17-13-0303-C(1) Type 1 Narrative & Plans – 2103 West Eastwood Avenue, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 2,326.20 sq. ft.

Proposed Land Use: The Applicant is keeping the existing two-story residential building containing two (2) dwelling units. The plan is to rehabilitate the existing building, construct a two-story rear addition and two-car garage with a rooftop deck. The addition will have a height of 28 ft.-1 inch. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-K and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear yard open space from the required 151.20 SF to 128 SF; front setback from the required 13.08' to 6'; rear setback from the required 32.7' to 12'-8 ½"; combined side setback from the required 8.12' to 0'; reduce the north side setback from the required 4.06' to 0' (with south side setback of 0'); and all relief necessary, as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 3,954.7 square feet (1.70 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 1,163.1 square feet per D.U. (2 residential units)

(C) The amount of off-street parking: 2

(D) Setbacks:

a. Front Setback: 6'

b. Side Setbacks:

North Side: 0'

South Side: 0'

c. Rear Setback: 12'- 8 ½"

(E) Building Height: 28'-1"

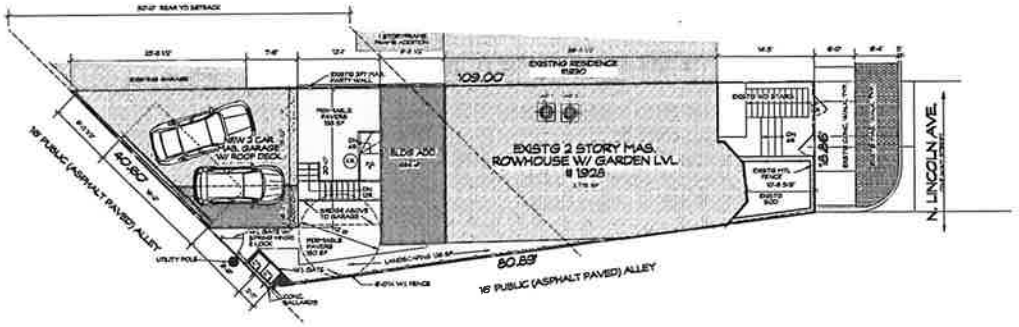
REAR ADD. TO EXISTG 2 STORY 2 DU W/ GARDEN APT. MAS. BLDG & NEW 2 CAR GARAGE W/ ROOFTOP

LOCATION: 1928 N. LINCOLN AVE. CHICAGO, IL 60614

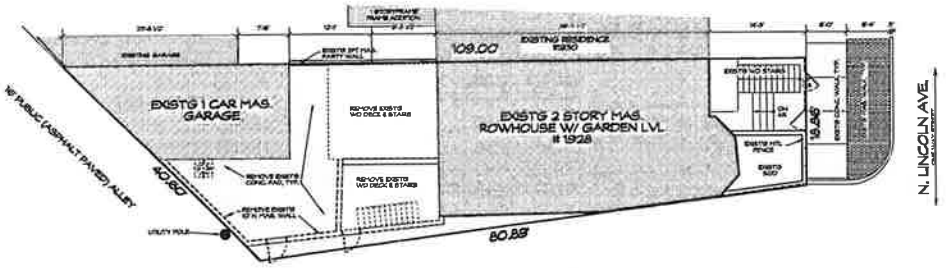
OWNER: CAITLIN BRYSKI & JOEL HANSEL
1928 N. LINCOLN AVE. CHICAGO, IL 60618

ARCHITECT: LASZLO SIMOVIC, ARCHITECTS, L.L.C.
1730 RIVER BIRCH WAY
LIBERTYVILLE, IL 60048-9484
EMAIL: LSAOFFICE@LASZLOARCH.COM

ISSUED FOR ZONING ADJUSTMENTS: 02/02/26



NEW SITE PLAN



DEMO SITE PLAN

RM-4.5

I CERTIFY THAT I AM THE REGISTERED ENERGY PROFESSIONAL FOR THIS PROJECT. I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR 1928 N. LINCOLN AVE., CHICAGO, IL 60614 DOES COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13, ENERGY CONSERVATION, OF THE MUNICIPAL CODE OF CHICAGO AS OF APRIL 22, 2009.

SIGNED: _____ DATE: JANUARY 28, 2026

ILLINOIS REGISTRATION NUMBER: 0010029275

THESE DRAWINGS ARE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE & BELIEF, ARE IN COMPLIANCE WITH THE CITY OF CHICAGO BUILDING CODE.

LICENSED THROUGH 11/30/27

PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006791
EXPIRES 4/30/2028

© LASZLO SIMOVIC, ARCHITECTS 2026

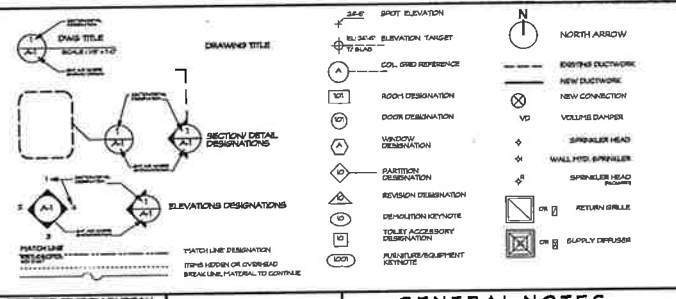
SCALE 1/8" = 1'-0"

