17-13-0303-C(1) Type 1 Narrative & Plans – 1454 West Victoria Street, Chicago, IL

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 2,170 sq. ft.

Proposed Land Use: The Applicants are seeking a zoning change to permit construction of a second-story sunroom addition that will replace the existing rooftop deck located above the attached garage. The proposed addition will contain 239 square feet of total floor area and will measure 19 feet-8.25 inches in height. The existing single-family home will continue to be supported by the parking space located within the attached garage. Pursuant to Secs. 17-13-0303-D and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicants are seeking all additional relief to permit the attached Type 1 Plan Set, including the reduction of the west side setback, reduction of the combined side setback total, reduction of the rear setback, and reduction of the rear yard open space total because of the subject lot's triangular shape and the footprint of the existing single family home on the subject lot.

(A) The Project's Floor Area Ratio: 2,460 square feet (1.13 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 2,170 square feet per D.U. (1 residential unit)

(C) The amount of off-street parking: 1 parking space (existing)

(D) Setbacks:

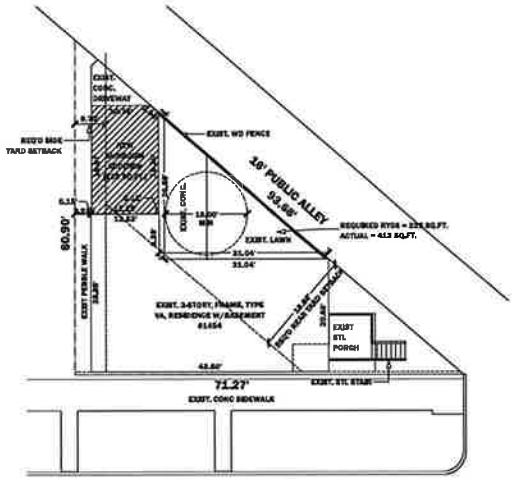
a. Front Setback: 0.48 feet (existing)
b. Side Setbacks:
West Side: 2.93 feet
East Side: 0 (existing)
c. Rear Setback: 0 (existing)

*Pursuant to Secs. 17-13-0303-D and 17-13-1101-B, the Applicants are seeking all additional relief to permit the attached Type 1 Plan Set, including to reduce the west side setback, the combined side setback total, the rear setback, and the rear yard open space total because of the subject lot's triangular shape and the footprint of the existing single family home on the subject lot.

(E) Building Height:

a. Existing single-family home: 35.42 feet
b. Proposed sunroom addition: 19 feet-8.25 inches

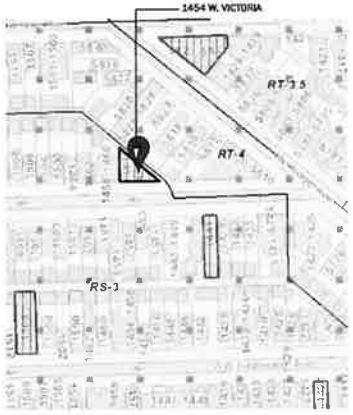
1454 W. VICTORIA ST: NEW FRAME, TYPE VA SUNROOM ADDITION OVER EXISTING ATTACHED GARAGE AT AN EXISTING 2-STORY FRAME, TYPE VA, SINGLE FAMILY RESIDENCE



1 SITE PLAN
1" = 10'-0"



2 SITE PLAN
1" = 10'-0"



3 ZONING MAP
1" = 10'-0"



ZONING DATA	
ZONE:	RS-3
LOT AREA	3,110 SQ.FT.
FAR:	0.8 = 2,953 SQ.FT
BASEMENT:	0 SQ.FT.
1ST FLOOR:	1,293 SQ.FT.
2ND FLOOR:	1,293 SQ.FT.
TOTAL	2,480 SQ.FT.

DATA FOR FEE CALCULATION	
BASEMENT:	0
1ST FLOOR:	0
2ND FLOOR:	258 SQ.FT.
TOTAL:	258 SQ.FT.

CODES AND ORDINANCES

ALL WORK SHALL CONFORM TO THE FOLLOWING NAMED CODES AS ADOPTED BY THE CITY OF CHICAGO, ILLINOIS WITH ALL PUBLISHED AMENDMENTS.

Chicago Zoning Ordinance (current 2018)
Chicago Building Code (current 2018)
Chicago Fire Prevention Code (current)
Chicago Plumbing Code (current)
Chicago Mechanical Code (current)
Chicago Electrical Code (current)
Chicago Energy Conservation Code (current, 2018)
Cook County Building and Environmental Ord series (current)
Illinois Energy Conservation Code (2018 IECC as amended by the State of Illinois)
Illinois Accessibility Code (current)

2018 ELECTRICAL CODE

RESIDENTIAL DESIGN CRITERIA

STRUCTURAL FRAMING LUMBER

EXTERIOR DECK STRUCTURAL FRAMING LUMBER

ENGINEERED WOOD PRODUCTS

COMMON NOTES

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY AN ARCHITECT AND APPROVED BY THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY EXISTING CONDITIONS AND COMMUNICATE WITH THE PLANS BEFORE STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE PROPERTY OWNER'S ATTENTION BEFORE PROCEEDING. AS ACCURATELY AS POSSIBLE, SOME VARIETY OF DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS AND EXPLICIT NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ARCHITECT SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT VARY FROM THOSE SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION MEANS OR METHODS, OR QUANTITIES USED IN THE WORK. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE HAZARDS, OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION.

DRAWN SCALES AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

WALL DIMENSIONS ARE TO THE EXTERIOR OF FRAMING UNLESS NOTED OTHERWISE.

LUMBER CONCRETE OR MASONRY SHALL BE TREATED TO A MINIMUM OF .10 CAB RETENTION. ALL LUMBER IN CONTINUOUS CONTACT WITH THE GROUND SHALL BE TREATED TO A MINIMUM OF .25 CAB RETENTION.

ALL FRAMING LUMBER TO BE #2 HEM FIR OR BETTER, OR EQUIVALENT, UNLESS NOTED OTHERWISE.

WINDOWS SHALL BE DUAL PANE WITH WOOD OR ALUMINUM FRAMES (U VALUE OR SHGC PER LEGEND). MANUFACTURER AND COLOR TO BE SELECTED BY OWNER.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE PROVIDED WITH WEATHER RESISTANT GASKETING AND WEATHERSTRIPPED.

CONTRACTOR - OWNER NOTE

Contractor shall verify all conditions and dimensions at the job site and notify the Architect (Pavlovcik Architecture Inc.) of any dimensional errors, omissions or discrepancies before beginning or fabricating any work. Do not scale these drawings.

These drawings and specifications are the proprietary work, product, and property of Pavlovcik Architecture Inc. and are protected by Federal Copyright laws. These drawings are prepared and developed solely for the exclusive use of the Owner.

Use of these drawings and the concepts contained therein without the written permission of Pavlovcik Architecture Inc. is prohibited and may subject you to a claim for damages from either party.

Verify all dimensions, structural details, building codes, and grade requirements prior to start of work.

