Narrative and Plans

Type 1 Zoning Narrative for
2653-2657 S. Kildare Avenue; 4246-4258 W. 27th Street
C3-3 to C3-3

A. The applicant proposes to rezone the subject property from C3-3 Commercial, Manufacturing and Employment District to C3-3 Commercial, Manufacturing and Employment District. to construct a new 5-story building with 10 parking spaces and to establish a community center use. The applicant will seek a special use for the community center subsequent to a successful rezoning. Applicant to seek all zoning relief as needed, as allowed by the Chicago Zoning Code, for the attached plans.

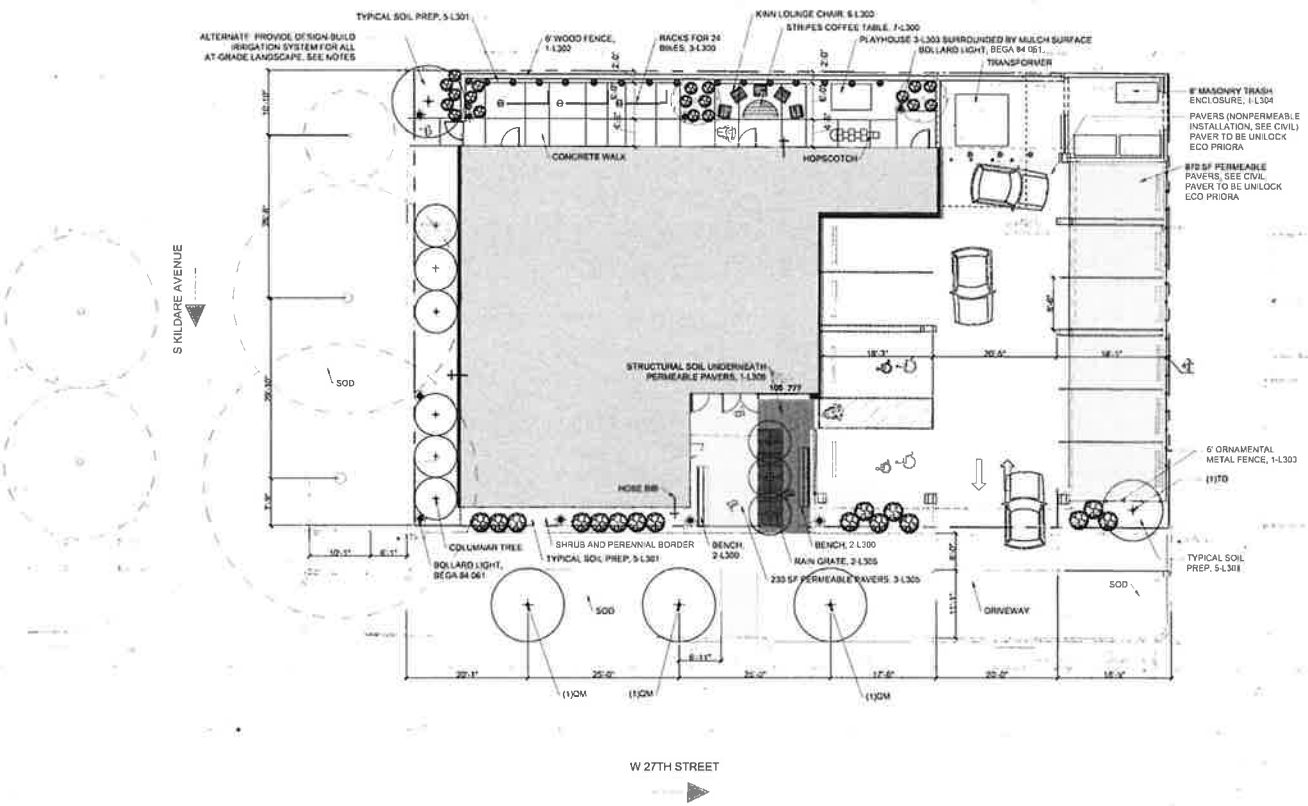
The subject property is a Transit Serviced Location based on proximity to 26th Street (approximately 560 feet).

The applicant is seeking the following relief: (i) as per Type I Section 17-13-0303-D, an adjustment to reduce the number of bicycle parking spaces from 48 spaces to 24 spaces in accordance with Section 17-13-1003-GG, and (ii) as per Section 17-3-0408-B(1), an increase in maximum building height for projects in the C3 district that are within 1,320 feet of a CTA bus line corridor.

B. Lot Area	9,339 square feet
C. FAR	3.0
D. Number of Dwelling Units	None
E. Building Height**	Not to exceed 70'-6"
F. Front setback	7'6"
G. Side setbacks	2'0" – North 3'0" – South
H. Rear Setback	16'
I. Automobile Parking	10 parking spaces
J. Bicycle Parking*	24 bike spaces

* as per Type I Section 17-13-0303-D, an adjustment to reduce the number of bicycle parking spaces from 48 spaces to 24 spaces in accordance with Section 17-13-1003-GG.

** as per Section 17-3-0408-B(1), an increase in maximum building height for projects in the C3 district that are within 1,320 feet of a CTA bus line corridor.



1 LANDSCAPE SITE PLAN
1/4" = 1'-0"

PLANTING LIST

	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
	PARKWAY AND PARKING LOT TREES				
QM	QUERCUS MUELENBERGII	CHINKAPIN OAK	3	2.5"	7' CLEAR
TD	TAXODIUM DISTICHUM	BALD CYPRESS	1	2.5"	7' CLEAR

PLAN KEY

- EXISTING TREE TO REMAIN
- EXISTING SHRUBS TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- PROPOSED SHRUBS
- PERENNIAL PLANTING AREA
- PERMEABLE PAVERS
- HOSE BIB
- LIGHT BOLLARD, BEGA 84 061

Statements By Owner

Commits to the protection and replacement of required landscaping in the following form "existing parkway and on site interior trees are to be protected while project is under construction and will be replaced by current and subsequent owner if damaged."

Signed _____ Date _____

Commits to the maintenance of required landscaping in the following form "The undersigned acknowledges that the landscape planning plan shown on this sheet for the property at _____ in Chicago, IL has, to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained, and replaced as required, by current and subsequent owners 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 Landscape Ordinance*."

Signed _____ Date _____

Statement By Registered Landscape Architect

Commits to the preparation of the landscape plan in the following form "The undersigned landscape architect, registered in the State of Illinois, acknowledges that the landscape planting plan and construction details shown on this sheet for the property at _____ in Chicago, IL have 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 Landscape Ordinance*."

Signed _____ Date _____

Michele McKay, Landscape Architect #157-000718 expires 8/31/2027

ESTIMATED PLANTING DATE :

IRRIGATION SYSTEM NOTES

- CONTRACTOR TO PROVIDE DESIGN-BUILD IRRIGATION SERVICES FOR ALL LANDSCAPED SPACES AT GRADE. PROVIDE SHOP DRAWINGS FOR REVIEW
- IRRIGATION SYSTEM TO COMPLY WITH THE FOLLOWING REQUIREMENTS
  - ** COMPLY WITH ALL LOCAL WATERING RESTRICTIONS
  - ** DESIGN IRRIGATION ZONES TO RESPOND TO WEATHER CONDITIONS (TEMPERATURES, PRECIPITATION, WIND, SOLAR EXPOSURE, REFLECTED LIGHT/HEAT FROM ADJACENT BUILDING OR HARDSCAPE, SOIL TYPE, TOPOGRAPHY/SLOPE, PLANT MATERIAL, ESTABLISH IRRIGATION VOLUME AND FREQUENCY PER ZONE TO BE APPROPRIATE FOR THE CLIMATE, SOIL TYPE, AND PLANTS
  - ** SELECT EMISSION DEVICES (E.G., SPRAY SPRINKLERS), VALVES, PIPES, CONTROLLERS, AND SENSORS SUITABLE TO THE LANDSCAPE REQUIREMENTS THAT WILL FACILITATE LONGTERM RELIABILITY AND SERVICEABILITY
  - ** DESIGN IRRIGATION SYSTEM TO TARGET EACH PLANTING AREA WITH NO OVERSPRAY OF IMPERVIOUS SURFACES OR ADJACENT PLANTING AREAS PREVENT RUNOFF OF WATER FROM THE SITE
  - ** INSTALL TIME/CONTROLLER THAT ACTIVATES THE VALVES FOR EACH WATERING ZONE AT THE BEST TIME OF DAY TO MINIMIZE EVAPORATIVE LOSSES WHILE MAINTAINING HEALTHY PLANTS AND OBEYING LOCAL REGULATIONS AND WATER USE GUIDANCE
  - ** INSTALL SOIL MOISTURE SENSOR CONTROLLER PER VEGETATION ZONE (BASED ON IRRIGATION DEMAND) OR RAIN DELAY CONTROLLER

CANOPY

PROJECT
ERIE NEIGHBORHOOD HOUSE

ERIE HOUSE CENTER
2653-2659 S. KILDARE AVENUE
CHICAGO, ILLINOIS 60623

PROJECT NUMBER: 19169
PERMIT NUMBER: 240000

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PHONE: (847) 795-8810

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ARCHITECT NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS

PROFESSIONAL SEAL EXP. 08/31/2027

ISSUANCE LOG

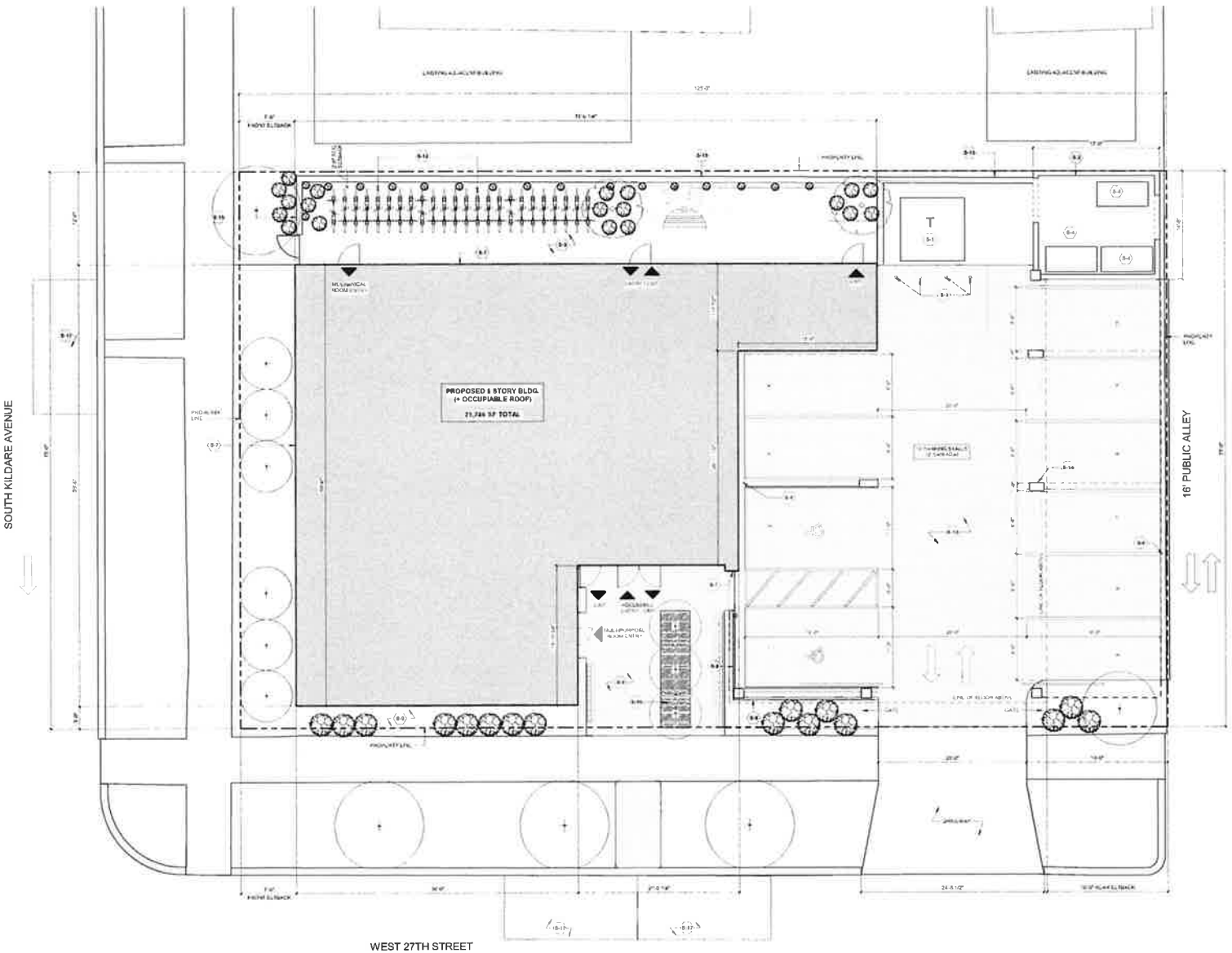
NO.	DESCRIPTION	DATE
	ZBA SUBMISSION	07.17.25
	ZONING PLAN SET	09.26.25

PERMIT SET - JUNE 10, 2025
ISSUED FOR ZONING REVIEW

SHEET ID
L-102

LANDSCAPE SITE PLAN

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FLOOR PLAN LEGEND

- ACCESSIBLE ROUTE: 36" MINIMUM WIDE, 5% MAX SLOPE IN DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE IN DIRECTION OF TRAVEL
- GROUND FLOOR BUILDING FOOT PRINT AREA
- PARKING / PERMEABLE PAVERS
- SIDEWALK
- ALL SIGNAGE LOCATIONS

CANOPY
ARCHITECTURE + DESIGN

PROJECT
ERIE NEIGHBORHOOD HOUSE

ERIE HOUSE CENTER
2653-2659 S. KILDARE AVENUE
CHICAGO, ILLINOIS 60623

PROJECT NUMBER #2107
PLANNED PLANNED HOUSE

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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR, AND THE ARCHITECT NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

PRIOR SUBMITTAL DATA — LAST SUBMISSION DATA

ISSUANCE LOG

NO.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	08.14.20
	75% CONSTRUCTION DOCUMENTS	12.21.20
	PERMIT REVISION	06.30.21

PRIOR DATE: DATE
ISSUANCE: ISSUANCE

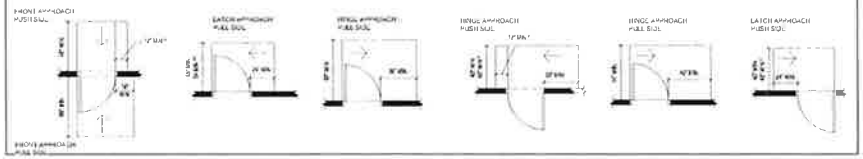
SHEET NO.
A-100

ARCHITECTURAL SITE PLAN

1 ARCHITECTURAL SITE PLAN

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DOOR CLEARANCE DIAGRAMS



FLOOR PLAN LEGEND

NEW OR NEW PARTITION

NEW DOOR

KEYNOTE

ROOM TAG

PARTITION TAG

DATUM/LEVEL

DETAILING

EXISTING WALL TO BE REMOVED

EXISTING DOOR TO BE REMOVED

EXISTING WINDOW TO BE REMOVED

FLOOR PLAN GENERAL NOTES

A. WORK SHALL CONFORM TO APPLICABLE CODES AND COMPLY WITH LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.

B. CONTRACTOR TO COMPLY WITH OWNER AND/OR LANDLORD'S REQUIREMENTS FOR WORK ON SITE. DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR - NOTIFY IMMEDIATELY THE ARCHITECT OF ANY DISCREPANCIES COMMENCEMENT ON CONFLICTS BEFORE PROCEEDING WITH THE WORK.

C. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL DUST BARRIERS, CANOPIES, BARRICADES, PROTECTION AND WARNING LIGHTS DURING CONSTRUCTION UNTIL THE COMPLETION OF THE WORK REQUIRING SUCH PROTECTION.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANING AND REMOVAL OF ALL DEBRIS, DUST, AND EQUIPMENT RELATED TO THE CONSTRUCTION AND THOROUGH CLEAN UP UPON COMPLETION OF THE PROJECT.

E. THE DRAWINGS (SITE PLAN, FLOOR PLANS, ELEVATIONS, AND SUCH SHOW THE GENERAL LAYOUT OF THE PROJECT AND DO NOT NECESSARILY INDICATE OR DISCUSS ALL WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SHOW ALL OF THE CONDITIONS WHICH MAY BE ENCOUNTERED TO PROPERLY EXECUTE THE WORK.

F. DETAIL DRAWINGS (ARCHITECTS GIVEN LARGE SCALE DETAILS DO NOT APPLY TO SMALL WALL INSTALLATIONS EXCEPT WHERE THE SAME OR SIMILAR CONDITIONS OCCUR ELSEWHERE. THE ARCHITECT SHALL BE CONSULTED FOR ADDITIONAL DETAILS AS REQUIRED.

G. PROVIDE FIRE RETARDANT BLOCKING AT ALL HOLLOW WALL MOUNTED TO STEEL STUD AND GYPSUM BOARD PARTITIONS.

H. ACCESSIBLE DOOR HARDWARE SHALL BE PROVIDED IN COMPLIANCE WITH CHICAGO BUILDING CODE AND ANSI. DOORS NOTED AS ACCESSIBLE ACCESS SHALL HAVE MANEUVERING CLEARANCES PROVIDED PER CHICAGO BUILDING CODE.

I. REFER TO SHEET FOR PARTITIONS TYPE.

J. COORDINATE WITH MEP DRAWINGS FOR FIRE ALARM PANEL, ELECTRICAL PANELS, WATER METER, FIRE DEPARTMENT CONNECTION, HEATERS LOCATIONS.

K. EXPOSED DUCTWORK TO BE PAINTED FINISH.

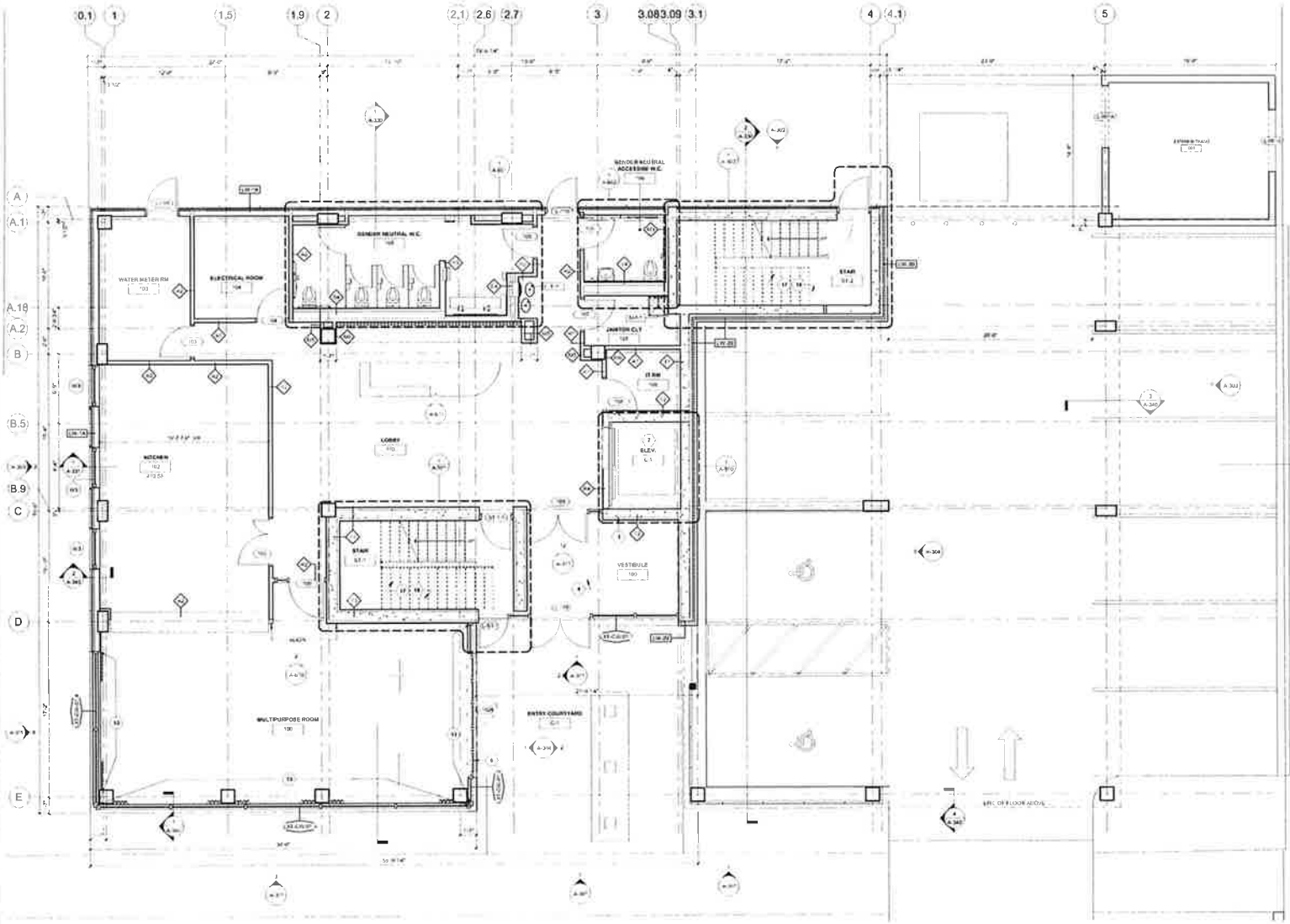
L. FLOOR TO BE LEVELED AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.