ABBREVIATIONS

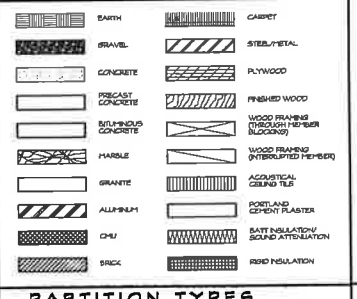
@	AT/PER	KIT	KITCHEN
ABV	ANCHOR BOLT		
ACOUST	ACOUSTIC	LAB	LABORATORY
AT	ACOUSTICAL CEILING TILE	LAM	LAMINATE
ADJ	ADJUSTABLE	LAV	LAVATORY
AFF	ABOVE FINISHED FLOOR	LB	POUNDS
AGGR	AGGREGATE	LGTH	LENGTH
AHU	AIR HANDLING UNIT	LOC	LOCATION
ALUM	ALUMINUM	LT	LIGHT
AP	ACCESS PANEL	LT WT	LIGHT WEIGHT
APPROX	APPROXIMATE		
ARCH	ARCHITECT(URAL)	MACH	MACHINE
ASB	ASBESTOS	MAS	MASONRY
ASPH	ASPHALT	MATL	MATERIAL
		MAX	MAXIMUM
BD	BOARD	MC	MINERAL CORE
BTWN	BETWEEN	MECH	MECHANICAL
BRKT	BRACKET	MEMB	MEMBRANE
BLDG	BUILDING	MFR	MANUFACTURER
BLK	BLOCK	MTL	METAL
BLKG	BLOCKING	MTH	MONTH
BM	BENCH MARK	MISC	MISCELLANEOUS
BOTT	BOTTOM	MAS	MASONRY OPENING
BRG	BEARING	MRGWB	MOISTURE RESISTANT GWB
BRK	BRICK	MTD	MOUNTED
		MUL	MULLION
CAB	CABINET		
CSK	CATCH BASIN	N	NORTH
CLG	CEILING DIFFUSER	NIC	NOT IN CONTRACT
CEM	CEMENT	NTS	NOT TO SCALE
CER	CERAMIC	NOM	NOMINAL
CFM	CUBIC FEET PER MINUTE		
CI	CAST IN PLACE		
CPJ	CONTROL JOINT	OC	ON CENTER
CLR	CLEAR, CLEARANCE	OD	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT	OPNG	OPENING
CONC	CONCRETE	OPP	OPPOSITE
CONTR	CONTRACTOR	OWSJ	OPEN WEB STEEL JOIST
CTR	CENTER		
CO	CLEANOUT		
COL	COLUMN	PART	PARTIAL PARTITION
CMU	CONCRETE MASONRY UNIT	PC	PRECAST CONCRETE
CONST	CONSTRUCTION	PL	PLATE, PLASTIC LAMINATE
CONT	CONTINUOUS	PLBG	PLUMBING
CORR	CORRIDOR	PLYWD	PLYWOOD
CPT	CARPET	PNL	PANEL
CT	CERAMIC TILE	POL	POLISHED
CU	CUBIC	PR	PAIR
CW	COLD WATER	PRELIM	PRELIMINARY
		PSI	POUNDS PER SQUARE INCH
DEMO	DEMOLITION	PT	PAINT, POINT
DEPT	DEPARTMENT	PTD	PAINTED
DET	DETAIL	PVC	POLYVINYL CHLORIDE
DF	DRINKING FOUNTAIN	QT	QUARRY TILE
DIA	DIAMETER	QTY	QUANTITY
DIFF	DIFFUSER		
DL	DEAD LOAD	R	RADIUS, RISER
DN	DOWN	RB	RESILIENT BASE
DR	DOOR	RCP	REFLECTED CEILING PLAN
DS	DOWNSPOUT	RD	ROOF DRAIN, ROAD
DTL	DETAIL	REF	REFERENCE
DWG	DRAWING	REINF	REINFORCE(MENT)
		REM	REMOVED
E	EAST	REQ'D	REQUIRED
EA	EACH	RO	ROUGH OPENING
E.I.F.S	EXT. INSUL. FINISHING SYST.	RWL	ROOF LEADER
EJ	EXPANSION JOINT	RM	ROOM
EL	REFERENCE ELEVATION	RO	ROUGH OPENING
ELEC	ELECTRIC	RP	REFERENCE POINT
ELEV	ELEVATOR OR ELEVATION		
EMER	EMERGENCY	S	SOUTH
ENCL	ENCLOSURE	SC	SOLID CORE
ENGR	ENGINEER(ING)	SCHED	SCHEDULE
EQ'S	EQUAL OR EQUALS	SCW	SOLID CORE WOOD
EQ	EQUAL	SD	STORM DRAIN
EQUIP	EQUIPMENT	SECT	SECTION
EW	EACH WAY	SF	SQUARE FOOT (FEET)
EWC	ELECTRIC WATER COOLER	SHT	SHEET
EXH	EXHAUST	SIM	SIMILAR
EXIST	EXISTING	SLOP	SLOPE
EXP	EXPANSION, EXPOSED	SPEC	SPECIFICATION
EXT	EXTERIOR	STL	STEEL
		SS	STAINLESS STEEL
FA	FIRE ALARM	STD	STANDARD
FD	FLOOR DRAIN	STIS	STEEL
FDC	FIRE DEPT. CONNECTION	STOR	STORAGE
FDN	FOUNDATION	STRUCT	STRUCTURAL
FEC	FIRE EXTINGUISHER CABINET	SUSP	SUSPENDED
FF	FINISH FLOOR	SYM	SYMMETRICAL
FH	FLAT HEAD		
FHC	FIRE HOSE CABINET	T	TREADS
FIN	FINISH	TC	TOP OF CURB
FIX	FIXTURE	TEL	TELEPHONE
FLASH	FLASHING	TEMP	TEMPORARY, TEMPERED
FLR	FLOOR(ING)	TERR	TERRAZZO
FOC	FACE OF CONCRETE	THK	THICK(NESS)
FRP	FIRE RETARDANT	T & G	TONGUE & GROOVE
FRGWB	FIRE RATED GWB	TOC	TOP OF CEILING
FS	FULL SIZE	TOC	TOP OF CONCRETE
FT	FOOT, FEET	TOG	TOP OF GRADE
FTG	FOOTING	TOP	TOP OF PARAPET
FURR	FURRING	TOS	TOP OF SLAB
FUT	FUTURE	TOS	TOP OF STEEL
		TOW	TOP OF WALL
GA	GAGE	TYP	TYPICAL
GALV	GALVANIZED		
GB	GRAB BAR	UL	UNDERWRITERS LABORATORY
GC	GENERAL CONTRACTOR	UON	UNLESS OTHERWISE NOTED
GFRG	GLASS FIBER REINF. GYP.		
GL	GLASS	VB	VINYL BASE
GMU	GLAZED MASONRY UNIT	VCT	VINYL COMPOSITION TILE
GR	GRADE	VERT	VERTICAL
GW	GRADE	VEST	VESTIBULE
GYP	GYPSUM	VIF	VERIFY IN FIELD
		VT	VINYL TILE
HANT	HIGH, HEIGHT	VWC	VINYL WALL COVERING
HB	HOSE BIBB		
HC	HOLLOW CORE	W	WATER, WATT, WEST
HDW	HARDWARE	W/(WD)	WITH, WOOD
HDWE	HARDWARE	WC	WATER CLOSET
HGT	HEIGHT	WD	WOOD
HM	HOLLOW METAL	WF	WIDE FLANGE (STRUCTURAL)
HORIZ	HORIZONTAL(LY)	WH	WATER HEATER
HR	HOUR	WP	WATER PROOF
HVAC	HEATING VENTILATION & A/C	WR	WATER (WEATHER)PROOF
HW	HOT WATER	WS	WATER STAINS, WATERSTOP
		WT	WEIGHT
I.C.R.	INSULATED CONC. FORMS	WWM	WELDED WIRE MESH
ID	INSIDE DIAMETER (DIA)		
IN	INCH, INCHES	YD	YARD
INCAND	INCANDESCENT		
INSUL	INSULATION		
INT	INTERIOR		
INSUL	INSULATION, INSULATED		
INTER	INTERIOR		
INV	INVERT		
JAN	JANITOR CLOSET		
JST	JOIST		
JT	JOINT		