PAVLOVCIK ARCHITECTURE INC.
T. 312-900-5757 WWW.PAV-ARCH.COM
INFO@PAV-ARCH.COM
213 W. INSTITUTE PL. SUITE 401
CHICAGO, IL 60610
DESIGN FIRM REGISTRATION # 184.007931

NEW SUNROOM ADDITION TO EXIST. 2-STORY, TYPE VA, FRAME SINGLE FAMILY RESIDENCE

MARIUS MEISSNER

1454 W VICTORIA ST
CHICAGO, IL 60660

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

CODE: 2018 I.R.C. & 2018 CHICAGO ELECTRICAL CODE (BLDG. & ELEC.) CHAPTER 14 TO BE USED AS PER CHICAGO AMENDMENTS AND 410.27 THAT THE PLANS ARE GOOD & STRICT NAME AND FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 14-13-410.27 REGARDING THE WIDTH OF THE SUNROOM AS SPECIFIED APRIL 23, 2008 AS WELL AS SEC 8-27 OF CHAPTER CHICAGO CONSTRUCTION CODE AS IS QUOTED BY STAFF LEGISLATION.

SAMUEL PAVLOVCIK, NCARB
LICENSED ARCHITECT
ELIANE LEDOUX ELIANE A. PAVLOVCIK
LICENSE ILLINOIS # 1.1.016.016

PAVLOVCIK ARCHITECTURE INC.
213 W. INSTITUTE PL. SUITE 401
CHICAGO, IL 60610
T. 312-900-5757

PLAN APPROVAL

HOMEOWNER DATE

I HAVE THE AUTHORITY TO ACT AND THEREBY GRANT MY APPROVAL AND AGREE TO THE RIGHT OF ANY PROFESSIONAL AGENCY AND/OR THEIR REPRESENTATIVES TO THE SCOPE AND REQUIREMENTS OF THE CITY OF CHICAGO.

DRAWN BY: JALESA DIXON
DESIGN PROJECT (TITLE BLOCK)

DRAWN BY: SAMUEL PAVLOVCIK
PROJECT ARCHITECT (TITLE BLOCK)

ZONING SET

DESCRIPTION	DATE
PERMIT SET	10/31/24
PERMIT ACCEPTANCE	11/21/24
PERMIT SUBMITTAL	
PERMIT REVISIONS	
PERMIT APPROVAL	
FIELD REVISIONS	

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	BASEMENT & 1ST FLOOR ARCH PLANS
AP-2	4	2ND FLOOR ARCH PLANS
AP-3	5	SECTION & ROOF PLAN
AE-1	6	ELEVATIONS

PRINT DATE: 3/13/2025 16:27:06

G-1 | 1 | 6

SITE PLAN & ZONING

NEW FRAME SUNROOM ADDITION OVER EXISTING ATTACHED GARAGE AT AN EXISTING 2-STORY FRAME SINGLE FAMILY RESIDENCE

GENERAL REQUIREMENTS & AGREEMENTS

1. The Architect shall not be liable or responsible for the quality of workmanship used on the job or the quality of materials selected.
2. Architect shall not be responsible for any site inspection of the work, quality or progress, unless otherwise specified in design agreement.
3. All work performed must conform to current applicable codes. Contractor shall inform architect of items on the drawings which may conflict with the local code requirements, so these item s, if any, may be resolved prior to execution of the work in question.
4. Architect is not a party to construction. Therefore, the use of these drawings by any contractor, subcontractor, builder, tradesmen or workman shall constitute a basic nonbreach agreement between the drawing owner and architect. The user shall expressly hold architect harmless for any responsibility in regard to any claim or problems arising from the negligence of the contractor, builder, tradesman, or workman. The acceptance and use of these drawings also implies that the architect shall not be responsible for the plan user's failure to carry out the work in accordance with the drawings or construction documents.
5. All contractors and their representatives working on this project shall visit the site prior and during the course of their activity, as responsible for safety of their employees as well as others, and for the safe for the property. Such as responsibilities of their employees shall exist less than the conditions under which they will be required to work—ranging from safe to safe and within good safety practices, and also meet all pertinent regulations. The beginning of the work by any worker shall indicate satisfactory performing safety and full responsibility for accidents and damage. If encountered, the unit would indicate what he does not agree or believe necessary to render safe conditions for life and property are not limited to the activity. If the work of other parties outside of the construction is under consideration, it shall be the duty to contractor shall stop work immediately and notify the general contractor and project owner. The duty rising of this work shall indicate satisfactory acceptance of the increased safe hazards associated with this activity.
6. The contractor shall be responsible for obtaining all items required for completion of the work described. In case of conflict or ambiguity, the contractor will be deemed to have estimated on, and agreed to provide, the greater quantity and/or better quality of fixtures and/or work. Omission in the description of the work does not relieve the contractor from furnishing a complete project.
7. The contractor shall not take a complete set of contract documents at the job site along with all changes and modifications properly executed by and contained therein. The contractor shall perform no portion of the work at any time without contract documents, that is, if drawings, specifications or other stamped marked shall remain the architect's property. They are to be used with respect to the job and are not to be loaned, copied or given to others.
8. The contractor shall pay and secure all permits, fees and licenses necessary for the execution of the work. He shall give all notices and comply with all laws, ordinances, rules and regulations of authorities having jurisdiction over the work. Nothing in the drawings or specifications is to be construed to permit work not conforming to these codes. The contractor shall secure and pay for certificates of inspection and other certificates required by any governmental authorities.
9. Contract documents consist of the signed agreement, general conditions, drawings, specifications, addenda and change orders after the agreement, including change orders and supplemental instructions for minor clarifications.
10. The general contractor and his subcontractors shall familiarize themselves with all the work to be performed under this contract and shall satisfy themselves as to the nature of the work and conditions under which the work is to be performed, such as limited working space, availability of labor, storage of materials, and hauling facilities. They shall carefully compare the drawings and specifications with each other and with the existing conditions related to the work to be performed and shall immediately report any discrepancies to the architect before commencing work. Failure to do so will result in the contractor's responsibility for any necessary corrections.
11. Architect should be notified of any design changes, material substitutions, plan changes, ETC. prior to commencing the work. The architect will not be responsible for any portion of the work not covered by these drawings and/or executed under different patterns or without notice.
12. Phasing schematic drawings, shop drawings, sewer mains, electrical outlets, switches, light fixtures, routing of plumbing, mechanical, and electrical work are to be coordinated between the trades affected by work. No piping, mechanical, is sacrificial information is to be located from the drawings.
13. Architect does not warrant from these drawings or portraying the as built conditions. Each contractor shall verify built-in conditions and dimensions prior to it going and construction and report any discrepancies to the architect immediately. No extra cost will be approved for failure to verify any existing conditions prior to bid.
14. These drawings represent the architect's design intent and in no way are they meant to protect the contractor's performance pertaining to structural performance. The contractor is responsible for the structural stability of all new and altered building components. Contractor shall be responsible for any temporary components of the building and the equipment during the construction.
15. All vertical dimensions on plan sheets are to the face of gypsum board unless noted otherwise. Horizontal dimensions are to be taken as shown and shall coincide with CMU exterior wall dimensions. Finished dimensions at additional areas such as closets, baths, etc. must comply.
16. Drawings are not to be scaled in general, use figured dimensions if provided. In particular, do not scale drawings concerning cabinets, exterior walls, door areas, and other key areas (for pertaining information see enlarged).

