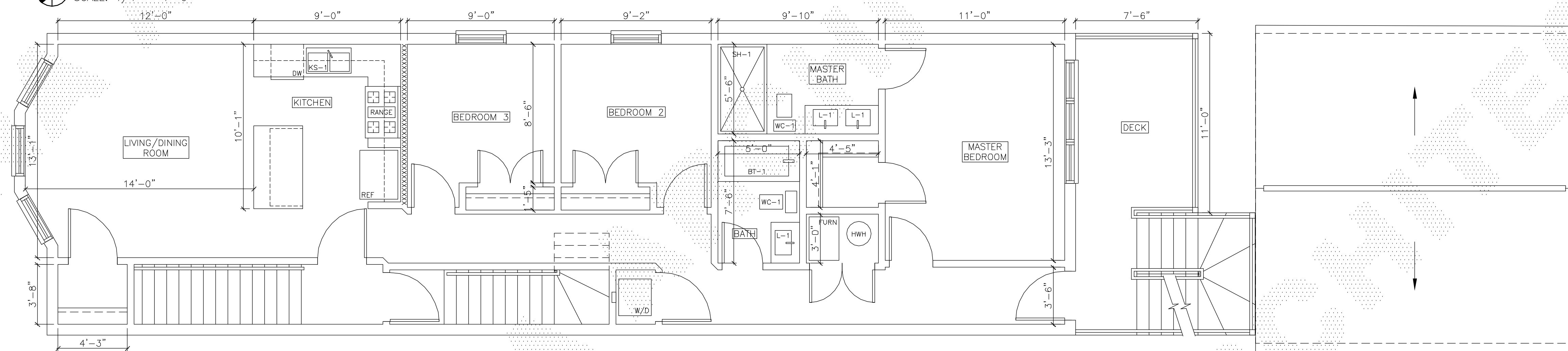
SHEET TITLE  
FLOOR PLANS

FILENAME

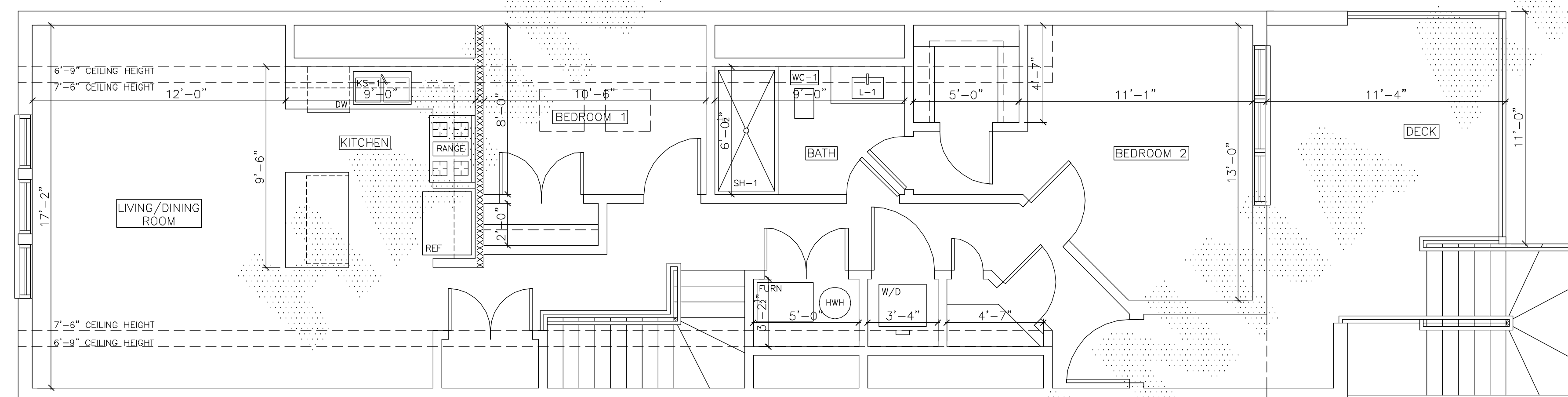