THE PRECEDING LIST OF ABBREVIATIONS INCLUDES AS A GENERAL RULE AND DOES NOT NECESSARILY SHOW OR DISCLOSE ALL ABBREVIATIONS USED. OTHER GENERALLY ACCEPTED ABBREVIATIONS MAY BE FOUND ON THE DRAWINGS. FOR CLARIFICATIONS, CONTACT ARCHITECT FOR CLARIFICATIONS BEFORE PROCEEDING WITH WORK.

GENERAL SYMBOLS



MATERIALS



DRAWING INDEX

GENERAL

A-0 TITLE SHEET & SITE PLAN

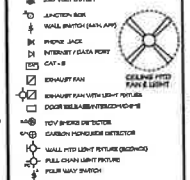
ARCHITECTURAL

A-1 ABBREVIATIONS, LEGEND
A-2 DEMO FLOOR PLANS
A-3 DEMO ELEVATIONS
A-4 NEW FLOOR PLANS
A-5 NEW ELEVATIONS
A-6 NEW GARAGE PLANS & DETAILS
E-1 ELECTRICAL PLANS
M-1 HVAC PLANS
M-2 HVAC NOTES & SCHEDULES
P-1 PLUMBING DIAGRAM

FIRE PREVENTION BUREAU EXIT SIGN SYMBOLS



ELECTRICAL LEGEND



GENERAL NOTES

1. 1938 N. LINCOLN AVE. CONSISTS OF INTERIOR ALTERATIONS TO ALL THREE FLOORS W/A REAR ADDITION AND AN ADDITION TO THE EXISTING GARAGES W/IN A ROOF DECK AND ACCESSED FROM BALCONIES TO THE NORTH.

2. ALL CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, ILLINOIS STATE AND CITY OF CHICAGO BUILDING CODES.

3. OWNER SHALL BE RESPONSIBLE FOR CARRYING HOMEOWNERS INSURANCE. MINIMUM LIMITS SHALL BE IN COMPLIANCE WITH APPLICABLE LAWS. SEE ITEM #17.

4. CONTRACTOR MEANS ANY ONE PERSON, PEOPLE OR COMPANY WHO WORKS FOR CONSTRUCTION UNDER THIS PROJECT.

5. ALL CONTRACTORS ARE TO VISIT THE SITE TO BE FAMILIARIZED WITH ALL EXISTING CONDITIONS BEFORE SUBMITTING BIDS.

6. ALL DIMENSIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF WORK.

7. FOR ANY OR ALL DISCREPANCIES, CONTRACTOR IS TO NOTIFY OWNER AND/OR ARCHITECT BEFORE PROCEEDING WITH WORK FOR RESOLUTION. NO EXTRAS WILL BE GRANTED.