MATERIALS AND WORKMANSHIP

1. All work shall be performed in a workmanlike manner. Each contractor shall furnish all of plentiful, tools, equipment s, etc. for the complete construction of work indicated and specified by the drawings and notes.
2. Materials specified or done not shall be used. Substitutions of materials will not be allowed without written consent of the Architect.
3. Each Subcontractor shall examine and verify all work he can over, any defects or poor faults in his workmanship and/or materials. Provide if other has forces around construction work.

EXCAVATION / SITEWORK

1. USED: All work to be completed under the phase is subject to the general condition of the construction contract.
2. Clean the site free of debris by general contractor
3. Contractor shall be responsible for the protection of the construction area and dewatering of excavations whenever necessary.
4. All footings shall bear on undisturbed soil having an allowable bearing capacity.
5a. The contractor is responsible for having soil test to check minimum required capacity of 1,500 PSF, Prior to beginning of any excavation work.
6. All footing shall be a minimum of 24"-0" below grade.
7. Excavation is to backfill as required, using CA-6 minus approved granular material.
8. Notify the architect if unsuitable soil conditions are encountered on the site.
9. Excavating subcontractor to provide site and event cleaning as needed.

CONCRETE WORK

1. USED: All work to be completed under the phase is subject to the general condition of the construction contract.
2. Concrete work shall conform to the building code requirements for reinforced concrete" (ACI 318-63) and "specifications for structural concrete" (ACI 301-66), Exemptions to it will be used for foundation walls, footings and slab-on-grade construction.
3a. Ready-mixed concrete may be used, provided that the concrete mix and delivery is done in accordance with ASTM C-94. As an alternate, all concrete shall be job mixed conforming to ASTM C-94.

	Min. A	Min. B
Ultimate compressive strength at 28 days	3,000 psi	4,000 psi
Maximum number of feeds of cement per C.Y.	5	6
Slump range	4" ± 1"	4" ± 1"
Maximum aggregate size	1"	1"
Entrained air	none	5-7%
Dry weight per cubic foot	150#	154#

3. All concrete shall be cured for a minimum of 7 days. If hot/dry vertical surfaces are removed prior to the end of the curing period, same surfaces will require immediate curing protection.
4. Reinforcing steel shall conform to ASTM A615, grade 60. Use welded wire steel (W.W.F.) to prevent temperature cracking. Provide corner bars of same size & spacing as horizontal reinforcement.
5. Areas of non-vertical concrete and concrete foundation walls shall receive a 4" applied 12" thick slab and reinforced 12" to have 6 12" vertically OC, Provide one or more drainage slots at footing.
6. Concrete shall be mixed and placed in accordance with ASTM C94 (all of which are hereby made a part hereof) which together serve as minimum standards for concrete work.
7. Footings shall bear on undisturbed soil having a minimum safe bearing capacity of 2,000 PSF.
8a. The contractor is responsible for having soil tests to check required capacity of 2,000 PSF, prior to beginning of the concrete work.
9. All concrete shall develop a min. of 28 day compressive strength of 3,000 PSI.
10. Provide control joints as shown.
11. Do not pour concrete on frozen ground. Protect new concrete from freezing when temperature is expected to be below 32 degrees F.
12. Cover all concrete to be air entrained. Steam heat all slabs on grade.
13. Install all foundation anchors and metal straps as required by the building contractors.
14. Provide 1/2" dia. x 10" long anchor bolts with a maximum spacing of 6'-0" O.C. and not more than 12" from any corner min. 2 bolts per plate.
15. Provide sealant, tube and cement as required at all materials.
16. Hand dept section at four sided footings.
17. Provide "template marking" prior to pouring of all exterior concrete sections.
18. Reinforcement concrete shall be furnished and installed in accordance with A.C.I. 315-318 standards.
19. In unheated concrete slabs the total reinforcement shall be located between the upper 1/3 and lower 1/3 of the slab.
20. All set pieces to be reinforced.
21. Provide 2 - #4 rebar on foundation footing ends.
22. Contractor shall coordinate to provide site and street cleaning as needed.

EMERGENCY ESCAPE & STAIRS

SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS.

R310.1 Emergency escape and rescue required. Basements and every sleeping room shall have windows or exterior doors for emergency escape and rescue opening. Such opening shall open directly into a public street, public alley, yard or exit access that leads to a public way. Where basements contain one or more sleeping rooms, emergency egress and rescue openings are required in each sleeping room, but are not required in adjoining areas of the basement. Where emergency egress and rescue openings are provided they shall have a sill height of not more than 44 inches (1117 mm) above the floor. Where a door in the path of egress swings in the direction of egress, the door shall be capable of swinging to an angle to access and exit as required and is provided with a latch that releases the latch and door shall comply with Section R312.2. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

Exception: Where the window is operational by a single device, such as a tilt-in sash or a push-out hinged panel or a casement window.

R310.1.1 Minimum opening area. All emergency escapes and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).
Exception: Grade floor openings shall have a min mum net clear opening of 5 square feet (0.465 m2).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints. Any person who uses and rescue openings shall be capable of the from the inside of the room without the use of keys, tools, or special knowledge.

R310.2 Window wells.

R310.2.1 Area. Windows shall not be less than 36 inches (914 mm) in clear width on all sweeps doors the permitted functional height and below the required basement clear opening area shall be provided. The minimum area shall be not less than 9 square feet (0.74 m2) in clear size of the opening and the minimum horizontal area of the clear size of the opening and the minimum horizontal area of the well shall be not less than 36 inches (914 mm) where habitable are provided. Ladders or steps shall be provided in all window wells exceeding 44 inches (1118 mm) where openings are required for emergency escape.

R310.2.2 Drainage. All window wells shall be drained.

R310.2.3 Ladders. Ladders or steps required by Section R310.2.2 shall be provided with the window in the open position. Ladders or steps required by this section shall not be obstructed by window wells and shall not be part of the minimum dimensions required by Section R310.2.1. The ladder or steps shall be permanently attached to the structure or window well and shall be placed not more than 18 inches (457 mm) from the wall and shall be designed to provide a minimum of 12 inches (305 mm) of tread space and shall project not less than 3 inches (76 mm) nor more than 6 inches (152 mm) from the wall. The top of the ladder shall not be more than 3 inches below the bottom of the window opening. Ladders shall have a minimum width of 12 inches (305 mm) and shall be constructed of corrosion-resistant materials. Ladders shall be capable of supporting a load of 200 pounds (907 kg) and the weight shall be applied on any one rung. Rungs shall have a minimum diameter of 3/4 inches (19 mm) and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

R310.2.4 Grates or covers. Grates or covers may be provided over window wells, provided that such grates or covers are operational from the inside of the room without the use of keys, tools or special knowledge. Bars, grates, covers or other devices installed over emergency escape and rescue windows or doors shall be releasable or removable from the inside without the use of a key, tool or force greater than that required for the normal operation of the escape and rescue opening.