SHEET NUMBER  
A-3



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

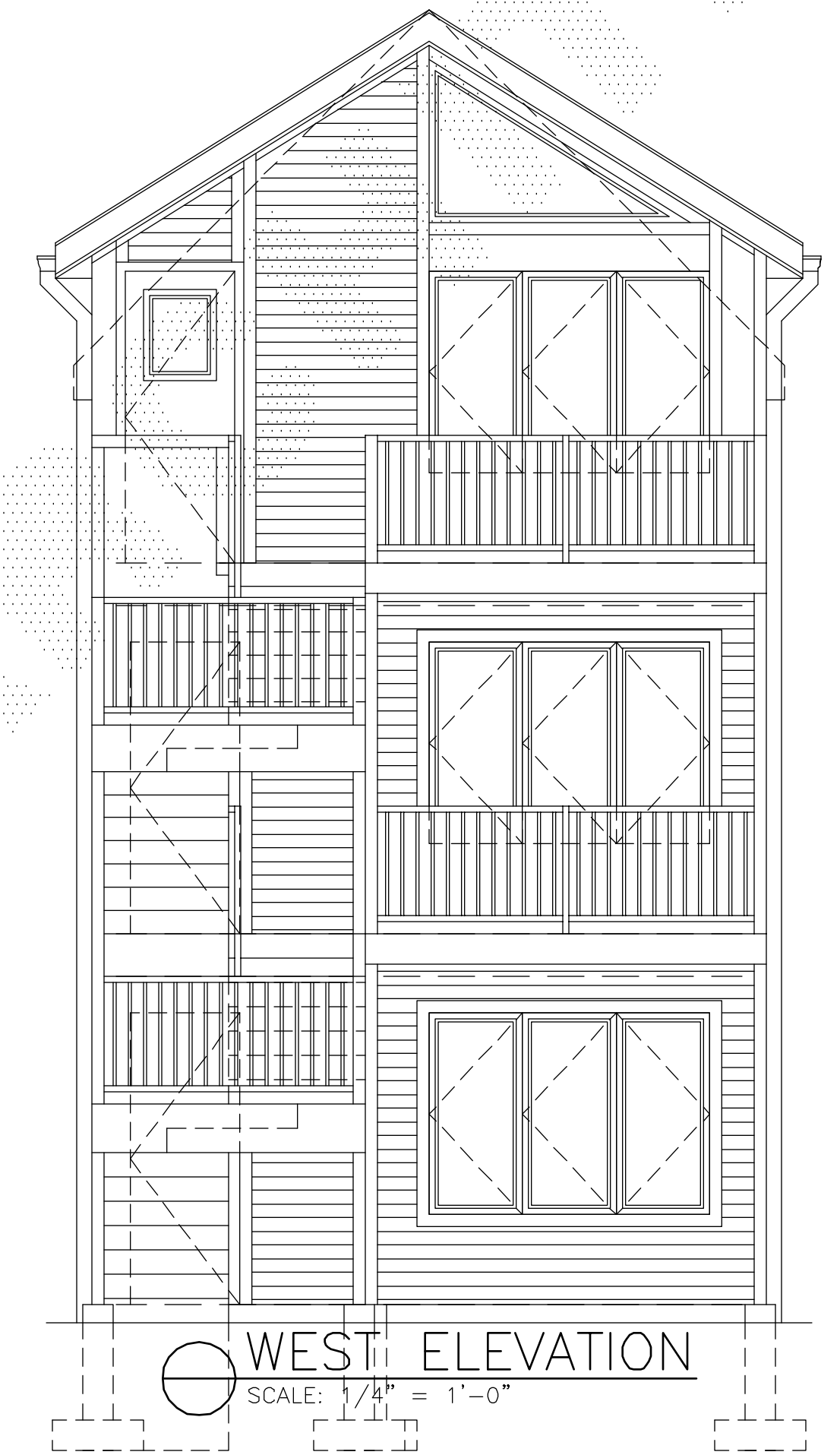