8. CONTRACTOR SHALL BE RESPONSIBLE TO CARRY WORKMANS COMPENSATION, PUBLIC LIABILITY, PROPERTY DAMAGE, HOLD HARMLESS, ETC., REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR. OWNER AND ARCHITECT SHALL BE ADDITIONALLY INSURED. COPIES OF INSURANCE SHALL BE SUBMITTED TO OWNER/ARCHITECT BEFORE COMMENCEMENT OF WORK.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CLEAN UP AND SHALL COLLECT RUBBISH AND DEBRIS RESULTING FROM THE WORK AND SHALL BE PROPERLY DISPOSED AWAY FROM THE SITE. OWNER SHALL PROVIDE DUMPSTER.

10. CONTRACTOR SHALL GUARANTEE HIS WORK FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK AND ACCEPTANCE BY THE OWNER.

11. ALL NECESSARY CHANGES TO MAKE THE WORK CONFORM TO EXISTING CONDITIONS SHALL BE MADE BY THE APPROPRIATE CONTRACTOR WITHOUT EXTRA COST.

12. WORK SHALL BE CONSTRUCTED NEATLY & COMPLETELY IN A WORKMANLIKE MANNER.

13. ALL MATERIALS SHALL BE FREE FROM DEFECTS AND CONFORM TO THE REQUIREMENT OF THE AUTHORITY HAVING JURISDICTION AND APPLICABLE CODES. ALL SHALL BE BEARING MANUFACTURERS NAME, MODEL NUMBER, OR OTHER IDENTIFICATION MARKS.

14. IT IS AGREED THAT LASZLO SIMOVIC, ARCHITECTS OR HIS AGENTS HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE CONSTRUCTION OBSERVATION SERVICES OF WORK TO BE PERFORMED RELATIVE TO ALL OWNER OR OWNER'S CONTRACTORS AND MATERIAL SUPPLIERS, SAFETY PRECAUTIONS REQUIRED FOR THE CONTRACTOR & MATERIAL SUPPLIERS TO PERFORM THEIR WORK.

15. ALL CONSTRUCTION BONDS REQUIRED SHALL BE PROVIDED BY OWNER, OWNERS AUTHORIZED AGENT, OWNERS CONTRACTORS, OWNERS SUB-CONTRACTORS.

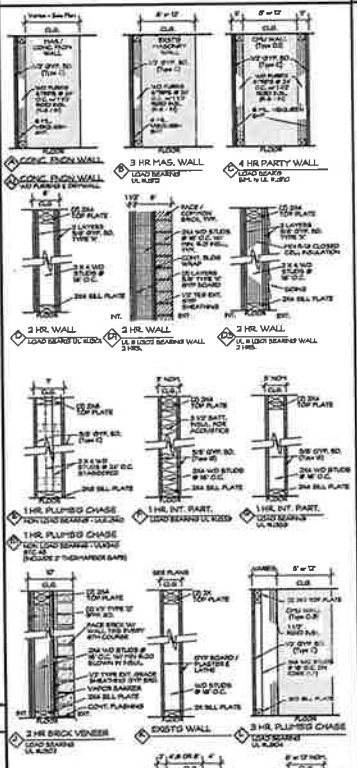
16. IT IS THE RESPONSIBILITY OF OWNERS CONTRACTORS, SUB-CONTRACTORS TO SCHEDULE ALL INSPECTIONS AND TO OBTAIN AN OCCUPANCY PERMIT OR CERTIFICATE.

17. ARCHITECT AND HIS AGENTS HAS DRAWN, PREPARED AND CERTIFIED THESE PLANS UPON, AND IN OTHER RELIANCE'S, THE OWNERS PROMISE TO INDEMNIFY AT ALL TIMES PRIOR TO CONSTRUCTION AND THRU OCCUPANCY PERMIT, A POLICY OF GENERAL LIABILITY, LIABILITY AND PERSONAL INJURY FAILURE COVERAGE IN A MINIMUM AMOUNT OF $1,000,000.00 NAMING LASZLO SIMOVIC DBA/AT LASZLO SIMOVIC, ARCHITECTS AS AN ADDITIONAL INSURED. AS FURTHER INDUCEMENT TO LASZLO SIMOVIC TO DRAW, PREPARE AND CERTIFY THESE PLANS, OWNER SHALL ENSURE THAT ALL CONTRACTORS AND SUB-CONTRACTORS WORKING ON THE PROJECT SHALL MAINTAIN POLICIES OF GENERAL LIABILITY, LIABILITY AND PERSONAL INJURY INSURANCE COVERAGE IN A MINIMUM AMOUNT OF $1,000,000.00 NAMING LASZLO SIMOVIC DBA/AT LASZLO SIMOVIC, ARCHITECTS AS AN ADDITIONAL INSURED.

18. OWNER OR OWNERS AGENT IS TO STRICTLY ADHERE TO BUILDING PERMIT APPROVED DRAWINGS. SHOULD ANY CHANGES OR MODIFICATIONS BE REQUIRED OR DESIRED FOR ANY REASON, OWNER OR OWNERS AGENT IS TO NOTIFY LASZLO SIMOVIC, ARCHITECTS IN WRITING BEFORE SUCH CHANGES ARE MADE, OTHERWISE OWNER SHALL BE RESPONSIBLE AT HIS/HER OWN EXPENSE TO CONFORM TO ALL APPLICABLE CODE CONFORMANCES.

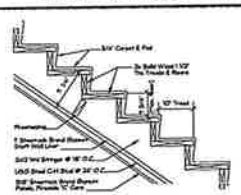
19. THE ARCHITECT SHALL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTORS RIGHTS AND RESPONSIBILITIES UNDER THE CONTRACT DOCUMENTS.