R310.3 Emergency escape and rescue openings under decks and porches. Emergency escape and rescue openings installed under decks and porches shall be fully open and operational from the inside of the room without the use of keys, tools or special knowledge. The bottom of the opening shall be not less than 36 inches (914 mm) above the floor or grade below the deck or porch. The horizontal area of the opening shall be not less than 9 square feet (0.74 m2) with a minimum dimension of 36 inches (914 mm).

R310.4 Bulkhead enclosures. Bulkhead enclosures shall provide direct access to the basement. The interior dimensions shall be not less than 36 inches (914 mm) wide by 36 inches (914 mm) high. The net clear opening over the bulkhead shall be not less than 36 inches (914 mm) in width. Bulkhead enclosures shall be provided with doors. The doors shall be capable of being opened from the inside without the use of keys, tools or special knowledge.

R310.5 Dwelling additions. Where dwelling additions contain sleeping rooms, emergency escape and rescue openings shall be provided in each sleeping room. Where dwelling additions have basements, emergency escape and rescue openings shall be provided in the basement.

R310.6 Smoke alarms. Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms within the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:
1. Smoke alarms are not required for buildings that are not served from a commercial source.
2. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power.

R310.7 Carbon monoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.

GENERAL NOTES

Safety glass and fire stamps notes.
If applicable, the safety-tempered glass should be installed in the following specific hazardous locations.
1. Glazing in fixed and sliding panels of sliding-type doors.
2. Glazing in storm doors.
3. Glazing in all unframed swinging doors.
4. Glazing in shower and bathtub doors and enclosures.
5. Glazing with +9 ft from the shower and bathtub.
6. Glazing, regardless of exposure, adjacent to a door of all buildings and within the same wall plane as the door, whose nearest vertical edge is within 12 inches of the plane of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
7. Glazing in fixed and operable panels of swinging-type doors, except for those in which the glazing area of each exposed side of the door is 9 ft or less, has a maximum exposed dimension of 12 inches or less, and is separated from the door edges by a frame at least 3.5 inches wide.
8. Glazing in guards and railings regardless of area or height above a walking surface.
9. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs, and spas where the bottom edge is less than 60 inches above the walking surface measured on the side of the barrier that faces the pool, hot tub, or spa. Glazing shall be considered to meet this requirement where a solid or screened barrier is installed between the glazing and the pool, hot tub, or spa.
10. Glazing adjacent to stairways, landings, and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glazing is less than 60 inches above the plane of the adjacent walking surface.
11. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches above the nose of a tread.

DUMPSTERS

1. Construction debris and refuse management shall be required for all job sites. Containment shall occur on the property that is the subject of the permit, and shall be within a dumpster, structure, or other method of containment to prevent windblown debris. All such containers, structures, or containment shall be covered at all times when work is being performed on the property that is the subject of the permit.

ROUGH CARPENTRY

1. Stress grade lumber grading rules and wood species shall conform to the "National Design Specifications for Stress Grade Lumber and its Fastenings" by the National Forest Products Association.
2. Lumber shall be free from any defect in minimum construction lumber (No. 2 grade) as follows for floor joists in bending, section modulus and shear, $f_b = 850$ PSI in repetitive members
E = 1,300,000
E = 580,000
3. Provide double joists under all partitions parallel to joists and provide solid blocking under all partitions perpendicular to joists or as indicated on truss plans.
4. Provide double joists under water heater, whirlpool, benches, recessed, and all bathroom appliances.
5. All floor joists shall be spaced at 7' 0" O.C. max. or approved metal bridging. Be sure that joist hanging shall just before covered installation.
6. All floor joists and roof header plans shall be nailed together and as follows for Number 5 is below:
$f_b = 1,650$ PSI
$f_v = 75$ PSI
E = 1,900,000
7. All flush beams to be constructed = #- 2"x 8 and steel plate as shown on plans bolted toget- er with 1/2" diameter bolts at 1'-0" O.C. staggered as specified plate and between (horizontal).
8. Provide wood members to be a class 4, set accurately to required lines and levels and secure rigidly in proper position with three nails. Cut and fit framing, blocking, and other wood members to accommodate other work.
9. Use approved metal connectors for connecting joists to headers. Use and connectors as shown. Where connectors are not indicated (timber or equivalent equal). When connecting connectors not indicated further all connectors are to be double JOIC nailed to other members.
10. All walls to have 2" solid wood fire stopping and all electrical are punching through floors are to have t pipes sealed off with approved fire rated caulking. Fire stop all furring, partitions and ent. of walls at both floor and ceiling of each floor and at all openings at floor and ceiling.
11. All doors to have 2 hinges for doors 6'-8" to 8'-0" high, 3 hinges for doors over 8'-0" high. Doors to be hung in accordance with AWI standards and as per plans. Install all hardware per manufacturer's recommendations.
12. All doors to be solid core flush doors.
13. Interior door schedule for framing walls unless otherwise noted on plans.

Doors less than 4'-0" - (2) 3x8's
Opens 4'-0" - (2) 3x8's
Opens 5'-0" - (2) 3x10's
Opens 6'-0" - (2) 3x12's
Two story stair - (2) 3x12's

FINISHES - MISC.

1. Bathtub and shower floors and walls shall be finished with a smooth, hard and nonabsorbent surface to a minimum height 6'-0" above the floor.
2. Provide proper support. Under all bathtubs, tile, double press underneath as required.

ABBREVIATIONS

@	At
ACOUST	Acoustical
ADJ	Adjustable
AFF	Above Finished Floor
ALUM	Aluminum
APPROX	Approximate
ARCH	Architectural
ASPH	Asphalt
BD	Board
BLDG	Building
BLK	Block
BM	Beam
BOT	Bottom
CAB	Cabinet
CEM	Cement
CER	Ceramic
CLG	Ceiling
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONST	Construction
CONT	Continuous
CPT	Carpet
CT	Ceramic Tile
DBL	Double
DEPT	Department
DET	Detail
DIA	Diameter
DIM	Dimension
DN	Down
DR	Door
DWG	Drawing
EA	Each
ELEV	Elevation
EQ	Equal
EXIST	Existing
EXP	Exposed
EXT	Exterior
FDN	Foundation
FIN	Finish
FLR	Floor
FT	Foot
GA	Gauge
GALV	Galvanized
GL	Glass
GYP	Gypsum
HDR	Header
HDWD	Hardwood
HT	Height
HVAC	Heating, Ventilating, and Air Conditioning
INSUL	Insulation
INT	Interior
JT	Joint
LAM	Laminate
LAV	Lavatory
LT	Light
MAX	Maximum
MECH	Mechanical
MFR	Manufacturer
MIN	Minimum
MTL	Metal
NIC	Not In Contract
NO	Number
NOM	Nominal
OC	On Center
OPP	Opposite
PL	Plate
PLAM	Plastic Laminate
PLYWD	Plywood
PR	Pair
PT	Paint
RAD	Radius
REF	Refrigerator
REINF	Reinforced
REQ	Required
RM	Room
SC	Solid Core
SCHED	Schedule
SECT	Section
SHT	Sheet
SIM	Similar
SPEC	Specification
SQ	Square
STD	Standard
STL	Steel
STOR	Storage
STRUCT	Structural
SUSP	Suspended
SYM	Symmetrical
T&G	Tongue and Groove
TEL	Telephone
TEMP	Temperature
THK	Thick
TOC	Top of Concrete
TOS	Top of Steel
TYP	Typical
UNF	Unfinished
VERT	Vertical
W/	With
WD	Wood
WT	Weight

