Final for Publication

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

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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.

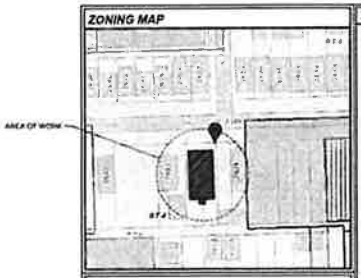
5. The Applicant believes the proposed residential building will provide appropriate density in the subject neighborhood. More specifically, the project will develop a currently vacant zoning lot located along West 15th Street. Based on the subject property's proximity to a designated bus route (Ogden 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.

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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:	49.50' x 124.00'
Lot Area:	6,138 SQ.FT.
Building Zoning District:	RT-4
Proposed Zoning District:	RM-5
Min. Lot Area per Dwelling Unit:	900 S.F. per Dwelling Unit
Max. Number of Dwelling Unit:	6 Dwelling Units (6,138 SQ.FT. / 1,000 S.F. per Dwelling Unit)
Proposed Number of Dwelling Unit:	6 Dwelling Units
Max. Allowable Floor Area:	6,750 SQ.FT. (1.1 Max Floor Area x 6,138 SQ.FT. Lot Area)
Max. Building Height:	45'-0"
Proposed Building Height:	34'-0"
Proposed Building Floor Areas:	6,173.42 SQ.FT.
First Floor:	1,743.00 SQ.FT.
Second Floor:	2,215.42 SQ.FT.
Third Floor:	2,215.00 SQ.FT.
Total Floor Area:	6,173.42 SQ.FT. (1.006 SQ.FT. < 1.1)
Proposed Floor Area Ratio:	1.006 F.A.R.
Required Yards:	
Front Yard Setback:	15.00' (3.125' + 14.50' = 17.63' / 2)
Side Yard Setback:	4.95' (49.5' x 10% = 4.95' or 5' if 50' Corner)
Rear Yard Setback:	30.00' (124.00' x 30% = 37.20' or 30' if 50' Corner)
Proposed Yards:	
Front Yard Setback:	10'-0" (0 Exception - ZBA)
Side Yard Setback (East):	2'-0" (2' Exception - ZBA)
Side Yard Setback (West):	2'-0" (2' Exception - ZBA)
Rear Yard Setback:	19'-0" (11' Exception - ZBA)
Off Street Loading:	
Required Parking:	0 Parking Space (ZBA)
Proposed Parking:	6 Parking Spaces (6 Exception - ZBA)
Bicycle Parking (ZBA):	
Required Bike Parking:	1 Per Dwelling Unit = (6) Bike Parking
Proposed Bike Parking:	(6) Bike Parking
Open Space Requirements:	
Required Open Space:	6,173 x 0.30 = 1,852 SQ.FT. < 344 SQ.FT.
Proposed Open Space:	853.01 SQ.FT.

ZONING RELIEF

1. ZONING CHANGE FROM RT-4 TO RM-5
2. INCREASE REQUIRED PARKING SPACE FROM (0) PARKING SPACE TO (6) PARKING SPACE DUE TO TSL REDUCTION
3. REAR YARD REDUCE FROM 30'-0 1/2" TO 19'-0"
4. FRONT YARD REDUCTION FROM 17.63' TO 10'-0"
5. SIDE YARD REDUCTION FROM 9.9 5/8" COMBINE TO 4'-0" COMBINE

DRAWING LIST

ARCHITECTURAL

CS1.0	SITE PLAN & COVER SHEET
GN1.0	BUILDING CODE MATRIX & CRITERIA FOR 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
A2.3	BUILDING SECTION

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 O. KOKALIAS
LICENSE NO. 001-019545

STATE OF ILLINOIS — BILL O. KOKALIAS — 001-019545 — LICENSED ARCHITECT

DATE

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

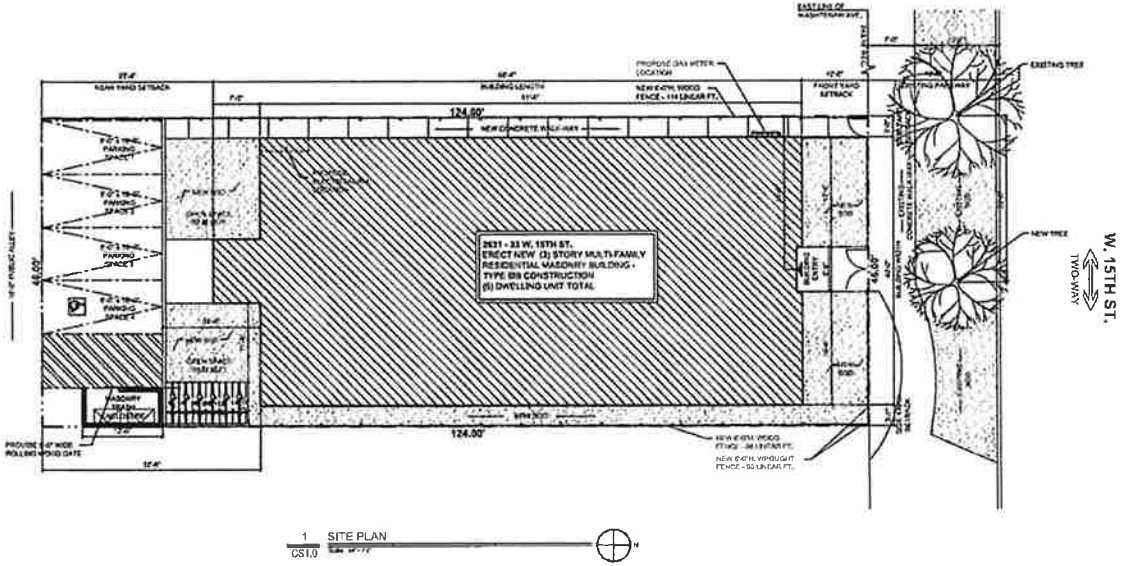
I HEREBY STATE THAT AN ALTERNATIVE ENERGY PROPOSAL IN ACCORDANCE WITH SECTION 18-13-101.9 (B)(2) OF THE CHICAGO ENERGY CONSERVATION CODE (CECC) HAS BEEN PREPARED FOR THIS PROJECT. I CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR 2631 W. 15TH ST. FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13 ENERGY CONSERVATION CODE OF THE MUNICIPAL CODE OF CHICAGO.