M. GYPSUM BOARD WALLS TO BE PAINT FOR LEVEL 4 FINISH (MIN.) THROUGHOUT UNO AND SHALL RECEIVE A SMOOTH FINISH.

N. GYPSUM BOARD WALLS TO BE PAINT FOR LEVEL 5 FINISH WHERE WALL COVERING OR FAMILY GRAPHICS ARE LOCATED.

MARK	CONSIST
1	DEMISING WALL LOCATION
2	NEW NON-RATED PARTITION CONSTRUCTION, WITH STUDS AT 16" O.C.
3	NEW WALL SYSTEMS SCHEDULE
4	1 LAYER GYPSUM BOARD, 5/8" TYPE X, EACH SIDE OF 3-5/8" METAL STUDS AT 16" O.C.
5	1 LAYER GYPSUM BOARD, 5/8" TYPE X, EACH SIDE OF 6" METAL STUDS AT 16" O.C.
6	6" CAST IN PLACE CONCRETE WALL
7	6" CMU WALL
8	STAIR CONSTRUCTION: 6" CONCRETE WITH METAL PAN TREADS AND RISERS
9	STAIR RAILING
10	STAIR RAILING: 2 SELLS AT 42" DIAGONAL WITH 36" SELLS HORIZONTAL

FLOOR PLAN



1 FLOOR PLAN - LEVEL 01

CANOPY
ARCHITECTURE + DESIGN

PROJECT
ERIE NEIGHBORHOOD HOUSE

ERIE HOUSE CENTER
2653-2659 S. KILDARE AVENUE
CHICAGO, ILLINOIS 60623

PROJECT NUMBER: P2301
PERMIT NUMBER: 000000

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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND THE ARCHITECT NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

PROFESSIONAL SEAL — DATE: 11/30/2026

ISSUANCE LOG

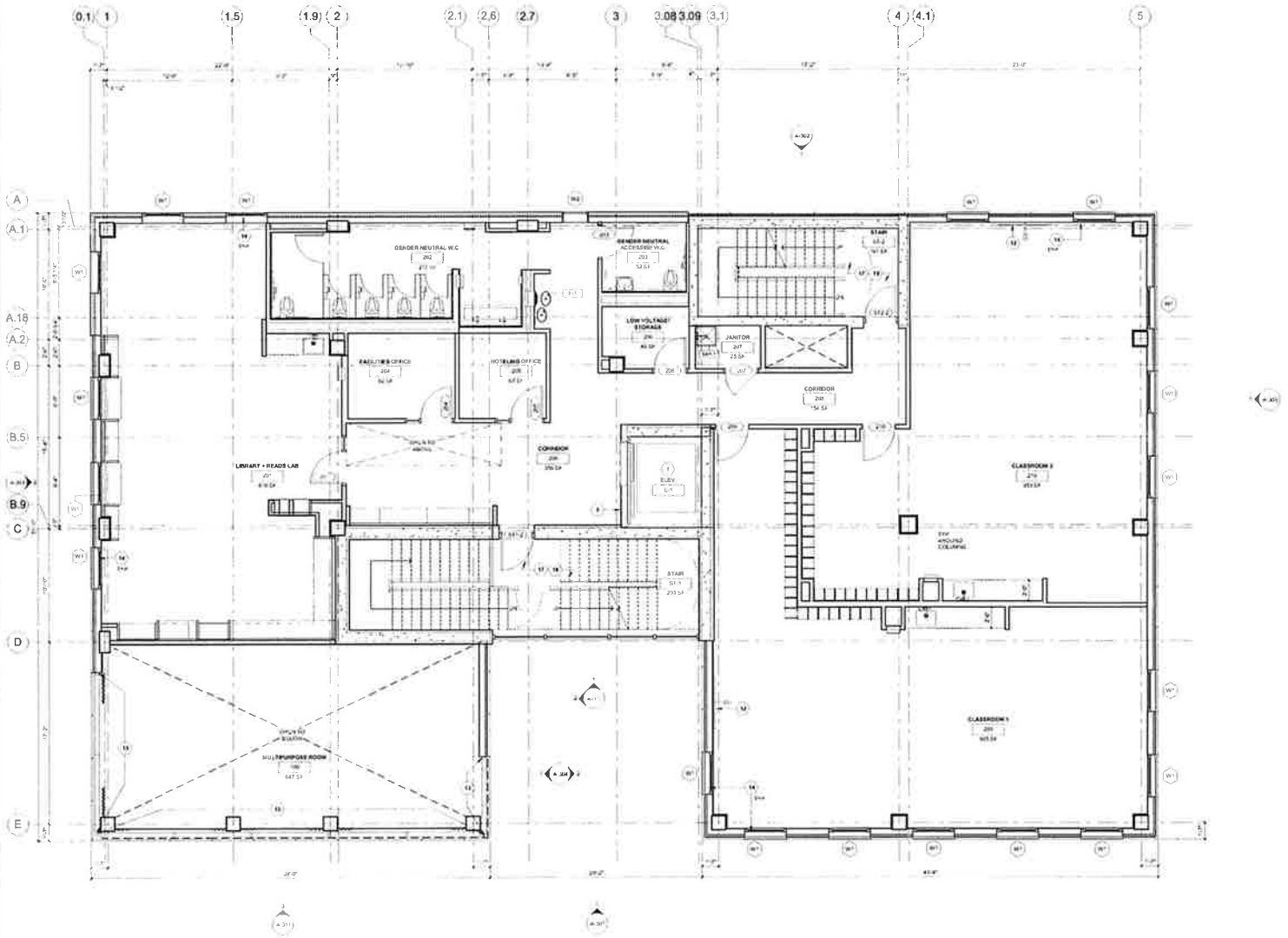
NO.	DESCRIPTION	DATE
	PERMIT SET	11/30/2026

PLAN DATE: [illegible]
ISSUE DATE: 03 JUNE

SHEET NO.
A-101
SHEET NAME
FLOOR PLAN - LEVEL 01

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5/7/2026 8:26:05 PM



1 FLOOR PLAN - LEVEL 02

FLOOR PLAN LEGEND

- NEW OR NEW PARTITION
- NEW DOOR
- KEYNOTE
- DOOR TAG
- PARTITION TAG
- CASEWORK
- MILLWORK
- RECESSED WALK OFF MAT
- TILE FLOOR PAVERS
- LATEX FLOOR LAMINATE

FLOOR PLAN GENERAL NOTES

A. WORK SHALL CONFORM TO APPLICABLE CODES AND COMPLY WITH LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.

B. CONTRACTOR TO COMPLY WITH OWNER AND/OR LANDLORD REQUIREMENTS FOR WORK ON SITE.

C. DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. NOTIFY IMMEDIATELY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.

D. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL DUST BARRIERS, CANOPIES, BARRICADES, PROTECTION, SIGNS, AND LIGHTS AS REQUIRED FOR CONDITIONS UNTIL THE COMPLETION OF THE WORK REQUIRING SUCH PROTECTION.

E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANING AND REMOVAL OF ALL DEBRIS, DUST, AND EQUIPMENT RELATED TO THE CONSTRUCTION AND THOROUGH CLEAN-UP UPON COMPLETION OF THE PROJECT.

F. THE DRAWINGS ISSUED HEREWITH ARE SCHEMATIC DIAGRAMS AND ARE SUCH AS TO SHOW THE GENERAL EXTENT OF THE PROJECT AND DO NOT NECESSARILY PORTRAY OR DESCRIBE ALL WORK REQUIRED FOR A FULL PERFORMANCE AND COMPLETION OF THE WORK. NOR DO THEY SHOW ALL OF THE CONDITIONS WHICH MAY BE ENCOUNTERED TO PROPERLY EXECUTE THE WORK. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL.

G. WHERE DISCREPANCIES OCCUR BETWEEN THE VARIOUS DISCIPLINES' TRADES' CONTRACT DOCUMENTS, THE MORE RESTRICTIVE REQUIREMENT SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.

H. ADA WALLS, DOOR HARDWARE, SHALL BE PROVIDED IN COMPLIANCE WITH CHICAGO BUILDING CODE AND ANSI A117.1-2009. ALL ACCESSIBLE AISLES SHALL HAVE MANEUVERING CLEARANCES PROVIDED PER CHICAGO BUILDING CODE.

I. REFER TO SHEET A0.1 PARTITIONS TYPE DIAGRAMS, WITH ALL DIMENSIONS FROM THE ALARM PANEL, ELECTRICAL PANELS, WATCH MEN, FIRE DEPARTMENT CONNECTION, HEATERS, LOCATIONS OF MOISTURE DETECTION TAPE, PAINTED PANEL FLOOR TO BE LEVELED AS REQUIRED TO ACCEPT NEW FLOOR FINISHES.

J. GYPSUM BOARD WALLS TO BE PREP FOR LEVEL 4 FINISH (BEHIND TILE, WOOD, AND SHALL BE LEVEL & SMOOTH FINISH.

K. GYPSUM BOARD WALLS TO BE PREP FOR LEVEL 5 FINISH WHERE WALL COVERING OR PAINT CHARGES ARE LOCATED.

MARK	DETAIL
1	CHAIR DESIGNATION
2	ELEVATION NOMENCLATURE SEE A0.1 PARTITION TYPE PLAN FOR ADDITIONAL DESIGNATION
3	DIMENSIONS TO BE TAKEN FROM CENTER LINE OF WALLS, U.N.O.
4	NOTE TO DETAILS
5	NOTE TO SHEET
6	METAL WALL + SHELF, TYPICAL FOR ALL OFFICE WINDOWS, SEE ELEVATIONS FOR WINDOW SILL HEIGHTS
7	STAIR CASE IN PLACE CONCRETE STAIRS WITH RESILIENT STAINLESS STEEL EDGE NOSING STRIPS AND STAIR TREADS
8	STAIR TO BE SHELF STEEL AT CLASSROOM WITH 12" STEEL HANDRAIL FACTORY PAINTED FINISH TYPICAL, W/ 12 DRAWING STRIPS AT TOP OF LANDING
9	STAIR AT STEEL CLASSROOM WITH 12" RISERS AND 10" STEEL TREADS, FACTORY PAINTED FINISH TYPICAL, W/ 12 DRAWING STRIPS AT TOP OF LANDING

CANOPY
ARCHITECTURE + DESIGN

PROJECT
ERIE NEIGHBORHOOD HOUSE

ERIE HOUSE CENTER
2650-2659 S. KILDARE AVENUE
CHICAGO, ILLINOIS 60623

PROJECT NUMBER: 2021
PERMIT NUMBER: 20000

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MEP/FP ENGINEER
THL ENGINEERING STUDIO, INC.
701 LEE STREET, SUITE 510
DES PLAINES, IL 60016
PHONE: (847) 795-8810

ALL DIMENSIONS SHOWN ARE TO BE VERIFIED BY CONTRACTOR. DO NOT SCALE DRAWINGS. IF ANY DISCREPANCIES OR ERRORS EXIST, NOTIFY THE ARCHITECT IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AFFECTED AREA UNTIL RESOLVED.