SHEET TAG LEGEND

ELECTRICAL LEGEND

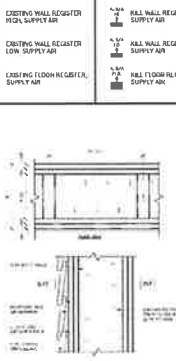
EXISTING DUPLEX TO REMAIN	NEW DUPLEX	
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EXISTING WEATHERPROOF DUPLEX TO REMAIN	NEW WEATHERPROOF DUPLEX	
EXISTING GFI DUPLEX TO REMAIN	NEW GFI DUPLEX	
EXISTING GFCI DUPLEX TO REMAIN	NEW GFCI DUPLEX	
EXISTING ARC FAULT DUPLEX TO REMAIN	NEW ARC FAULT DUPLEX	
EXISTING 220V TO REMAIN	NEW 220V	
EXISTING SINGLE POLE SWITCH TO REMAIN	NEW SINGLE POLE SWITCH	
EXISTING DIMMER SWITCH TO REMAIN	NEW DIMMER SWITCH	
EXISTING THREE WAY SWITCH TO REMAIN	NEW THREE WAY SWITCH	
EXISTING FOUR WAY SWITCH TO REMAIN	NEW FOUR WAY SWITCH	
EXISTING WASTE DISPOSAL SWITCH TO REMAIN	NEW WASTE DISPOSAL SWITCH	
EXISTING TELEPHONE JACK TO REMAIN	NEW TELEPHONE JACK	
EXISTING DATA JACK TO REMAIN	NEW DATA JACK	
EXISTING TV JACK TO REMAIN	NEW TV JACK	
EXISTING THERMOSTAT TO REMAIN	NEW THERMOSTAT	
EXISTING DOORBELL TO REMAIN	NEW DOORBELL	
EXISTING SECURITY TO REMAIN	NEW SECURITY	
EXISTING SMOKE ALARM TO REMAIN	NEW SMOKE ALARM	
EXISTING CARBON MONOXIDE ALARM TO REMAIN	NEW CARBON MONOXIDE ALARM	
EXISTING DUAL SPOT TO REMAIN	NEW DUAL SPOT	
EXISTING WALL MOUNTED OPENING TO REMAIN	NEW WALL MOUNTED OPENING	
EXISTING CEILING OPENING TO REMAIN	NEW CEILING OPENING	
EXISTING RECESSED CAN TO REMAIN	NEW RECESSED CAN	
EXISTING CEILING FAN TO REMAIN	NEW CEILING FAN	
EXISTING RECESSED CLOSET LIGHT TO REMAIN	NEW RECESSED CLOSET LIGHT	
EXISTING CEILING PULL LIGHT TO REMAIN	NEW CEILING PULL LIGHT	
EXISTING LED STRIP LIGHT TO REMAIN	NEW LED STRIP LIGHT	
EXISTING EXHAUST FAN TO REMAIN	NEW EXHAUST FAN	
EXISTING EXHAUST FAN AND LIGHT TO REMAIN	NEW EXHAUST FAN AND LIGHT	
EXISTING ELECTRICAL PANEL TO REMAIN	NEW ELECTRICAL PANEL	
EXISTING REFRIGERATOR OUTLET TO REMAIN	NEW REFRIGERATOR OUTLET	
EXISTING DISHWASHER OUTLET TO REMAIN	NEW DISHWASHER OUTLET	
EXISTING GAS COOKTOP OUTLET TO REMAIN	NEW GAS COOKTOP OUTLET	
EXISTING ELECTRIC RANGE OUTLET TO REMAIN	NEW ELECTRIC RANGE OUTLET	
EXISTING HOOD WITH VENT OUTLET TO REMAIN	NEW HOOD WITH VENT OUTLET	
EXISTING MICROWAVE OUTLET TO REMAIN	NEW MICROWAVE OUTLET	
EXISTING SINGLE/DOUBLE OUTLET TO REMAIN	NEW SINGLE/DOUBLE OUTLET	
EXISTING TRASH COMPACTOR OUTLET TO REMAIN	NEW TRASH COMPACTOR OUTLET	
EXISTING CLOTHES DRYER OUTLET TO REMAIN	NEW CLOTHES DRYER OUTLET	
EXISTING CLOTHES WASHER OUTLET TO REMAIN	NEW CLOTHES WASHER OUTLET	
EXISTING WHIRLPOOL OUTLET TO REMAIN	NEW WHIRLPOOL OUTLET	
EXISTING TOWEL WARMER OUTLET TO REMAIN	NEW TOWEL WARMER OUTLET	
EXISTING SAUNA OUTLET TO REMAIN	NEW SAUNA OUTLET	
EXISTING STEAM OUTLET TO REMAIN	NEW STEAM OUTLET	

WALL TYPE LEGEND

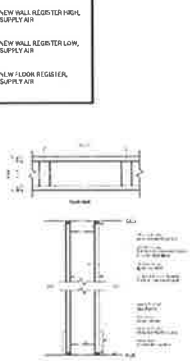
EXISTING WALL TO REMAIN	EXISTING WALL TO REMAIN
DEMO FINISH ON 1 SIDE OF WALL	NEW FINISH ON 1 SIDE OF WALL
DEMO FINISH ON BOTH SIDES OF WALL	NEW FINISH ON BOTH SIDES OF WALL
DEMO WALL	NEW WALL

MECHANICAL LEGEND

EXISTING CEILING REGISTER, RETURN AIR	WALL CEILING REGISTER, RETURN AIR	NEW CEILING REGISTER, RETURN AIR
EXISTING WALL REGISTER HIGH, RETURN AIR	WALL WALL REGISTER HIGH, RETURN AIR	NEW WALL REGISTER HIGH, RETURN AIR
EXISTING WALL REGISTER LOW, RETURN AIR	WALL WALL REGISTER LOW, RETURN AIR	NEW WALL REGISTER LOW, RETURN AIR
EXISTING FLOOR REGISTER, RETURN AIR	WALL FLOOR REGISTER, RETURN AIR	NEW FLOOR REGISTER, RETURN AIR
EXISTING ACCESS DOORS HIGH/LOW, RETURN AIR	WALL ACCESS DOORS HIGH/LOW, RETURN AIR	NEW ACCESS DOORS HIGH/LOW, RETURN AIR
EXISTING CEILING REGISTER, SUPPLY AIR	WALL CEILING REGISTER, SUPPLY AIR	NEW CEILING REGISTER, SUPPLY AIR
EXISTING WALL REGISTER HIGH, SUPPLY AIR	WALL WALL REGISTER HIGH, SUPPLY AIR	NEW WALL REGISTER HIGH, SUPPLY AIR
EXISTING WALL REGISTER LOW, SUPPLY AIR	WALL WALL REGISTER LOW, SUPPLY AIR	NEW WALL REGISTER LOW, SUPPLY AIR
EXISTING FLOOR REGISTER, SUPPLY AIR	WALL FLOOR REGISTER, SUPPLY AIR	NEW FLOOR REGISTER, SUPPLY AIR