PARTITION TYPES



TYP. BUILDING SECTIONS

MISCELLANEOUS DETAILS



STAIR CONSTR. DET.
SCALE: 1" = 1'-0" (1 HR) FIRE RATED STAIR SOFFIT ASSEMBLY

FLAME SPREAD RATING

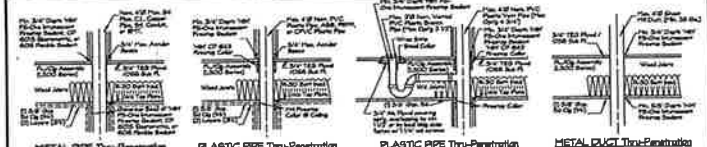
GENERAL NOTE:
MATERIALS USED FOR INTERIOR WALL AND CEILING FINISH SHALL CONFORM TO THE STANDARDS, PUBLIC LICENSE & PUBLIC CONDITIONS

	CLASS I	CLASS II
BUSINESS UNITS	CLASS I	CLASS II
RESIDENTIAL UNITS	CLASS I	CLASS II

FLAME SPREAD RATING CLASSIFICATION	FLAME SPREAD RATING	SMOKE DEVELOPED
CLASS I	0 TO 25	0-50
CLASS II	26 TO 75	451
CLASS III	76 TO 200	451

AS DETERMINED IN ACCORDANCE WITH TEST PROCEDURE AS CONTAINED IN BULLETIN OF RESEARCH NO. 32, FIRE HAZARD CLASSIFICATION OF BUILDING MTL (U) SEPT. 44

TYPICAL FIRESTOP PENETRATION DETAILS



METAL PIPE Thru-Penetration Firestop Systems
SYST. # HC-1008, 1 & 2 Hour Rating

PLASTIC PIPE Thru-Penetration Firestop Systems
SYST. # FC-2032, 1 & 2 Hour Rating

PLASTIC PIPE Thru-Penetration Firestop Systems
SYST. # FC-2037, 1 Hour Rating

METAL DUCT Thru-Penetration Firestop Systems
SYST. # FC-7013, 1 Hour Rating

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
1750 RIVER BIRCH WAY.
LEMONT, IL 60439-6404
BY APPOINTMENT ONLY
PH: 773-908-9222

NO.	DESCRIPTION	DATE
	ISSUED FOR PERMIT	5/22/2025

STATE OF ILLINOIS
LASZLO SIMOVIC
001-012272
REGISTERED ARCHITECT

PROJECT:
REAR ADDITION TO EXISTG 2 STORY SFR, MAS. BLDG W/ GARAGE EXPANSION
1938 N. LINCOLN AVE.
CHICAGO, IL 60614

OWNER:
CAITLIN BRYSKI & JOEL HANSEL
1938 N. LINCOLN AVE
CHICAGO, IL 60614

SHEET NAME:
ABBREVIATIONS, LEGEND, SYMBOLS

PROJECT: 7700
SCALE: AS NOTED
DATE: 5/22/2025

A-1

A-3

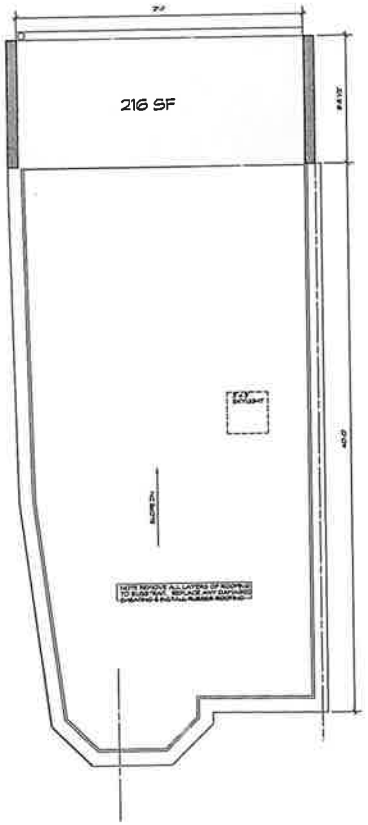
SHEET NAME: DEMO ELEVATIONS
PROJECT: 7739
SCALE: AS NOTED
DATE: 2/2/24

OWNER
CAITLIN BRYSKI & JOEL HANSEL
1928 N. LINCOLN AVE.
CHICAGO, IL 60614

PROJECT:
REAR ADDITION TO BASTG
3 STORY S.F.R. W/BASEMENT
W/ GARAGE EXPANSION
W/ ROOF DECK
1928 N. LINCOLN AVE
CHICAGO, IL 60614

NO.	DESCRIPTION	DATE
	ISSUED FOR PERMIT	

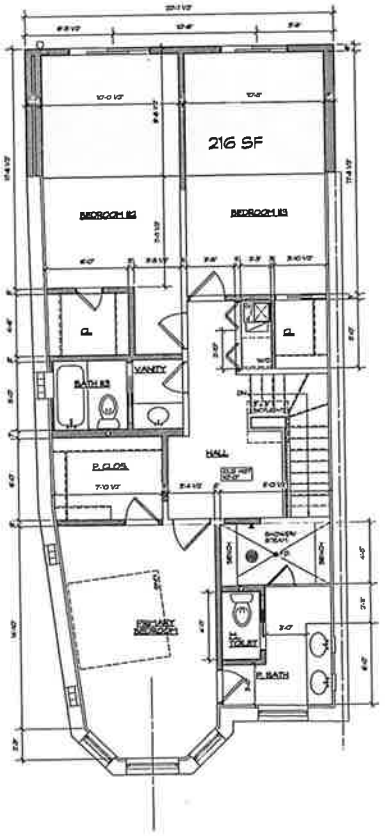
LAGZLO SIMOVIC, ARCHITECTS, LLC.
1730 RIVER BIRCH WAY
LISLE/VILLA PARK, IL 60532
EMAIL: LASZLOSIMOVIC@GMAIL.COM
TEL: 773-336-2225
FAX: 773-336-2226