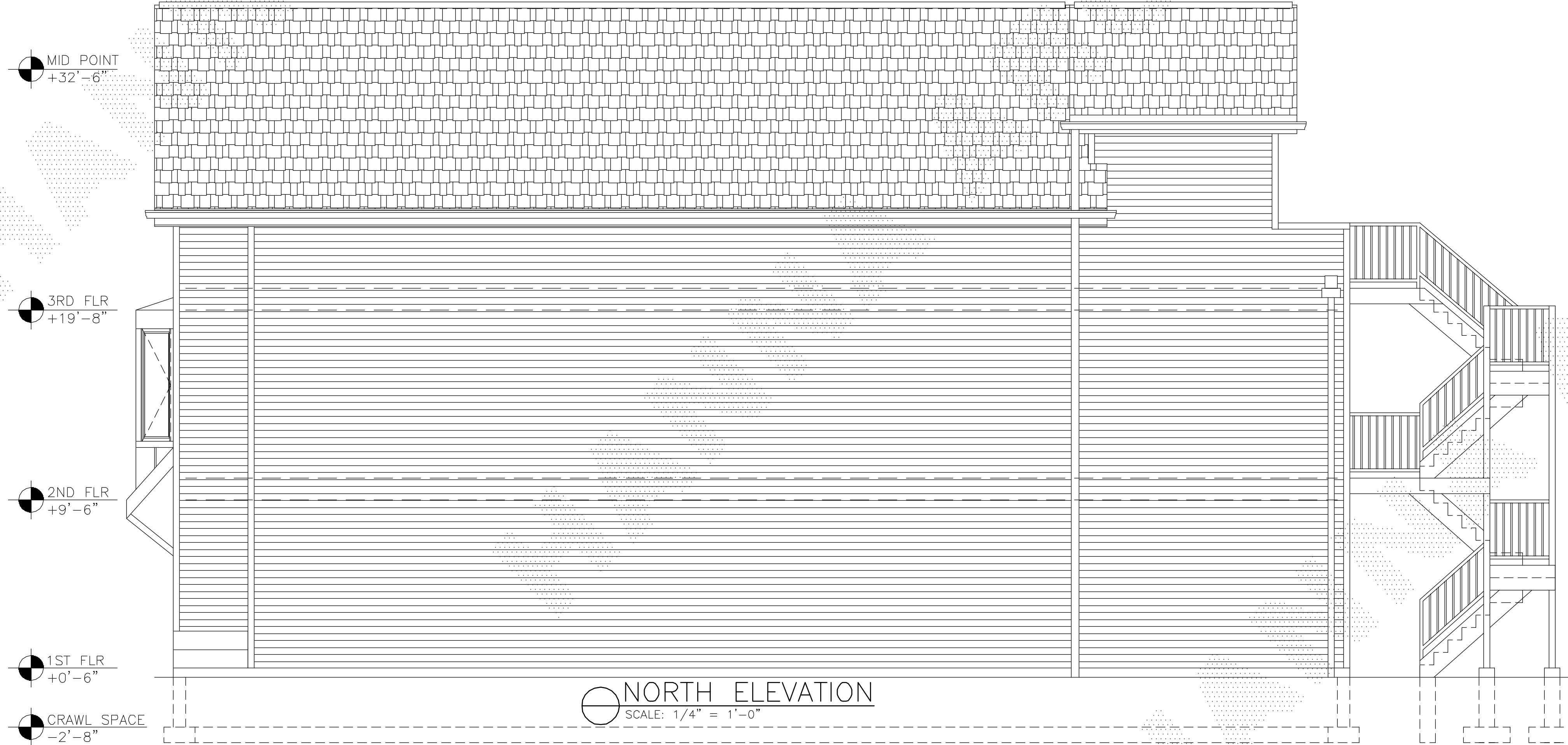
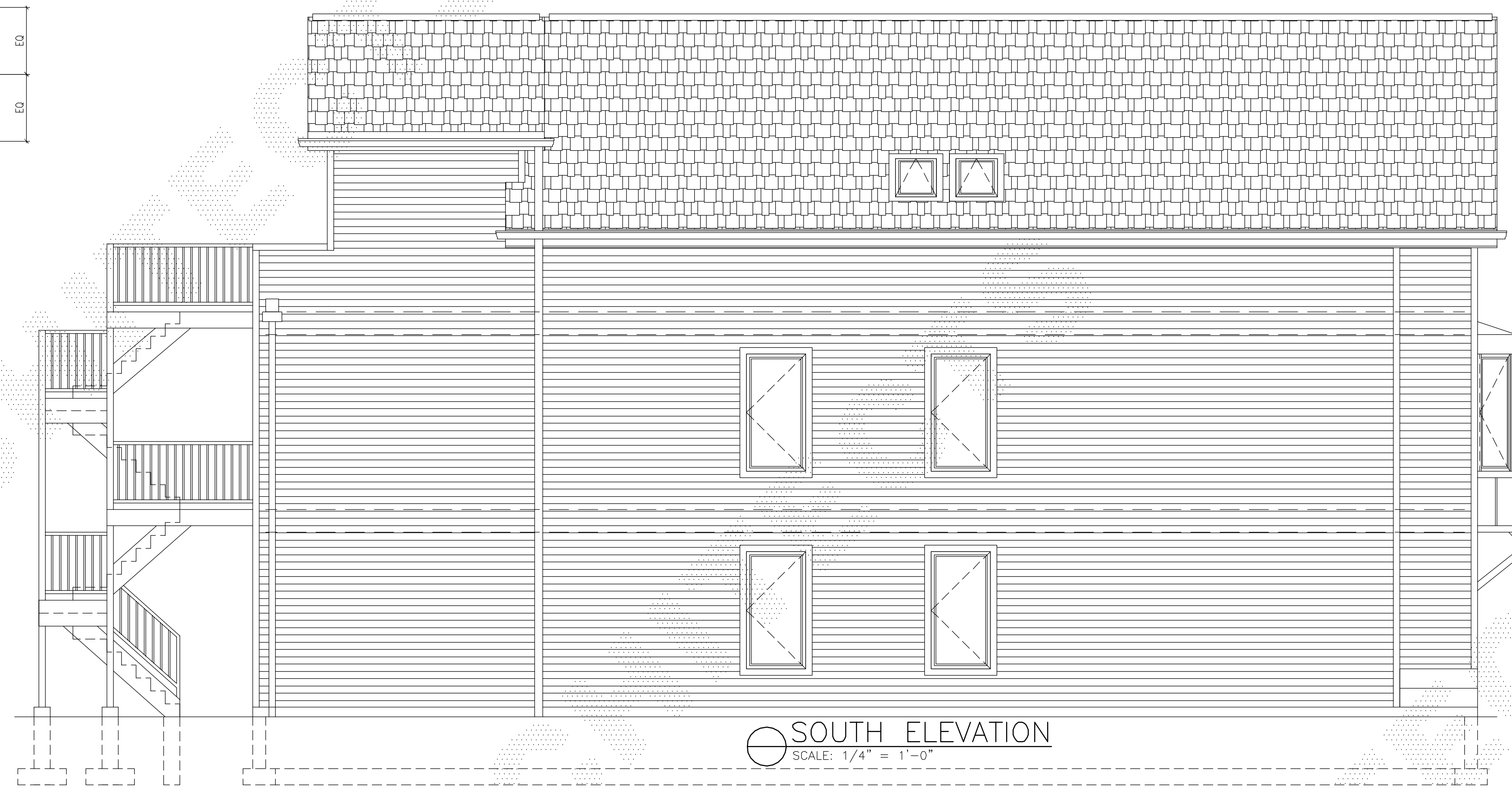
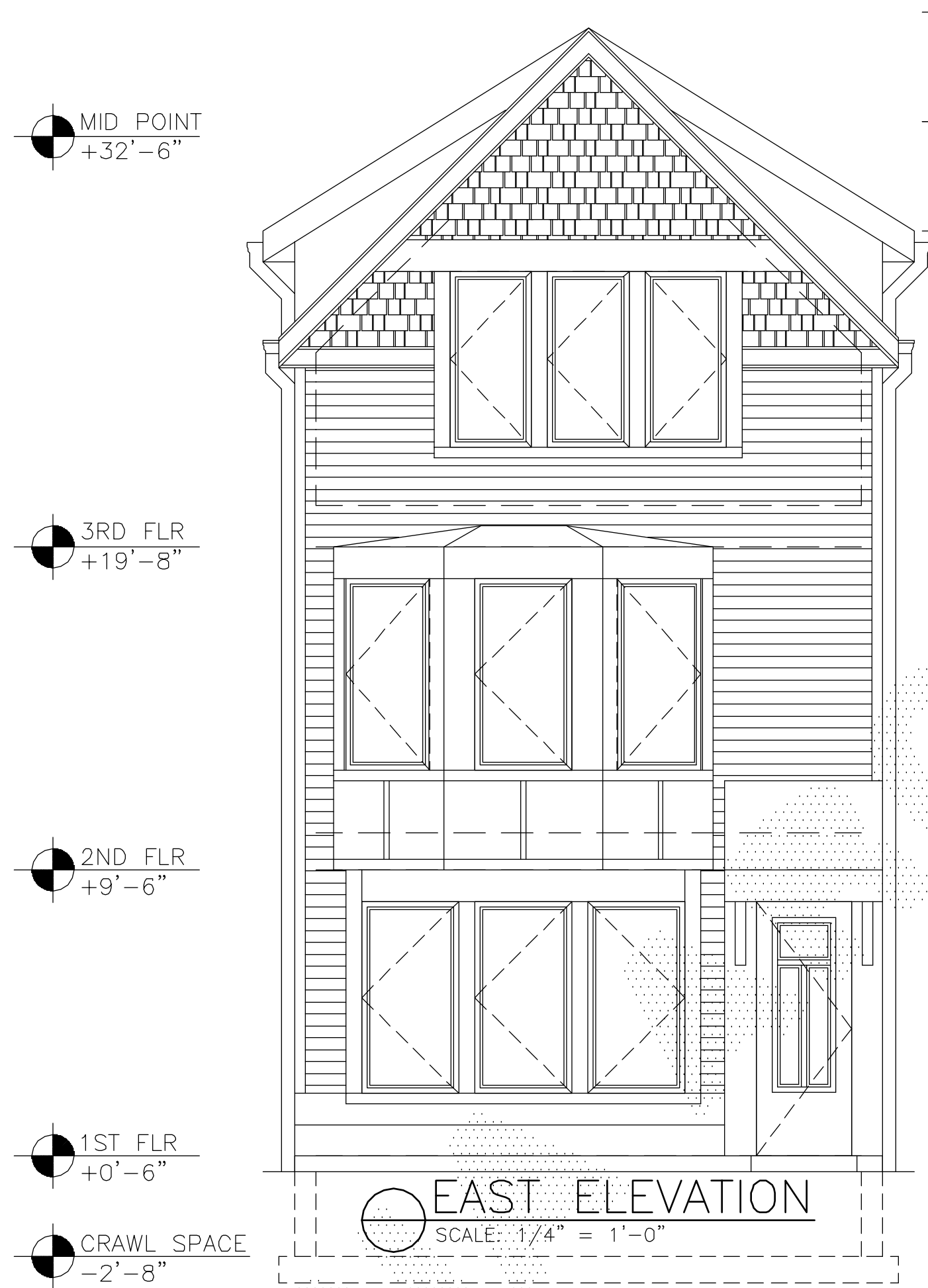


**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

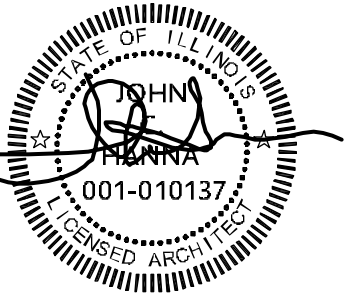
NOTE:  
INTERIOR S.F. OF 3RD FLOOR  
= 779 S.F.



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SHEET TITLE  
ELEVATIONS

FILENAME

SHEET NUMBER  
A-4