2-HR RATED UL-U301
NOT TO SCALE



1-HR RATED INTERIOR UL-U305
NOT TO SCALE

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DESIGN FIRM REGISTRATION # 184.007931

NEW SUNROOM ADDITION TO EXIST. 2-STORY, TYPE VA, FRAME SINGLE FAMILY RESIDENCE

MARIUS MEISSNER

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CHICAGO, IL 60660

1"=1'-0"
3/4"=1'-0"
1/2"-1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10-0"

PLAN APPROVAL

ZONING SET

PERMIT SUBMITTAL	10-17-25
PERMIT SUBMITTAL	11-11-25

NOTES

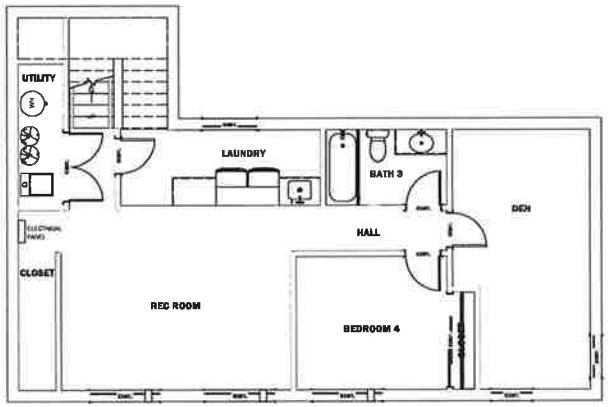
SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	BASEMENT & 1ST FLOOR ARCH PLANS
AP-2	4	2ND FLOOR ARCH PLANS
AP-3	5	SECTION & ROOF PLAN
AE-1	6	ELEVATIONS

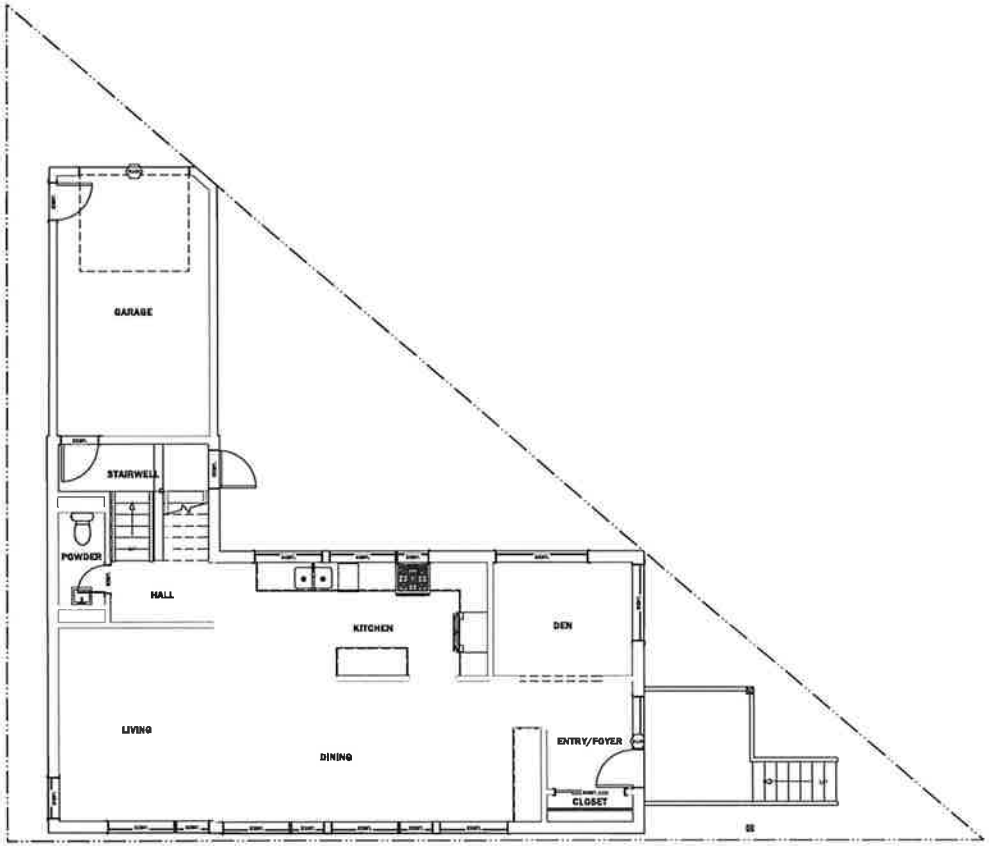
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SHEET NO. G-2 | SHEET NO. 2 | SHEET NO. 6

GENERAL NOTES & LEGENDS



1 EXISTING BASEMENT PLAN (NO WORK)
1/4" = 1'-0"



2 EXISTING 1ST FLOOR PLAN (NO WORK)
1/4" = 1'-0"

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3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

PLAN APPROVAL

DRAWN BY: JALEA DIXON

DRAWN BY: SAMUEL PAVLOVCIK

ZONING SET

DESCRIPTION	DATE
ZONING SET	10/31/2025
ZONING ADJUSTMENT	12/12/25

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
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AP-2	4	2ND FLOOR ARCH PLANS
AP-3	5	SECTION & ROOF PLAN
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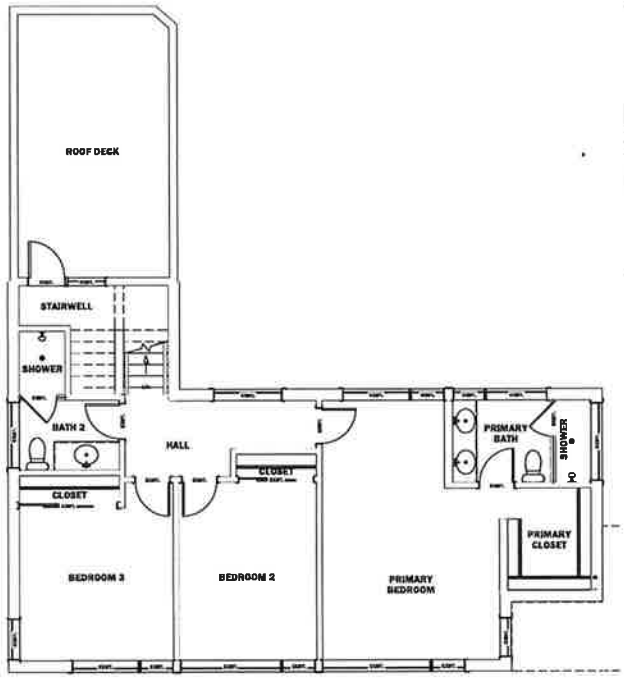
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SHEET AP-1 PAGE 3 OF 6