SIGNED: BILL O. KOKALIAS

DATE: 11-23-2021

ILLINOIS LICENSE NUMBER: 001-019545

STATE OF ILLINOIS — BILL O. KOKALIAS — 001-019545 — REGISTERED ARCHITECT



1 SITE PLAN
CS1.0

NO.	DATE	DESCRIPTION

PROJECT:

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

XIOS ARCHITECTS AND CONSULTANTS

BILL O. KOKALIAS
ARCHITECT

STATE OF ILLINOIS — BILL O. KOKALIAS — 001-019545 — REGISTERED ARCHITECT

EXPIRES 11-30-2023

PROJECT NO:	BOB 1021
DRN. BY:	WC
CHKD. BY:	WC

SITE PLAN & COVER SHEET

SHEET: **CS1.0**

Final for Publication

2631 - 2633 W. 15TH ST.

CHICAGO ILLINOIS



FRONT ELEVATION RENDERING



PERSPECTIVE RENDERING

NO.	DATE	DESCRIPTION

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

XIOS

BILL G. KOKALIAS
ARCHITECT

STATE OF ILLINOIS
BILL G. KOKALIAS
001-015045
REGISTERED ARCHITECT

RENDERINGS

Final Publication

LANDSCAPE NOTES

1. ALL PLANTS TO BE CONTAINERIZED OR BALLED & BURLAPPED.
2. ALL SITE PAVING, CONC., CURB WORK, ROADS & CURBS SHALL BE DONE WITHOUT INTERFERENCE TO STREET, ALLEY AND PUBLIC R.O.W.
3. PERMITS ARE REQUIRED BY OWNER'S LANDSCAPE CONTRACTOR.
4. CONTRACTOR TO VERIFY ALL UTILITIES AND NOTIFY OWNER OF CONFLICTS WITH LANDSCAPE IMPROVEMENTS FOR ALL MATERIALS, PLANTS AND MATERIALS.
5. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES AND NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN PLANT LIST AND PLANS.
6. ALL DISTURBED AREAS TO BE SEEDED WITH KENTUCKY BLUEGRASS SEED MIXTURE.
7. PLANT SPECIES SHALL BE LOCATED ALONG EACH PROPERTY LINE AS SHOWN ON THE PLAN.
8. ALL PLANTS SHALL BE NURSERY GROWN, NO. 1 GRADE OR BETTER, AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
9. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER FINAL ACCEPTANCE BY OWNER.
10. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
11. ALL PLANTS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK MULCH TO A DEPTH OF 3".
12. ALL PLANTS SHALL BE WATERED IMMEDIATELY AFTER PLANTING.
13. ALL PLANTS SHALL BE FERTILIZED WITH 10-10-10 FERTILIZER AT THE RATE OF 1 LB. PER 100 SQ. FT.
14. ALL PLANTS SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED BRANCHES.
15. ALL PLANTS SHALL BE STAKED AND GUYED AS NECESSARY.
16. ALL PLANTS SHALL BE PROTECTED FROM DEER AND RABBITS.
17. ALL PLANTS SHALL BE PROTECTED FROM INSECTS AND DISEASE.
18. ALL PLANTS SHALL BE PROTECTED FROM WIND AND SUN.
19. ALL PLANTS SHALL BE PROTECTED FROM FROST AND FREEZE.
20. ALL PLANTS SHALL BE PROTECTED FROM DROUGHT.
21. ALL PLANTS SHALL BE PROTECTED FROM FLOODING.
22. ALL PLANTS SHALL BE PROTECTED FROM SALT DAMAGE.
23. ALL PLANTS SHALL BE PROTECTED FROM CHEMICAL DAMAGE.
24. ALL PLANTS SHALL BE PROTECTED FROM MECHANICAL DAMAGE.
25. ALL PLANTS SHALL BE PROTECTED FROM VANDALISM.
26. ALL PLANTS SHALL BE PROTECTED FROM THEFT.
27. ALL PLANTS SHALL BE PROTECTED FROM FIRE.
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29. ALL PLANTS SHALL BE PROTECTED FROM WIND.
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97. ALL PLANTS SHALL BE PROTECTED FROM FLOODING.
98. ALL PLANTS SHALL BE PROTECTED FROM SALT DAMAGE.
99. ALL PLANTS SHALL BE PROTECTED FROM CHEMICAL DAMAGE.
100. ALL PLANTS SHALL BE PROTECTED FROM MECHANICAL DAMAGE.

PLANTING SCHEDULE

KEY	SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	NOTES
[17]		9	SUGAR MAPLE	ACER SACCHARUM	
[9]		9	BLUE SPRUCE	PICEA PUNGENS	

OWNER'S LANDSCAPE CERTIFICATE

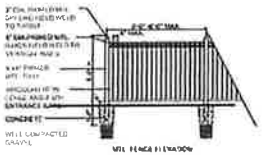
THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTINGS SHOWN ON THIS LANDSCAPE PLAN FOR THE PROPERTY AT 2631-33 W. 15TH ST. HAVE BEEN INSTALLED AS SPECIFIED. THE UNDERSIGNED APPLICANT ENTERS INTO THIS AGREEMENT AND WILL BE HELD RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF ALL PLANTINGS AS SHOWN ON THIS PLAN. IF ANY PLANTINGS DIE OR ARE DAMAGED BEYOND REPAIR, THEY SHALL BE REPLACED WITH PLANTINGS OF THE SAME SIZE AND SPECIES AS SHOWN ON THIS PLAN.

LANDSCAPE PLANTING NOTES:

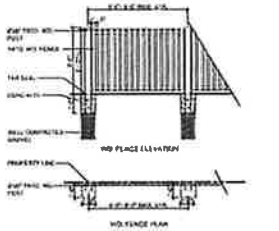
PLANTING MIX TO BE A/N/A _____ MIX C N/A

ALL PLANTINGS SHALL BE PROTECTED FROM DEER AND RABBITS. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK MULCH TO A DEPTH OF 3". ALL PLANTINGS SHALL BE FERTILIZED WITH 10-10-10 FERTILIZER AT THE RATE OF 1 LB. PER 100 SQ. FT. ALL PLANTINGS SHALL BE WATERED IMMEDIATELY AFTER PLANTING. ALL PLANTINGS SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED BRANCHES. ALL PLANTINGS SHALL BE STAKED AND GUYED AS NECESSARY.