NEW ROOF PLAN

SCALE: 1/4" = 1'-0"

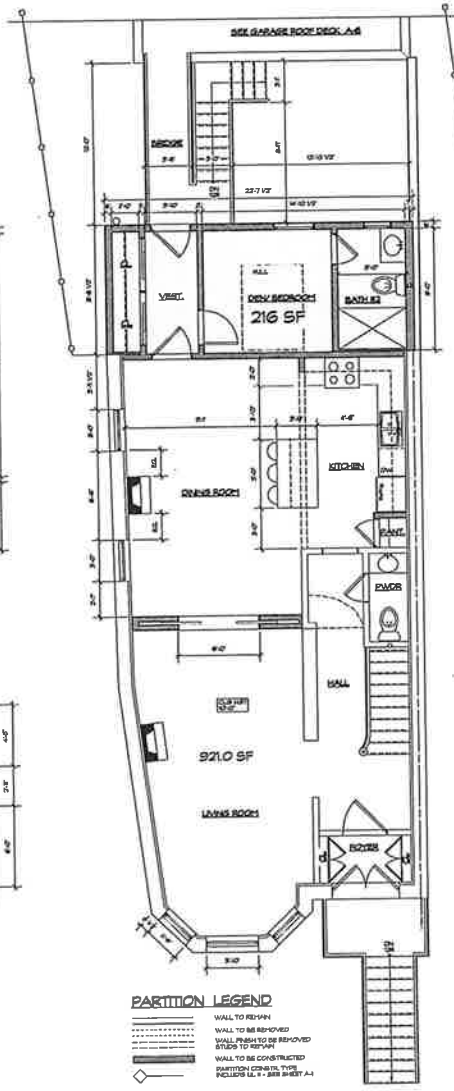
GROSS AREA: 1121 SF
TO CENTER LINE OF PARTY WALL



NEW 2ND FLOOR PLAN - OPT #2

SCALE: 1/4" = 1'-0"

GROSS AREA: 1121 SF
TO CENTER LINE OF PARTY WALL



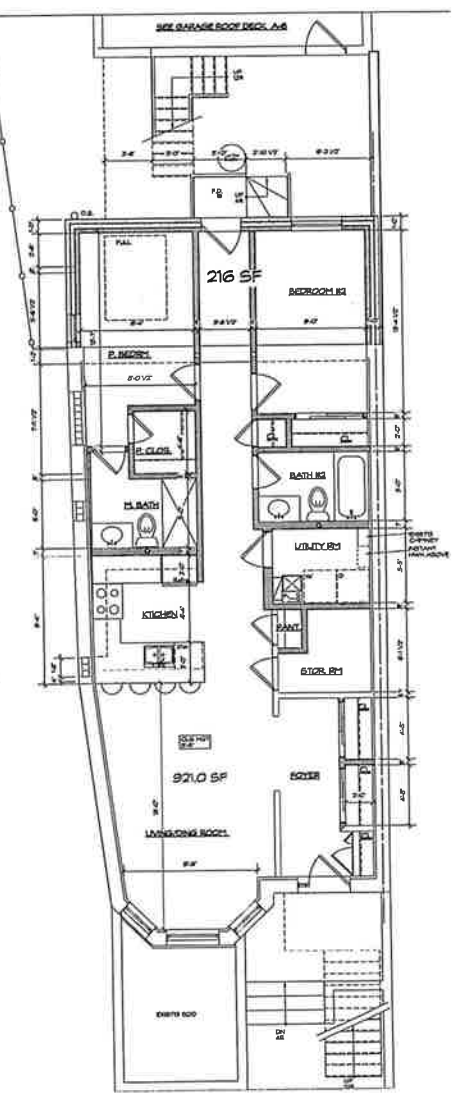
PARTITION LEGEND

- WALL TO REMAIN
- WALL TO BE REMOVED
- WALL PARTIALLY TO BE REMOVED STUDS TO REMAIN
- WALL TO BE CONSTRUCTED
- PARTITION CONFIG. TYPE INCLUDES UL # - SEE SHEET A-1

NEW FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

GROSS AREA: 1121 SF
TO CENTER LINE OF PARTY WALL



NEW BSMT FLOOR PLAN - OPT 1

SCALE: 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
1730 RIVER BIRCH WAY
LIBERTYVILLE, IL 60048-8464
EMAIL: LASZLOSIMOVIC@COMCAST.NET
FAX: 773-338-2226 TEL: 773-338-2225

