17-13-0303-C(1) Type 1 Narrative & Plans – 2631-33 West 15th Street, Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 5,704 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story residential building containing six (6) dwelling units. The proposed building will be masonry in construction and measure 34 ft.-7 1/8 inches in height. The subject property is a Transit Served Location. The proposed residential building will be supported by four (4) off-street parking spaces at the rear of the subject property. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking ratio for a Transit Served Location to 67.7% (four (4) parking spaces for six (6) residential units), reduce the rear setback for floors containing residential uses from the required 37 ft.-2 3/8 inches to 25 ft.-8 inches, reduce the front setback from 14 ft.-10 9/16 inches to 10 ft., and reduce the combined side setback from 9 ft.-2 3/8 inches to 6 ft. (west and east side setback at 3 ft. each).

(A) The Project's Floor Area Ratio: 9,940.25 square feet (1.74 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 950.67 square feet per D.U. (6 residential units)

(C) The amount of off-street parking: 4 parking spaces

*The subject property is a designated Transit Served Location (Streeterville/Taylor Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the required number of off-street parking spaces from 3 parking spaces (50%) to 4 parking spaces (67.7%).

(D) Setbacks:

a.	*Front Setback:	10 ft. (proposed)
b.	*Side Setbacks:	
	West Side:	3 ft. (proposed)
	East Side:	3 ft. (proposed)
c.	*Rear Setback:	25-8 inches ft. (proposed)

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential uses from the required 37 ft.-2 3/8 inches to 25 ft.-8 inches, reduce the front setback from 14 ft.-10 9/16 inches to 10 ft., and reduce the combined side setback from 9 ft.-2 3/8 inches to 6 ft. (west and east side setback at 3 ft. each).

(E) Building Height: 34 ft.-7 1/8 inches

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 900 linear feet of the Ogden Avenue CTA Bus Line Corridor roadway segment. The proposed residential building containing six (6) residential units will be supported by four (4) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit an increase in the number of required off-street parking spaces, from three (3) parking spaces to four (4) parking spaces.

2. The proposed building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504. The proposed building will be built 10 ft. from the subject lot's front property line along West 15th Street to align with the footprints of the neighboring buildings on the block. The building's first floor was designed with windows facing the sidewalk located along West 15th Street.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed residential building incorporates accessibility and connectivity to mass transit based on its location near the Ogden Avenue bus route. The Applicant believes the project will help improve the residentially zoned block along West 15th Street for residents and other commuters traveling in the subject area.

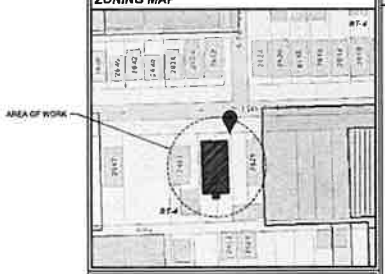
4. The proposed residential building will contain six (6) dwelling units that will be supported by four (4) off-street parking spaces. The Applicant is seeking administrative approval to permit the parking increase pursuant to the eTOD Ordinance. Six (6) bicycle parking spaces will also be provided onsite.

5. The Applicant believes the proposed residential building will provide appropriate density in the subject neighborhood. More specifically, the project will develop a currently vacant zoning lot located along West 15th Street. Based on the subject property's proximity to a designated bus route (Ogden CTA Bus Line), and its offer of four (4) off-street vehicle parking spaces and six (6) bicycle parking spaces, the Applicant believes the project provides transit options and otherwise complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

2631 - 2633 W. 15TH ST.

CHICAGO ILLINOIS

ZONING MAP



SCOPE OF WORK

ERECT NEW (3) STORY MULTI-FAMILY RESIDENTIAL MASONRY BUILDING - TYPE IIIB CONSTRUCTION
(6) DWELLING UNIT TOTAL

ZONING DATA

Address:	2631 - 33 W. 15TH ST.
Lot Dimensions:	48.00' x 134.00'
Lot Area:	6,764 SQ.FT.
Existing Zoning District:	RT-4
Proposed Zoning District:	RM-5
Min. Lot Area per Dwelling Unit:	400 SQ.FT. per Dwelling Unit
Max. Number of Dwelling Units:	6,764 SQ.FT. / 400 = 14 Dwelling Unit Allow
Proposed Number of Dwelling Unit:	(6) Dwelling Units
Max. Allowable Floor Area:	6,764 SQ.FT. x 2.0 (Max Ratio) = 11,528 SQ.FT.
Max. Building Height:	47'-0"
Proposed Building Height:	34'-0" ±6"
Proposed Building Floor Area:	3,313.42 SQ.FT.
First Floor:	3,213.42 SQ.FT.
Second Floor:	3,313.42 SQ.FT
Third Floor:	9,840.26 SQ.FT.
Total Floor Area	6,764 SQ.FT. / 6,764 SQ.FT. = 1.74
Proposed Floor Area Ratio:	1.74 F.A.R.
Required Yards:	
Front Yard Setback:	134.88' x 12% = 14.38' or 14'-4 5/16"
Side Yard Setback:	48.00' x 20% = 9.36' or 9'-3 3/8" Combine
Rear Yard Setback:	134.88' x 30% = 37.05' or 37'-3 3/8"
Proposed Yards:	
Front Yard Setback:	19'-0" (Exception - ZBA)
Side Yard Setback (West):	3'-4" (Exception - ZBA)
Side Yard Setback (East):	3'-4" (Exception - ZBA)
Rear Yard Setback:	34'-4" (Exception - ZBA)
Off Street Loading:	
Required Parking:	3 Parking Space (TSL)
Proposed Parking:	4 Parking Space (Exception - ZBA)
Bicycle Parking (TSL):	
Required Bike Parking:	(1) Per Dwelling Unit = (6) Bike Parking
Proposed Bike Parking:	(6) Bike Parking
Open Space Requirements:	
Required Open Space:	5.25% x 6,764 SQ.FT. = 355 SQ.FT.
Proposed Open Space:	423.23 SQ.FT.

ZONING RELIEF:

1. ZONING CHANGE FROM RT-4 TO RM-5
2. INCREASE REQUIRED PARKING SPACE FROM (3) PARKING SPACE TO (4) PARKING SPACE DUE TO TSL REDUCTION
3. REAR YARD REDUCTION FROM 37'-3 3/8" TO 25'-8"
4. FRONT YARD REDUCTION FROM 14'-10 9/16" TO 10'-0"
5. SIDE YARD REDUCTION FROM 9'-3 3/8" COMBINE TO 6'-0" COMBINE

DRAWING LIST

ARCHITECTURAL

CS1.0	SITE PLAN & COVER SHEET
GN1.0	BUILDING CODE MATRIX & CERTIFIED CORRECTIONS PROGRAM
LS1.0	LANDSCAPE PLAN & DETAILS
LS1.1	LANDSCAPE DETAILS
A0.1	TRAVEL DISTANCE PLAN
A1.0	FIRST FLOOR PLAN
A1.1	SECOND FLOOR
A1.2	THIRD FLOOR PLAN
A2.0	NORTH ELEVATION
A2.1	WEST & EAST ELEVATIONS
A2.2	SOUTH ELEVATION
A3.0	BUILDING SECTIONS