PROFESSIONAL SEAL — EXP. 11/30/2025

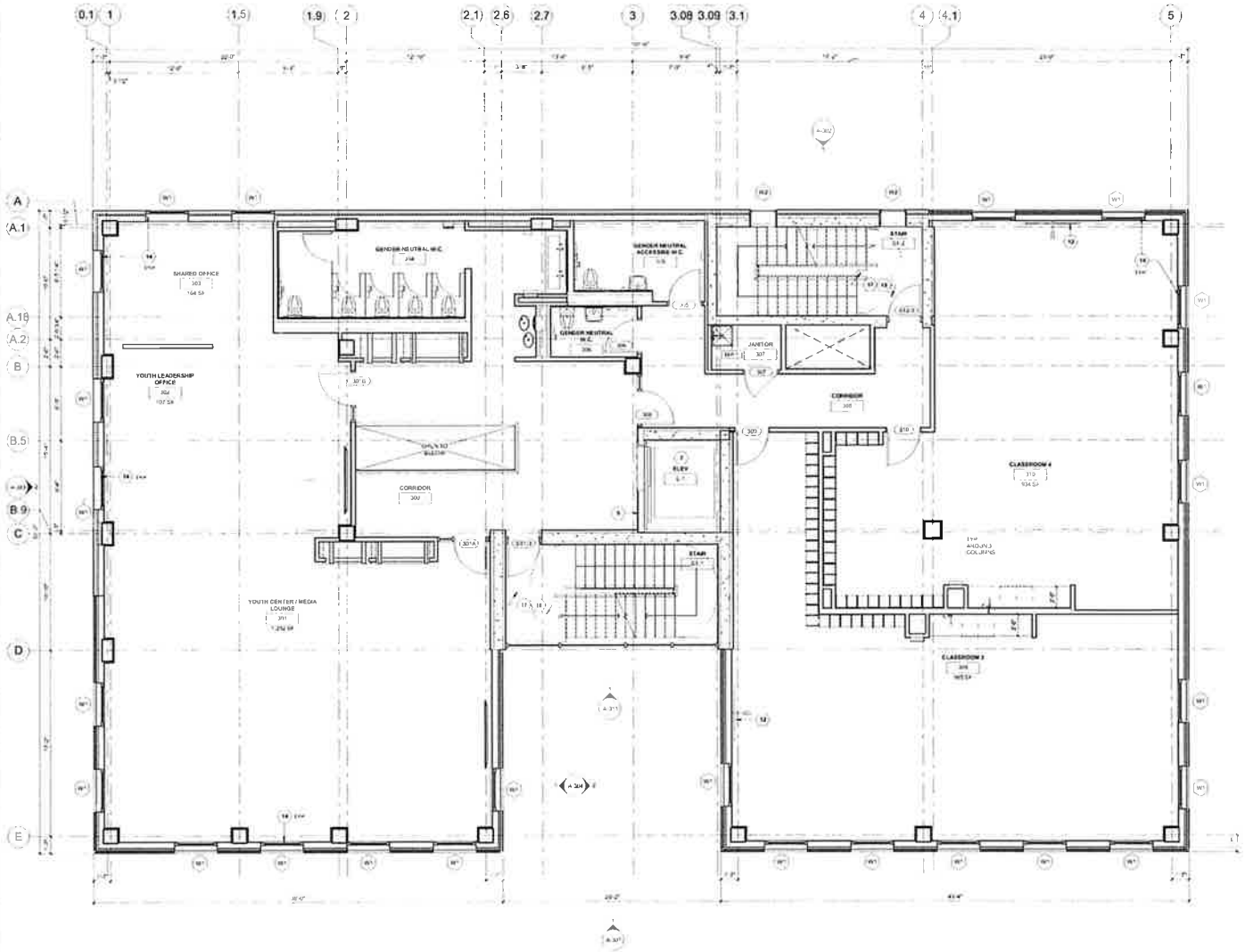
ISSUANCE LOG

NO.	DESCRIPTION	DATE
	PERMIT SET	09/15/2023

PRINT DATE: SHEET ISSUANCE

SHEET NO.
A-102
FLOOR PLAN - LEVEL 02

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1 FLOOR PLAN - LEVEL 03

FLOOR PLAN LEGEND

NEW CMU NEW PARTITION

NEW DOOR

KEY NOTE

DOOR TAG

PARTITION TAG

CASEWORK TAG

BUILDING

ACCESSIBLE ROUTE

EXISTING DOOR TO REMAIN

EXISTING DOOR TO BE DEMOLISHED

FLOOR PLAN GENERAL NOTES

A. WORK SHALL CONFORM TO APPLICABLE CODES AND COMPLY WITH LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.

B. CONTRACTOR TO COMPLY WITH OWNER'S AND/OR LANDLORD'S REQUIREMENTS FOR BUILDING ACCESS.

C. DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. NOTIFY IMMEDIATELY THE ARCHITECT OF ANY DISCREPANCIES. DIMENSIONS OR DETAILS SHALL NOT BE SCALED FROM THE WORK.

D. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE DUST BARRIERS, LANDSCAPE BARRICADES, PROTECTION, AND WARNING LIGHTS IN GOOD CONDITION UNTIL THE COMPLETION OF THE WORK REQUIRING SUCH PROTECTION.

E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANING AND REMOVAL OF ALL DEBRIS, DUST, AND EQUIPMENT RELATED TO THE CONSTRUCTION AND THROUGH CLEAN-UP UPON COMPLETION OF THE PROJECT.

F. THE DRAWINGS ISSUED HEREWITH, SUCH DOCUMENTS, AND ALL SUCH SHOW THE GENERAL EXTENT OF THE PROJECT AND DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED TO FULLY ACCOMPLISH AND COMPLETION OF THE WORK. NOR DO THEY SHOW ALL OF THE CONDITIONS WHICH MAY BE ENCOUNTERED TO PROPERLY EXECUTE ALL WORK. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. EACH SHALL DUPLICATE ANYTHING SHOWN IN WHOLE OR IN PART ON ANY OTHER DRAWING.

G. ALL DISCREPANCIES OCCASIONED BY THE VARIOUS DISCIPLINES INVOLVED IN THE ARCHITECTURAL MODELING WITH THE WORK INCLUDING HEADROOM, BLOCKING AT ALL ITEMS WALL MOUNTED TO STEEL STUD AND GYPSUM BOARD PARTITIONS.

H. ACCESSIBLE DOOR HARDWARE SHALL BE PROVIDED TO COMPLY WITH CHICAGO BUILDING CODE AND ADA GUIDELINES. ALL ACCESSIBLE DOORS SHALL HAVE MANEUVERING CLEARANCES PROVIDED PER CHICAGO BUILDING CODE.

I. REFER TO SHEET FOR PARTITIONS TYPE COORDINATE WITH MECHANICAL DRAWINGS FOR THE ALARM PANEL, ELECTRICAL PANELS, WATER METER, FIRE DEPARTMENT CONNECTION, HEATERS LOCATIONS, CAPPED 3 DUCTWORK TO BE PAINTED FINISH.

J. FLOOR TO BE LEVELED AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.

K. GYPSUM BOARD WALLS TO BE PREP FOR LEVEL 4 FINISH (MOISTURE RESISTANT) AND SHALL RECEIVE A SMOOTH FINISH.

L. GYPSUM BOARD WALLS TO BE PREP FOR LEVELS 5 FINISH WHERE WALL COVERING IS APPLY (GRAPHICS AND LOGO).

MARK	DESCRIPTION
1	1 HOUR COMPARTMENTATION
2	ELEVATION NOMENCLATURE, SEE A-200 PHASE 1
3	1 HOUR FIRE RATED CONSTRUCTION
4	SMOKE TIGHT PARTITIONS EXTEND TO U.O.N. ON PLANS
5	MAYLINE WALL SHADES, TYPICAL AT ALL OPENINGS, PROVIDE MOTORIZATION AT WINDOWS 6 FEET HIGHER
6	STAIR: CAST IN PLACE CONCRETE STAIR WITH INTEGRAL 5" NOSELESS STEPS AND RISERS AND PAINTED FINISH
7	STAIRS: PRE-CAST 24 GAUGE STEEL PAN STAIR WITH 30" STEEL HANDRAIL, FACTORY PAINTED FINISH (TYPICAL) 36" AT STAIRWELL WALLS AND 42" AT GUARDRAIL WITH 30" STEEL HANDRAIL, FACTORY PAINTED FINISH (TYPICAL) 36" AT STAIRWELL WALLS AND 42" AT GUARDRAIL WITH 12" POSTS AND



1 FLOOR PLAN - LEVEL 04

FLOOR PLAN LEGEND

NEW CMU WALL

NEW DOOR

FLOOR PLAN GENERAL NOTES

KEYNOTE LEGEND

MARK	CONTENT
1	2-WAY COMMUNICATION
3	ELEVATION MONUMENTATION, SEE DETAIL 7/A601
4	SLIP-RESISTANT SOUND-DEADENING FLOOR FINISH
14	WALKING ROLLER SHADE @ TYPICAL NON-ALL DAY HOLE WINDOWS AND GLASS GUARDRAIL WINDOWS & STOREFRONTS
17	STAIR EAST ENTRANCE, CONCRETE STAIRS WITH METAL PAN STAIR LS 5'-11 1/2" (MIN) FROM STAIRS TO LANDING
18	STAIR EAST ENTRANCE, 5'-11 1/2" (MIN) RISE, WITH 12" TREAD WITH 6" TO 7" RISERS MAX. FROM LANDING TO LANDING
19	STAIR EAST ENTRANCE, 5'-11 1/2" (MIN) RISE, WITH 12" TREAD WITH 6" TO 7" RISERS MAX. FROM LANDING TO LANDING
21	EXPOSED WALL
5,15	REFER TO DETAILS/SHEETS FOR ADDITIONAL INFORMATION