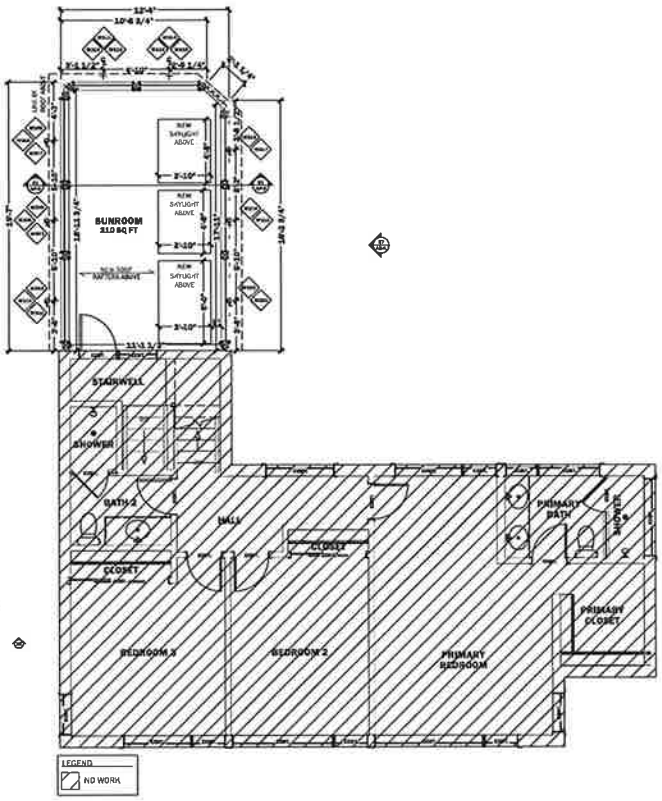
BASEMENT & 1ST FLOOR ARCH PLANS

SECOND FLOOR WINDOW SCHEDULE

TAG	QTY	LOCATION	MANUFACTURER	SERIES	TYPE	WIDTH	HEIGHT	RUO	EGRESS	TEMPERED	U-FACTOR	SHGC	JAMB SIZE	CASING SIZE	NOTES
W201	1	SUNROOM		FIXED GLASS	FIXED GLASS	72"	43"	72"/43"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W202	1	SUNROOM		FIXED GLASS	FIXED GLASS	72"	58"	72"/58"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W203	1	SUNROOM		FIXED GLASS	FIXED GLASS	72"	24"	72"/24"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W204	1	SUNROOM		SINGLE AWNING	SINGLE AWNING	36"	24"	57"/24"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W205	1	SUNROOM		SINGLE CASEMENT-HS	SINGLE CASEMENT	36"	58"	57"/58"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W206	1	SUNROOM		SINGLE AWNING	SINGLE AWNING	36"	42"	57"/42"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W207	1	SUNROOM		FIXED GLASS	FIXED GLASS	72"	42"	72"/42"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W208	1	SUNROOM		FIXED GLASS	FIXED GLASS	72"	58"	72"/58"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W209	1	SUNROOM		FIXED GLASS	FIXED GLASS	72"	24"	72"/24"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W210	1	SUNROOM		SINGLE CASEMENT-HS	SINGLE CASEMENT	36"	58"	57"/58"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W211	1	SUNROOM		FIXED GLASS	FIXED GLASS	32"	24"	32"/24"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W212	1	SUNROOM		FIXED GLASS	FIXED GLASS	32"	36"	32"/36"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W213	1	SUNROOM		SINGLE CASEMENT-HS	SINGLE CASEMENT	32"	58"	57"/58"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W214	1	SUNROOM		FIXED GLASS	FIXED GLASS	32"	24"	32"/24"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W215	1	SUNROOM		FIXED GLASS	FIXED GLASS	32"	21"	32"/21"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W216	1	SUNROOM		FIXED GLASS	FIXED GLASS	36"	24"	57"/24"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W217	1	SUNROOM		FIXED GLASS	FIXED GLASS	36"	58"	57"/58"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W218	1	SUNROOM		SINGLE CASEMENT-HS	SINGLE CASEMENT	36"	58"	57"/58"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W219	1	SUNROOM		SINGLE AWNING	SINGLE AWNING	36"	24"	57"/24"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W220	1	SUNROOM		FIXED GLASS	FIXED GLASS	72"	36"	72"/36"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W221	1	SUNROOM		FIXED GLASS	FIXED GLASS	72"	24"	72"/24"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	
W222	1	SUNROOM		SINGLE CASEMENT-HS	SINGLE CASEMENT	48"	36"	47"/36"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	SKYLIGHT
W223	1	SUNROOM		SINGLE CASEMENT-HS	SINGLE CASEMENT	48"	36"	47"/36"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	SKYLIGHT
W224	1	SUNROOM		SINGLE CASEMENT-HS	SINGLE CASEMENT	48"	72"	47"/72"			0.3		3/4"X7 1/4"	5-9"X2 3/4"	SKYLIGHT



1 EXISTING 2ND FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

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INFO@PAV-ARCH.COM
213 W. INSTITUTE PL. SUITE 401
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DESIGN FIRM REGISTRATION # 184.007931

NEW SUNROOM ADDITION TO EXIST. 2-STORY, TYPE VA, FRAME SINGLE FAMILY RESIDENCE

MARIUS MEISSNER

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CHICAGO, IL 60660

1"=1'-0"
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1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

PLAN APPROVAL

HOMEOWNER DATE

DRAWN BY: ALEXA DIXON
DESIGN APPROVED BY: DATE

DRAWN BY: SAMUEL PAVLOVCIK
PROFESSIONAL ARCHITECT (ERC) ACCEPT DATE

ZONING SET

SUBMITTALS	DATE
DESIGN SET	10/31/24
DESIGN REVIEW MEETING	11/11/24
PERMIT SUBMITTAL	
REVISED SUBMITTAL	
PERMIT RECEIVED	
ISSUED FOR CONSTRUCTION	

NOTES

SHEET LEGEND

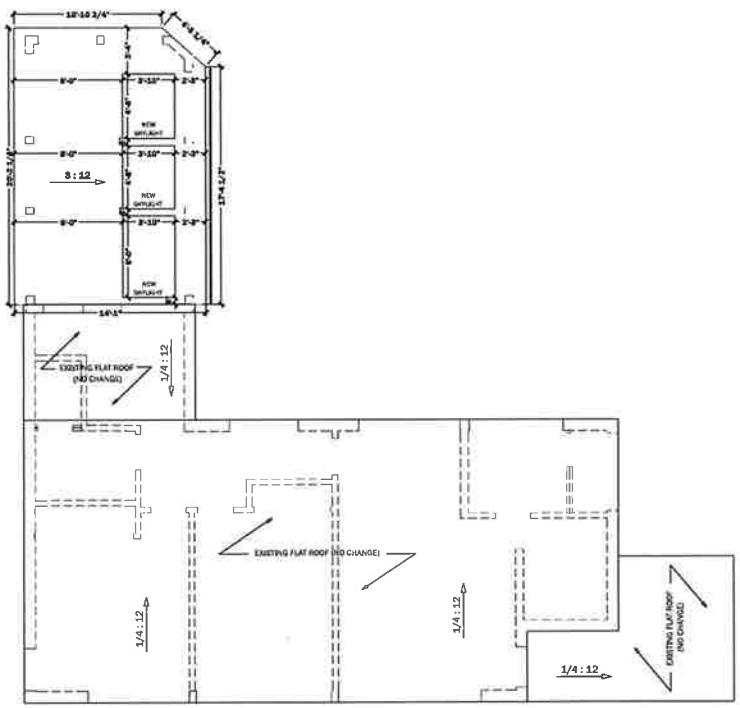
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G-1	1	SITE PLAN & ZONING
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AP-2	4	2ND FLOOR ARCH PLANS
AP-3	5	SECTION & ROOF PLAN
AE-1	6	ELEVATIONS