NO.	DESCRIPTION	DATE
	ISSUED FOR PERMIT	
	PROGRESS PRINTS	

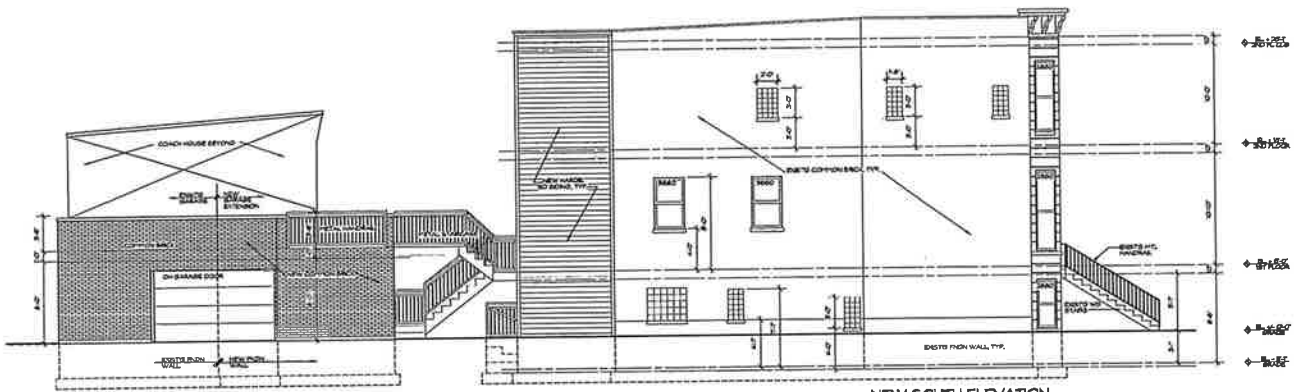
PROJECT:
REAR ADDITION TO EXISTG. 2 STORY W/ BSMT., MASS. BLDG W/ GARAGE EXPANSION W/ ROOF DECK
1928 N. LINCOLN AVE.
CHICAGO, IL 60614

OWNER:
CAITLIN BRYSKI & JOE HANSEL
1928 N. LINCOLN AVE
CHICAGO, IL 60614

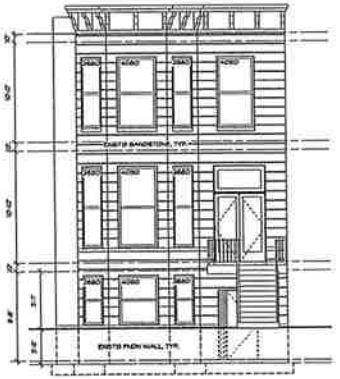
SHEET NAME:
DEMO FLOOR PLANS

PROJECT: 7729
SCALE: AS NOTED
DATE: 6/25/2025
11/18/2025

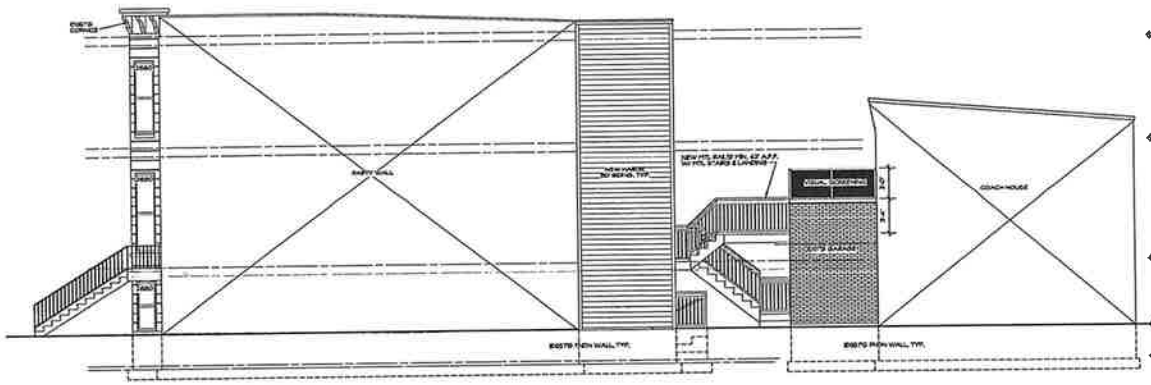
A-4



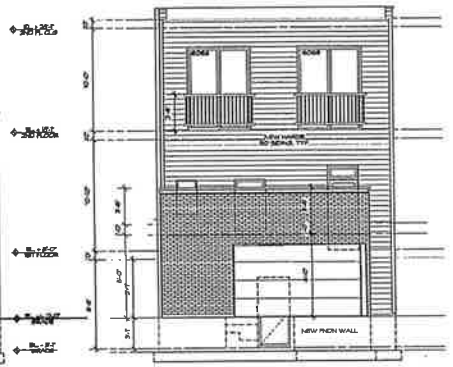
NEW SOUTH ELEVATION



NEW EAST ELEVATION



NEW NORTH ELEVATION



NEW WEST ELEVATION

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
1730 RIVER BIRCH WAY
LIBERTYVILLE, IL 60048-8404
EMAIL: LASZLOSIMOVIC@COMCAST.NET
FAX: 773-338-2228 TEL: 773-338-2225

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	

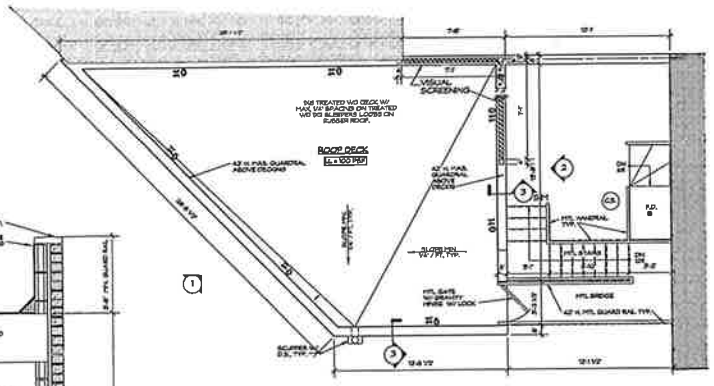
PROJECT:
REAR ADDITION TO EXSTG 2 STORY S.F.R. MAS. BLDG W/ GARAGE EXPANSION W/ ROOF DECK
1928 N. LINCOLN AVE
CHICAGO, IL 60614