FLOOR PLAN - LEVEL 04

CANOPY
ARCHITECTURE + DESIGN

PROJECT
ERIE NEIGHBORHOOD HOUSE

ERIE HOUSE CENTER
2653-2659 S. KILDARE AVENUE
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PROJECT NUMBER: 19321
PERMIT NUMBER: 100000

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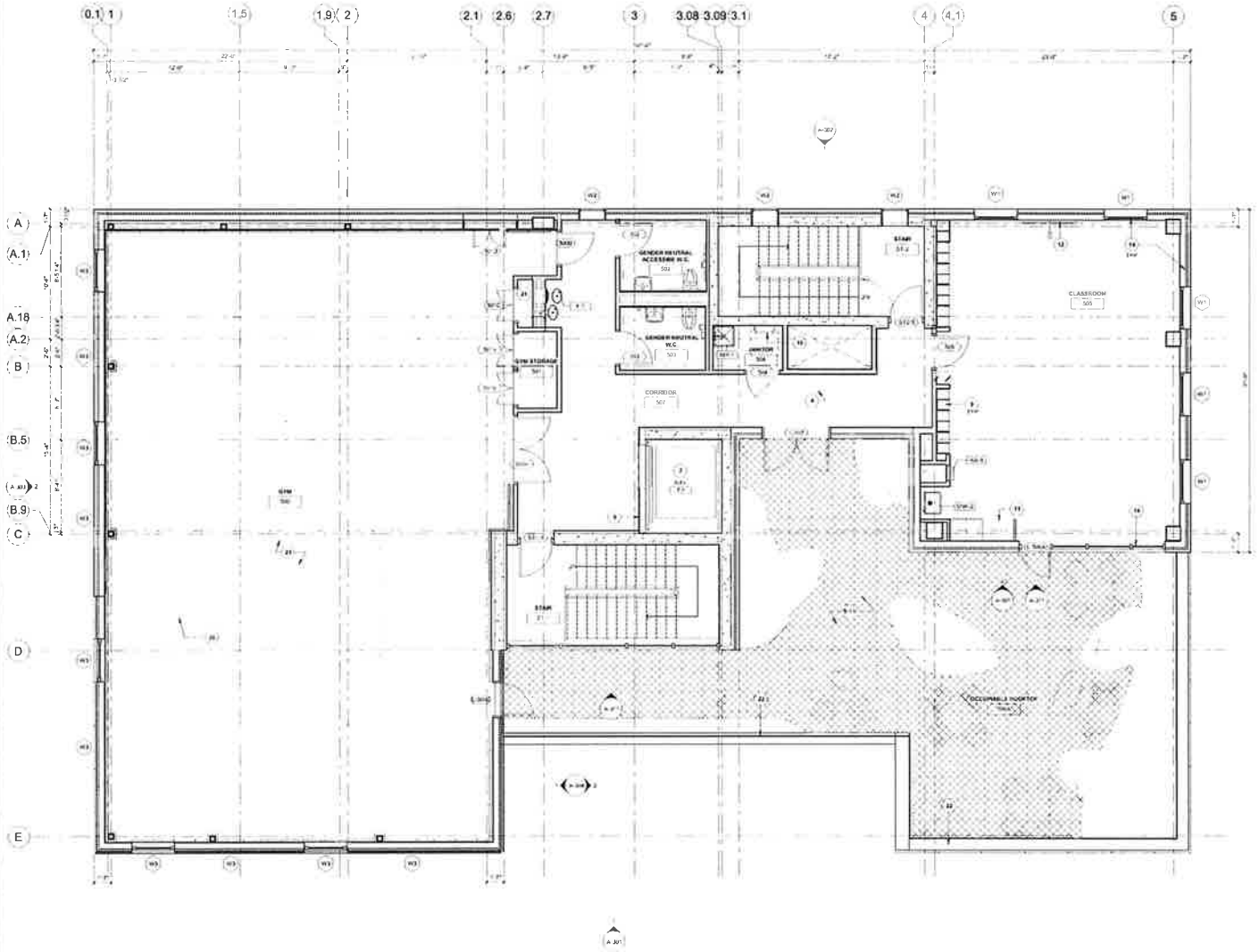
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NO.	ISSUANCE	DATE
	SCHEMATIC DESIGN	08/15/2025
	DESIGN DEVELOPMENT	09/19/2025
	PERMIT SET	10/10/2025

PRINT DATE: 10/10/2025
DRAWN BY: ABJ/MCH

SHEET ID
A-104
FLOOR PLAN - LEVEL 04

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1 FLOOR PLAN - LEVEL 05

FLOOR PLAN LEGEND

FLOOR PLAN GENERAL NOTES

MARK	LEVEL 05
4	ALIGN WITH ADJACENT WALL
5	2 HR FIRE COMMUNICATION
7	ELEVATOR HOIST MONITORING SYSTEM - REFER TO ELEVATOR SHAFT PLAN AND ACCESSIBILITY SPECIFICATIONS
9	WELCOME SIGNAGE, CLIENT TO PROVIDE ARTWORK
11	WELCOME SIGNAGE ON GLASS PANEL, CLIENT TO PROVIDE ARTWORK
12	SHARED SPACE SIGNAGE BY OWNER (SEE ID SPECIFICATIONS)
14	MANUAL ROLL UP SHADES. TYPICAL FOR ALL OFFICES, WINDOWS AND CLASSROOMS, WINDOWS & SIDELIGHTS
15	LADDER AND HOOK CEILING HATCH TO ACCESS ROOFTOP AT 5TH FLOOR ONLY
20	DIAGONAL HOOP BRACE
21	5 SHELVES PER FLOOR
22	CAPLINE PAINTED TO MATCH ADJACENT WALL
23	REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR FOOD BOOTH

CANOPY
ARCHITECTURE + DESIGN

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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR, AND THE ARCHITECT NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

PROFESSIONAL SEAL LIC. # 1062078

ISSUANCE LOG

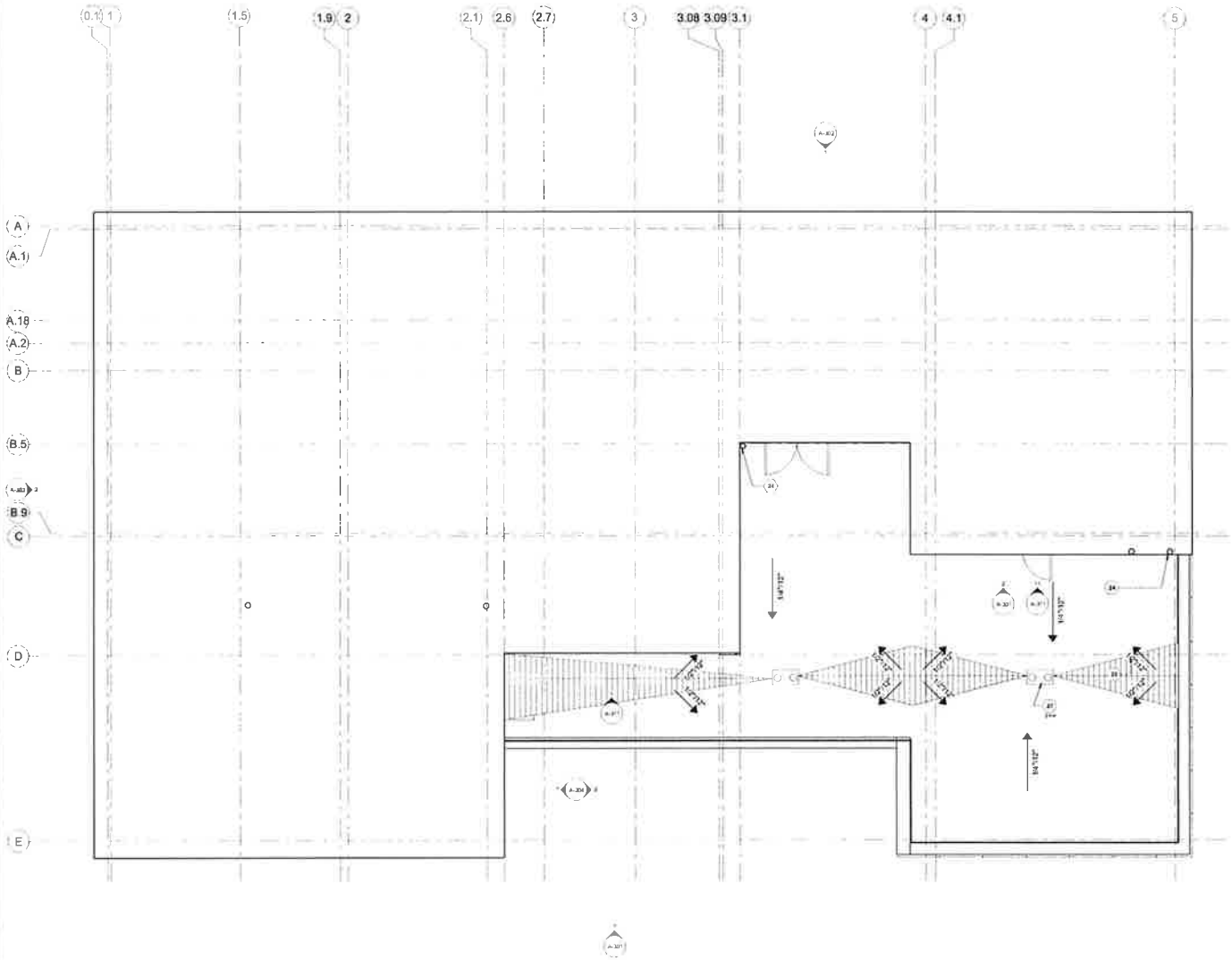
NO.	DESCRIPTION	DATE
	ADD PARTIAL 5TH FLOOR	09.16.2022
	PERMIT SET	09.30.2022

PRINT DATE: [DATE]
BUILDING PERMIT ISSUANCE

SHEET NO.
A-105

FLOOR PLAN - LEVEL 05

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1 ROOF PLAN - LEVEL 05

FLOOR PLAN LEGEND

NEW OR NEW PARAPET

NEW DOOR

KEYNOTE

DOOR TAG

PARTITION TAG

CARD READER

RAILING

RECESSED WALK-OFF MAT

LANDSCAPE

FLOOR PLAN GENERAL NOTES

A. WORK SHALL CONFORM TO APPLICABLE CODES AND COMPLY WITH ALL GOVERNMENTAL RULES, REGULATIONS, AND LAWS OF ALL PUBLIC AUTHORITY HAVING JURISDICTION OVER THE WORK.