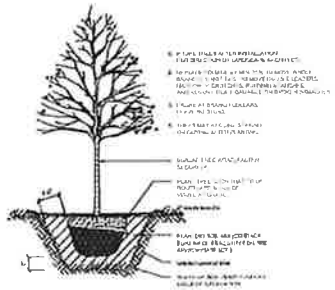
OWNER'S SIGNATURE



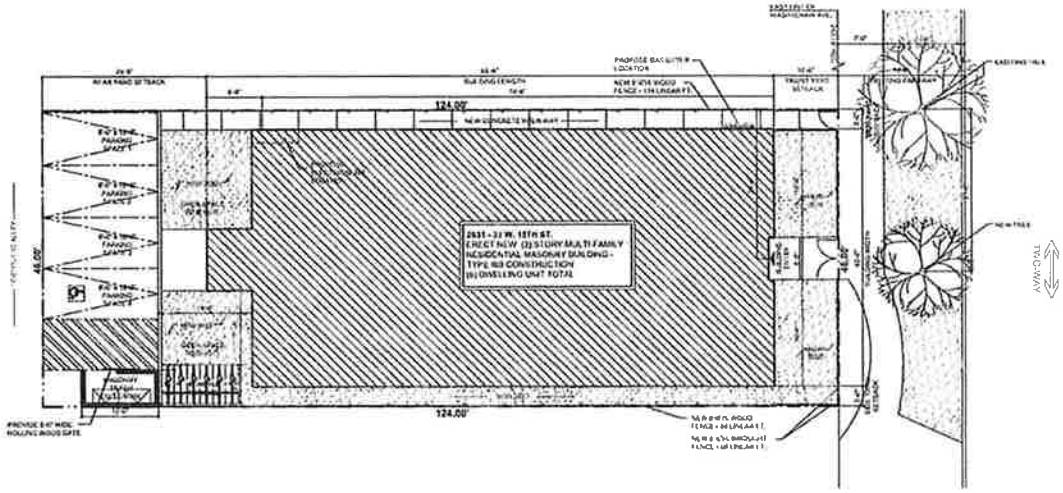
4 METAL FENCE DETAIL
LS1.0



3 WOOD FENCE DETAIL
LS1.0



2 TREE DETAIL
LS1.0



1 LANDSCAPE PLAN
LS1.0

NO.	DATE	DESCRIPTION

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

XIOS

WILL G. KOKALIAS
ARCHITECT

PROJECT NO.	2126.1027
DR. BY	WG
CHK. BY	WG

LANDSCAPE PLAN

LS1.0

Final Application

CHICAGO GENERAL NOTES

ALL INTERIOR DOORS TO BE SOLID CORE 1-3/4" THICK WITH BEVELED EDGES

GLAZING AT ALL DOORS TO BE SAFETY TEMPERED GLASS

ALL GLAZING WITHIN 24" FROM FINISHED FLOOR SHALL BE SAFETY TEMPERED GLASS

ALL CONTRACTORS SHALL VISIT THE SITE PRIOR TO DOING ANY WORK TO VERIFY THE EXISTING CONDITIONS AND ALL DIMENSIONS. CONTRACTORS ARE RESPONSIBLE FOR THE FOLLOWING:

1. QUALITY OF WORK
2. ACCURACY OF DIMENSIONS
3. SKILLS ON CONCEALED PHASES AND

ALL WORK SHALL BE EXECUTED AND FUNCTIONAL, SUBJECT TO THE OWNER'S AND ARCHITECTS AND CITY APPROVAL OF THE WORK SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.

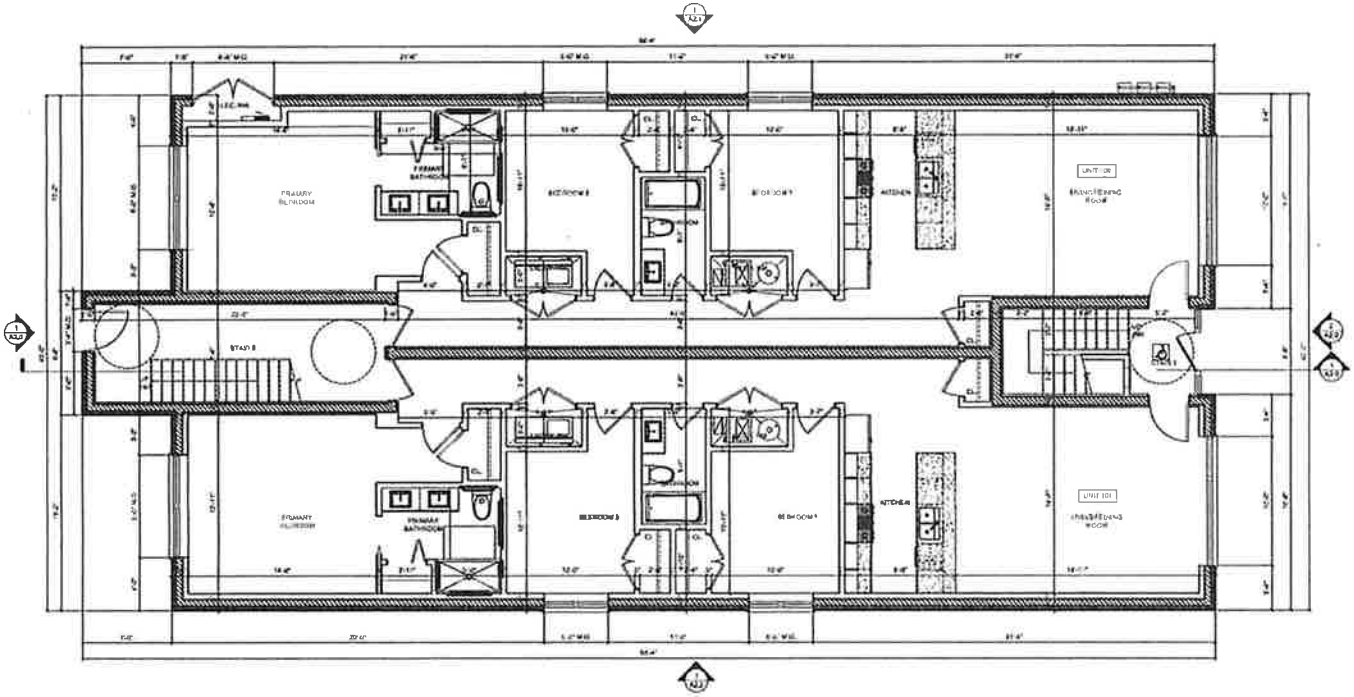
ALL CONTRACTORS ARE HELD LIABLE FOR EXECUTING WORK IN COMPLIANCE WITH ANY AND ALL APPLICABLE CODES, ORDINANCES.

ALL CONTRACTORS ARE TO BE RESPONSIBLE FOR THEIR OWN PENETRATIONS THROUGH BRICK, CONCRETE, WOOD FOUNDATION WALLS, ETC. CUTTING THIS SHALL BE DONE IN A WAY TO NOT DAMAGE WALLS BEYOND WHAT IS ALLOWED ONLY. VERIFY FOR ALL LIGHT FIXTURE LOCATIONS WITH SELECTED (by MANUFACTURER) AND AS-BUILT ADJUSTMENTS ONLY

SYMBOL LEGEND

- SMOKE DETECTOR
- CO2 DETECTOR
- DOOR TYPE
- PARTITION TYPE
- THERMOSTAT
- F INDICATE TENANT

NOTES:
ALL SMOKE AND CARBON MONOXIDE DETECTORS TO BE APPROVED BY THE CHICAGO FIRE DEPARTMENT (CFD).