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO THE CITY OF CHICAGO BUILDING CODE AND ORDINANCES

BILL G. KOKALIAS
LICENSE NO. 001-019545

11-20-2024
DATE

STATE OF ILLINOIS · BILL G. KOKALIAS · 001-019545 · LICENSED ARCHITECT

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

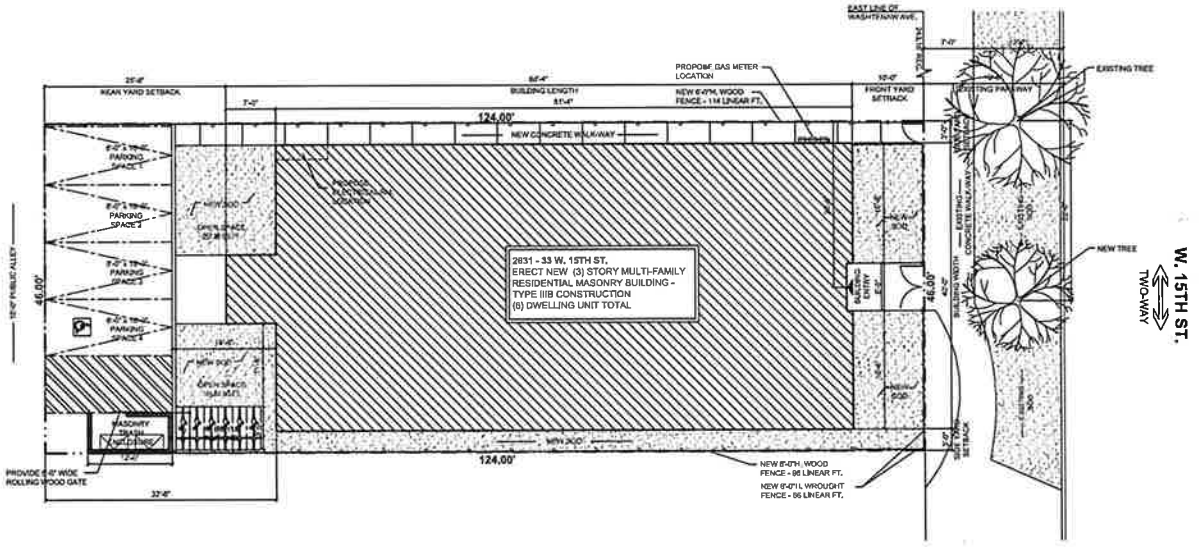
I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR 2631 W. 15TH ST. FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13, ENERGY CONSERVATION, OF THE MUNICIPAL CODE OF CHICAGO.

SIGNED BILL G. KOKALIAS

DATE 11-20-2024

ILLINOIS LICENSE NUMBER: 001-019545

STATE OF ILLINOIS · BILL G. KOKALIAS · 001-019545 · LICENSED ARCHITECT



1 CS1.0 SITE PLAN

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OWNER RELEASE:

I HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT AND HEREBY CERTIFY THAT THEY CONFORM TO ALL ASPECTS TO MY DESIRES CRITERIA AND ARE APPROVED.

BY: _____ DATE: _____

REVIEWED BY:

GENERAL CONT.: _____ DATE: _____

CONSULTANT: _____ DATE: _____

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A STATE OF FACILITY. THEY ORIGINALLY DRAWN ON SHEET AND ARCHITECT ASSUMES NO RESPONSIBILITY FOR USE OF INCORRECTLY SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES ON COMPLETE.

NO.	DATE	DESCRIPTION
01	09-27-2024	PRELIMINARY

OWNER:

PROJECT:

2631 - 33 W. 15TH ST.
Chicago, Illinois

ALEXIS ARCHITECTS AND CONSULTANTS
License No. 184004911 Exp. 04/30/25
1838 N. Wells
SUITE NO. 200
CHICAGO, IL 60606
PH 312.738.1333
FX. 312.738.1333

BILL G. KOKALIAS
ARCHITECT

STATE OF ILLINOIS · BILL G. KOKALIAS · 001-019545 · LICENSED ARCHITECT

EXPIRES 11-30-2026

PROJECT NO.:	BGK 1027
PR. MGR.	WC
DRWN. BY	WC

SITE PLAN & COVER SHEET

SHEET: CS1.0

2631 - 2633 W. 15TH ST.

CHICAGO ILLINOIS



FRONT ELEVATION RENDERING



PERSPECTIVE RENDERING

NO.	DATE	DESCRIPTION

2631 - 33
W. 15TH ST.
Chicago, Illinois

X I O S
ARCHITECTS AND CONSULTANTS

BILL G. KOKALIAS
ARCHITECT

STATE OF ILLINOIS
BILL G. KOKALIAS
001-010645
REGISTERED ARCHITECT

EXPIRES 11-30-2025

PROJECT NO.:	BGK 1027
	WC
	WC

RENDERINGS

LANDSCAPE NOTES

1. ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB U.N.O.

2. NO SITE PAVING, CONC., FLAT WORK RAMPS & CURBS SHALL BE DONE WITHOUT REFERENCE TO STRUCTURAL, ARCHITECTURAL

3. PROVIDE ALL REQUIRED SIDEWALK / PARKING PLANTING AND LANDSCAPE BUFFER.

4. COMPLY WITH THE REGULATIONS AND REQUIREMENTS OF THE CHICAGO LANDSCAPING ORDINANCE FOR ALL MATERIALS, PLANTS AND METHODS

5. MINIMUM TREE SIZE SHALL BE 2 1/2" CALIPER, MEASURED AT 6" ABOVE GRADE, 12'-0" - 14'-0" HIGH AND SHALL BE BALLED AND BURLAPPED WITH A MINIMUM 2'-4" DIA. BY 1'-6" DEEP ROOT BALL.

6. HEDGES & SHRUBS SHALL BE 2'-6" HIGH AT TIME OF INSTALLATION WITH A 2'-0" SPREAD

7. PLANT SPECIES SHALL BE LISTED FOR ZONES 4 OR 5 AND HAVE BEEN RAISED AT A NURSERY GROWN NORTH OF THE CITY OF CHICAGO ALL PLANTS SHALL BE HIGH QUALITY NURSERY GROWN, "PARK GRADE" PLANTS ARE NOT ACCEPTABLE. COMPLY WITH "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI A60-1-1998).

8. ARRANGE FOR INSPECTION OF ALL PLANT MATERIALS BY THE CHICAGO DEPARTMENT OF FORESTRY PRIOR TO INSTALLATION.

9. PROVIDE ON-GOING MAINTENANCE OF PLANT MATERIALS UNTIL FINAL ACCEPTANCE BY THE OWNER. OWNER SHALL PROVIDE MAINTENANCE OF PLANTS FOR A MINIMUM OF TWO YEARS FOLLOWING INITIAL PLANTING. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, PLANT REPLACEMENT AND TRIMMING.

PLANTING SCHEDULE

MARK	SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	NOTES
L1		1	SUGAR MAPLE	ACER SACCHARUM	MINIMUM 2.5 CALIPER
L2		2	MISS RIM KOREAN LILAC	SYRINGA PATULA	

OWNERS LANDSCAPE CERTIFICATION:

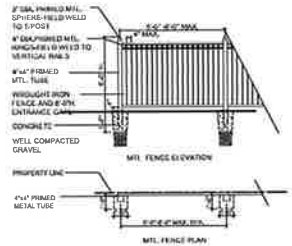
"I, THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING SHOWN ON THE LANDSCAPE PLAN(S) FOR THE PROPERTY AT 2631-33 W. 15TH ST (STREET ADDRESS) CHICAGO, ILLINOIS (CITY, STATE) IS THE RESPONSIBILITY OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE HAS BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO CHICAGO LANDSCAPE ORDINANCE".

LANDSCAPE PLANTING NOTES:

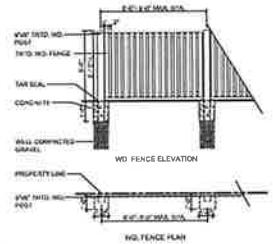
PLANTING TIME TO BE JUNE _____ OR C 15, 2025

"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."

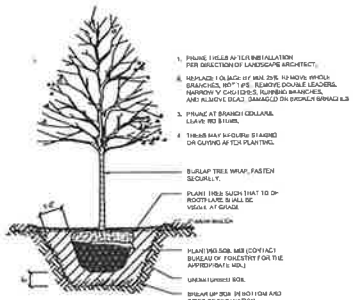
OWNER'S SIGNATURE:



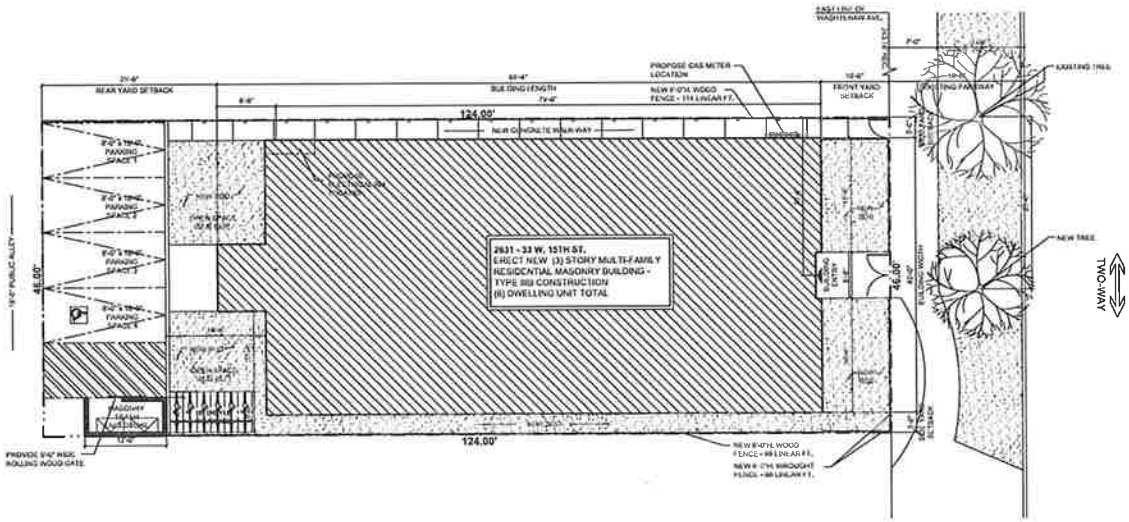
4 METAL FENCE DETAIL
LS1.0



3 WOOD FENCE DETAIL
LS1.0



2 TREE DETAIL
LS1.0



1 LANDSCAPE PLAN
LS1.0

N

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OWNER RELEASE:

I HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT AND HEREBY CERTIFY THAT THEY COMPLY WITH MY RESPECTIVE REQUIREMENTS AND ARE APPROVED.