B. CONTRACTOR TO COMPLY WITH PERMIT CONDITIONS AND REQUIREMENTS FROM PERMIT ISSUING AUTHORITY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING. IF THE ARCHITECT OR ANY DISCREPANCY COMMISSION DISCOVERS ANY CONDITIONS THAT WILL PREVENT THE WORK FROM BEING PERFORMED AS SHOWN ON THE DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR OWNER IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK IN QUESTION. UNTIL THE COMPLAINT IS RESOLVED, THE CONTRACTOR SHALL BE EXCUSED FROM ANY PORTION OF THE WORK AFFECTED BY THE UNRESOLVED CONDITION.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEARING AND REMOVAL OF ALL DEBRIS, DUST AND EQUIPMENT REQUIRED TO FIX CONDITIONS AND INSTALLATIONS AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CONDITIONS AND FINISHES THAT ARE TO REMAIN.

D. THE DRAWINGS SHALL PRECEDENCE OVER SCALE, DIMENSIONS AND NOTATIONS ON ALL SHOP DRAWINGS, SAMPLES AND OTHER SUBMITTALS. DETAILS OF ONE PART OF THE WORK SHALL APPLY TO ALL SIMILAR PARTS OF THE WORK UNLESS NOTED OTHERWISE.

E. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

F. PROVIDE ALL BLOCKING AND BACKING AS REQUIRED FOR ALL ITEMS SHOWN ON THE DRAWINGS.

G. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

H. ALL WORK SHALL COMPLY WITH THE CHICAGO BUILDING CODE AND ANY OTHER APPLICABLE LOCAL CODES AND ORDINANCES.

I. ALL WORK SHALL BE PERFORMED BY EXPERIENCED WORKMEN IN ACCORDANCE WITH THE BEST TRADE PRACTICES.

J. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, UNLESS OTHERWISE NOTED IN THE SPECIFICATIONS.

K. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.

L. ALL WALLS TO BE PLUMB AND TRUE, UNLESS OTHERWISE NOTED.

M. ALL DOORS TO BE INSTALLED PLUMB AND TRUE.

N. ALL DOORS TO BE HUNG WITH THE APPROPRIATE HARDWARE AS SPECIFIED.

O. ALL DOORS TO BE PROVIDED WITH WEATHERSTRIPPING AND SEALS AS SPECIFIED.

P. ALL WINDOWS TO BE INSTALLED PLUMB AND TRUE.

Q. ALL WINDOWS TO BE PROVIDED WITH WEATHERSTRIPPING AND SEALS AS SPECIFIED.

R. ALL WINDOWS TO BE PROVIDED WITH SCREENS AS SPECIFIED.

S. ALL WINDOWS TO BE PROVIDED WITH LOCKS AS SPECIFIED.

T. ALL WINDOWS TO BE PROVIDED WITH KEYS AS SPECIFIED.

U. ALL WINDOWS TO BE PROVIDED WITH INSTRUCTIONS AS SPECIFIED.

V. ALL WINDOWS TO BE PROVIDED WITH WARRANTY AS SPECIFIED.

W. ALL WINDOWS TO BE PROVIDED WITH MAINTENANCE INSTRUCTIONS AS SPECIFIED.

X. ALL WINDOWS TO BE PROVIDED WITH CLEANING INSTRUCTIONS AS SPECIFIED.

Y. ALL WINDOWS TO BE PROVIDED WITH REPLACEMENT PARTS AS SPECIFIED.

Z. ALL WINDOWS TO BE PROVIDED WITH TOUCH-UP PAINT AS SPECIFIED.

AA. ALL WINDOWS TO BE PROVIDED WITH CAULKING AS SPECIFIED.

BB. ALL WINDOWS TO BE PROVIDED WITH FLASHING AS SPECIFIED.

CC. ALL WINDOWS TO BE PROVIDED WITH DRIP CAPS AS SPECIFIED.

DD. ALL WINDOWS TO BE PROVIDED WITH SILLS AS SPECIFIED.

EE. ALL WINDOWS TO BE PROVIDED WITH JAMBS AS SPECIFIED.

FF. ALL WINDOWS TO BE PROVIDED WITH HEADS AS SPECIFIED.

GG. ALL WINDOWS TO BE PROVIDED WITH MULLIONS AS SPECIFIED.

HH. ALL WINDOWS TO BE PROVIDED WITH TRANSOMS AS SPECIFIED.

II. ALL WINDOWS TO BE PROVIDED WITH SIDELIGHTS AS SPECIFIED.

JJ. ALL WINDOWS TO BE PROVIDED WITH FIXED GLASS AS SPECIFIED.

KK. ALL WINDOWS TO BE PROVIDED WITH OPERABLE SASH AS SPECIFIED.

LL. ALL WINDOWS TO BE PROVIDED WITH SCREENS AS SPECIFIED.

MM. ALL WINDOWS TO BE PROVIDED WITH LOCKS AS SPECIFIED.

NN. ALL WINDOWS TO BE PROVIDED WITH KEYS AS SPECIFIED.

OO. ALL WINDOWS TO BE PROVIDED WITH INSTRUCTIONS AS SPECIFIED.

PP. ALL WINDOWS TO BE PROVIDED WITH WARRANTY AS SPECIFIED.

QQ. ALL WINDOWS TO BE PROVIDED WITH MAINTENANCE INSTRUCTIONS AS SPECIFIED.

KEYNOTE LEGEND

MARK	CONTENT
24	DOWNSPOUT
25	RAIN DRAIN
27	ROOF DRAIN

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PERMIT NUMBER: 60608

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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR, AND THE ARCHITECT NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

PROFESSIONAL SEAL | DATE | REVISION

ISSUANCE LOG

NO.	DESCRIPTION OF ISSUANCE OR REVISION	DATE OF ISSUANCE OR REVISION

PERMIT DATE: DATE
BID/LOB OR ISSUANCE:

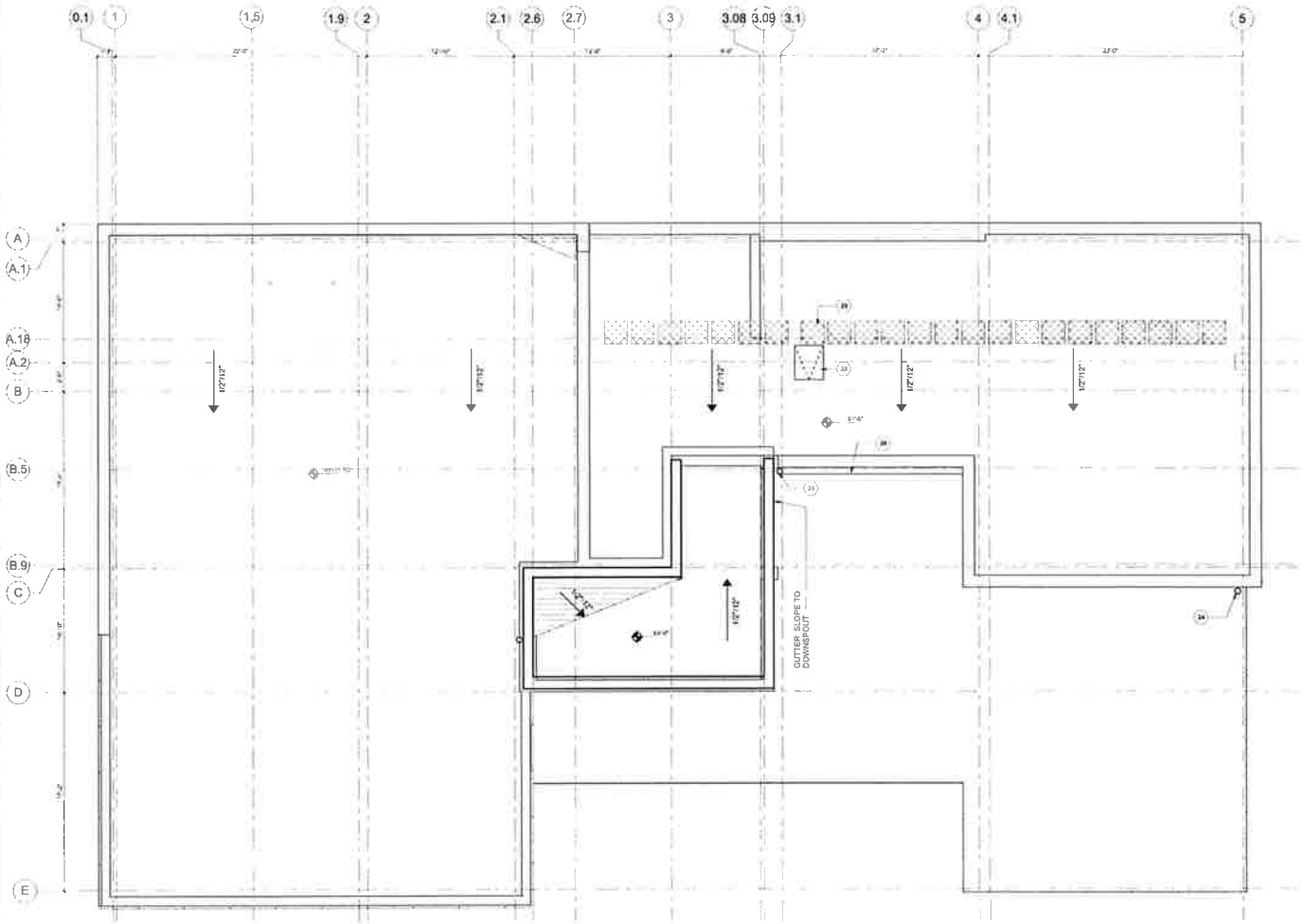
SHEET NO.
A-106

ROOF PLAN - LEVEL 05

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KEYED NOTES - ROOF PLAN



1 ROOF PLAN

ROOF PLAN LEGEND

- TAPERED CRICKET INSULATION 1/8" PER 1'-0"
- ROOF TYPE - SEE A1.10 ROOF PLANS
- ROOF DRAIN - SEE PLUMBING DRAWINGS FOR MORE INFORMATION
- ROOF ACCESS HATCH
- ROOF WALK-WAY PAD
- ROOF ANCHOR
- FALL PROTECTION GATE. INSTALL AROUND MECHANICAL EQUIPMENT WITHIN 10' FROM ROOF EDGE

FLOOR PLAN LEGEND

- NEW OR NEW PARTITION
- NEW DOOR
- KEYNOTE
- DOOR TAG
- PARTITION TAG
- CARD READER
- MILLWORK
- ACCESSED WALK OFF MAT
- EXTENSIVE ROOF PAVERS
- EXTENSIVE ROOF LANDSCAPE

FLOOR PLAN GENERAL NOTES

A. ROOF DRAIN, OVERFLOW SCUPPERS, COILS AND CONDENSATE HORIZONTAL RUNS, REGULATORS, AND ALL CHECKS OF ANY PUBLIC & PRIVATE PLUMBING SYSTEMS, FURNISHINGS OF THE SAME.