1 1ST FLOOR PLAN
A1.0

NO.	DATE	DESCRIPTION

PROJECT

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

XIOS

BILL G. KOKALIAS ARCHITECT

BGK 1021

1ST FLOOR PLAN

A1.0

Final Application

CHICAGO GENERAL NOTES

ALL DOOR FRONTS SHALL TO BE GLASS 1 HOUR FLAME SPREAD RATING

GLAZING AT ALL DOORS TO BE SAFETY TEMPERED GLASS.

ALL CONSTRUCTION SHALL COMPLY WITH ALL CODES TO BEGIN WORK AND FOR WITHIN THEIR RESPECTIVE DATE DEADLINES. ALL CONTRACTORS ARE TO COMPLY WITH ALL DIRECTIVES FROM THE BUILDING DIRECTOR OF THE FOLLOWING:

1. OWNER ACQUIRED PERMITS
2. PERMITS CONSTRUCTION PLANS

ALL WORK SHALL BE COMPLETE AND FUNCTIONAL AND MEET THE COMMON ARCHITECTURAL AND CITY APPROVAL AND THE WORK SHALL BE COMPLETED AT THE CONTRACTORS EXPENSE.

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

ALL CONTRACTORS ARE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF THE CONCRETE, WOOD FOUNDATION AND ALL ETC CORRING IS THE APPROVED METHOD. DAMAGE WILL BE MADE CREATED ACCORDINGLY.

VERIFY TUB DOOR FRAMES DIMENSIONS W/ SELECTED TUB MANUFACTURER AND ADJUST ACCORDINGLY.

COORDINATE FLOOR REINFORCEMENT AND/OR WITH FRAMING AND MECHANICAL TO AVOID OPTIMIZATIONS.

ALL MASONRY OPENINGS ARE TO BE VERIFIED WITH GENERAL CONTRACTOR BEFORE ANY CONSTRUCTION AND MECHANICAL WORK.

PROVIDE 30 PSF LIVE & 10PSF DEAD LOAD

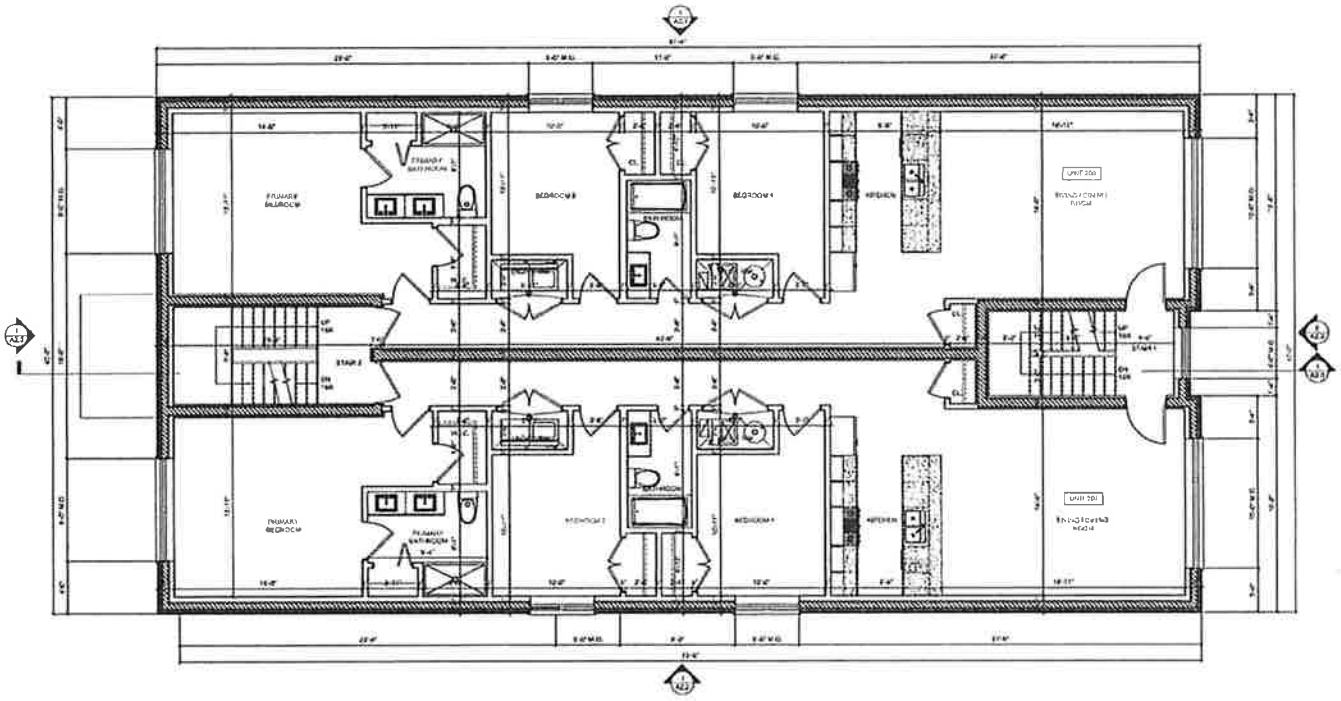
PROVIDE 30 PSF LIVE & 10PSF DEAD LOAD

PROVIDE 30 PSF LIVE & 10PSF DEAD LOAD

SYMBOL LEGEND

- SMOKE DETECTOR
- CO2 DETECTOR
- DOWN SPOUT
- PARTITION TYPE
- THERMOSTAT
- INDICATE "E" ACTION

NOTE:
ALL SMOKE AND CARBON MONOXIDE DETECTORS TO BE HARDWIRED TO BUILDING CIRCUIT.