BY _____ DATE _____

REVIEWED BY

NO.	DATE	DESCRIPTION
01	09/15/2025	PRELIMINARY

OWNER:

PROJECT:

2631 - 33 W. 15TH ST.

Chicago, Illinois

AXIOS ARCHITECTS AND CONSULTANTS
License No. 184004911 Exp. 04/30/25
Ellen B. Wells
55 E. Erie, Suite 300
CHICAGO, IL 60605
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FX: 312.750.1333

BILL G. KOKALIAS
ARCHITECT
STATE OF ILLINOIS
BILL G. KOKALIAS
001-019045
REGISTERED ARCHITECT
EXPIRES 11-30-2026

PROJECT NO.:	BGK 1027
DR. BY/BY:	WC
CHKD. BY:	WC

LANDSCAPE PLAN

SHEET: LS1.0

CHICAGO GENERAL NOTES

ALL INTERIOR FINISHES TO BE CLASS 1, 0-25 FLAME SPREAD RATING.

GLAZING AT ALL DOORS TO BE SAFETY TEMPERED GLASS.

ALL GLAZING BELOW 2'-0" FROM FINISHED FLOOR SHALL BE SAFETY TEMPERED GLASS.

ALL CONTRACTORS SHALL VISIT THE SITE PRIOR TO BIDDING AND NOTE WITHIN THEIR BID PACKAGE ANY AND ALL DISCREPANCIES WITH THESE BASE DRAWINGS. NO CHANGE ORDERS WILL BE HONORED EXCEPT FOR THE FOLLOWING:
1. OWNER REQUESTED REVISIONS
2. HIDDEN OR CONCEALED PROBLEMS

DIMENSIONS ARE TO FINISHED U.N.O.

ALL WORK SHALL BE COMPLETE AND FUNCTIONAL AND MEET THE OWNERS, ARCHITECTS, AND CITY APPROVAL OR THE WORK SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.

ALL CONTRACTORS ARE RESPONSIBLE FOR EXECUTING WORK IN COMPLIANCE WITH ANY AND ALL APPLICABLE CODES & ORDINANCES.

ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN PENETRATIONS THROUGH BRICK, CONCRETE, WOOD FOUNDATION WALLS, ETC. CORING IS THE APPROVED METHOD. DAMAGE WILL BE BACK CHARGED ACCORDINGLY. VERIFY TUB ROUGH FRAMING DIMENSIONS W/ SELECTED TUB MANUFACTURER AND ADJUST ACCORDINGLY

PROVIDE HOOD AND SHELF AT ALL CLOSETS U.N.O.

COORDINATE FLOOR AND FRAMING LAYOUT WITH PLUMBING AND HVAC WORK TO AVOID INTERFERENCE

ALL MASONRY OPENINGS ARE TO BE INTERPRETED AS NOMINAL DIMENSIONS. CONTRACTOR SHALL VERIFY ACTUAL MASONRY OPENING WITH WINDOW, AND DOOR MANUFACTURER ACCORDINGLY

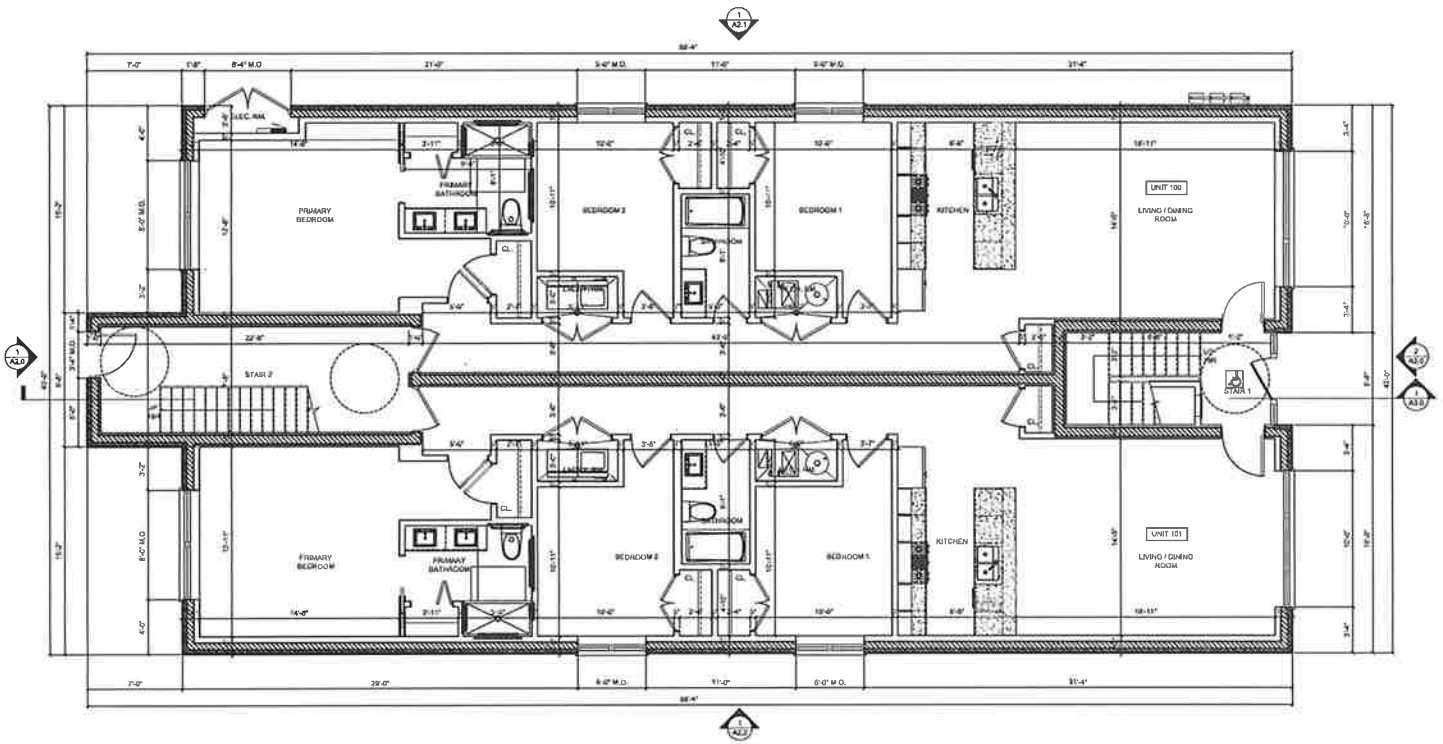
PROVIDE R-19 INSULATION ON ALL EXTERIOR WALLS

PROVIDE R-38 INSULATION ON ROOF

SYMBOL LEGEND

- SD — SMOKE DETECTOR
- CD — CO_2 DETECTOR
- K — DOOR TYPE
- ◇ — PARTITION TYPE
- T — THERMOSTAT
- E — INDICATE "EXISTING"

NOTES:
ALL SMOKE AND CARBON MONOXIDE DETECTORS TO BE HARDWIRED TO NEAREST CIRCUIT.



1 / A1.0 1ST FLOOR PLAN

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OWNER HAS LEASE.
HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT AND HEREBY CERTIFY THAT THEY CONFORM TO ALL REQUIREMENTS OF MY DESIGN CRITERIA AND ARE APPROVED.