B. CONTRACTOR TO COMPLY WITH LOCAL & STATE CODES, INCLUDING, BUT NOT LIMITED TO, ALL APPLICABLE CODES AND ORDINANCES.

C. ANY WORK SHALL BE PERFORMED BY THE CONTRACTOR OF ANY DISCREPANCIES, CONFLICTS, OMISSIONS, MODIFICATIONS, OR CHANGES IN GOOD CONDITION FROM THE CONDITIONS AS SHOWN ON DRAWINGS. SUCH CONDITIONS

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING, CLEANING AND REPAIRING OF ALL WORK, JUST AND AS SHALL BE REQUIRED FOR THE COMPLETION OF THE PROJECT.

E. THE DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER SPECIFICATIONS AND DRAWINGS. CONTRACTOR SHALL REVIEW ALL OF THE ABOVE DRAWINGS AND SPECIFICATIONS AND COMPLETE THE WORK AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS AND AS REQUIRED BY THE CONSTRUCTION DOCUMENTS.

F. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR IN THE FIELD.

G. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF MASONRY UNLESS NOTED OTHERWISE.

H. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF MASONRY UNLESS NOTED OTHERWISE.

I. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF MASONRY UNLESS NOTED OTHERWISE.

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S. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF MASONRY UNLESS NOTED OTHERWISE.

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X. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF MASONRY UNLESS NOTED OTHERWISE.

Y. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF MASONRY UNLESS NOTED OTHERWISE.

Z. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF MASONRY UNLESS NOTED OTHERWISE.

KEYNOTE LEGEND	
MARK	DETAIL #
23	ROOF DRAIN
25	1" DIA. = SLOPE TO ROOF DRAIN
28	ROOF ACCESS HATCH
29	ROOF WALKWAY PAVERS

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PERMIT SUBMITTAL 09/05/25

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PRIOR LOCATIONAL SEAL

ISSUANCE LOG

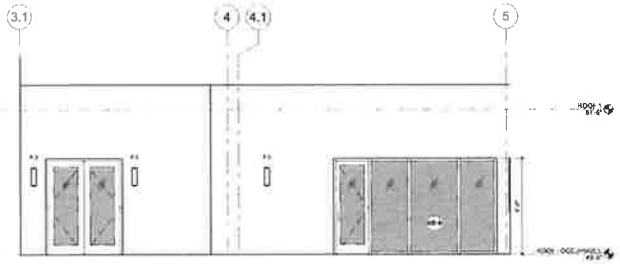
NO.	DESCRIPTION	DATE
	ZONING REVIEW	09/05/25

PRINT DATE: [DATE]
[DESCRIPTION ISSUANCE]

SHEET NO.
A-107
ROOF PLAN

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2 ENLARGED SOUTH ELEVATION



1 EXTERIOR SOUTH ELEVATION

	CONFIG

ELEVATION GLASS LEGEND

- GLX GLAZING TAG
- CLEAR GLASS
- TEMPERED GLASS
- SAFETY GLASS

REFER TO EXTERIOR FINISH SCHEDULE FOR MORE INFORMATION

ELEVATION LEGEND

- GLASS SYMBOL
- XX WALL TAG
- WX WINDOW TAG
- DX DOOR TAG
- (X-#) GRID TAG
- FX LOUVER TAG
- SLAB EDGE
- MEZZ. CONC. FILL

CANOPY
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PERMIT NUMBER: 000000

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DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND THE ARCHITECT PRIOR TO THE START OF ANY CONSTRUCTION AFFECTED BY THE DIMENSIONS SHOWN ON THE DRAWINGS. DO NOT SCALE DRAWINGS.

PROFESSIONAL SEAL

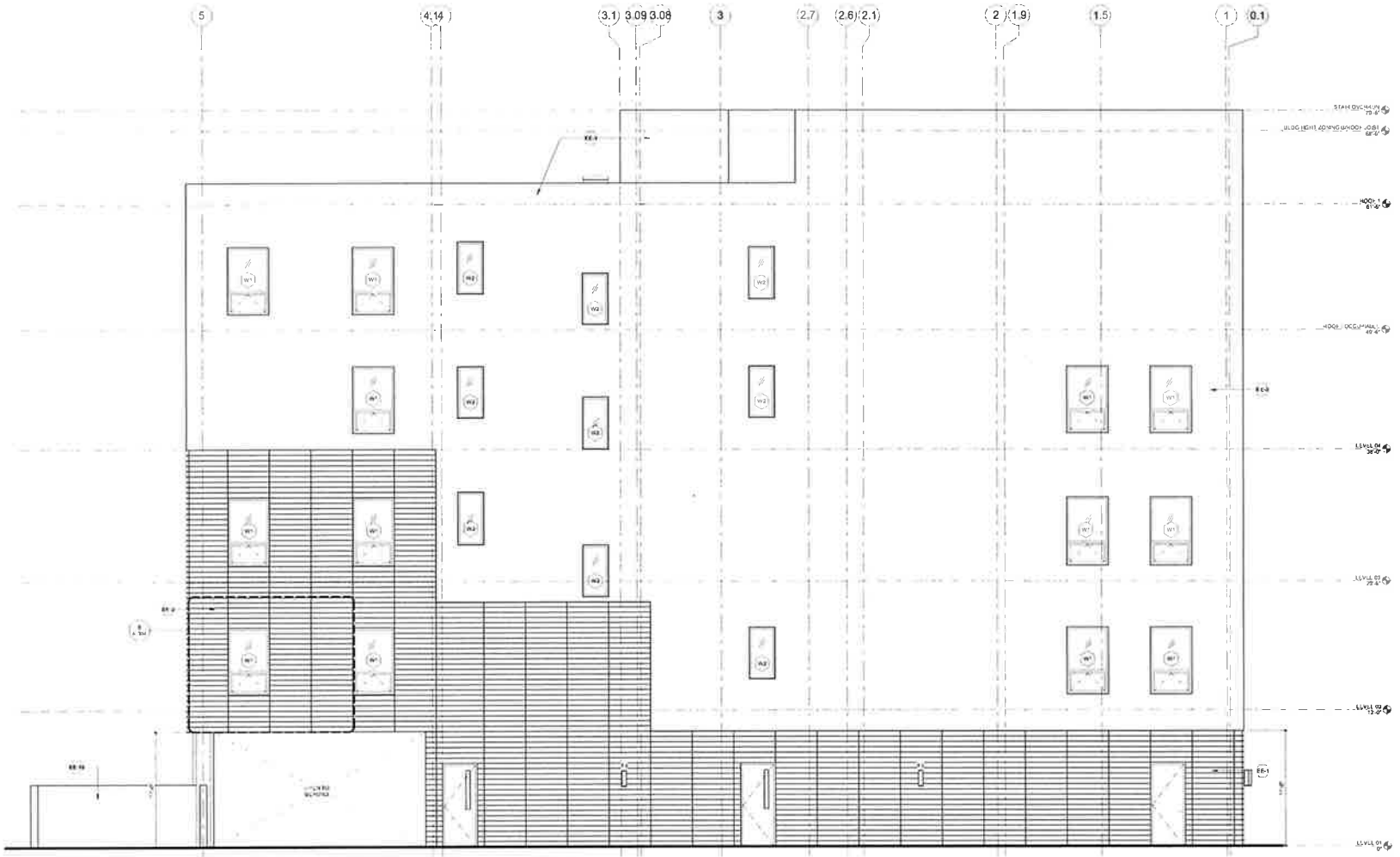
ISSUANCE LOG	
NO.	ISSUE FOR

PRINT DATE: DATE
BUILDING SECTION

SHEET NO.
A-301
EXTERIOR ELEVATIONS

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1 EXTERIOR NORTH ELEVATION

MATERIAL LEGEND	
MARK	CONTENT
[illegible]	[illegible]

ELEVATION GLASS LEGEND

- GLX GLAZING TAG
- CLEAR GLASS
- FILM/FRIT GLASS
- SAFETY GLASS

REFER TO EXTERIOR FINISH SCHEDULE FOR MORE INFORMATION

ELEVATION LEGEND

- GLASS EFFECT
- (XX) PARTICIPANT TAG
- (XX) WINDOW TAG
- (STX) STOREFRONT TAG
- (XXX) DOOR TAG
- (XX) EXISTING METAL TAG
- TERRACOTTA
- METAL CLADDING

CANOPY
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PERMIT NUMBER [illegible]

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PROFESSIONAL SEAL [illegible]