1 2ND FLOOR PLAN
A1.1

NO.	DATE	DESCRIPTION

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

X I O S
ARCHITECTS AND ENGINEERS

BILL G. KORALIAS
ARCHITECT

BGK 1027

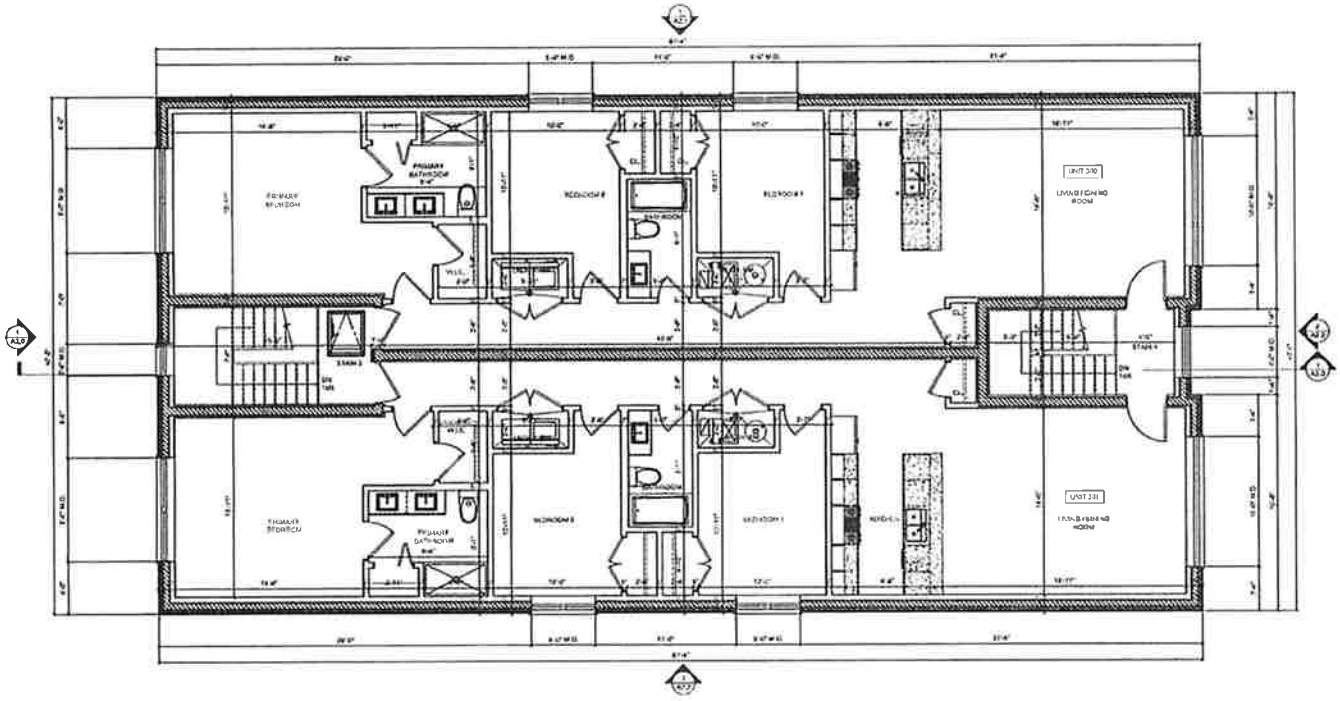
2ND FLOOR PLAN

A1.1

Final for Publication

CHICAGO GENERAL NOTES

SYMBOL LEGEND



1 / A1.2 3RD FLOOR PLAN

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

NO.	DATE	DESCRIPTION

BSK 1027

3RD FLOOR PLAN

A1.2

Final for Publication

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 24" FROM FINISHED FLOOR SHALL BE SAFETY TEMPERED GLASS

ALL CONTRACTORS SHALL VISIT THE SITE PRIOR TO BIDDING AND FULLY INFORM THEMSELVES AS TO EXACT AND ALL CONDITIONS WITH RESPECT THERETO AND NO EXTRA CHARGES OR CHANGE ORDERS WILL BE HONORED EXCEPT FOR THE FOLLOWING:
1. OWNER REQUESTED REVISIONS
2. HIDDEN OR CONCEALED TROUBLES

DRAWINGS ARE TO PRINCE'S SCALE.

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 CELLULOSIC WORK IN COMPLIANCE WITH ANY AND ALL APPLICABLE CODES & ORDINANCES.

ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN PERFORATION THROUGH CONCRETE, WOOD FOUNDATION WALLS, ETC. BEFORE 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 TO FIELD VERIFY ACTUAL MASONRY OPENINGS WITH MASONRY AND DOOR MANUFACTURER ACCORDINGLY.

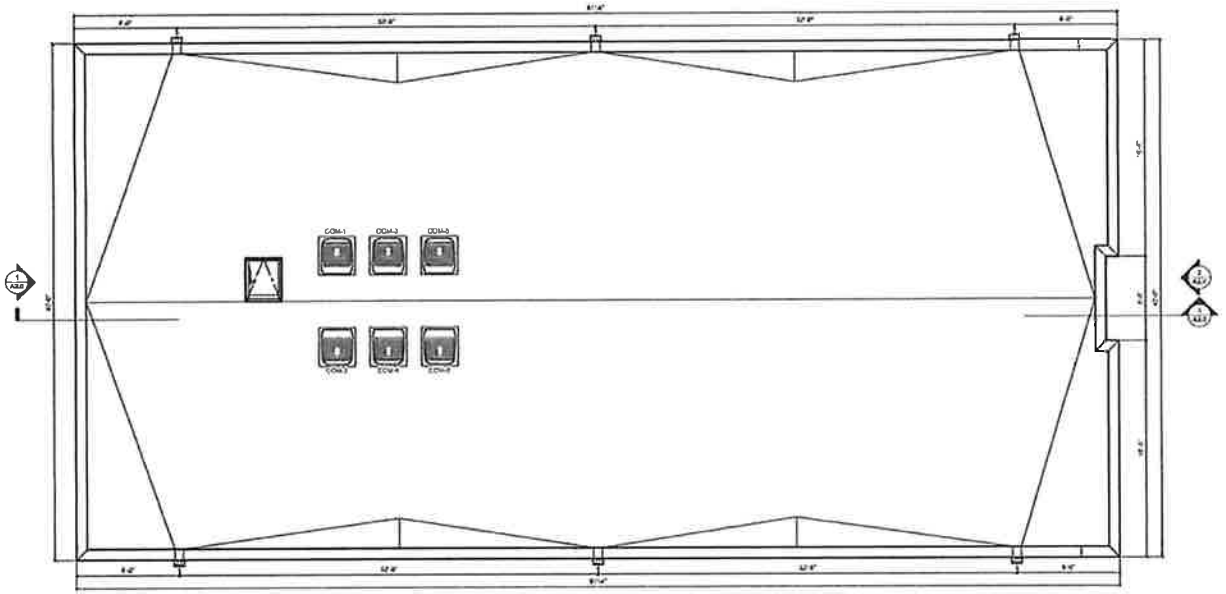
PROVIDE R-19 INSULATION ON ALL EXTERIOR WALLS

PROVIDE R-49 INSULATION ON ROOF

SYMBOL LEGEND

- SMOKE DETECTOR
- CO2 DETECTOR
- DOOR TYPE
- PARTITION TYPE
- THERMOSTAT
- INDICATE "EXISTING"