BY: _____ DATE: _____

REVIEWED BY:

_____ DATE: _____

_____ DATE: _____

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CONTRACTOR SHALL VERIFY ALL CONDITIONS BEFORE PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

NO.	DATE	DESCRIPTION
01	09/12/2025	PERMIT SET

PROJECT
2631 - 33 W. 15TH ST.
Chicago, Illinois

AXIOS
ARCHITECTS AND CONSULTANTS
License No. 184004913 Exp. 04-30-2027
5600 W. Main
SUITE 100
CHICAGO, IL 60606
PH. 312.788.5000
FX. 312.788.5005

BILL G. KOKALIAS
ARCHITECT
STATE OF ILLINOIS
BILL G. KOKALIAS
001-019545
REGISTERED ARCHITECT
EXPIRES 11-30-2026

PROJECT NO :	BGK 1027
DRAWN BY	WC
CHECKED BY	WC

1ST FLOOR PLAN

A1.0

CHICAGO GENERAL NOTES

ALL INTERIOR FINISHES TO BE CLASS 1, 0-25 FLAME SPREAD RATING.

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ALL GLAZING BELOW 2'-0" FROM FINISHED FLOOR SHALL BE SAFETY TEMPERED GLASS.

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2. HIDDEN OR CONCEALED PROBLEMS

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ALL CONTRACTORS ARE RESPONSIBLE FOR EXECUTING WORK IN COMPLIANCE WITH ANY AND ALL APPLICABLE CODES & ORDINANCES.

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PROVIDE ROD AND SHELF AT ALL CLOSETS U.N.O.

COORDINATE FLOOR AND FRAMING LAYOUT WITH PLUMBING AND HVAC RUNS TO AVOID INTERFERENCE

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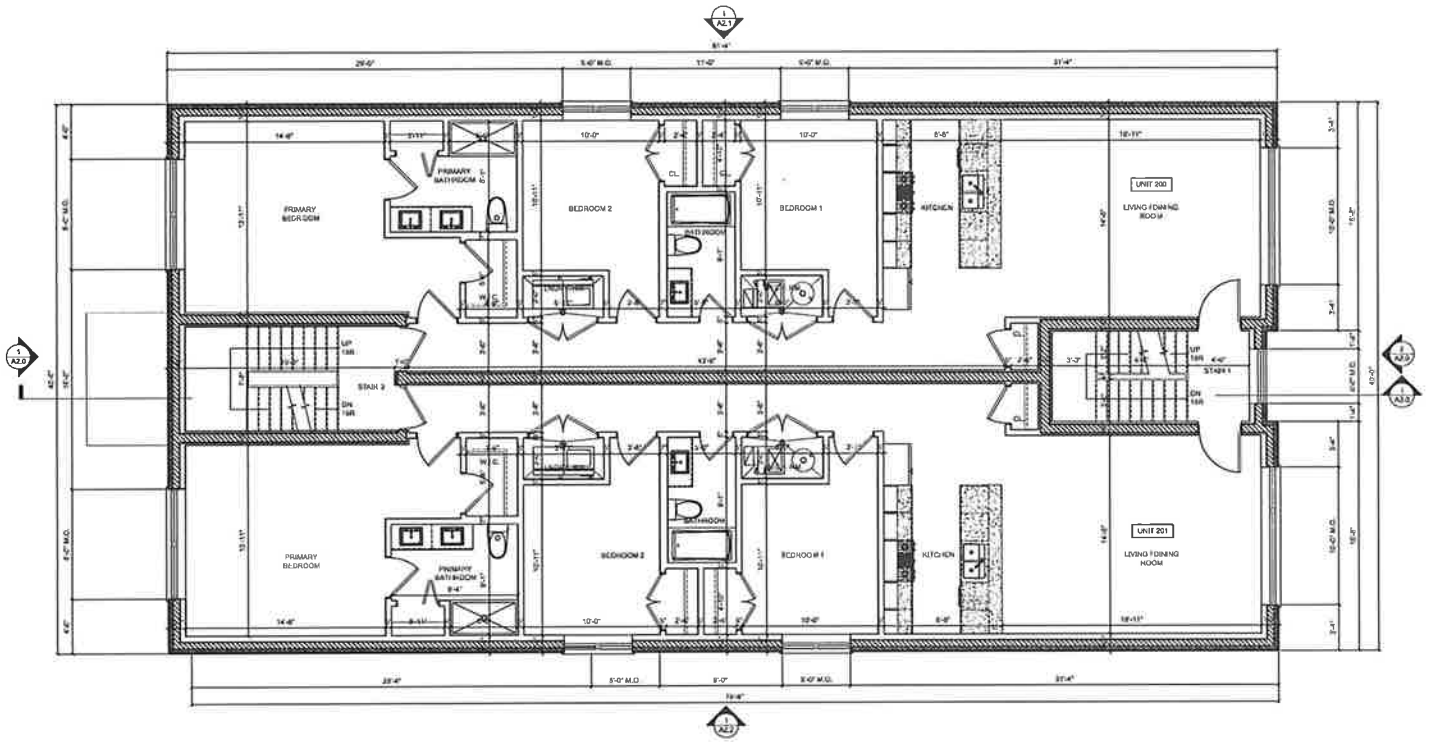
PROVIDE R-19 INSULATION ON ALL EXTERIOR WALLS

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SYMBOL LEGEND

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- E — INDICATE "EXISTING"

NOTES:
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1 A2.1 2ND FLOOR PLAN
SCALE: 1/8"=1'-0" N

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OWNER RELEASE:
I HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT AND I/WE/IT CERTIFY THAT THEY CONFORM TO ALL REQUIREMENTS OF LOCAL CRITERIA AND ARE APPROVED.

BY _____ DATE _____

REVIEWED BY:

_____ DATE _____

_____ DATE _____

THESE DRAWINGS ARE NOT COMPLETE BUT ARE PREPARED ONLY FOR THE PURPOSE OF OBTAINING QUOTATIONS FROM CONTRACTORS AND ARE NOT TO BE USED FOR CONSTRUCTION, PERMIT OR RECORDING PURPOSES.

CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PREPARING BIDS. CONSTRUCTION INCLUDES ALL WORK AND EFFORT NECESSARY TO COMPLETE THE PROJECT AS SHOWN ON THESE DRAWINGS.

NO.	DATE	DESCRIPTION
01	08-07-2023	PRELIMINARY

PROJECT:

2631 - 33 W. 15TH ST.

Chicago, Illinois

XIOS
ARCHITECTS AND CONSULTANTS
License No. 184004911 Exp. 04/30/25
316 N. Wells
SUITE NO. 300
CHICAGO, IL 60606
TEL 312.750.1313
FX. 312.750.1333

BILL G. KOKALIAS
ARCHITECT
STATE OF ILLINOIS
BILL G. KOKALIAS
001-013545
LICENSED ARCHITECT
EXPIRES 11-30-2026

PROJECT NO :	BGK 1027
PRE. MADE	WC
DRAWN BY	WC

2ND FLOOR PLAN

SHEET: A1.1

CHICAGO GENERAL NOTES

ALL INTERIOR FINISHES TO BE CLASS 1, 0-25 FLAME SPREAD RATING.

GLAZING AT ALL DOORS TO BE SAFETY TEMPERED GLASS.

ALL GLAZING BELOW 2'-0" FROM FINISHED FLOOR SHALL BE SAFETY TEMPERED GLASS.

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1. OWNER REQUESTED REVISIONS
2. HIDDEN OR CONCEALED PROBLEMS

DIMENSIONS ARE TO FINISHES U.N.O.

ALL WORK SHALL BE COMPLETE AND FUNCTIONAL AND MEET THE OWNER, ARCHITECTS, AND CITY APPROVAL OR THE WORK SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.

ALL CONTRACTORS ARE RESPONSIBLE FOR EXECUTING WORK IN COMPLIANCE WITH ANY AND ALL APPLICABLE CODES & ORDINANCES.

ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN PENETRATIONS THROUGH BRICK, CONCRETE, WOOD FOUNDATION WALLS, ETC. CORING IS THE APPROVED METHOD. DAMAGE WILL BE BACK CHARGED ACCORDINGLY. VERIFY TUB ROUGH FRAMING DIMENSIONS W/ SELECTED TUB MANUFACTURER AND ADJUST ACCORDINGLY

PROVIDE NOD AND SHELF AT ALL CLOSETS U.N.O.