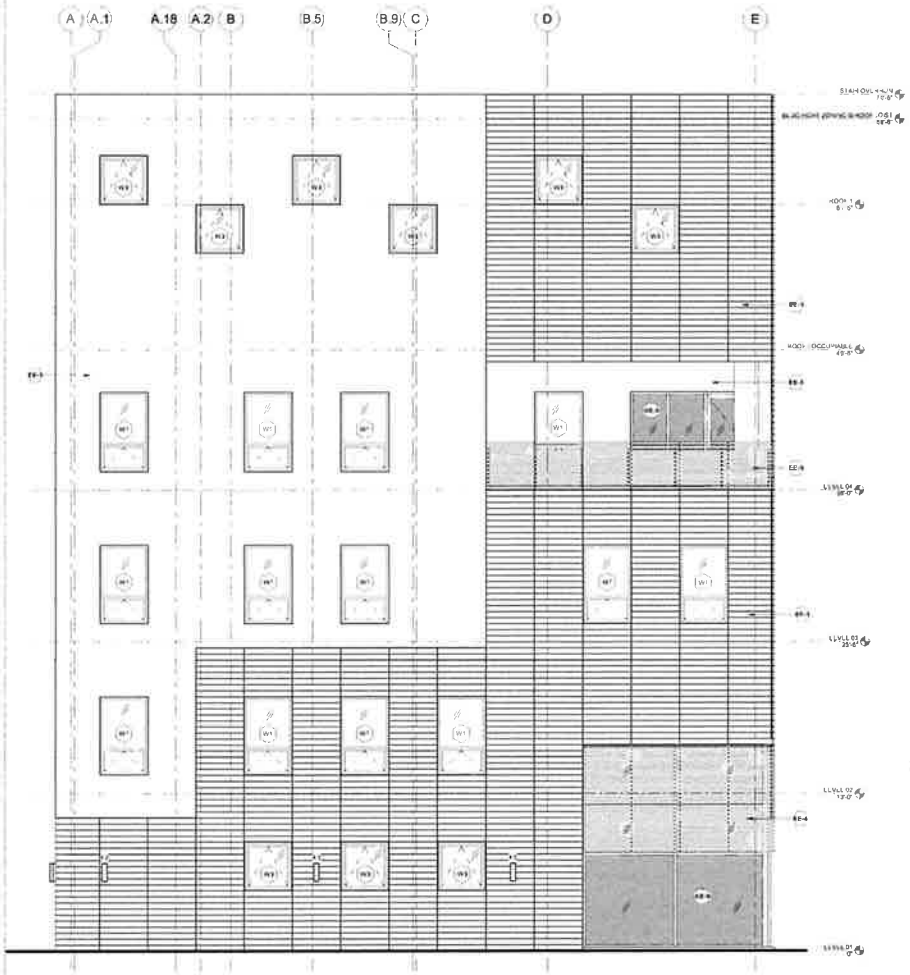
ISSUANCE LOG

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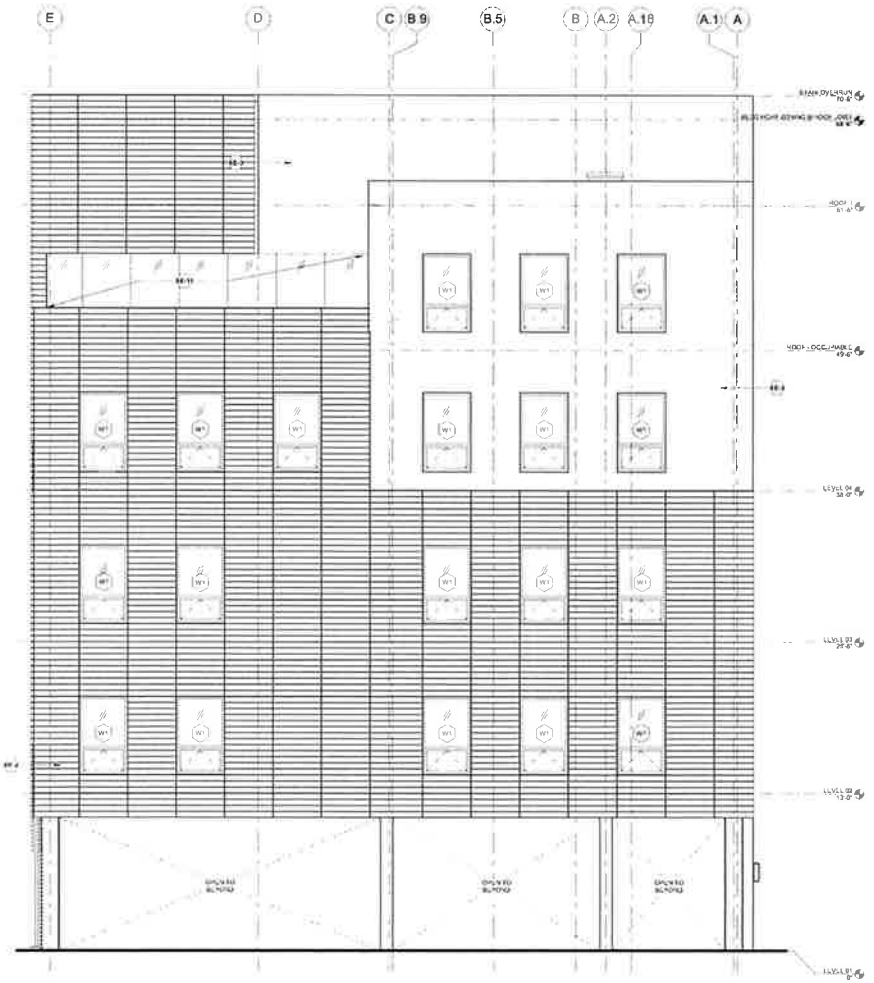
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SHEET NO.
A-302
EXTERIOR ELEVATIONS

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2 EXTERIOR WEST ELEVATION



1 EXTERIOR EAST ELEVATION

ELEVATION GLASS LEGEND
GLX = GLAZING TAG
CLEAR GLASS
TEMPERED GLASS
SAFETY GLASS

REFER TO EXTERIOR FINISH SCHEDULE FOR MORE INFORMATION

ELEVATION LEGEND
GRADE SYMBOL
MARK/KEYNOTE TAG
WINDOW TAG
DOOR TAG
GRAPHIC & IMAGING TAG
TERRACOTTA
RAILING

CANOPY
ARCHITECTURE + DESIGN

PROJECT
ERIE NEIGHBORHOOD HOUSE

ERIE HOUSE CENTER
2653-2659 S. KILDARE AVENUE
CHICAGO, ILLINOIS 60623

PROJECT NUMBER 19301

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PHONE: (847) 705-8810

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR, AND THE ARCHITECT SHALL BE OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

PROFESSIONAL SEAL EXP. 11/30/2026

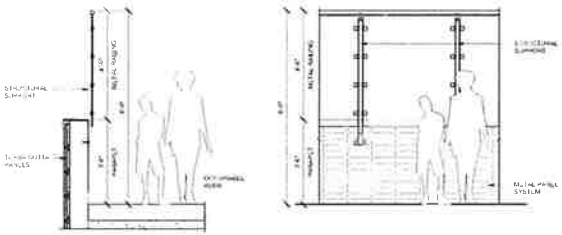
ISSUANCE LOG

NO.	DESCRIPTION	DATE
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	ZONING REVISION	

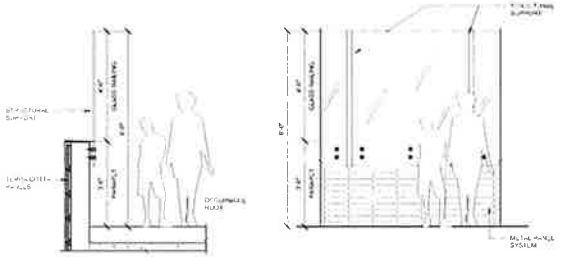
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SHEET NO.
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EXTERIOR ELEVATIONS

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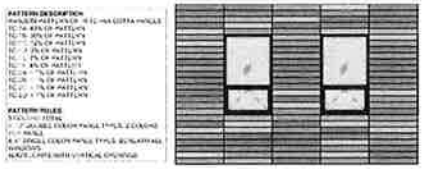
8 METAL RAILING DETAIL - ALTERNATE 1



7 GLASS RAILING DETAIL - BASE SCOPE



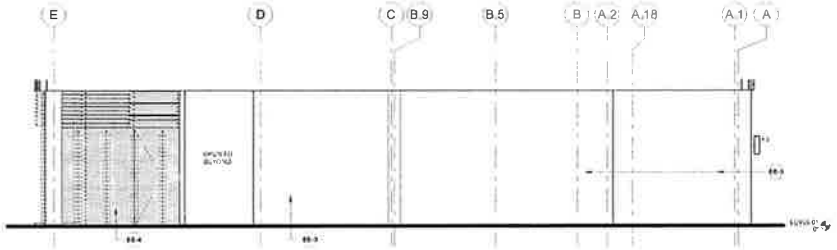
6 EW-2A FIBER CEMENT PATTERN



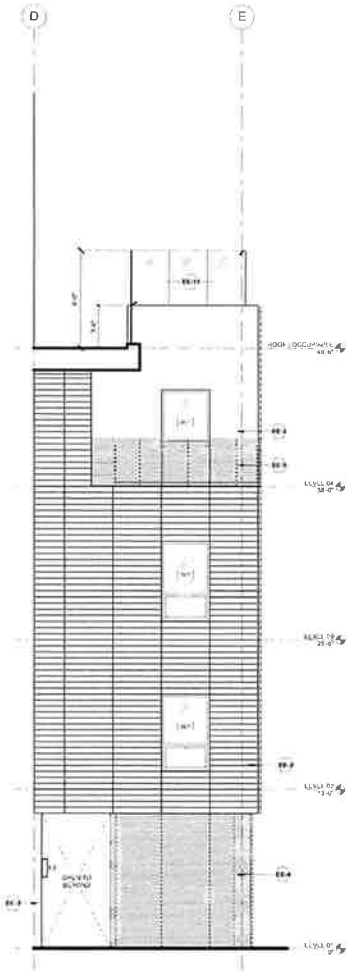
4 EW-1A DARK TERRA COTTA PATTERN A



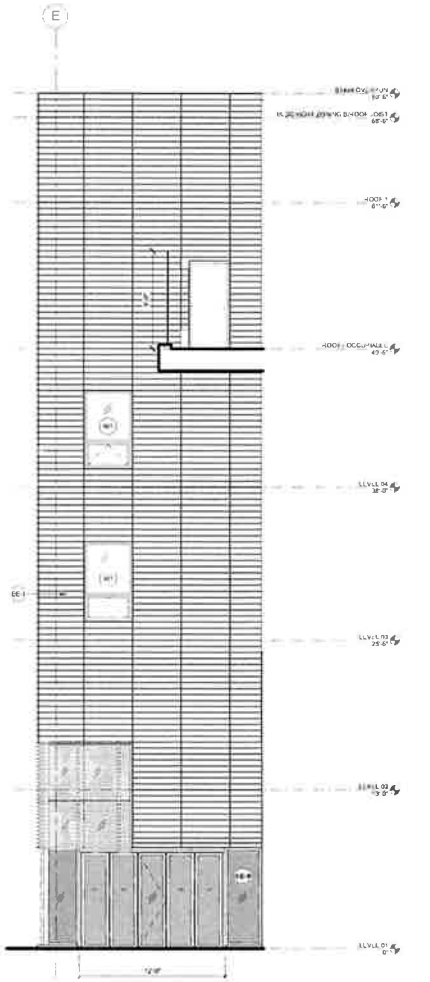
5 EW-1A LIGHT TERRA COTTA PATTERN B



3 EXTERIOR EAST ELEVATION - PARKING



2 EXTERIOR WEST ELEVATION - COURTYARD



1 EXTERIOR EAST ELEVATION - COURTYARD

ELEVATION GLASS LEGEND

- GLASS TYPE
- CLEAR GLASS
- FRIT GLASS
- SPANDREL GLASS

REFER TO EXTERIOR FINISH SCHEDULE FOR MORE INFORMATION

ELEVATION LEGEND

- GRID SYMBOL
- MATERIAL TAG
- WINDOW TAG
- DOOR TAG
- FURNITURE
- PLANTING

CANOPY
ARCHITECTURE + DESIGN

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PERMIT NUMBER: 00xxxx

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PROFESSIONAL SEAL DATE: 11/20/2025

ISSUANCE LOG	
NO.	DESCRIPTION / ISSUANCE INFORMATION / ZONING REVIEW

PERMIT DATE: [DATE]
REVISION (IF APPLICABLE)

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EXTERIOR ELEVATIONS

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