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



1 ROOF PLAN
A1.3

CITY REVIEW

OWNER RELEASE

REVISIONS

NO.	DATE	DESCRIPTION

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

X I O S
ARCHITECTS AND CONSULTANTS

HILL G. KOKALIAS ARCHITECTS

EXPIRES 11-30-2018

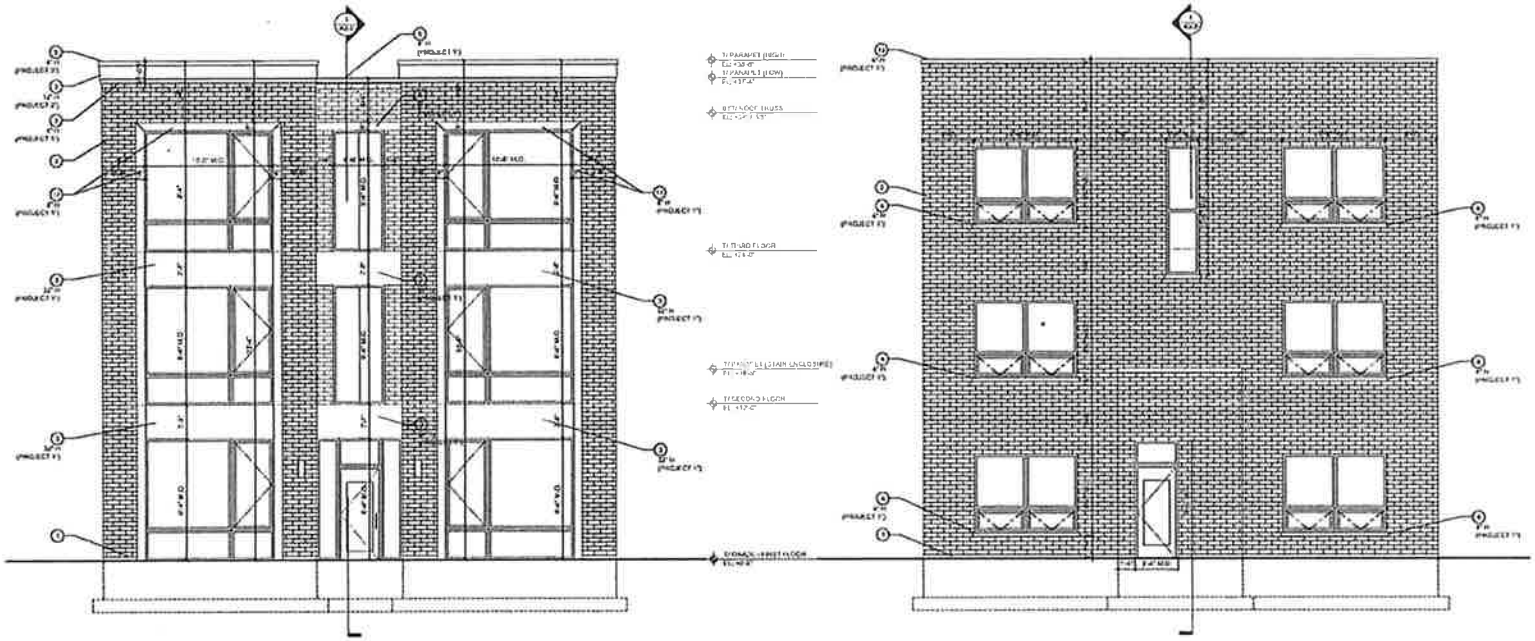
PROJECT NO: BOK 1027

ROOF PLAN

A1.3

Final for Publication

LEGEND	NOTES:	MATERIALS LEGEND
(X) WINDOW TYPE (X) MATERIAL TYPE	1. HEIGHTS TO BE TOP OF FINISHED FLOOR (TYP.) 2. MASON TO OFFSET ALL EXPOSED VERTICAL JOINTS FLUSH W/FACE OF [illegible] 3. MASON TO REFER TO FRAMING PLANS AND WITH SHOP SET FOR ALL OPENINGS AND CONDITIONS. NOTIFY TO REQUIRED CAVITY FLASHING LOCATIONS AND SIZES. COORDINATE W/ GENERAL CONTRACTOR AND HVAC CONTRACTOR. 4. MASON SHALL PROVIDE MASONRY TYPE SEALANT AT ALL EXPOSED CONCRETE SURFACES OR DISSIMILAR MATERIALS W/ GENERAL CONTRACTOR PRIOR TO BID. 5. PROVIDE 40 MIL REINFORCED ASPHALT FLASHING W/ COTTON TAPE WEEPS TYP. @ FLASHING LOCATIONS	1. EXPOSED CONCRETE FOUNDATION 2. FACE BRICK - COLOR BY OWNER 3. IMPERVIOUS FACE CAST STONE UNIT 4. CAST STONE SILL WITH WASH & DRIP 5. CAST STONE COPING WITH WASH & DRIP 6. CAST IRON RAIL 7. CONTINUOUS MASONRY CONTROL JOINT W/ BACKER ROD AND SEALANT 8. ALUMINUM/GLASS METAL CURTAIN WALL SYSTEM 9. FROST PROTECTED FOOTING 10. ELECTRICAL SEAL PACK SHOP 11. [illegible] 12. PRE FINISHED ALUMINUM GUTTER & DOWN SPOUT 13. PRE FINISHED ALUMINUM METAL SYSTEM - COLOR BY OWNER 14. OPAQUE GLAZING 15. WINDOW SYSTEM BY METAL STAR SYSTEM 16. MECHANICAL STEEL METAL GRADING SYSTEM 17. DECORATIVE CAST STONE SURROUND 18. METAL PANEL AND SYSTEM 19. EIS COATING CAST STONE & [illegible] 20. CONCRETE STAIR W/ ARCHITECTURAL FINISH 21. STRUCTURAL BRICK - COLOR BY OWNER 22. [illegible] 23. [illegible] 24. CURTAIN WALL SYSTEM