COORDINATE FLOOR AND FRAMING LAYOUT WITH P, UMBING AND HVAC WORK TO AVOID INTERFERENCE

ALL MASONRY OPENINGS ARE TO BE INTERPRETED AS NOMINAL DIMENSIONS CONTRACTOR SHALL VERIFY ACTUAL MASONRY OPENING WITH WINDOW, AND DOOR MANUFACTURER ACCORDINGLY

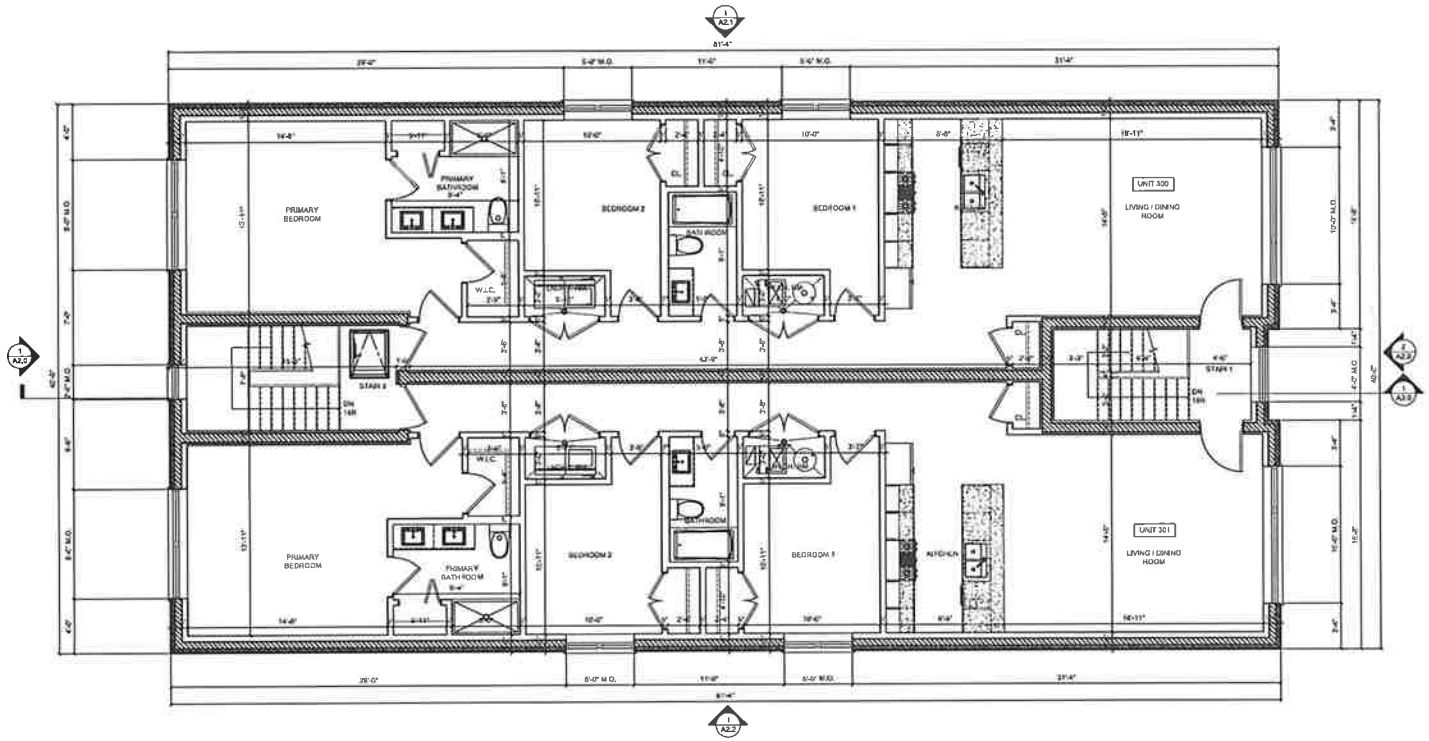
PROVIDE R-19 INSULATION ON ALL EXTERIOR WALLS

PROVIDE R-38 INSULATION ON ROOF

SYMBOL LEGEND

- SMOKE DETECTOR
- CO, DETECTOR
- DOOR TYPE
- PARTITION TYPE
- THERMOSTAT
- E INDICATE "EXISTING"

NOTES:
ALL SMOKE AND CARBON MONOXIDE DETECTORS TO BE HARDWIRED TO MASTER CIRCUIT.



1 / A1.2 3RD FLOOR PLAN

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OWNER RELEASE:
THESE PLANS AND SHOP DRAWINGS FOR DESIGN INTENT AND MECHANICAL SYSTEMS MUST BE CONFIRMED TO ALL REQUIREMENTS BY OWNER BEFORE THEY ARE APPROVED.

BY: _____ DATE: _____

REVIEWED BY:

_____ DATE: _____

_____ DATE: _____

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CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS OR CONFLICTS.

NO.	DATE	DESCRIPTION
01	08/21/2025	PRE-LIMINARY

DRAWN

PROJECT:

2631 - 33 W. 15TH ST.

Chicago, Illinois

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Suite 300
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BILL G. KOKALIAS
ARCHITECT
STATE OF ILLINOIS
BILL G. KOKALIAS
001-018945
REGISTERED ARCHITECT
EXPIRES 11-30-2026

PROJECT NO.:	BGK 1027
DRAWN BY	WC
CHECKED BY	WC

3RD FLOOR PLAN

A1.2

CHICAGO GENERAL NOTES

ALL INTERIOR FINISHES TO BE CLASS 1 0-25 FLAME SPREAD RATING.

GLAZING AT ALL DOORS TO BE SAFETY TEMPERED GLASS.

ALL GLAZING BELOW 2'-0" FROM FINISHED FLOOR SHALL BE SAFETY TEMPERED GLASS.

ALL CONTRACTORS SHALL VISIT THE SITE PRIOR TO BIDDING AND NOTE WITHIN THEIR BID PACKAGE ANY AND ALL DISCREPANCIES WITH THESE BASE DRAWINGS. NO CHANGE ORDERS WILL BE HONORED EXCEPT FOR THE FOLLOWING:
1. OWNER REQUESTED REVISIONS
2. HIDDEN OR CONCEALED PROBLEMS

DIMENSIONS ARE TO FINISHED U.N.O.

ALL WORK SHALL BE COMPLETE AND FUNCTIONAL AND MEET THE OWNERS, ARCHITECTS, AND CITY APPROVAL OR THE WORK SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.

ALL CONTRACTORS ARE RESPONSIBLE FOR EXECUTING WORK IN COMPLIANCE WITH ANY AND ALL APPLICABLE CODES & ORDINANCES.

ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN PENETRATIONS THROUGH BRICK, CONCRETE, WOOD FOUNDATION WALLS, ETC CORING IS THE APPROVED METHOD . DAMAGE WILL BE BACK CHARGED ACCORDINGLY. VERIFY TUB ROUGH FRAMING DIMENSIONS W/ SELECTED TUB MANUFACTURER AND ADJUST ACCORDINGLY

PROVIDE ROD AND SHELF AT ALL CLOSETS U.N.O.

COORDINATE FLOOR AND FRAMING LAYOUT WITH PLUMBING AND HVAC WORK TO AVOID INTERFERENCE

ALL MASONRY OPENINGS ARE TO BE INTERPRETED AS NOMINAL DIMENSIONS. CONTRACTOR SHALL VERIFY ACTUAL MASONRY OPENING WITH WINDOW, AND DOOR MANUFACTURER ACCORDINGLY