OWNER:
CAITLIN BRYSKI & JOEL HANSEL
1928 N. LINCOLN AVE
CHICAGO, IL 60614

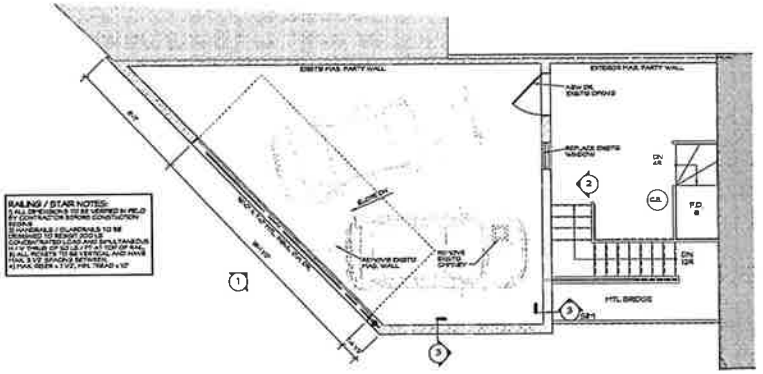
SHEET NAME:
NEW ELEVATIONS

PROJECT: 7729
SCALE: AS NOTED
DATE: 07/15/2025

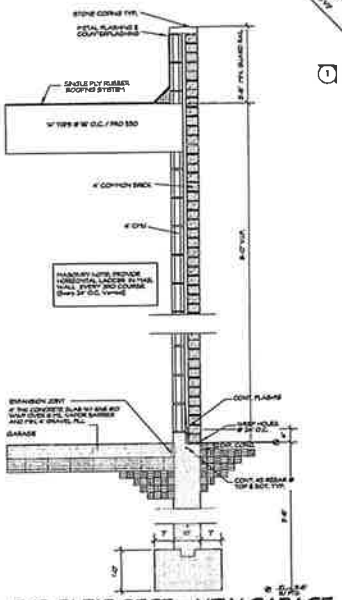
A-6



ROOF PLAN

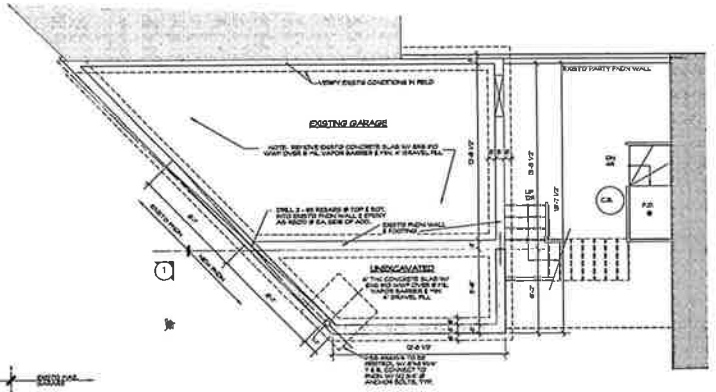


FLOOR PLAN

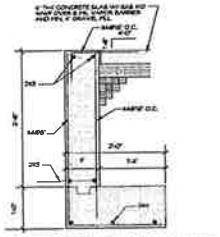


TYP. BLD'G SECT. - NEW GARAGE

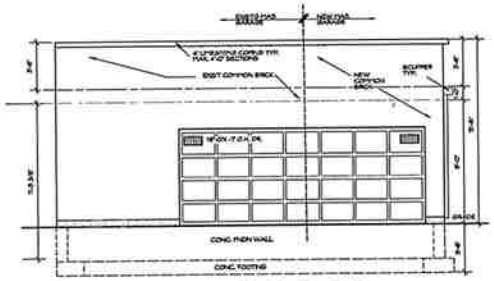
BEARING WALL - 3 HR RATING
UL 1804 - 3PT.



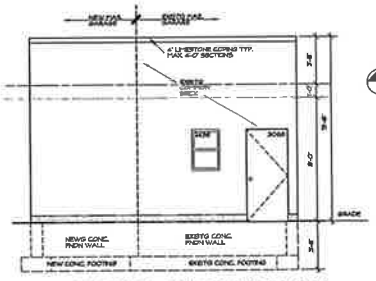
FOUNDATION PLAN



GARAGE LOT LINE FTNG



WEST ELEVATION



EAST ELEVATION



LASZLO SIMOVIC ARCHITECTS, LLC.
1750 RYDER BIRCH WAY
GLENVIEW, IL 60026-8444
BY APPT. LASZLOSIMOVIC@YAHOO.COM
FAX: 773-338-2226 TEL: 773-338-2225

PROGRESS PRINTING

NO.	DESCRIPTION	DATE
	ISSUED FOR PERMIT	

PROJECT:
REHABILITATION TO EXISTING SINGLE FAMILY RESIDENCE W/ GARAGE EXPANSION W/ ROOF DECK
5928 N. LINCOLN AVE.
CHICAGO, IL 60659
C#24-060

OWNER:
GAITLIN BRYSON & JOEL HANSEL
5928 N. LINCOLN AVE
CHICAGO, IL 60659

SHEET NAME:
GARAGE PLAN

PROJECT: 7729
SCALE: AS NOTED
DATE: 6/25/2025

A-6