2 NORTH ELEVATION
A2.0

1 SOUTH ELEVATION
A2.0

NO.	DATE	DESCRIPTION
1		

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Chicago, Illinois

XIOS
ARCHITECTS AND CONSULTANTS

BILL G. KOKARIAS
ARCHITECT

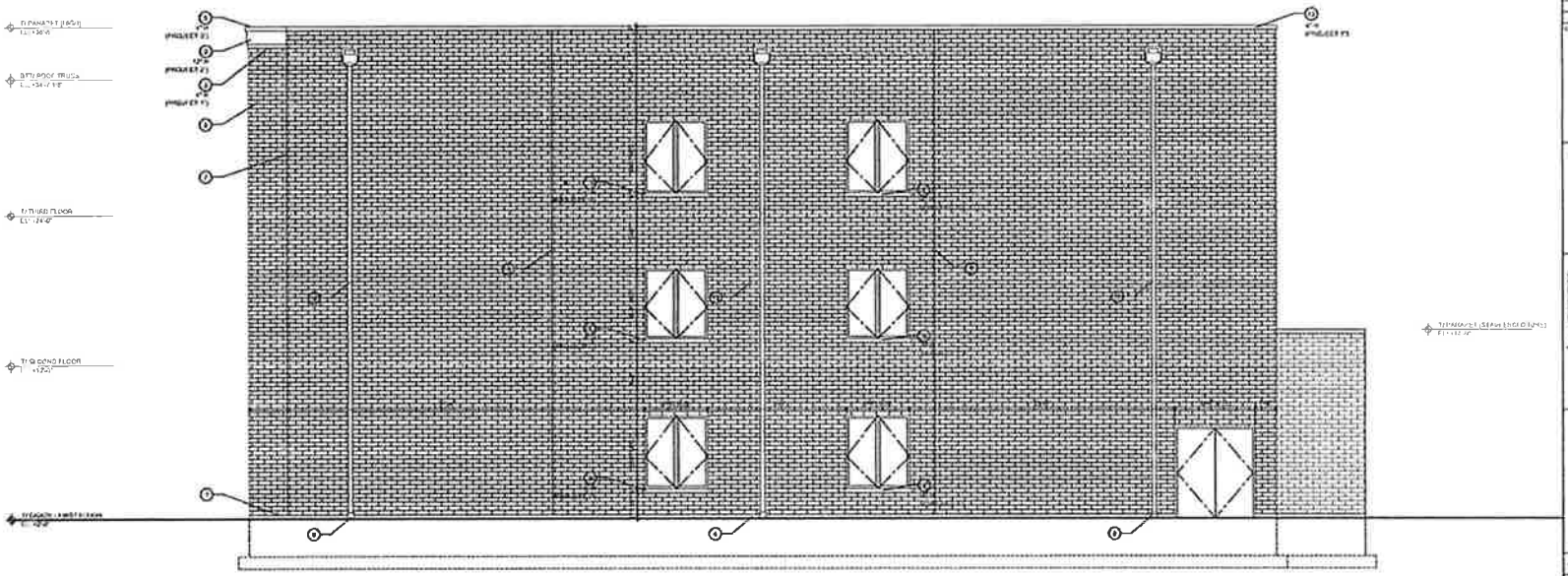
BGK 1027

NORTH & SOUTH ELEVATIONS

A2.0

Final Submission

LEGEND	NOTES:	MATERIALS LEGEND
(X) WINDOW TYPE (x) MATERIAL TYPE	1. HEIGHT TO BE TOP OF PARAPET/ROOF (TYP.) 2. MASON TO STRIKE IN LIME STONE VERTICAL JOINTS FLUSH W/ FACE OF LIMESTONE 3. MASON TO REVIEW ITU PLANNER PLANS AND ARCHITECTS DRAWINGS FOR LIMESTONE BAND 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 FLOOR SLAB EDGES. COORDINATE W/ PHOTOGRAPHS W/ GENERAL CONTRACTOR PRIOR TO WORK. 5. PROVIDE METAL PAINTED FLASHING IN PATTERN AS SHOWN TYP. @ FLASHING LOCATIONS.	1. EXPOSED CONCRETE FOUNDATION 2. FACE BRICK - COLOR BY OWNER 3. MASONRY FACE CAST STONE UNIT 4. CAST STONE SILL WITH WASH & DRIP 5. CAST STONE COPING WITH WASH & DRIP 6. CAST SIGNAGE 7. CONTINUOUS MASONRY CONTROL JOINT W/ BACKER ROD AND SEALANT 8. NON-CONDUCTIVE METAL BALCONY SYSTEM 9. PAINTED METAL RAILING SYSTEM 10. ELECTRICAL SERVICE DROP 11. GAS METER LOCATION 12. PAINTED METAL CANOPY GUTTER & LEADER SYSTEM 13. PAINTED METAL CANOPY SYSTEM BY OWNER 14. SIGNAGE BY OWNER 15. NONCONDUCTIVE METAL STAIR SYSTEM 16. NON-CONDUCTIVE METAL RAILING SYSTEM 17. DECORATIVE CAST STONE SURROUND 18. METAL PARAPET SYSTEM 19. DECORATIVE CAST STONE CORNICE BOARD 20. CONCRETE STAIRS W/ NOSING - NON-SLIP FINISH 21. STRUCTURAL PIERS COLORED BY OWNER 22. WEATHER PROTECTED DOOR OPENING 23. FINISH PROTECTED HOSE BIBB 24. CURTAIN WALL SYSTEM



1 WEST ELEVATION
A2.1

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Chicago, Illinois

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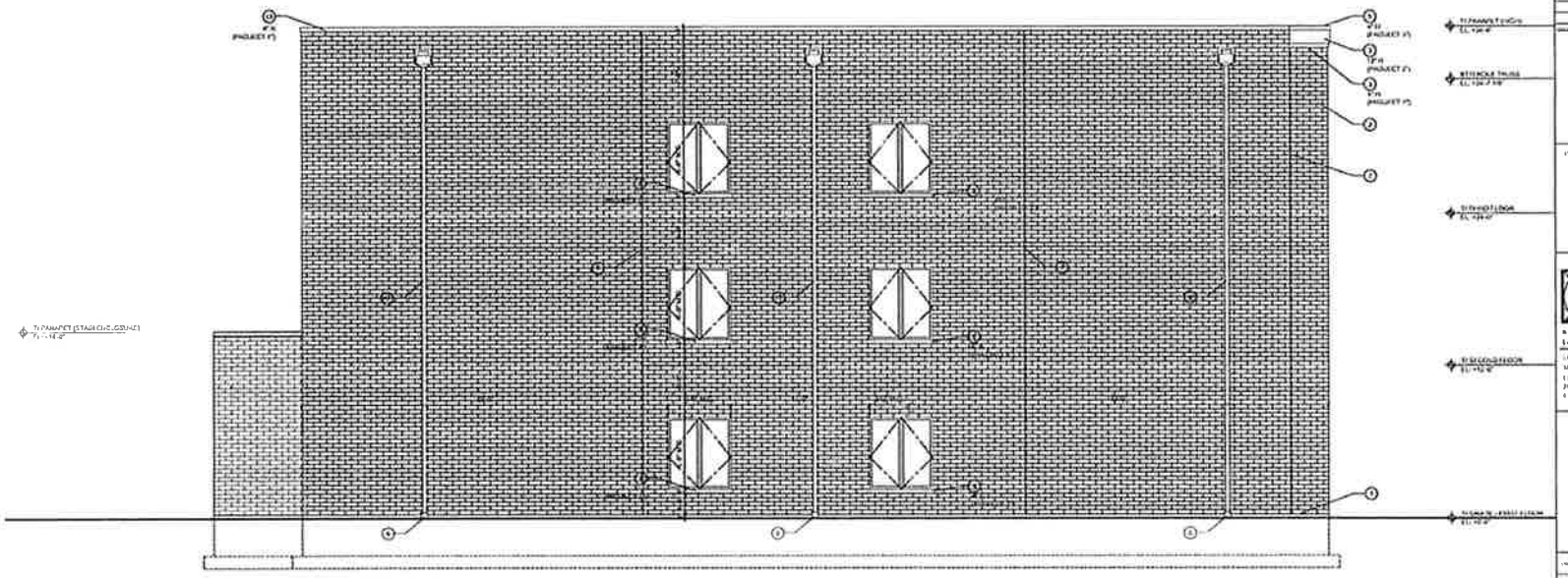
BILL G. KOKALIAS
ARCHITECT