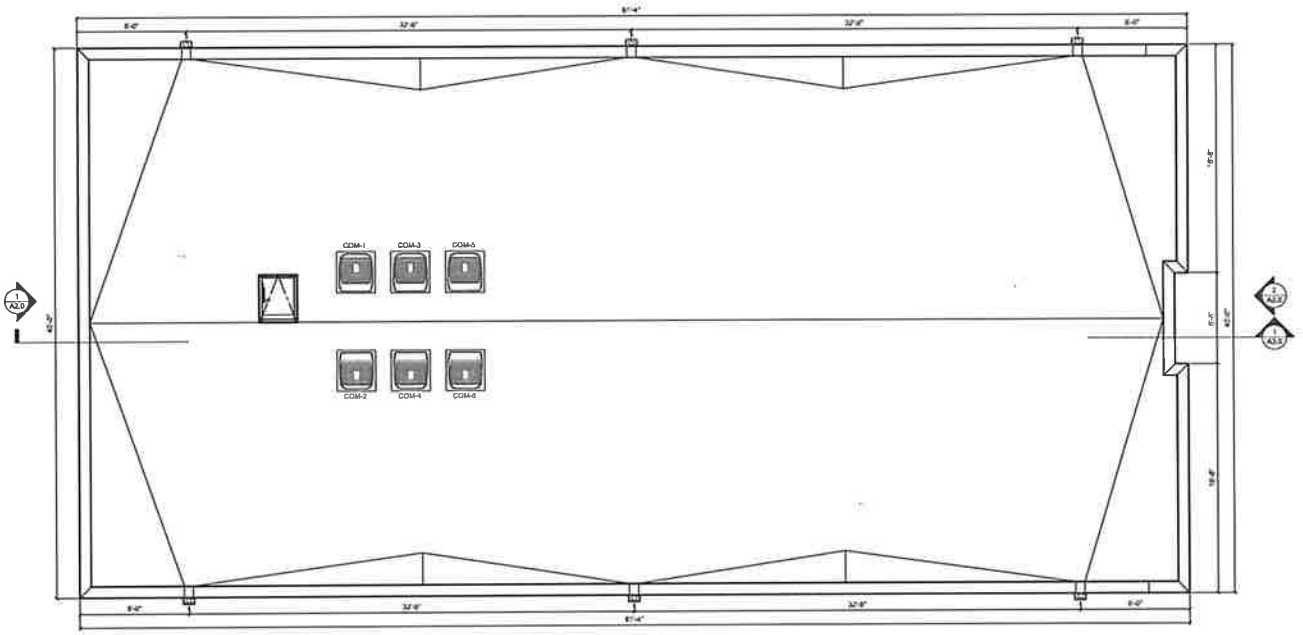
PROVIDE R-19 INSULATION ON ALL EXTERIOR WALLS

PROVIDE R-38 INSULATION ON ROOF

SYMBOL LEGEND

- SD — SMOKE DETECTOR
- CO_2 — CO_2 DETECTOR
- X — DOOR TYPE
- X — PARTITION TYPE
- T — THERMOSTAT
- E — INDICATE "EXISTING"

NOTES:
ALL SMOKE AND CARBON MONOXIDE DETECTORS TO BE HARDWIRED TO NEAREST CIRCUIT.



1 A1.3 ROOF PLAN

N

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BY: _____ DATE: _____

REVIEWED BY:

CONSULTANT: _____ DATE: _____

Building Dept: _____ DATE: _____

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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT Immediately of ANY DISCREPANCIES OR OMISSIONS.

NO.	DATE	DESCRIPTION
01	09/24/25	PRELIMINARY

REMARK

PROJECT:

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BILL G. KOKALIAS
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BILL G. KOKALIAS
001-013545
LICENSED ARCHITECT
EXPIRES 11-30-2026

PROJECT NO.:	BGK 1027
DR. BY:	WC
CHKD. BY:	WC

ROOF PLAN

A1.3

SHEET

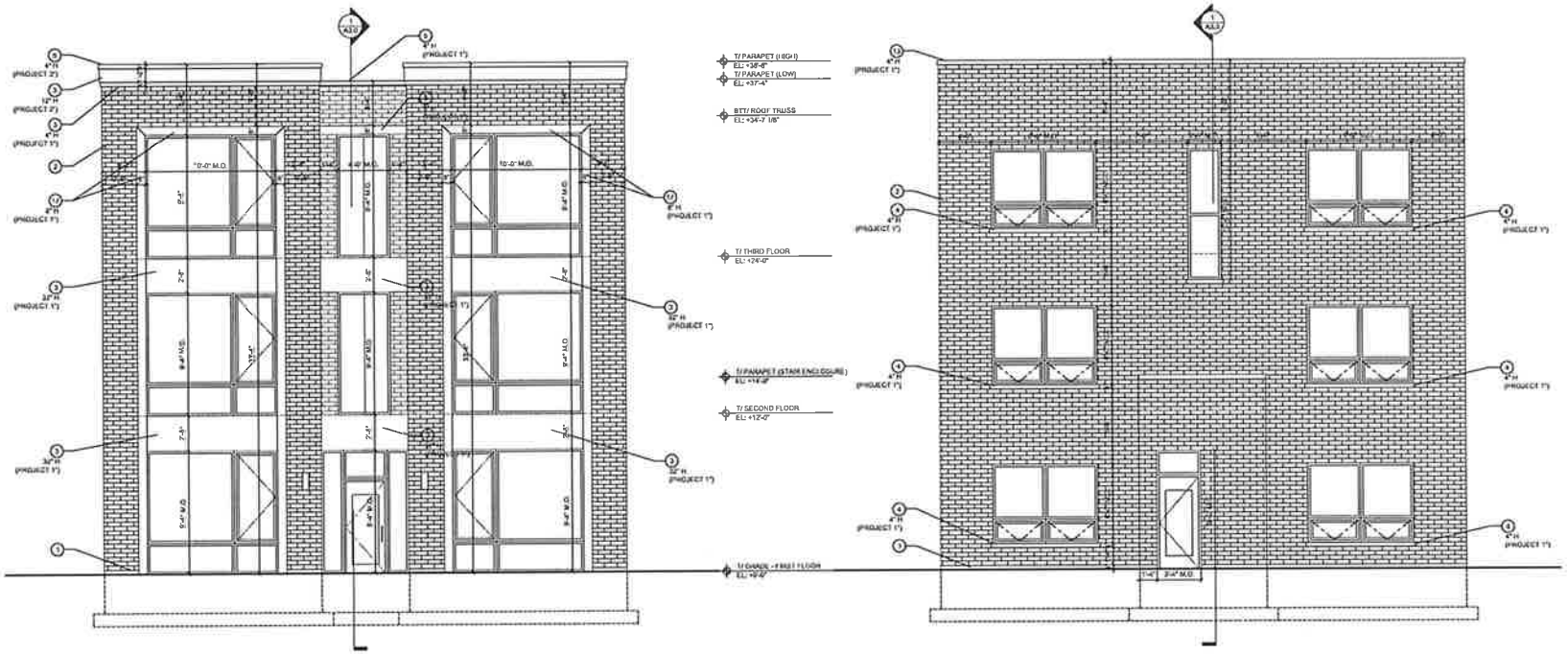
LEGEND	
(X)	WINDOW TYPE
(X)	MATERIAL TYPE

NOTES:

1. HEIGHTS TO BE TOP OF FINISHED FLOOR (TYP.)
2. MASON TO STRIKE ALL LIMESTONE VERTICAL JOINTS FLUSH W/FACE OF LIMESTONE.
3. MASON TO REFER TO FRAMING PLANS AND LINTEL SCHEDULE FOR LINTEL SIZES AND LOCATIONS. REFER TO MECHANICAL PLANS FOR LOUVERED VENT LOCATIONS AND SIZES. COORDINATE W/ GENERAL CONTRACTOR AND HVAC CONTRACTOR.
4. MASON SHALL PROVIDE MASONRY TYPE SEALANT AT ALL EXPOSED CONCRETE BLOCK SURFACES-COORDINATE PROCEDURES W/ GENERAL CONTRACTOR PRIOR TO WORK.
5. PROVIDE 40 ML RUBBERIZED ASPHALT FLASHING W/ COTTON ROPE WEEPS TYP. @ FLASHING LOCATIONS

MATERIALS LEGEND

1. EXPOSED CONCRETE FOUNDATION
2. FACE BRICK - COLOR BY OWNER
3. SMOOTH FACE CAST STONE UNIT
4. CAST STONE SILL WITH WASH & DRIP
5. CAST STONE COPING WITH WASH & DRIP
6. CAST IRON HUB
7. CONTINUOUS MASONRY CONTROL JOINT W/ BACKER ROD AND SEALANT
8. NON-COMBUSTIBLE METAL BALCONY SYSTEM
9. FROST PROTECTED HOSE BIBB
10. ELECTRICAL SERVICE DROP
11. GAS METER LOCATION
12. PRE-FINISHED ALUMINUM GUTTER & DOWN SPOUT.
13. PRE-FINISHED ALUMINUM METAL COPING - COLOR BY OWNER
14. OPAQUE GLAZING
15. NON-COMBUSTIBLE METAL STAIR SYSTEM
16. NON-COMBUSTIBLE METAL RAILING SYSTEM
17. DECORATIVE CAST STONE SURROUND
18. METAL PANELING SYSTEM
19. DECORATIVE CAST STONE ENGRAVED ADDRESS
20. CONCRETE STAIR W/ ARCHITECTURAL FINISH
21. STRUCTURAL BRICK - COLOR BY OWNER
22. WEATHER PROTECTED LIGHT FIXTURE
23. FROST PROTECTED HOSE BIB
24. CURTAIN WALL SYSTEM



2 NORTH ELEVATION
A2.0

1 SOUTH ELEVATION
A2.0

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SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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NO.	DATE	DESCRIPTION
01	09/27/2023	PRE-SUBMITTAL

S.P.M.R.