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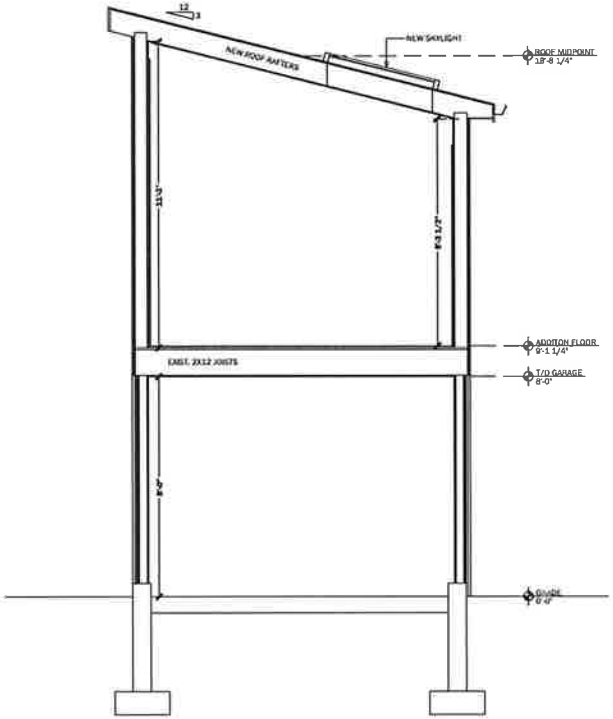
N

AP-2 4 6

2ND FLOOR ARCH PLANS



1 PROPOSED ROOF PLAN
1/4" = 1'-0"



S1 NEW ADDITION SECTION
1/2" = 1'-0"

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3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

PLAN APPROVAL

DRAWN BY: JALISA DIXON
DRAWN BY: SAMUEL PAVLOVCIK

ZONING SET

DESCRIPTION	DATE
PERMIT SET	10/31/25
PERMIT RESUBMITTANCE	11/11/25

NOTES

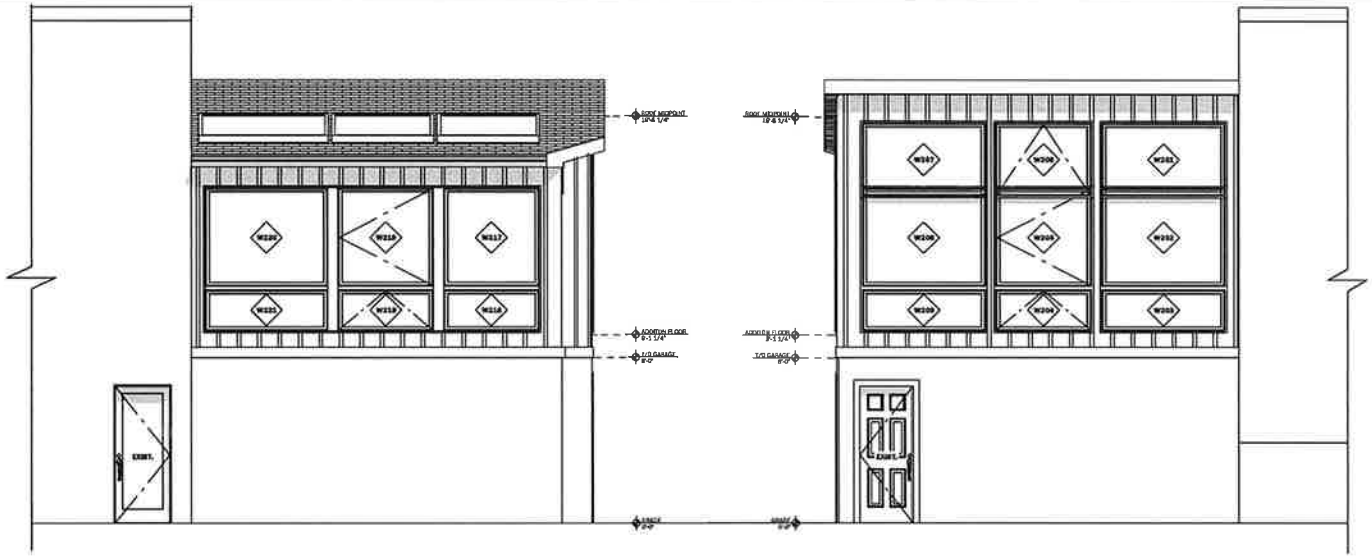
SHEET LEGEND

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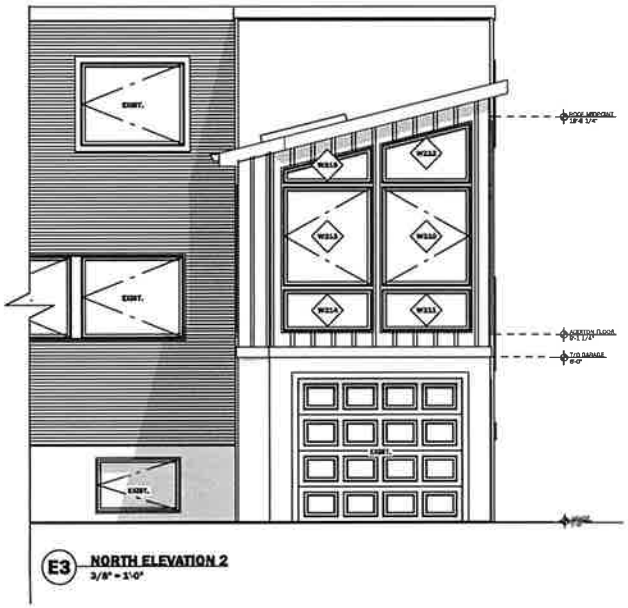
AP-3 5 6

SECTION & ROOF PLAN



E1 EAST ELEVATION 2
1/4" = 1'-0"

E2 WEST ELEVATION 2
3/8" = 1'-0"



E3 NORTH ELEVATION 2
3/8" = 1'-0"

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1"=10'-0"

PLAN APPROVAL

DRAWN BY: JALISA DIXON

DRAWN BY: SAMUEL PAVLOVCIK

ZONING SET

DESCRIPTION	DATE
PERMIT SET	10/31/24
PERMIT RESUBMITTAL	11/11/24
PERMIT RESUBMITTAL	
PERMIT RESUBMITTAL	
PERMIT APPROVAL	
FIELD REVISIONS	

NOTES

SHEET LEGEND

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AE-1 6 6

ELEVATIONS