WEST ELEVATION

A2.1

Final Publication

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 INSTALL ALL MASONRY ANCHORS AND LINTEL SCHEDULE FOR LINTEL SIZES AND LOCATIONS. REFER TO SECTION & 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 INCLUDING EMPIRE LEDGESTONE(TM) MISCELLANEOUS WORK. REFER CONTRACTOR PLANS & NOTES. 5. PROVIDE 40 MIL R.G. REINFORCED ASPHALT FLASHING W/ COTTON REINFORCEMENT TYP. @ FLASHING LOCATIONS.	1. EXPOSED CONCRETE FOUNDATION 2. FACE BRICK - COLOR BY OWNER 3. SMOOTH FACE CAST STONE UNIT 4. CAST STONE SILL WITH NOSE & DRIP 5. CAST STONE COPING WITH NOSE & DRIP 6. CAST IRON RUB 7. CONTINUOUS MASONRY CONTROL JOINT W/ BACKER ROD AND SEALANT 8. NONCOMBUSTIBLE METAL DECK SYSTEM 9. FROST PROTECTED FOUNDATION 10. ELECTRICAL SERVICE DROP 11. GAS METER LOCATION 12. EIFS (DETAILED ACCORDING MODERN STUCCO & DOWN GROUP) 13. PRE FINISHED ALUMINUM METAL COPING - COLOR BY OWNER 14. GRADE SLOPING 15. NON-COMBUSTIBLE METAL STAIR SYSTEM 16. NON-COMBUSTIBLE METAL RAILING SYSTEM 17. DECORATIVE CAST STONE BANDING 18. METAL PANELING SYSTEM 19. DECORATIVE CAST STONE BANDING ABOVE 20. CONCRETE STAIR W/ ARCHITECTURAL FINISH 21. STRUCTURAL STEEL - COLOR BY OWNER 22. ALUMINUM STOREFRONT SYSTEM 23. FROST PROTECTED FOOTING 24. CURTAIN WALL SYSTEM



1 EAST ELEVATION
A2.2

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Chicago, Illinois

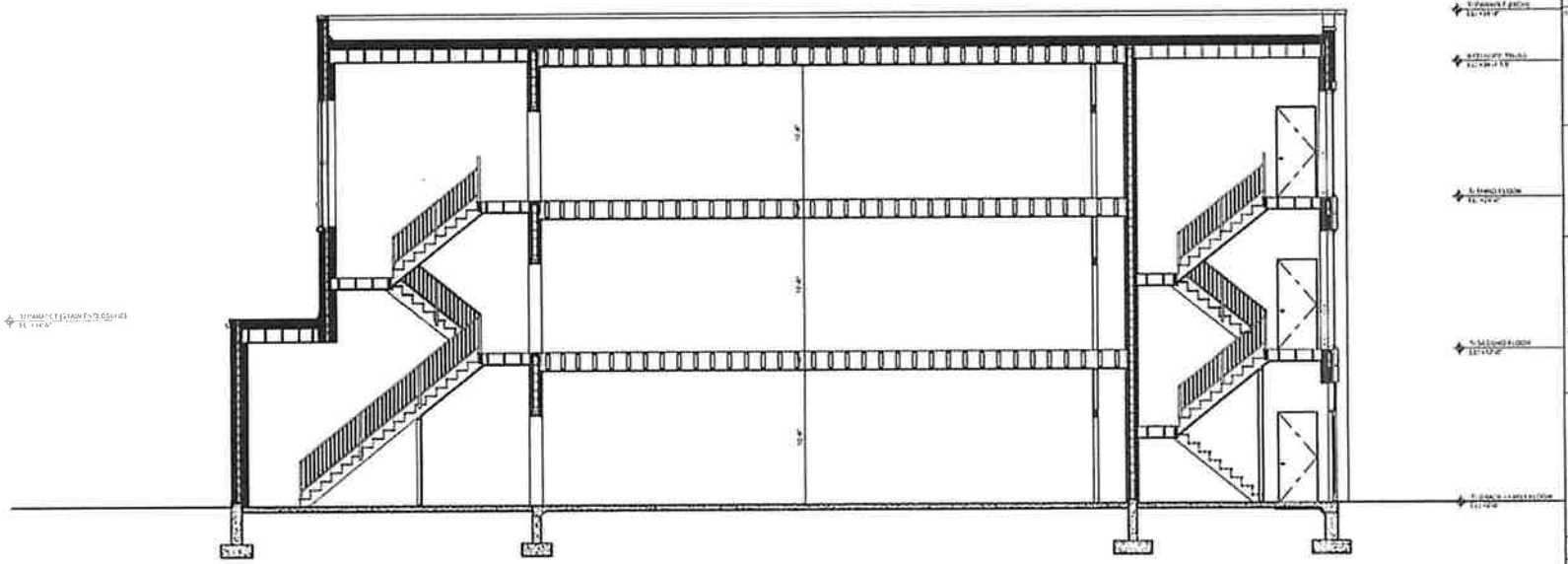
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BILL G. KOKALIAS ARCHITECT

EAST ELEVATION

A2.2

Final for Publication



1 BUILDING SECTION
A3.0

NO.	DATE	DESCRIPTION
01	05/15/2023	PRELIMINARY

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Chicago, Illinois

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ARCHITECTS AND PLANNERS

BILL G. KONATSIS
ARCHITECT

BGK 1022

BUILDING SECTION

A3.0