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Chicago, Illinois

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Todd M. Wells
1650 W. 35th Street, Suite 300
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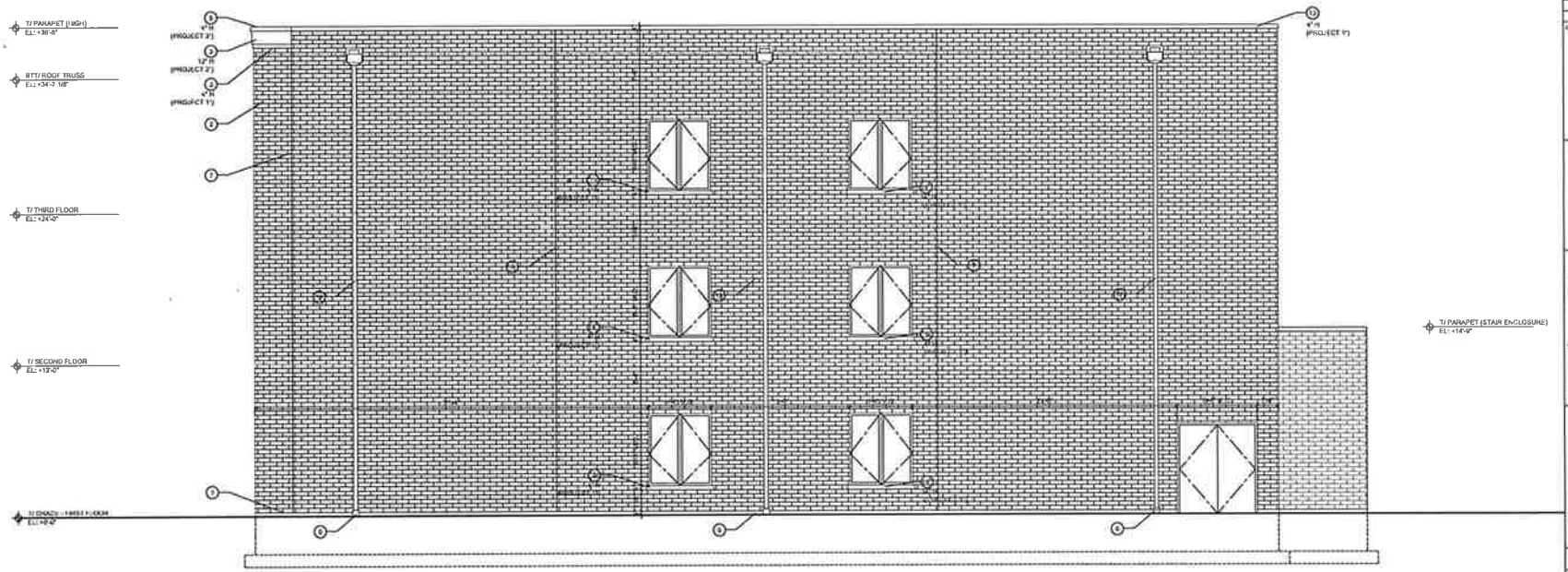
BILL G. KOKALIAS ARCHITECT
STATE OF ILLINOIS — REGISTERED ARCHITECT — BILL G. KOKALIAS — 001-018945
EXPIRES 11-30-2026

PROJECT NO.:	BGK 1027
DRAWN BY:	WC
CHECKED BY:	WC

NORTH & SOUTH ELEVATIONS

A2.0

LEGEND	NOTES:	MATERIALS LEGEND		
(X) WINDOW TYPE (X) MATERIAL TYPE	1. HEIGHTS TO BE TOP OF FINISHED FLOOR (TYP.) 2. MASON TO STRIKE ALL LIMESTONE VERTICAL JOINTS FLUSH W/FACE OF LIMESTONE. 3. MASON TO REFER TO FRAMING PLANS AND LINTEL SCHEDULE FOR LINTEL SIZES AND LOCATIONS. REFER TO MECHANICAL PLANS FOR LOUVERED VENT LOCATIONS AND SIZES. COORDINATE W/ GENERAL CONTRACTOR AND HVAC CONTRACTOR. 4. MASON SHALL PROVIDE MASONRY TYPE SEALANT AT ALL EXPOSED CONCRETE BLOCK SURFACES-COORDINATE PROCEDURES W/ GENERAL CONTRACTOR PRIOR TO WORK. 5. PROVIDE 40 ML RUBBERIZED ASPHALT FLASHING W/ COTTON ROPE WEEPS TYP. @ FLASHING LOCATIONS	1. EXPOSED CONCRETE FOUNDATION 2. FACE BRICK - COLOR BY OWNER 3. SMOOTH FACE CAST STONE UNIT 4. CAST STONE SILL WITH WASH & DRIP 5. CAST STONE COPING WITH WASH & DRIP 6. CAST IRON HUB 7. CONTINUOUS MASONRY CONTROL JOINT W/ BACKER ROD AND SEALANT 8. NON-COMBUSTIBLE METAL BALCONY SYSTEM 9. FROST PROTECTED HOSE BIBB 10. ELECTRICAL SERVICE DROP 11. GAS METER LOCATION 12. PRE-FINISHED ALUMINUM GUTTER & DOWN SPOUT. 13. PRE-FINISHED ALUMINUM METAL COPING - COLOR BY OWNER 14. OPAQUE GLAZING 15. NON-COMBUSTIBLE METAL STAIR SYSTEM 16. NON-COMBUSTIBLE METAL RAILING SYSTEM 17. DECORATIVE CAST STONE SURROUND 18. METAL PANELING SYSTEM 19. DECORATIVE CAST STONE ENGRAVED ADDRESS 20. CONCRETE STAIR W/ ARCHITECTURAL FINISH 21. STRUCTURAL BRICK - COLOR BY OWNER 22. WEATHER PROTECTED LIGHT FIXTURE 23. FROST PROTECTED HOSE BIBB 24. CURTAIN WALL SYSTEM		



1 WEST ELEVATION
A2.1

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OWNER RELEASE:

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

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Chicago, Illinois

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License No. 184004911 Exp: 04/30/25
Ian N. Wells
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Chicago, IL 60601
PH: 312.750.1888
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BILL G. KOKALIAS ARCHITECT

STATE OF ILLINOIS
BILL G. KOKALIAS
001-019045
REGISTERED ARCHITECT

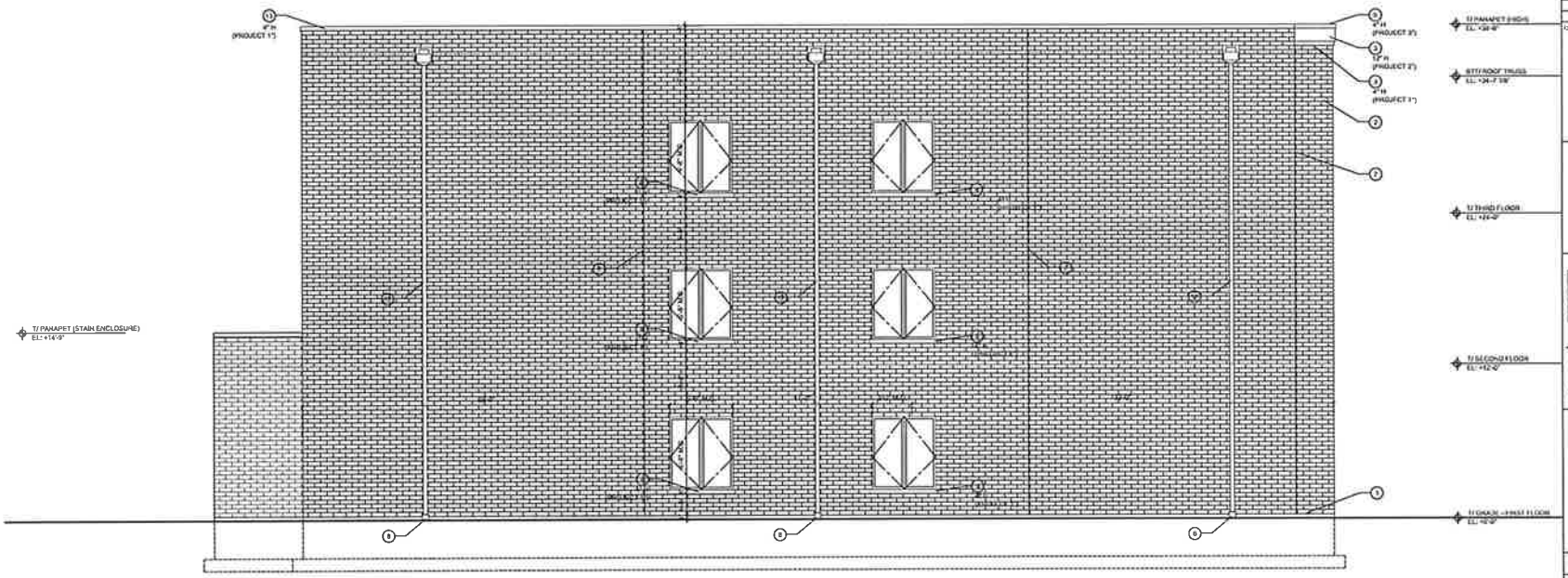
EXPIRES 11-30-2026

PROJECT NO.:	BGK 1027
DRAWN BY	WC
CHECKED BY	WC

WEST ELEVATION

A2.1

LEGEND	NOTES:	MATERIALS LEGEND		
(X) WINDOW TYPE (X) MATERIAL TYPE	1. HEIGHTS TO BE TOP OF FINISHED FLOOR. (TYP.) 2. MASON TO STRIKE ALL LIMESTONE VERTICAL JOINTS FLUSH W/FACE OF LIMESTONE. 3. MASON TO REFER TO FRAMING PLANS AND LINTEL SCHEDULE FOR LINTEL SIZES AND LOCATIONS. REFER TO MECHANICAL PLANS FOR LOUVERED VENT LOCATIONS AND SIZES. COORDINATE W/ GENERAL CONTRACTOR AND HVAC CONTRACTOR. 4. MASON SHALL PROVIDE MASONRY TYPE SEALANT AT ALL EXPOSED CONCRETE BLOCK SURFACES-COORDINATE PROCEDURES W/ GENERAL CONTRACTOR PRIOR TO WORK. 5. PROVIDE 40 MIL RUBBERIZED ASPHALT FLASHING W/ COTTON ROPE WEEPS TYP. @ FLASHING LOCATIONS.	1. EXPOSED CONCRETE FOUNDATION 2. FACE BRICK - COLOR BY OWNER 3. SMOOTH FACE CAST STONE UNIT 4. CAST STONE SILL WITH WASH & DRIP 5. CAST STONE COPING WITH WASH & DRIP 6. CAST IRON HUB 7. CONTINUOUS MASONRY CONTROL JOINT W/ BACKER ROD AND SEALANT 8. NON-COMBUSTIBLE METAL DECK SYSTEM 9. FROST PROTECTED HOSE WING 10. ELECTRICAL SERVICE DROP 11. GAS METER LOCATION 12. PRE-FINISHED ALUMINUM SCUPPER & DOWN SPOUT. 13. PRE-FINISHED ALUMINUM METAL COPING - COLOR BY OWNER 14. OPAQUE GLAZING 15. NON-COMBUSTIBLE METAL STAIR SYSTEM 16. NON-COMBUSTIBLE METAL RAILING SYSTEM	17. DECORATIVE CAST STONE SURROUND 18. METAL PANELING SYSTEM 19. DECORATIVE CAST STONE ENGRAVED ADDRESS 20. CONCRETE STAIR W/ ARCHITECTURAL FINISH 21. STRUCTURAL BRICK - COLOR BY OWNER 22. WEATHER PROTECTED LIGHT FIXTURE 23. FROST PROTECTED HOSE BIBB 24. CURTAIN WALL SYSTEM	



1 EAST ELEVATION
A2.2

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REVIEWED BY:

STRUCTURAL ENGR: _____ DATE: _____

MECHANICAL ENGR: _____ DATE: _____

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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROJECT BID/ CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

NO.	DATE	DESCRIPTION
01	04-07-2023	PERMIT SUBMITTAL

OWNER:

PROJECT:

2631 - 33 W. 15TH ST.

Chicago, Illinois

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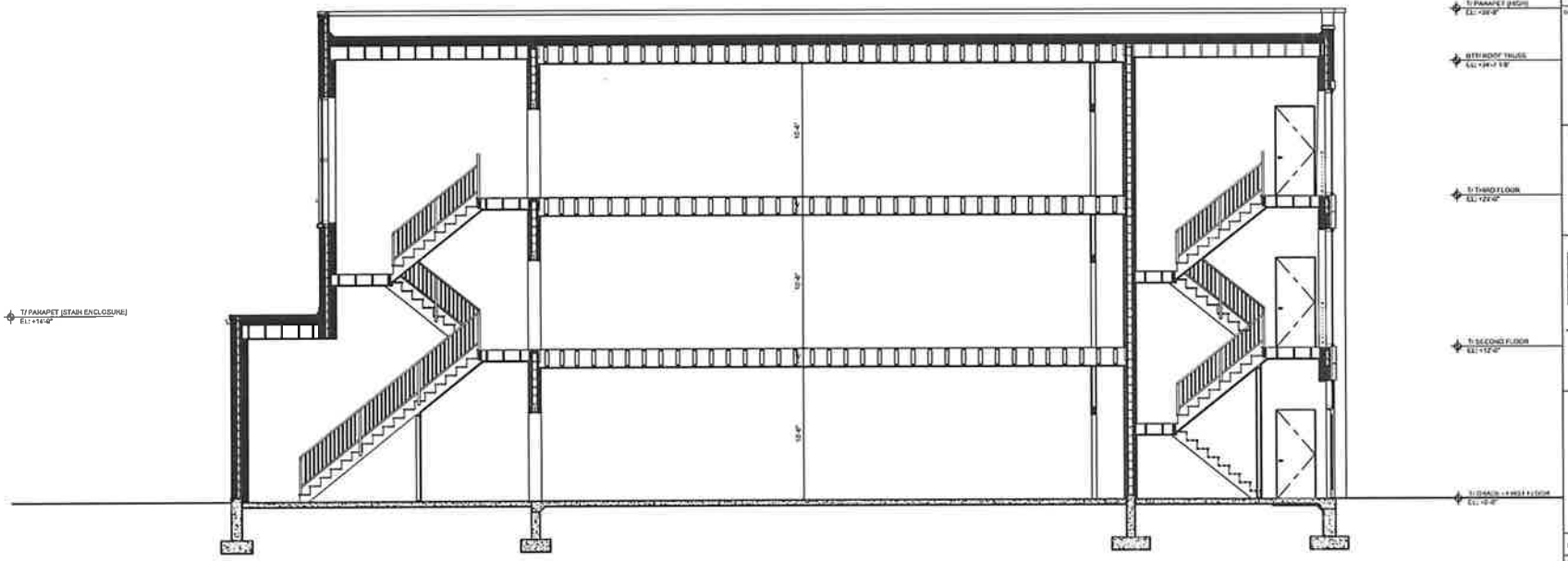
Ted N. Wolfe
9933 W. 143rd
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BILL G. KOKALIAS
ARCHITECT
STATE OF ILLINOIS
BILL G. KOKALIAS
001-019946
LICENSED ARCHITECT
EXPIRES 11-30-2023

PROJECT NO.:	BGK 1027
DRAWN BY:	WC
CHECKED BY:	WC

EAST ELEVATION

SHEET: A2.2



1 BUILDING SECTION
A3.0

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I HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT AND HEREBY CERTIFY THAT THEY CONFORM TO ALL REQUESTS TO MY DESIGN CRITERIA AND ARE APPROVED.

BY: _____ DATE: _____

REVIEWED BY:

_____ DATE: _____

_____ DATE: _____

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GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FROM CONTRACT DOCUMENTS.

NO.	DATE	DESCRIPTION
01	04/30/2025	PERMIT SET

2631 - 33 W. 15TH ST.
Chicago, Illinois

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BILL G. KOKALIAS
ARCHITECT
STATE OF ILLINOIS
BILL G. KOKALIAS
001-039945
LICENSED ARCHITECT
EXPIRES 11-30-2026

PROJECT NO.:	BGK 1027
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BUILDING SECTION

A3.0